

HOUSING AUTHORITY OF THE COUNTY OF LACKAWANNA

In Re: Commissioners Regular Meeting

TRANSCRIPT OF PROCEEDINGS

BEFORE: Paul Walker, Chairman

Patrick Padula, Executive Director

DATE: August 12, 2025

PLACE: Lackawanna County Housing Authority

Administration Building

2019 W. Pine St.

Dunmore, PA 18512

APPEARANCES:

Rocco Valvano, Esquire

MARIA McCOOL

OFFICIAL COURT REPORTER

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MR. WALKER: Roll call.

MR. PADULA: Mr. Walker.

MR. WALKER: Present.

MR. PADULA: Dorunda.

MR. DORUNDA: Present.

MR. PADULA: Mr. Incelli.

MR. INCELLI: Present.

MR. PADULA: Mr. Jackson is here.

Mr. Valvano.

ATTY. VALVANO: Here.

MR. PADULA: Mrs. Nealon.

MS. NEALON: Here.

MR. PADULA: And Mr. Wallis.

MR. WALLIS: Here.

MR. PADULA: And myself, Pat Padula

is present. Also in attendance is our

representatives from -- I'm sorry, Mr.

D'Arienzo. Joe D'Arienzo is here and our

representatives James Creedon and Mike Fendya

TEN is here who are our consultants. They are

going to do a small presentation tonight.

Approval of Minutes:

A motion to accept the minutes of the July 8th, 2025

meeting was made by Mr. Wallis and seconded by Mr.

1 Dorunda.

2
3 All Board Members present voted in favor.

4
5 Approval of Vouchers:

6
7 A motion to approval the vouchers was made by Mr.
8 Wallis and seconded by Mrs. Nealon.

9
10 All Board Members present voted in favor.

11
12 Public Comment Period:

13 None.

14
15 Treasurer Report:

16
17 A motion was made by Mr. Wallis and seconded by Mrs.
18 Nealon to accept the Treasurer Report.

19
20 All Board Members present voted in favor.

21
22 RESOLUTION 4522

23
24 Resolution in accordance with the Section 8 Management
25 Program, SEMAP, the Board of Commissioners of the

1 Housing Authority of the County of Lackawanna will
2 review. The following performance indicators which are
3 based on data from Fiscal Year ending June 30, 2025.

- 4 1. Selection from Waiting List.
- 5 2. Reasonable Rent.
- 6 3. Determination of Adjusted Income.
- 7 4. Utility Allowance Schedule.
- 8 5. HQS Quality Control Inspections.
- 9 6. HQS Enforcement.
- 10 7. Expanding Housing Opportunities.
- 11 8. FMR Limit and Payment Standards.
- 12 9. Annual Reexaminations.
- 13 10. Correct-Contact HQS Inspection.
- 14 11. Pre-Contact HQS Inspections.
- 15 12. Annual HQS Inspections.
- 16 13. Lease up.
- 17 14. Family Self Sufficiency Program.

18 MR. PADULA: So I'll start off a bit
19 and then Johnny will explain some of those
20 indicators to you. So as you guys know, this
21 is an annual self-creating for that department.

22 So what we do is, we submit our work
23 on an annual basis of how we follow our
24 policies under those indicators. And then we
25 get a grade at the end of the year which

1 probably comes out September, October. So,
2 Johnny, if you would be kind enough to give a
3 little brief description of each one. This
4 should all look familiar to everybody.

5 MR. JACKSON: Number one through
6 seven is a self-certification. It's basically
7 what we do in-house. Number 8 through 14 is
8 what HUD picks up in their system. So one --
9 number one is selection from the waiting list.
10 Basically we maintain a waiting list.

11 And we select people according to
12 when they come up on the wait list.
13 Reasonableness is when they find a unit, we
14 compare it to other reasonable market rate
15 units to make sure that the landlord is not
16 stiffing us.

17 Determination of rent adjusted
18 income is basically is a process of calculating
19 the tenant's rent and make sure that they get
20 the allowables they need that they are entitled
21 to and make the adjustment in rent.

22 Utility allowances is scheduled that
23 we have Northeast Utilities go and do a survey
24 of what the utilities are in that area. And
25 then we apply it to their rent calculation.

1 HQS quality control inspections,
2 basically the inspector's work is quality
3 control. He picks out certain numbers of units
4 within the last three months and just go around
5 and make sure that they meet the
6 qualifications.

7 HQS enforcement is when the landlord
8 does not comply with the HQS, then we abate
9 their payment -- rent payment until they come
10 in compliance.

