

Rome Housing Authority
Board of Commissioners Meeting
July 9, 2024
200 N. Levitt St, Rome, NY 13440

Call to Order: 5:04

Roll Call:

John Riley
Janet Milner, Vice Chair
Joanna Murphy
William Hoffmeister
Alan Spindler, Chair
Tami Lucia, Executive Director
Diane Martin Grande, Counsel

Public

Rick Nicholas
Sarah Bowers
Kathy Stockbridge
Bonnie Platt
Lori Kingwater

Stenographer

Michelle Nestlerode

Pledge of Allegiance

Public Comment:

None

Reading and approval of June 18, 2024 minutes. 1st John 2nd Janet All in favor. Motion carried.

Financials: Fund 100 – May 2024. 1st Janet 2nd John All in favor. Motion carried. Fund 800 – May 2024 1st John 2nd Janet All in favor. Motion carried. Valentine delinquency – May 2024 Tami – Valentines May 2024 was tabled from last meeting due to unexplained credit. Tami stated the credit was due to write offs. No other questions. 1st John 2nd Janet All in favor. Motion carried. LGA I, II & III delinquency – June 2024 1st John 2nd Janet All in favor. Motion carried. Colonial I and II delinquency – June 2024 1st John 2nd Janet All in favor. Motion carried.

Executive Director's report: New Business

Welcomed new board members.

Congratulations Rick Nichols for accepting the Maintenance Supervisors position.

Three new hires. Excited to finally be fully staffed.

Duncan recommended an engineer to assist with the hot water heater problem for Colonial II.

Summer picnics are planned for all buildings.

No August meeting. In September RHA will do a backpack give away.

Motion to accept ED report: 1st Janet 2nd Johanna All in favor. Motion carried.

Old Business:

Colonia II – will close this month. Being held up by a topcoat of paint.

Bids for 500 building roof repairs.

Pulver Roofing \$32,000 Rienzo’s General Contracting \$14,200 AMJ Construction \$19,300

Discussion:

Awarded to Rienzo’s General Contracting at \$14,200. 1st John 2nd Bill All in favor. Motion Carried

Building 600:

Pulver Roofing \$36,000 Rienzo’s General Contracting \$21,750 AMJ Construction \$20,500

Discussion

Motion to award contract to Rienzo’s General Contracting at \$21,750 due to professionalism, complete bid, awarded contract for 500 building and maintenance believes Rienzo is the best choice. 1st Bill 2nd John All in favor. Motion carried.

Bids for a new Chevy Colorado truck for maintenance.

Davidson \$38,597.50 James Mitsubishi \$48,547.50 Steet Ponte Chevrolet \$45,631

Discussion

Awarded to Davidson at \$38,597.50 1st Bill 2nd Johanna All in favor. Motion carried.

RHA will purchase a 7ft Fisher plow for the truck. Approximately \$5,000.

New Business

Executive Director handed out Conflict of Interest policy, Code of Ethics policy and Job Description for board members. Board members opted to take home to review before executing documents. Will return at next meeting. Please provide contact email and phone number. If you do not have an email notify Tami. She will get you one.

Need to elect remaining open positions for Board. Secretary and Assistant Treasurer/Secretary
Nominating committee: John, Bill and Johanna

Special meeting scheduled for August 13, 2024 at 4:45PM.

Motion to adjourn: 1st Janet 2nd Johanna All in favor. Motion carried.

Meeting adjourned 5:44PM