

HOUSING AUTHORITY OF THE COUNTY OF LACKAWANNA

In Re: Commissioners Regular Meeting

TRANSCRIPT OF PROCEEDINGS

BEFORE: Paul Walker, Chairman
 Patrick Padula, Executive Director

DATE: September 9, 2025

PLACE: Lackawanna County Housing Authority
 Administration Building
 2019 W. Pine St.
 Dunmore, Pennsylvania 18512

APPEARANCES:

Rocco Valvano, Esquire - absent

MICHELLE SMOLSKIS
Official Court Reporter

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(Pledge of Allegiance.)

MR. PADULA: Mr. Walker.

MR. WALKER: Present.

MR. PADULA: Mr. Dorunda.

MR. DORUNDA: Present.

MR. PADULA: Mr. Wallis.

MR. WALLIS: Present.

MR. PADULA: Mrs. Nealon.

MS. NEALON: Here.

MR. PADULA: Mr. Barrett is absent tonight. Mr. Padula is here. Mr. Jackson.

MR. JACKSON: Here.

MR. PADULA: Attorney Valvano is not in attendance tonight but will be available by phone if we need him. Mr. Joe D'Arienzo.

MR. D'ARIENZO: Here.

MR. PADULA: John Prusulski is off tonight and Nicolina Clark is also absent tonight. In attendance is Mr. Joe Incelli.

MR. INCELLI: Here.

MR. WALKER: I'll entertain a motion to accept the minutes as provided in your packet.

MR. DORUNDA: Motion.

1 MR. WALLIS: Second.

2 MR. WALKER: All in favor?

3 ALL MEMBERS: Aye.

4 MR. WALKER: All opposed? None.

5 I'll entertain a motion to approve the vouchers
6 that were submitted in your packet.

7 MR. WALLIS: I'll make the motion.

8 MR. WALKER: Second?

9 MR. DORUNDA: Second.

10 MR. WALKER: All in favor?

11 ALL MEMBERS: Aye.

12 MR. WALKER: All opposed? None.

13 Public commentary? Nobody. For the treasurer.

14 MR. JACKSON: As stated in your
15 package.

16 MR. WALKER: I'll entertain a motion
17 to accept the report of the treasurer.

18 MR. DORUNDA: Motion.

19 MR. WALLIS: Second.

20 MR. WALKER: All in favor?

21 ALL MEMBERS: Aye.

22 MR. WALKER: All opposed? None.

23 I'll entertain a Resolution #4524 to authorize
24 the write off of collection loss balance for
25 vacated residents.

1 MR. PADULA: As stated in your
2 packet, you will find correspondence from
3 agency staff members requesting authorization
4 to write off the balance left by former
5 residents upon vacating.

6 All of those have not had any
7 activity for a period of two months. With
8 Board approval, the appropriate staff will take
9 necessary measures to write off these account
10 balances.

11 MR. WALKER: Anybody want to make a
12 motion on that one?

13 MR. WALLIS: I'll make a motion.

14 MR. WALKER: Second?

15 MR. DORUNDA: Second.

16 MR. WALKER: All in favor?

17 ALL MEMBERS: Aye.

18 MR. WALKER: All opposed? None.
19 I'll entertain a Resolution #4525 authorizing
20 the Executive Director to enter into a contract
21 with Stafursky Paving for exterior sidewalk and
22 paving work at the Lukasik Drive Development.

23 MR. PADULA: So, that Lukasik Drive
24 Development is located in Dickson City. We
25 have 30 apartments in there. It's a small

1 little cul-de-sac next to our Veterans Drive.
2 We have a couple developments in Dickson City.
3 Three actually.

4 So, we advertised and received four
5 bids, one from Multiscape for \$385,000,
6 American Asphalt for \$304,379. We actually had
7 to disqualify that bid because they missed the
8 pre-bid. H&P Construction, \$384,814.18, and
9 Stafursky Paving for \$369,000.

10 So, after reviewing the bids,
11 Stafursky was the most qualified bidder. The
12 scope of the work is to replace all sidewalks,
13 all parking, add additional parking areas,
14 remove trees and overgrown vegetation, remove
15 blacktop from the rear of the units, and add
16 concrete pads for our tenants to sit out to
17 have patios, grade the development for storm
18 drains so we don't have any water issues,
19 topsoil and seed around the units, pave road
20 and parking lots, repair and adjust all catch
21 basins so we don't have any water issues, and
22 add three pole lights and install a security
23 gate into the alley coming into the
24 development.