11 And number seven is expanding
12 housing opportunity. That's a packet that we
13 give everyone once they issue the voucher to
14 help them find units, know what the program
15 obligations are and go from there.

16 And like I said, from 8 to 14 when
17 we submit this through the computer system
18 through HUD's pick system, they get their --
19 those are graded based off of what we've done
20 in our system. It's based off of our
21 submittal. And this is like our report card
22 for Section 8.

23 MR. WALKER: So have we prepared
24 that yet?

25 MR. JACKSON: Yes, it's been

1 submitted.

2 MR. PADULA: So we work on this kind
3 of all year. And then we prepare ourselves.
4 In September we'll be working for until next
5 August. I'll go ahead and certify that and
6 send it out after we talk to the Board tonight
7 about it.

8 And we don't have to -- it's not
9 required to submit the resolution; but, of
10 course, they want us to have one. If they call
11 for it, we'll have one here. So we just keep
12 it in-house.

13 So with Board approval tonight I
14 will go ahead and certify the work that we did
15 here for the year and submit it to HUD and
16 we'll receive our grade.

17 MR. WALKER: And the Family Self
18 Sufficiency Program.

19 MR. JACKSON: We're still on the
20 exemption. We got another two years on the
21 exemption.

22 MR. PADULA: And again, we asked for
23 an exemption until we come up with a real solid
24 plan how to attack that program and be more
25 successful with it. I love it too. I know.

1 MR. WALKER: I just think that the
2 current state of the union --

3 MR. JACKSON: There's rumor they are
4 going to eliminate the FSS program all
5 together.

6 MR. PADULA: They've been talking
7 about the Hope Six and the FSS Program.
8 They're going after those two programs.

9 MR. JACKSON: Chances are they may
10 be eliminated.

11 MR. WALKER: I just think it would
12 be a good program to have.

13 MR. PADULA: So do we.

14 MR. WALKER: All right. So we'll
15 entertain that resolution to submit that.

16

17 A motion was made by Mr. Wallis and seconded by Mrs.
18 Nealon to submit Resolution in ordinance with the
19 Section 8 Management Program, SEMAP, the Board of
20 Commissioners of the Housing Authority of the County of
21 Lackawanna will review.

22

23 All Board Members present voted in favor.

24 RESOLUTION 4523

25 Authorizing the write-off collection loss balances for

1 vacated residents.

2

3 Following the reading of the Resolution, a motion was
4 made by Mrs. Nealon and seconded by Mr. Wallis.

5

6 On the question, Executive Director Padula stated: As
7 stated in your packet you will find correspondence from
8 agency staff members requesting authorization to write
9 off the balances left by former residents upon
10 vacating. All of these have not had any activity for a
11 period of two months. And with Board approval tonight,
12 the appropriate staff will take the necessary measures
13 to write off these account balances.

14

15 All Board Members present voted in favor.

16

17 Old Business:

18

19 MR. PADULA: We have our TEN Group
20 here tonight. As you know you heard me talk
21 about in detail for a long period of time. I
22 kept the Board up on everything going on with
23 our energy performance contract that we're
24 coming hopefully very shortly we're going to
25 start it. And I think these guys could
introduce themselves and give us just a little

1 overhaul on how far we are.

2 I know we just submitted our
3 application. But if you want to bring the
4 Board up to speed or if they have any
5 questions, please feel free.

6 MR. CREEDON: So to give a high
7 level overview, I think I was here in February
8 to give you the sense of where we stood in the
9 project just to give you the quick -- we're
10 going to be doing some form of work in every
11 unit except at Jessup. And actually in Jessup
12 we'll do some water control projects.

13 The primary projects will be water
14 line repair and rehabilitation at four
15 properties, Kennedy, Blakely, Moosic, and Old
16 Forge. And then we'll be doing water control
17 low flow toilets, low flow faucets throughout
18 the entire properties.

19 We'll be doing about 225 furnace
20 replacements and/or upgrades as well as new
21 refrigerators in about 400 units, potentially
22 more depending on how the project progress.
23 And we'll be doing new light lighting
24 throughout the entire units.

25 The project right now is sitting at

1 about 8.2 million dollar project generating
2 just about \$500,000 a year in annual energy
3 savings which then is used to finance the 8.2
4 million dollar project.

5 Those savings being guaranteed by
6 our company, The Efficiency Network. We
7 submitted to HUD in early July. We got a
8 pretty initial review back from them saying we
9 had compliance as far as what they needed.

10 They then went pretty quickly much
11 to our delight in giving us some comments back
12 on a couple of the ECMs that were proposed,
13 worked through some details with them,
14 particularly on the water usage side. And I
15 think they are now -- they see what we want to
16 do to save some money there. And they've given
17 us the green light to proceed.

