MEETING MINUTES
HOUSING AUTHORITY OF THE COUNTY OF CUMBERLAND

Meeting: October 15, 2026, at 219 N. Pitt Street, Carlisle, PA 17013, via Zoom - https://us06web.zoom.us/j/82786562907?pwd=NkZVaVdFbWdiZkt3ZzMySnBKWHN6dz09
Meeting ID: 827 8656 2907; Passcode: 877034

Board Members Present: Taryn Walters, Marlene Palmer, Brandon Motuk, and Mycenea Worley

Board Member Absent: Matt Tuckey,

Public Attending: Ginny Mowery, Sambasiva Reddy Ellanki, and Sarah Williams

Attending: Solicitor Dave Baric, Cumberland County Commissioner Liaison Jean Foschi, Mikayla Kitchen, Mary Kuna, Kellie Crawford, Kira Kessler, Becky Shull, Sherritta Evans, and Cindy Wise.

The Housing Authority Board Meeting was called to order at 12:00 pm by Chairperson T. Walters.

Roll call – We had a quorum.

Public Comment - None

Approval of Minutes from September 17, 2026 – B. Motuk made a motion to approve the Housing Authority Board Meeting Minutes of September 17, 2026, as presented, second by M. Palmer. Motion carried.

List of Expenditures for September 2026- K. Kessler reviewed the September 2026 List of Expenditures and stated operation and grant expenses were routine for the month. M. Palmer made a motion to approve the List of Expenditure for September 2026 as presented, second by M. Worley. Motion carried.

Reports from the Treasurer – K. Kessler reviewed the revised August income statement stating there were only a few minor adjustments made to the statement. On the September Income statement, she advised that the Dwelling income was below Budget due to vacancies at Public Housing. There will be an adjustment made to utilities because finance just received the water bill for Public Housing and it is approximately $12,000. M. Palmer made a motion to approve the Treasurer's report as presented, second by M. Worley. Motion carried.

Management Reports -Executive Director – M. Kuna stated that currently HUD has not given any direction related to the Initiative, Work and Dignity Coalition. In January 2027, HUD is

implementing HOTMA for the Section 8 Housing Choice Voucher program. In 2028, HUD will implement HOTMA for Public Housing. Staff are doing a lot of training for this implementation.

Section 8 Housing Choice Voucher Report – B. Shull advised the Board that we have used $8,278,459 HAP of the $10,607,533 HAP awarded for 2026. Two (2) clients have achieved self-sufficiency this month.

Housing Programs (HSN) – K. Crawford stated that by November 1, 2026, we will have all Rapid-Rehousing Units (10) allocated. This is the first time in a year and a half.

By Name List Stats
Key: Previous month (): (September 2026 numbers)
In Cumberland County, number of households on the By Name List as of: October 7, 2026: 450 (424).

Adults: 374 (347)
Adults and Children: 71 (72)

In Perry County, number of households on the By Name List as of**:** October 7, 2026; 18 (20)

Adults: 10 (10)
Adults and Children: 8 (10)

Housing Management Report – S. Evans stated they have completed several pulls from the waiting list. Staff are finding that people are not updating their contact information, so we must keep pulling names off the list until we get responses from potential tenants. Currently there are 30 vacant units but by November 1, 2026, five (5) units are slated for move-ins. S. Evans said they did have one (1) move-in today, October 15, 2026.

Maintenance Report – M. Kuna gave an update for September2026.

- Public Housing - Total Work Orders Received: 113 Completed: 101

Maintenance is now 100% staffed. They are keeping up with work orders while doing inspections.

Board Actions – There were no Board Actions for the month.

General Discussion – General discussion was held regarding quarterly inspections and the use of AI helping to track them, and tenants doing pictures or video. M. Worley advised the Board that she has her staff checking into a program that can assist individuals with their career path. She thought it might benefit our tenants or staff and once she has more information on the program she will share it at a future meeting. M. Palmer stated that the phone number tenants are to use to report maintenance issues is still not working correctly. M. Kuna stated she will check into the matter and S. Evans advised tenants to call the office to report maintenance issues.

Adjournment of Housing Authority – M. Palmer made a motion to adjourn the Housing Authority Board meeting at 12:35 pm, second by M. Worley. Motion carried.

Respectfully submitted,

Cindy Wise
Executive Assistant

Next Meeting: November 19, 2026

MEETING MINUTES
REDEVELOPMENT AUTHORITY OF THE COUNTY OF CUMBERLAND

Meeting: October 15, 2026, at 219 N. Pitt Street, Carlisle, PA 17013 via Zoom - https://us06web.zoom.us/j/82786562907?pwd=NkZVaVdFbWdiZkt3ZzMySnBKWHN6dz09
Meeting ID: 827 8656 2907; Passcode: 877034

Board Members Present: Sambasiva Reddy Ellanki, Ginny Mowery, Brandon Motuk, Sarah Williams, and Taryn Walters.