25 So, with Board approval tonight, we

1 will continue to process and enter into a
2 contract with Stafursky Paving contracting.

3 MR. WALKER: Is the sidewalk
4 concrete or is the sidewalk blacktop?

5 MR. PADULA: The sidewalks are
6 concrete.

7 MR. WALKER: And what are you going
8 to do?

9 MR. PADULA: Do a slump test.

10 MR. DORUNDA: Did you look at the
11 lights to see how bright they are?

12 MR. PADULA: Yeah.

13 MR. WALLIS: That's a lot of work
14 for that price.

15 MR. PADULA: Yeah. And we're glad.
16 They were with us in the past, they do a great
17 job, and there is a lot of work, and they're
18 going to do a good job, especially with the
19 concrete.

20 MR. WALKER: All right. So, I'll
21 entertain the Resolution #4525 then.

22 MR. WALLIS: I'll make the motion.

23 MR. WALKER: Second?

24 MS. NEALON: I'll second.

25 MR. WALKER: All in favor?

1 ALL MEMBERS: Aye.

2 MR. WALKER: All opposed? None.

3 I'll entertain a Resolution #4526 authorizing
4 the Executive Director to enter into a contract
5 with H.P.C.I. Construction for siding,
6 kitchens, bathroom and roofing work at the same
7 development.

8 Is there a reason we're not breaking
9 that up? Because we're very happy with DeMeck
10 on the roofing stuff.

11 MR. PADULA: So, what happens is --
12 well, we go out for bid and he just doesn't
13 bid.

14 MR. WALKER: But, I mean, did you
15 break that thing up, though?

16 MR. PADULA: We put it all under
17 one, but --

18 MR. WALKER: He's not going to bid
19 on kitchens, bathrooms and other work other
20 than the roofing.

21 MR. PADULA: But he has some
22 subcontractors coming in with him.

23 MR. WALKER: Okay.

24 MR. PADULA: So, on this site, we
25 advertised and received two bids, one from

1 Woodcock Construction for \$1,142,206, and
2 H.P.C.I. Construction for \$797,617.

3 After reviewing the bids, H.P.C.I.
4 were the most qualified bidder. The scope of
5 the work is replacing roofing, fascia, soffit,
6 all the drip edge, the gutters, the lead pipes,
7 extend the gable ends of the building and on
8 the porches, add porch roofs to the units that
9 are not covered, add porch lighting and
10 perimeter lighting site wide, residence
11 buildings and storm drains, storm doors, power
12 wash block under the siding. That's the
13 outside work.

14 The inside work is remodel kitchens,
15 remodel the washing and drier area to be more
16 efficient for our residents, replace kitchen
17 cabinets, lighting, flooring, paint apartment,
18 and replace bathtubs, toilets, vanities, vanity
19 sinks, medicine cabinets and faucets,
20 electrical baseboard heat, GFI receptacles,
21 lighting, flooring, and continue painting in
22 the kitchen and the bathroom areas.

23 With Board approval tonight, we will
24 enter into a contract with H.P.C.I. for
25 \$797,617 to complete the construction.

1 MR. WALKER: All right. So, you're
2 doing all that kitchen and bathroom work in
3 every apartment there, the 30 apartments there?

4 MR. PADULA: Yes.

5 MR. WALKER: And what are you doing,
6 are you staggering the work so that we're not
7 having the tenants out all that time?

8 MR. PADULA: Good question. So,
9 Johnny is formulating a process where we, when
10 one apartment becomes empty, we may not lease
11 it, we may do the remodeling, but we're going
12 to do a program where we empty at least one
13 building, we're going to offer them -- we're
14 going to look for our transfers, we may be
15 transferring them.

16 They will have the opportunity to
17 come back if they choose to, but it just takes
18 some planning on emptying the apartments out,
19 transferring the residents, and bringing them
20 back in. And we're familiar with this from
21 Jessup.

22 MR. WALKER: Yeah. But then you
23 have to go to HUD and say, Don't put them in
24 our list because we're going to redo them, for
25 vacancy purposes.

1 MR. PADULA: Well, if you're asking
2 us if we're going to take the units offline --

3 MR. WALKER: Yeah.

4 MR. PADULA: We are. We'll take the
5 units offline that are available offline, but
6 we know we're going to stop leasing in that
7 unit shortly.

8 And it's a process. It's a process
9 to do the inside of the units. And a lot of
10 that work is going to be done in the spring.

11 MR. WALKER: I mean, I just think if
12 I'm a contractor, I don't want one at a time or
13 two at a time, I want the place empty and go
14 right through it.