18 And we have exchanged a little bit
19 of the scope to comply with what they need.
20 And it's back in their hands now for review.
21 So all things going the way they should. We're
22 expecting to be able to ink the contracts mid
23 to late September.

24 Pat has been real good at saying so
25 then, What do we do? What do we do? So we're

1 already getting our implementation team in
2 dialogue with your team as far as making sure
3 the contractors are ready, where are we going
4 to start, how much could we get done. Let's
5 get those leaks right away. Let's start the
6 water distribution repairs. Let's get at the
7 furnaces right away.

8 And then also Pat's been real good
9 at coaching us too to work with the contractors
10 because we can't just call up and say send me
11 400 refrigerators. So it's going to take a
12 little bit of time for people to realize what
13 we need and when the material has to come.

14 So that is all probably in the next
15 two to three weeks our project manager, a
16 gentleman named Tony Albright will be coming up
17 to sit down with Pat and the team here to work
18 through those details of who the final
19 contractors will be and the logistical of
20 working with those contractors and making sure
21 once everything is approved by HUD, you sign
22 the financing agreement and then sign EPC with
23 us, we can be ready to start, hopefully a day
24 or two after we get that signed so we get as
25 much done this fall as we can before we get the

1 cold weather with furnaces and digging out in
2 the streets and that type of thing.

3 That will be followed then -- we're
4 anticipating and -- Mike, finishing up at the
5 end of '26, I guess.

6 MR. FENDYA: Yes. Construction
7 should be substantially completed by the end of
8 2026. And then the first HUD subsidy payment
9 will be January of 2027.

10 MR. CREEDON: So we're on track to
11 do that. And so far so good with the HUD
12 review. No one's been fired, which is good,
13 that's been working with us. That's a relief.
14 And they seem to be moving ahead with the
15 program.

16 You know, I called on Mike there to
17 speak. Mike has been our project developer on
18 this and has been really close to the
19 development of the options, the financial
20 modeling, the engineering, the bidding, pulling
21 everything together and making sure we have
22 this all together and we get this up and we get
23 it running.

24 So I let Pat know today that, sorry
25 about that, I'm going to be retiring from TEN

1 near the end of this month but handing it off
2 to Mike to work with you guys and to be
3 available. And he's been very, very close to
4 this project.

5 And I have to tell you of all the
6 folks I worked with at TEN and throughout my
7 career, more than capable of keeping you in
8 good hands and making sure this project gets
9 done on time. So that is the update, free for
10 questions, happy to answer any questions you
11 have on the program.

12 MR. WALKER: My biggest concern is
13 the guarantee. You're guaranteeing that we're
14 going to have the savings and the savings are
15 going to be sufficient if you have to pay the
16 nut. My question is going to be who is going
17 to monitor that?

18 MR. CREEDON: We're responsible to
19 give you annual measurement and verification
20 reports. We have a team internal at TEN who
21 does all of that measurement and verification
22 for you. And that will be provided and gone
23 over with Pat and the team here.

24 And, you know, we can probably do
25 some check-ins along the way to make sure

1 everything is good. I know on the waterline
2 we're going to have some submetering in place
3 to make sure that the savings are in place.
4 But TEN will be responsible for that.

5 Financially, TEN is a subsidiary to
6 Duquesne Light Holdings. They're a couple
7 billion dollar company, been in business in
8 Pittsburgh since 1884. Our company will be
9 backing up if for some reason those savings
10 aren't met, we write the check.

11 MR. WALKER: Okay. If you're going
12 to do the verification, who is going to verify
13 you?

14 MR. PADULA: So they'll send the
15 verification to me. I'll send it to HUD on an
16 annual basis. They'll look at it and then
17 they'll just keep releasing that subsidy as
18 they go. But there's a process on that.

19 MR. WALKER: Second thing I have is
20 that we -- personally we installed new air
21 conditioning units in my house. And we got --
22 we're getting two things. We're getting a
23 rebate from our energy provider, PP & L and the
24 second thing is, we're getting a tax credit.

25 Now, obviously the Housing Authority

1 doesn't care about the tax credit, but do these
2 places that are providing the refrigeration
3 units and the furnaces, are they providing
4 rebates? Are people like our electrical
5 provider saying, hey, if you do this, we're
6 going to give a rebate and where does the
7 rebate go?

8 MR. FENDYA: I forget the specifics
9 on these, but where there are utility rebates,
10 we will be capturing them for you. So in some
11 cases it may be that it's an instant rebate so
12 it just comes off the purchase price
13 beforehand.

