

**HOUSING AUTHORITY OF THE COUNTY OF LACKAWANNA  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
July 8, 2025**

The Board of Commissioners of the Housing Authority of the County of Lackawanna met on Tuesday, July 8, 2025, at 5:30 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  
Mr. Thomas Barrett

Also present were:

Mr. Patrick Padula, Executive Director  
Mr. Johnnie Jackson, Deputy Executive Director  
Atty. Rocco V. Valvano, Solicitor  
Mr. Joseph D'Arienzo

Absent:

Mrs. Mary Elizabeth Nealon

**Approval of Minutes:**

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

All Board Members voted in favor.

**Approval of Vouchers:**

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

All Board Members voted in favor.

**Public Comment Period:**

Bonnie Burch, 23 Railroad Street, Simpson, and Karen Naughton, 37 Railroad Street, Simpson, were present and had numerous complaints about:

The maintenance of the Simpson development is negatively affecting the value of their properties: Note Ms. Burch and Ms. Naughton are not residents of our development.

A smoke detector low battery sound was heard for approximately three weeks. They reported the issue to Nancy Ikeler on 6/26/25 and to property manager Felicity on 7/3/25 and as of 7/8/25 the issue was not corrected.

Shopping carts being dumped by residents.

Unregistered vehicles parked in the overflow lot on Railroad Street.

Nuisance activity. An intoxicated resident was urinating in Ms. Naughton's yard.

LED lighting was shining on neighbors' homes. Maintenance did respond and repositioned the lights.

Removal of mature trees and shrubs. The neighborhood now looks ugly and bare. Is there a plan to replace the landscaping the women asked?

**Treasurer's Report:**

A motion was made by Mr. Dorunda and seconded by Mr. Barrett to approve The Treasurer's Report as distributed.

All Board Members voted in favor.

**RESOLUTION 4519**

**Requesting to Authorize Total Grant Service to submit a Multimodal Transportation Program Grant on behalf of the Housing Authority to the Pennsylvania Department of Community & Economic Development for exterior construction and renovations to upgrade and enhance the grounds of several Authority Properties.**

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

All Board members voted in favor.

On the question, Executive Director Padula stated that we are aware we are in the process of working with our consultants for grant financing. For this grant, we are seeking funding for sidewalks, lighting and curbs. We will keep the Board informed of the progress goes on.

**RESOLUTION 4520**

**Authorize the write-off of the collection loss balances for vacated residents.**

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

All Board members voted in favor.

On the question, Executive Director Padula stated that the Director's packet there is correspondence from the Agency staff requesting authorization to write-off the balance left by former residents upon vacating. All of these 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.

**RESOLUTION 4521**

Chairman Walker wanted to propose a resolution addressing the Executive Director's salary and indicated that the current Executive Director is making considerably less than the former Executive Director; with no merit raises for quite some time. After a discussion and a historical perspective on the subject, a motion was made by Chairman Walker to increase the Executive Directors Salary to \$180,000.

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

All Board Members present voted in favor.

**Old Business:**

No Old Business.

**New Business:**

Chairman Walker addressed the Board on the current Executive Director's salary and asked to draft a Resolution which is contained in Resolution 4521 contained in these minutes.

**Report of the Executive Director:**

The Public Housing program is moving forward. Our occupancy rate is good and we will continue to lease as units as they become available.

We are concentrating on ground work at all sites to keep our curb appeal in order.

We are in the process of collecting quotes for rock salt pricing for the winter months.

We are also using outside contractors to assist with the turnover of the vacant apartments to get the units ready for occupancy in a more timely manner. Between maintenance staff members out on extended leave and using their vacation time, we are short staffed in the department.

The Section 8 program continues to issue vouchers from our applicant list. We are issuing as many vouchers as we can, but as you are aware, a lot of times as we are leasing a place as families are moving from the apartments. Overall, the department is running efficiently and we will continue on this path with the staff that we have

This concludes the Executive Director's report.

**Adjourn**

A motion was made by Mr. Dorunda and seconded by Mr. Wallace.

All Board Members present voted in favor.



**Secretary**