15 MR. PADULA: Right. And we're in
16 talks with them now how we're actually going to
17 do that.

18 MR. WALKER: It seems like they're
19 25 percent lower than the next --

20 MR. DORUNDA: Yeah, that's a big
21 spread.

22 MR. PADULA: Yeah. That's the
23 relocation policy, right, Johnny?

24 MR. JACKSON: Yeah.

25 MR. PADULA: But that -- I'm sorry,

1 Johnny, but that is the right number, because
2 we have our own cost estimates. Don't forget,
3 we do cost estimates. That million, over that
4 million dollars, that would be way out of line
5 for that work.

6 Now, when we're talking kitchens,
7 remember, that wall is kitchen, base kitchen,
8 top kitchen, okay? So you're not talking
9 about --

10 MR. WALLIS: Yeah.

11 MR. PADULA: So, that work is well
12 in our scope and well in our cost estimate that
13 we did, our engineers did. Johnny, I cut you
14 off, so --

15 MR. JACKSON: No problem. The plan
16 is we will look at our transfer list to see how
17 many tenants in that location was requesting
18 transfers. We're going to transfer them out.

19 Hopefully we can get one completely
20 five buildings empty, they go in and work on
21 those five buildings, then we'll be playing --

22 MR. WALKER: Move them into that
23 building.

24 MR. JACKSON: Yeah. Moving the
25 tenants around, shuffle board. We'll move the

1 tenant around, which empty another section,
2 they'll do that, and we'll keep on the process
3 until we finish the whole development.

4 MR. PADULA: And we'll identify
5 under and over-housed, too.

6 MR. JACKSON: Yes.

7 MR. PADULA: Because if they're
8 under or overhoused, you know we have that.

9 MR. WALKER: Yeah.

10 MR. PADULA: So, hopefully we
11 could -- they may go to another area and stay.
12 That would be --

13 MR. WALKER: Why did we pick this
14 development to do all that? How old is it?

15 MR. PADULA: It's built in the late
16 60's, early 70's. Why we picked this
17 development, it's on the five-year plan and
18 it's time to do this development.

19 MR. WALKER: Okay.

20 MR. PADULA: And in addition to
21 that, it's a great little -- it's in a great
22 area. It's a great little development. It's
23 in a very good school district. The lists are
24 very long. It's always 100 percent leased.
25 So, we're going through all them.

1 MR. WALKER: And then the issue of
2 the kitchens, bathroom, it's going to be in
3 conjunction with that energy performance
4 contract? I mean, if you're doing kitchen,
5 then you're going to get the stove and the
6 refrigerator that are consistent with the
7 energy performance contract?

8 MR. PADULA: Well, certain things
9 we're -- it is, yes. To answer the question,
10 yes, but now the lighting that we're going to
11 be doing on the outside, we're going to do that
12 in the energy performance. There's just some
13 pole lighting up there because it's dangerously
14 dark in those areas.

15 We actually put up some temporary
16 lighting. When I actually went up there one
17 night, it was so dark, I said, Just get some
18 lights up because it's -- you drive into the
19 development and it's a dead end, it's just a
20 cul-de-sac, and the kids are just zipping in
21 and out of there, so --

22 MR. WALKER: But my concern, though,
23 is we're doing kitchens and bathroom, we're
24 taking the money for the kitchens and the
25 bathrooms, you know, the low whatever toilets

1 and the refrigerators, lower energy
2 refrigerators and those type of things, are we
3 taking that out of capital funds or are we
4 taking it out of energy performance contract?

5 MR. PADULA: The work that we're
6 doing in there now is taken out of capital
7 funds, but your appliances, what you're talking
8 about, we'll do them through our energy
9 performance. Now, the lighting is not in this
10 capital fund; it's in the EPC.

11 MR. WALKER: Okay. But I'm saying
12 the bathroom and kitchens, we don't have the
13 approval for the energy performance contract
14 yet?

15 MR. PADULA: No, we don't.

16 MR. WALKER: Okay.

17 MR. PADULA: So, what we'll do is
18 we'll use the same faucet, or the same whatever
19 we have to do to spec that if that comes up on
20 the time.

21 MR. WALKER: Okay.

22 MR. PADULA: But I know where you're
23 going with this and we're watching it. It's
24 all in conjunction now of how we're going to do
25 it.