14 Sometimes after you purchase and
15 install, then you submit to the utility. So
16 we're always talking to the utilities to make
17 sure that we're capturing those for you guys
18 and the money ends up with you.

19 MR. WALLIS: I know PP & L, the
20 local electric utility, they have the option of
21 the two. Like light fixtures, you could get
22 direct off the price or there's a Sunrise
23 Energy or something like that manages it and
24 you could get a kilowatt per hour reduction.

25 It's pretty much always been taking

1 the initial because the kilowatt reduction
2 hasn't panned out for longevity.

3 MR. FENDYA: We always look at both
4 approaches and go after the one that's going to
5 get you the most money. You get the benefit of
6 the check.

7 MR. WALKER: Okay. Would you be
8 marketing these things to people who are giving
9 rebate checks to, like, I don't know who our
10 service provider is -- electric service
11 provider is, we shop it out every year, right?

12 MR. PADULA: We actually purchase
13 like in block. So it's PP & L.

14 MR. WALLIS: So that would come from
15 PP & L direct at the supplier level.

16 MR. CREEDON: It's the utility who
17 you pick the supplier. You don't really pick
18 the utility who provides it to you. But that
19 utility is required to provide the incentives
20 or rebates, whether it's lighting,
21 refrigerators or sometimes even the furnaces.

22 MR. WALLIS: Like, Lee Electric when
23 I buy it I say, yeah, I'm replacing an old
24 fixture. Okay, you get \$30, \$20, \$8 off that
25 fixture. So it comes through there and we note

1 it on the invoices for that just to show that.

2 MR. WALKER: Okay. Anything else?
3 Contractors are working together. I mean, we
4 talked about this 100 times. We can't get
5 somebody -- we can't get one plumber to put in
6 a thousand toilets.

7 MR. PADULA: They'll have several
8 contractors.

9 MR. WALKER: There's like a SAM
10 Program or something like that?

11 MR. PADULA: Yeah, and we're also
12 going to have contractors. We're going to fit
13 them into the development. Smaller contractors
14 can take care of smaller areas. Larger
15 contractors can take our larger areas.

16 But absolutely, we're going to be as
17 efficient as we can with it. And Housing
18 Authority is going to take a role in it as
19 well. That's why Joe is here tonight. And Joe
20 has been actively taking information and
21 building folders on it.

22 But we're going to meet probably
23 within the next two weeks with your contract
24 manager, your field man. And we're going to
25 get with Joe, get these contractors fitted to

1 where we're efficient putting stuff in and
2 we're going to do it. We're looking forward
3 it.

4 MR. WALKER: Yeah, I am too.

5 MR. PADULA: And we'll just keep
6 doing monthly reports back to the Board, just
7 do it under Old Business, just keep updating
8 because there is going to be a lot -- I know
9 we already spoke on job meetings, job minutes;
10 and we'll have that, not only for the Housing
11 Authority but if HUD wants to come back and see
12 what we did, we'll have it all in order.

13 MR. WALKER: So we're talking
14 furnaces, refrigerators, low flow toilets,
15 water --

16 MR. PADULA: Outside lighting,
17 inside lighting.

18 MR. WALKER: Any windows or anything
19 like that or insulation or we've already done
20 that?

21 MR. PADULA: Windows at Cole Village
22 and doors at Jermyn.

23 MR. WALLIS: The lighting, are they
24 fixtures or just lamp or a combination?

25 MR. FENDYA: I think they are a

1 combination.

2 MR. PADULA: I'm excited about
3 lighting the outside of our development because
4 we still have some old lights. We had some
5 changes here and there. But the new, those
6 lights that we bought, I can't believe how
7 great they are. So once we get into the new
8 lights, we should have a really safe outside.
9 We're looking forward to that.

10 MR. CREEDON: I just want to add
11 thank you for trusting TEN to do this work for
12 you. We're anxious to get started.

13 MR. PADULA: We really put a lot of
14 work. How long are we together now?

15 MR. FENDYA: About a year, over a
16 year.

17 MR. PADULA: It's over a year of
18 preliminary meetings. I think it's going to go
19 great. I really do. We could use it. I'm
20 looking forward to upgrading everything for our
21 families. John, would you like to add
22 anything?

23 MR. JACKSON: No.

24 MR. PADULA: Joe, would you like to
25 add anything?

1 MR. INCELLI: I think we're good.

2 MR. PADULA: Joe, would you like to
3 add anything?

4 MR. D'ARIENZO: No, I'm good.

5
6 New Business: None.

