

**HOUSING AUTHORITY OF THE COUNTY OF LACKAWANNA
BOARD OF COMMISSIONERS
REGULAR MEETING
May 13, 2025**

The Board of Commissioners of the Housing Authority of the County of Lackawanna met on Tuesday, May 13, 2025, at 5:15 p.m. in the Agency's Office, 2019 W. Pine Street, Dunmore, PA 18512.

Following the Pledge to the Flag, the meeting was called to order by Paul J. Walker, Chairman, who presided over this portion of the meeting after the roll call. The following members were present.

Mr. Paul J. Walker
Mr. Al Dorunda
Mr. Mark Wallis
Mrs. Mary Elizabeth Nealon

Also present were:

Mr. Patrick Padula, Executive Director
Mr. Johnnie Jackson, Deputy Executive Director
Atty. Rocco V. Valvano, Solicitor
Ms. Nancy Ikeler, Administrative Assistant

Absent:

Mr. Thomas Barrett

Approval of Minutes:

A motion to approve the minutes was made by Mrs. Nealon and seconded by Mr. Wallis.

All Board Members voted in favor.

Approval of Vouchers:

A motion to approve the vouchers was made by Mr. Dorunda and seconded by Mr. Wallis.

All Board Members voted in favor.

Public Comment Period:

None

Treasurer's Report:

A motion was made by Mr. Wallis and seconded by Mrs. Nealon to approve the Treasurer's Report as distributed.

All Board Members voted in favor.

RESOLUTION 4515

Resolved to authorize the write-off collection loss balance for vacated residents.

Following the reading of the resolution by Chairman Walker, a motion was made by Mr. Wallis and seconded by Mr. Dorunda.

On the question, the Executive Director stated in your packet you will find correspondence from the Agency staff members requesting authorization to write-off balances left by former residents upon vacating. All of these accounts have not had any activity for a period of two months. With Board approval, the appropriate staff will take necessary measures to write off these account balances.

All Board Members voted in favor.

Old Business:

We are finishing up our Energy Performance Project in preparation for our application submission to HUD.

We are about one month away from submitting the packet. We need a commitment letter from the bank. Our legal team has approved the drafts of the terms and conditions and contract.

If HUD denies the application, we will have to submit in a different manor. If we do get denied our loss would be around \$20,000. We will try again at a later date with the SAC Center at HUD to try to get this done.

New Business:

None

Report of the Executive Director:

Public Housing Program running with no issues. Cleaning up appeals: down to one in Fair Housing.

We had our REAC inspection on AMP33; we feel our score should come in the 80's.

Section 8 is doing well and the Administrative Fees are holding their own.

We don't see a shortfall for the January.

Capital Funds are being spent accordingly.

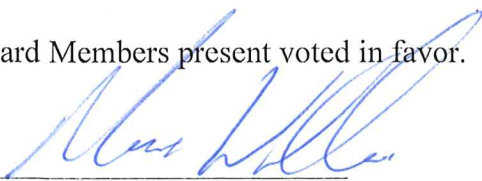
This concludes the Report of the Executive Director.

A motion was made by Mrs. Nealon and seconded by Mrs. Dorunda

Adjourn

A motion was made by Mr. Wallis and seconded by Mrs. Nealon.

All Board Members present voted in favor.


Secretary