

HOUSING AUTHORITY OF THE COUNTY OF LACKAWANNA

In Re: Commissioners Regular Meeting

TRANSCRIPT OF PROCEEDINGS

BEFORE: Paul Walker, Chairman

Patrick Padula, Executive Director

DATE: November 13th, 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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(Pledge of Allegiance.)

MR. WALKER: Roll call.

MR. JACKSON: Mr. Walker.

MR. WALKER: Present.

MR. JACKSON: Mr. Dorunda is absent.

Mr. Wallis is absent. Mrs. Nealon.

MS. NEALON: Here.

MR. JACKSON: Mr. Barrett.

MR. BARRETT: Here.

MR. JACKSON: Mr. Padula is absent.

Mr. Jackson, I'm here. Attorney Valvano.

ATTY. VALVANO: Here.

MR. JACKSON: Mr. D'Arienzo, John

Prislupski and Mrs. Clark is absent.

**Approval of Minutes:**

A motion to accept the minutes of the October 11th, 2025 meeting was made by Mr. Barrett and seconded by Mrs. Nealon.

All Board Members present voted in favor.

**Approval of Vouchers:**

1 A motion to approval the vouchers was made by Mrs.  
2 Nealon and seconded by Mr. Barrett.

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4 All Board Members present voted in favor.

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6 Public Comment Period:

7 None.

8

9 Report of Treasurer:

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11 A motion was made by Mr. Walker and seconded by Mrs.  
12 Nealon to accept the Treasurer Report.

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14 All Board Members present voted in favor.

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16 RESOLUTION #4529

17

18 Authorizing the write-off collection loss balance for  
19 vacated residents.

20

21 On the question, Mr. Jackson stated in your packet is  
22 collection loss balance from vacated tenants that  
23 there's been no action over the last 60 days,  
24 Resolution 4529 to write those amounts off.

25

1 Following the reading of the Resolution, a motion was  
2 made by Mr. Walker and seconded by Mrs. Nealon.

3

4 All Board Members present voted in favor.

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6 OLD BUSINESS:

7 None.

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9 NEW BUSINESS:

10 None.

11

12 REPORT OF DEPUTY EXECUTIVE DIRECTOR:

13

14 MR. JACKSON: We made some minor  
15 changes to our flat rate after approval of HUD  
16 that we could change the flat rents. That will  
17 take effect on January 1st.

18 Public housing, we're averaging 98  
19 percent lease up. Section 8 is about 720  
20 families housed.

21 Capital fund projects, we will be  
22 gearing that up this coming spring. We're  
23 getting ready to put out proposal for the work  
24 to be done. And that's it.

25 MR. WALKER: Any word on the energy

1 performance?

2 MR. JACKSON: We're still waiting to  
3 hear from HUD because of the shutdown. We  
4 haven't heard anything. So now that they are  
5 getting ready to get back to work, hopefully  
6 we'll hear something.

7 MR. WALKER: According to Pat, we  
8 didn't miss any money.

9 MR. JACKSON: No, we were funded  
10 until December on all programs.

11 MR. WALKER: Okay. All right.  
12 Anything else from the Deputy Executive  
13 Director?

14 MR. JACKSON: No.

15  
16 A motion to accept the Report of the Executive Deputy  
17 Director was made by Mrs. Nealon and seconded by Mr.  
18 Barrett.

19  
20 All Board Members present voted in favor.

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22 MR. WALKER: I'll hear a motion to  
23 adjourn.

24 MS. NEALON: I'll make a motion.

25 MR. BARRETT: Second.

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All Board Members present voted in favor.

C E R T I F I C A T E

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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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