7
8 Report of the Executive Director

9
10 MR. PADULA: Okay. So Public
11 Housing Program is on target. We're leasing
12 apartments as fast as they are getting ready.
13 We have a very healthy waiting list. Are we
14 going to shut our waiting list down? We're
15 going to meet on that. I think we're going to
16 meet and talk about maybe closing our public
17 housing waiting list. Johnny and I would be
18 against it as long as we can, but if it's that
19 long, we'll probably have no choice like the
20 last time. The applications are really
21 starting to pile in.

22 Section 8, last month I might have
23 mentioned we're in a little bit of a lull.
24 This month we're really kicking it up because
25 our super inspector going out there and he put

1 his inspector hat on and basically we did a lot
2 of initial inspection which means that the
3 lease is usually to follow.

4 MR. JACKSON: Over the last two
5 weeks I did about 20 new lease -- inspected 20
6 new units under Section 8 to get for them to
7 lease up. Now, they pass their inspection,
8 it's up to their guys on when they are going to
9 move them in.

10 MR. PADULA: And they're ready.
11 They love how fast he was going. So we should
12 have our numbers back up to where we should be
13 in that area. It's a moving target all the
14 time up and down. It's a tough program. We're
15 doing the best we can. We're spending the
16 money and doing what we have to.

17 MR. WALKER: Are these new landlords
18 that we've never had before?

19 MR. JACKSON: I'm not sure because I
20 wasn't out doing inspections prior to Tony
21 retiring.

22 MR. PADULA: Our Capital Fund is
23 going well. As you may remember, you guys
24 approved a contract with Stafursky to start on
25 our Dickson City Lukasik Program. That's well

1 underway. They're doing a great job. They are
2 moving that development together. We're going
3 to start on phase two of the outside of the
4 project very shortly.

5 So that development, Dickson City
6 Lukasik Drive is getting a total renovation.
7 And then these guys are now -- we're going to
8 put our furnaces. So that is going to be in
9 great shape. We're working more on our grounds
10 on public housing. Joe has been taking an
11 upper hand on that.

12 Last month I could see big
13 improvements in our curb appeal. Thank you,
14 Joe, for that. We want to keep our
15 developments up. That's what we do. And we'll
16 continue to do that. We're preparing for the
17 snow. We're doing -- we're buying our salt for
18 the sidewalks, getting our equipment ready for
19 the snow coming up. And so we'll be prepared
20 for that. That will be here sooner than
21 later. We're still using some outside
22 painters right now to help us turn these units
23 over.

24 We have several staff out on
25 medical, several staff out on compensation. So

1 far so good with that. It's working out well
2 for us. We're using some painters to turn
3 outside contractors -- outsourcing. They're
4 painting up quick. Our guys are coming in
5 finishing them up on the rehab. And our
6 team is coming right in and leasing them. We
7 are keeping data on that.

8 We already see within a month's time
9 we're leasing these out quicker than we were.
10 We have a working plan on it. I want to keep
11 bringing that up to you because you'll see some
12 extra costs with some contractors. But John is
13 keeping a close eye on that. I insisted that
14 he watches that.

15 But the time to turn around of
16 receiving rent and receiving subsidy quicker, I
17 think we're going to be just fine. But we're
18 watching. And if I may add, adding on another
19 salary, would be definitely more efficient to
20 do it this way.

21 MR. WALKER: Yeah, we talked in the
22 past about offering them overtime for them to
23 do that.

24 MR. PADULA: We tried that. And,
25 you know, if I could be pretty clear on it,

1 it's either they don't want it or it's still
2 not being produced fast enough. So that's the
3 answer. We did try.

4 MR. WALKER: Okay. That's it?

5 MR. PADULA: That's it. Johnny,
6 would you like to add anything?

7 MR. JACKSON: No.

8 MR. PADULA: Joe?

9 MR. INCELLI: No.

10 MR. PADULA: Joe?

11 MR. D'ARIENZO: No.

12
13 A motion was made by Mr. Wallis and seconded by Mrs.
14 Nealon to accept the Report of the Executive Director.

15
16 All Board Members present voted in favor.

17
18 Adjourn

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

21
22 All Board Members present voted in favor.

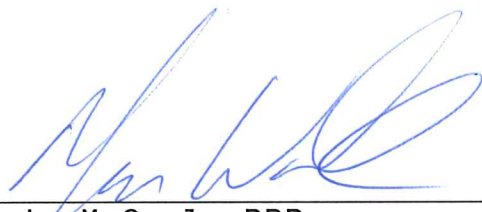
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C E R T I F I C A T E

I hereby certify that the proceedings and evidence are contained fully and accurately in the notes taken by me of the above-cause and that this copy is a correct transcript of the same to the best of my ability.



Maria McCool, RPR
Official Court Reporter

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