1 MR. WALKER: All right.

2 MR. INCELLI: A lot of that's only
3 those washers anyway.

4 MR. PADULA: Yeah. They're
5 aerators.

6 MR. WALKER: I understand the
7 aerators, but I'm talking about if we put a new
8 refrigerator in, if we put a new stove in, or
9 we put a new low-flow toilet, I mean, that
10 could come out of our energy performance money
11 as opposed to our capital fund money, and if we
12 don't have the approval for the energy
13 performance, are we then going to transfer
14 whatever we spend on this and say that the
15 energy performance, you're transferring the
16 money back from energy performance into capital
17 so we have more money for capital improvements?
18 Are you following me there?

19 MR. PADULA: I do. You know the
20 energy performance gets paid out of the capital
21 fund, too, though.

22 MR. WALKER: It's a thing we get
23 through HUD, though.

24 MR. PADULA: Right.

25 MR. WALKER: It's like HUD pays us.

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MR. PADULA: I get it.

MR. WALKER: All right.

MR. WALLIS: But you're saying you're going to get ahead of it by using the specified toilets and all that when we remodel anyway?

MR. PADULA: Here's what I'm saying, the inside work isn't going to be done until the spring. By that time we're going to have clear commitment from our energy performance.

If we roll this under our energy performance on those certain things, we'll pull it under there. That's the time we'll have a conversation on how we're going to do this.

Now, could we take a setback? We could take dollars back on this, maybe add something to the project, but we're definitely aware of the both programs running neck to neck.

Now, because we started this last spring or longer, we had the plans drawn up, and then we got started interest into the energy performance.

So, the best way I could answer it is that when we start this, we'll make an

1 intelligent decision, we'll inform the Board of
2 what we're going to do.

3 MR. WALKER: Okay.

4 MR. PADULA: If we do take from -- I
5 know exactly what he's talking about. We will
6 take that out of the spec, or the scope of the
7 work, and if there's still dollars left in
8 there, we could always add something. So
9 that's the thought on that.

10 MR. WALKER: Thank you.

11 MR. PADULA: Thank you.

12 MR. DORUNDA: How come there was
13 only two bids?

14 MR. PADULA: Well, we're lucky we
15 got two. Sometimes we only get one, and what
16 happens with one bid is because we have to
17 either re-advertise and we have to start the
18 process back over, it costs us money, then we
19 accept it.

20 Why was there only two bids? I'm
21 not sure. We haven't been getting as many bids
22 as we normally do. And if you look at on this
23 next one we're going to go over, and I'll
24 discuss that as I'm going, we only got two
25 bids, but six or seven people picked up the

1 packets.

2 MR. DORUNDA: But only two bids?

3 MR. PADULA: Uh-huh.

4 MR. DORUNDA: Okay.

5 MR. WALLIS: A lot of the people
6 think of the bonding.

7 MR. PADULA: There's a whole issue
8 of the bonding, there's the issue of the pay
9 rates, okay, and a lot of people just don't
10 like to go to the rules -- not our rules.
11 Like, we're a little bit stringent.

12 MR. DORUNDA: The guidelines.

13 MR. PADULA: Yeah.

14 MR. DORUNDA: Yeah.

15 MR. WALKER: Okay. I'll entertain
16 that resolution then.

17 MR. WALLIS: I'll make the motion.

18 MR. WALKER: Second?

19 MS. NEALON: I'll second.

20 MR. WALKER: All in favor?

21 ALL MEMBERS: Aye.

22 MR. WALKER: All opposed? None.

23 I'll entertain Resolution #4527 authorizing the
24 Executive Director to enter into a contract
25 with Bognet.

1 MR. PADULA: Yep. Bognet
2 Construction.

3 MR. WALKER: For Throop interior
4 stairs replacement project.

5 MR. PADULA: So, we advertised and
6 received two bids. After reviewing the bids,
7 Bognet Construction was the most qualified
8 bidder and will do the construction for the
9 interior steps of the apartments.

10 With Board approval tonight, we will
11 enter into a contract for \$199,580 and proceed
12 with the work per the spec.

13 So, we actually did receive two
14 quotes on this. Bognet was 199,580, and
15 T Brennan was 395,380.

16 Six people picked it up, two people
17 bid on it. So, again, you ask yourself why
18 they -- so that's the idea of a competitive
19 bid, but it's right in line with our cost
20 estimate, so we already know that that's --

21 MR. DORUNDA: So, that's right in
22 line with your cost estimate, but then you got
23 another bid that was double that.

24 MR. PADULA: That's not unusual.
25 That's probably almost every time we go out we

1 see that.