Board Members Absent: None

Attending: Solicitor Dave Baric, Cumberland County Commissioner Liaison Jean Foschi, Mikayla Kitchen, Kira Kessler, Mary Kuna, and Cindy Wise.

Public Attending: Mycenea Worley

The Redevelopment Authority Board Meeting was called to order by Chairman S. Ellanki at 12:36 pm.

Roll Call- A quorum was present.

Public Comment – None.

Approval of Minutes from September 17, 2026 – T. Walters made a motion to approve the Redevelopment Authority Board meeting minutes from September 17, 2026, second by G. Mowery. Motion carried.

List of Expenditures for September 2026 – K. Kessler reviewed the List of Expenditures for the Redevelopment Authority for September 2026. She stated the large check to Borough of Carlisle was CDBG funds we are returning to Borough of Carlise since they are now managing their CDBG programs. The rest of the expenses were routine operating and grant monthly expenses. S. Williams made a motion to approve the List of Expenditures for September 2026 as presented, second by G. Mowery. Motion carried.

Reports from the Treasurer – K. Kessler reviewed the revised August income statement and September Balance sheet, and the numbers were not accurate. She will review the figures and present corrected financials at the November 2026 meeting.

Management Reports – Executive Director – M. Kuna explained the Blighted Property Process and what the Redevelopment Authority's involvement is in the process. She discussed the Affordable Housing Trust Fund that the Redevelopment Authority administers on behalf of Cumberland County and how she is working to give our building at 114 N.

Hanover Street life by putting in new windows and fixing the facade. Additional work will be done inside the office when funds are available.

Community Development Report – M. Kitchen reviewed the *CDBG / HOME program*- Staff met with the Commissioner's office to revise the existing CDBG application and scoring matrix.
S. Ellanki talked about the Financial Summary in the report and asked if additional information could be added. M. Kitchen will make the adjustment for the November 2026 Board meeting.

Board Action

Old Business

- **Conservatorship Resolution Wertzville Road –** M. Kuna explained the process she has discussed with D. Barric on conservatorship, about giving the owner another chance to use some funds the Redevelopment Authority may have available and wanted the Boards opinion. After discussing the process, the Board decided that by the time a bighted property gets to the conservatorship level the owner has had sufficient time to work out a plan to keep and improve their property, therefore, the Board thinks the Authority doesn't' need to give the owner another chance. M. Kuna advised the Board she will have a packet for them to review at the November 2026 meeting.

- **Consideration and Approval of Strategic Planning and Leadership Development Proposals** - ***On Hold until 2027***

New Business

- **Appointment of Redevelopment Authority Representative to the Cumberland County Blighted Property Reinvestment Board** – Mycenea Worley, from the Housing Authority, volunteered to be designated Redevelopment Authority Representative. S. Williams made a motion to approve Mycenea Worley as the designated Redevelopment Authority Representative to the Cumberland County Blighted Property Reinvestment Board, second by G. Mowery. Motion carried.

- **Approval to renew Health Insurance Coverage with CIGNA** - G. Mowery made a motion to approve remaining with CIGNA for the Health Insurance coverage with the proposed 8.26% increase for 2027, second by S. Williams. Motion carried.

- **Approve Bid Tab SV – 1 E. Main Street –** G. Mowery made a motion to approve Bid Tab SV-1 E. Main Street for total project cost of $19,274.01 with owner paying 25% of the project cost and the grant amount will be $14,455.51, second by T. Walters. Motion carried.

- **Approve Bid Tab Demo-52 Creekside** – G. Mowery made a motion to approve Bid Tab Demo 52 Creekside for a total project cost of $20,620.00 with owner paying 25% of the

project cost and the grant amount will be $15,465.00, second by T. Walters. Motion carried.

- **Approve Bid Tab WH-044** – T. Walters made a motion to award Bid Tab WH-044 to Austin Bradley for $23,200 and to award the homeowner up to but not to exceed $24,950, second by G. Mowery. Motion carried.

General Discussion – None

Adjournment of Redevelopment Authority – T. Walters made a motion to adjourn the Redevelopment Authority Board meeting at 1:22 pm, second by G. Mowery. Motion carried.

Respectfully submitted,
Cindy Wise, Executive Assistant Next Meeting: November 19, 2026