

HOUSING AUTHORITY OF THE COUNTY OF LACKAWANNA

In Re: Commissioners Regular Meeting

TRANSCRIPT OF PROCEEDINGS

BEFORE: Paul Walker, Chairman

Patrick Padula, Executive Director

DATE: January 8th, 2026

PLACE: Lackawanna County Housing Authority

Administration Building

2019 W. Pine St.

Dunmore, PA 18512

APPEARANCES:

Rocco Valvano, Esquire

MARIA McCool

OFFICIAL COURT REPORTER

1 (Pledge of Allegiance.)

2

3 MR. WALKER: Roll call.

4 MR. JACKSON: Mr. Walker.

5 MR. WALKER: Present.

6 MR. JACKSON: Mr. Dorunda.

7 MR. DORUNDA: Present.

8 MR. JACKSON: Mr. Wallis.

9 MR. WALLIS: Present.

10 MR. JACKSON: Mrs. Nealon.

11 MS. NEALON: Here.

12 MR. JACKSON: Mr. Barrett is absent.

13 Mr. Padula is absent. Mr. Jackson, I'm here.

14 Attorney Valvano.

15 ATTY. VALVANO: Here.

16 MR. JACKSON: Mr. D'Arienzo is

17 absent. Mr. Prislupski and Mrs. Clark is

18 absent.

19

20 **Election of Officers:**

21

22 A motion was made by Mrs. Nealon to reelect the
23 officers for another term and seconded by Mr. Wallis.

24

25 All Board Members present voted in favor.

1 Approval of Minutes:

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3 A motion to accept the minutes of the December 9th,
4 2025 meeting was made by Mr. Dorunda and seconded by
5 Mr. Wallis.

6

7 All Board Members present voted in favor.

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9 RESOLUTION #4534

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11 Authorizing nominating Johnnie Jackson Assistant
12 Secretary/Treasurer to the Board of Commissioners.

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14 A motion was made by Mr. Wallis and seconded by Mr.
15 Dorunda.

16

17 All Board Members present voted in favor.

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20 Approval of Vouchers:

21

22 A motion to approval the vouchers was made by Mr.
23 Wallis and seconded by Mrs. Nealon.

24

25 All Board Members present voted in favor.

1 Public Comment Period:

2 None.

3

4 Report of Treasurer:

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6 A motion was made by Mr. Wallis and seconded by Mrs.
7 Nealon to accept the Treasurer Report.

8

9 All Board Members present voted in favor.

10

11 RESOLUTION #4535

12

13 Authorizing travel for Board Members and Agency staff
14 to attend various housing related training seminar and
15 conferences throughout 2026.

16

17 MR. JACKSON: This resolution will
18 allow staff and Board Members to travel to
19 various conferences to further their education.

20

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

23

24 All Board Members present voted in favor.

25

1 Wallis.

2

3 All Board Members present voted in favor.

4

5 **RESOLUTION #4538**

6

7 Authorizing the Executive Director to utilize the
8 various housing consultants for special projects.

9

10 MR. JACKSON: When we have special
11 projects, we need this once in a while, go out
12 and get an outside consultant to assist us in
13 preparing those projects. So we're just asking
14 for authorization so that Pat can utilize
15 various consultants.

16

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

19

20 All Board Members present voted in favor.

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22 **RESOLUTION 4539**

23

24 Authorizing the Executive Director to enter into a
25 contract with Universal Employee Benefits Solutions as

1 the HACL's health broker.

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

12

13 All Board Members present voted in favor.

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15 **OLD BUSINESS:**

16 None.

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18 **NEW BUSINESS:**

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MR. WALKER: Under New Business, I
got that letter about VMS.

22

23

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MR. JACKSON: Apparently HUD did an
audit on our voucher management system. And
headquarters worked with us. We thought we had
everything resolved because our last

1 conversation with her she said we were good.

2 But apparently when she submitted it
3 to her supervisor, they didn't feel it was
4 adequate and they issued us under a cap.

5 MR. WALKER: Did we do a corrective
6 action plan?

7 MR. JACKSON: Not yet because we're
8 going to meet with headquarters, the regional
9 office and the auditor to make sure that what
10 we do is correct because the auditor led us to
11 believe that everything that we did was
12 correct. Apparently when it went up to the
13 supervisor they didn't feel it.

14 It was a software error that they
15 were reporting -- the people that are reporting
16 inaccurately. The money was there. There was
17 no issue with the money. It was just how we
18 count it -- how the system counted, the people
19 that report it in.

20 MR. DORUNDA: What's the next step?

21 MR. JACKSON: That is why we're
22 meeting headquarters, the auditor, and our
23 regional office to determine what's the
24 accurate information that they are looking for.

25 MR. WALKER: It's a just

1 administrative error that these 21 should be
2 here as opposed to here.

3 MR. JACKSON: Yes. No other new
4 business.

5 MR. WALKER: How about the Report of
6 Executive Director?

7

8 **REPORT OF DEPUTY EXECUTIVE DIRECTOR:**

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10 MR. JACKSON: Our public housing
11 we're averaging 98 percent, which is what HUD
12 requires. Our Section 8, we're about 720 lease
13 up. And we're still increasing. Thank God to
14 Bucktown.

15 Capital fund, we do have a
16 development plan for Lukasik. Tomorrow we'll
17 be taking those units off line so that they
18 won't count against while the construction is
19 going on.

20 We broke it down into two phases.
21 Phase one, we're going to move nine of the
22 families out into whatever vacant units we have
23 so the contractors could go in and do their
24 work.

25 When they are done with those nine

1 units, we'll move the families back and then
2 remove the remaining eight families so they
3 could complete the work.

4 They are anticipating the work to be
5 done by late spring, early summer. It will be
6 a total rehab of the interior.

7 MR. WALKER: You said about
8 Bucktown, if we have a tenant and Bucktown
9 decides to raise the rent, these are not
10 project based vouchers. So the tenant can say
11 I can't afford it. I'm taking the voucher.

12 MR. JACKSON: Yes, the tenant will
13 be good to take their voucher.

14 MR. WALKER: They're not obligated
15 to stay at Bucktown and pay the increase rent.
16 Do you know if there are landlords out there
17 waiting for these people to come to them?

18 MR. JACKSON: We had a few new
19 landlords that purchased properties, not many
20 because what they are asking for is way too
21 much for our program.

22 MR. WALKER: Okay. Anything else
23 that the Deputy Executive Director wants to
24 report?

25 MR. JACKSON: That was it. That was

1 all that I had note of.

2 MR. WALKER: I will entertain a
3 motion to accept the Report of the Executive
4 Director.

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

8

9 All Board Members present voted in favor.

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11 **Motion to Adjourn:**

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

15

16 All Board Members present voted in favor.

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C E R T I F I C A T E

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

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12 Official Court Reporter
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