2 MR. WALLIS: I see it every time.

3 MR. PADULA: Yeah. Now, the answer
4 is I hear -- I don't know, they just throw them
5 in and maybe they'll get it.

6 MR. WALLIS: Yeah. Carbondale
7 Housing just did one and we were double the
8 person that --

9 MR. PADULA: But that's exactly
10 what --

11 (Inaudible crosstalk.)

12 MR. DORUNDA: You were double?

13 MR. WALLIS: I was double.

14 MR. PADULA: That's exactly why we
15 do this. But cost estimate's the key. Our
16 independent cost estimate, Joe, ICE, our ICE,
17 independent cost estimate, is the key to the
18 bidding process.

19 MR. DORUNDA: So that came in right
20 where you thought the estimate should be?

21 MR. PADULA: Yes. And so did the
22 other one.

23 MR. DORUNDA: Okay.

24 MR. PADULA: If it didn't, we'd
25 question it. To be honest with you, we had a

1 situation where a bid came in higher, and we
2 reviewed it, and we were off on valves, because
3 the contractor came in and said, These
4 valves -- what valves did you price? Because
5 these are X amount of dollars. And we said,
6 Oh. So it could go either way. That's why you
7 do it.

8 So, anyway, I do want to mention,
9 though, about this, I want to mention about the
10 stairs in Throop. So, they were a bad design.
11 The stairs are getting weak.

12 We had an incident with a tenant
13 that fell through them and -- well, we had two
14 incidents, but anyway, now we want to get on
15 that because we had some legal issues with
16 that.

17 MR. DORUNDA: How old are the stairs
18 that are there?

19 MR. PADULA: Late 80's when they
20 were built.

21 MR. DORUNDA: So, way out of --

22 MR. PADULA: Mark, they're weird.
23 Like, they're the threads and they just have,
24 like, a little piece of wood holding them.
25 They were like a lock, you know, and it seems

1 like they --

2 (Inaudible crosstalk.)

3 MR. PADULA: Yeah, they're little --
4 this is a project that we didn't have planned,
5 but I hurry up and got it, put it in, because
6 we have safety issues there because they're
7 second floor.

8 MR. DORUNDA: Okay.

9 MR. PADULA: So, I'm glad to get at
10 these. And they're ready to start.

11 MR. WALKER: I'll entertain a
12 motion.

13 MS. NEALON: I'll make the motion.

14 MR. WALKER: Second?

15 MR. WALLIS: I'll second.

16 MR. WALKER: All in favor?

17 ALL MEMBERS: Aye.

18 MR. WALKER: Opposed? None. Old
19 business.

20 MR. PADULA: No. Just going to
21 mention about the energy performance contract
22 that it's still out for review with HUD. They
23 asked for some more documentation, which
24 nothing out of the ordinary even really to
25 report.

1 We're getting close, though. We are
2 getting close. We're talking to some of our
3 contractors, we're having some conversations
4 now with just the utility companies, and we'll
5 keep you going on the progress of it, but we're
6 getting close on that.

7 MR. WALKER: Okay.

8 MR. PADULA: The first thing we're
9 going to do is do our water lines immediately.
10 The first thing we're going to come in and do
11 the water lines. Some of the heating we're
12 probably going to do in the spring now.

13 MR. WALKER: Any new business?

14 MR. PADULA: Does anybody want to
15 add anything, Joe, Johnny or Joe?

16 MR. INCELLI: No, I'm good.

17 MR. DORUNDA: How about our grants,
18 any headway?

19 MR. PADULA: Nothing yet.

20 MR. DORUNDA: Nothing?

21 MR. PADULA: We're trying. A lot of
22 the grants that are coming towards, we have to
23 put dollars up. Right, Joe?

24 MR. INCELLI: Yeah. They're 50
25 percent match or show that we have the

1 financing if, like, capital funds or reserves
2 could be used, but then if something else
3 happens and you need that money, then what do
4 you do? You've committed to one and now --

5 MR. PADULA: We're probably coming
6 up on our six months, right, aren't we, Joe?

7 MR. INCELLI: Yeah. Close.

8 MR. PADULA: But we're going to have
9 to make a decision on that. We'll keep you
10 guys in the loop and help us decide, you know,
11 but so far -- it's definitely not for a lack of
12 trying. They are trying. Joe, wouldn't you
13 agree?

14 MR. INCELLI: I agree.

15 MR. WALKER: I think six months was
16 a short period, though, I really do.

17 MR. PADULA: I know but we --

18 MR. WALKER: They didn't give them
19 opportunity to --

20 MR. PADULA: And we could absolutely
21 extend that, but I wanted to do our due
22 diligence as managers and I wanted to put a --
23 I know that, I do, but I want to put a shorter
24 time frame on it to let them understand that,
25 you know, we're ready and this is how we

1 operate. But we could talk about that.

2 MR. WALKER: Report of the Executive
3 Director.

4 MR. PADULA: So public housing, we
5 will continue to process applications as they
6 continue to come in. We do have a request from
7 our staff. Our staff is requesting that we
8 close the public housing waiting list with the
9 exceptions of the zero studios bedrooms and
10 four bedroom waiting list on December 31, 2025.

11 The reason is that we have reached
12 beyond our target applicants on one, two and
13 three bedrooms.

14 So, furthermore, if we have any
15 homeless applications in need of our housing
16 per our ACOP, we will have the ability to do
17 with my approval, with the Executive Director
18 approval, to exercise that option, as well.

19 So, with that, Johnny and I are
20 going to keep an eye on that and make sure
21 that, but according to -- Denise mentioned
22 today, she said it's unbelievable. She never
23 seen so many applications come in in the last
24 two weeks than she did since she started out
25 there.

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MR. WALKER: To what do they attribute it?

MR. PADULA: Johnny and I figure it's the high rents. Right? With all of our experience, that's all we could say, and that our sites look so good.

And we are, we're pounding every day at leasing and pushing, so, you know, it is all part of our management team, as well.

MR. WALKER: You know, when I hear what people are paying in rent, it's just crazy.

MR. PADULA: So, on our Section 8, we will continue to issue vouchers and process applicants from our current waiting list. It's steady. It's hard to get the -- it's just, it's a hard program.

MR. WALKER: I know.

MR. PADULA: Capital fund improvements, as you know, as we talked about, will continue as scheduled, and we'll keep the Board updated on the progress as we're going on.

Johnny? Trainings, anything in the new administration you'd like to add?

1 Mr. Walker likes to hear about that.

2 As of now, though, we don't see
3 anything out of the ordinary. Our dollars are
4 coming in. Johnny did a new fair housing
5 class, which he was glad we signed him up for
6 that, and a couple things changed there a
7 little bit. But other than that, Joe, do you
8 have anything?

9 MR. INCELLI: Nothing.

10 MR. PADULA: Joe D'Arienzo, do you
11 have anything?

12 MR. D'ARIENZO: Uh-uh.

13 MR. PADULA: Do you guys have
14 anything for us?

15 MR. DORUNDA: Two meetings ago we
16 had visitors that came in, residents, is that
17 all cleaned up?

18 MR. PADULA: That got done the next
19 morning.

20 MR. DORUNDA: Okay. And they were
21 happy?

22 MR. PADULA: Oh, yeah. They were
23 happy. They had some legitimate complaints,
24 like, a little bit of the grounds, but some of
25 the complaints on our other residents, that's

1 not true. We looked. But Johnny did his due
2 diligence, he looked into it. But, yeah,
3 they're happy, and I followed back up.

4 MR. DORUNDA: What did you have to
5 do with the landscaping?

6 MR. PADULA: We had to clean up
7 pretty good. I had to hire an expert. I got
8 an expert opinion on what light to buy, too.
9 So that worked out really well when I got that
10 expert opinion.

11 MR. DORUNDA: Great. Perfect.

12 MR. PADULA: Yeah, very good.

13 MR. DORUNDA: As long as they were
14 happy.

15 MR. PADULA: Yeah. No problem. And
16 thank you for that.

17 MR. WALKER: How about the Olyphant
18 area where I registered a complaint that I
19 thought that --

20 MR. PADULA: That's on the hit list
21 next, Walsh Plaza.

22 MR. WALKER: Okay.

23 MR. PADULA: That was looked at
24 today. We just did downtown Olyphant and we're
25 moving up to upper Olyphant. Thank you for the

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complaint, too.

MR. WALKER: Okay. Motion to accept
the report of the Executive Director.

MR. WALLIS: I'll make the motion.

MS. NEALON: I'll second.

MR. WALKER: All in favor?

ALL MEMBERS: Aye.

MR. WALKER: Opposed? None. Motion
to adjourn.

MS. NEALON: I'll make the motion.

MR. WALLIS: I'll second.

MR. WALKER: All in favor?

ALL MEMBERS: Aye.

MR. WALKER: All opposed?

(No response.)

(Meeting adjourned.)

C E R T I F I C A T E

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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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