

HOUSING AUTHORITY OF THE COUNTY OF LACKAWANNA

In Re: Commissioners Regular Meeting

TRANSCRIPT OF PROCEEDINGS

BEFORE: Paul Walker, Chairman

Patrick Padula, Executive Director

DATE: March 12th, 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. PADULA: Mr. Walker.

5 MR. WALKER: Present.

6 MR. PADULA: Mr. Dorunda.

7 MR. DORUNDA: Present.

8 MR. PADULA: Mr. Wallis.

9 MR. WALLIS: Present.

10 MR. PADULA: Miss Nealon.

11 MS. NEALON: Here.

12 MR. PADULA: Mr. Barrett.

13 MR. BARRETT: Here.

14 MR. PADULA: Mr. Padula is here.

15 Attorney Valvano.

16 ATTY. VALVANO: Here.

17 MR. PADULA: And would you like to
18 announce yourself?

19 MS. SCHULTZ: Felicity Schultz,
20 property manager, present.

21

22 Approval of Minutes:

23

24 A motion to accept the minutes of the February 12th,
25 2026 meeting was made by Mr. Wallis and seconded by Mr.

1 Barrett.

2

3 All Board Members present voted in favor.

4

5 MR. WALKER: And they will be put on
6 the website.

7 MS. SCHULTZ: Once we have the
8 signed minutes, we will post them onto the
9 website either the night of or the morning
10 after. The minutes for today are already
11 signed and sent John Mecca to post.

12

13 Approval of Vouchers:

14

15 A motion to approval the vouchers was made by Ms.
16 Nealon and seconded by Mr. Barrett.

17

18 All Board Members present voted in favor.

19

20 Public Comment Period:

21 None.

22

23 Report of Treasurer:

24

25 A motion was made by Mr. Wallis and seconded by Mr.

1 Dorunda to accept the Treasurer Report.

2
3 All Board Members present voted in favor.

4
5 Old Business:

6
7 MR. PADULA: Under the Energy
8 Performance Contract, we are just about ready
9 to start. Our subcontractors are picked and
10 they are probably I would imagine under
11 contract now with the TEN Group.

12 We have done many phone calls for
13 kickoff meetings to discuss. Our work is going
14 to be starting very shortly. We're going to
15 start with our energy is going to start with
16 our water consumption first and our inside
17 lighting, outside lighting, our water
18 conservation.

19 We're going to wait until probably
20 April or May to start on the heat so we
21 could -- so the tenants don't need any heat
22 right now. So we'll keep you informed of that.
23 And we could also have representatives from TEN
24 come to meetings, if you will. They will be
25 more than happy to do that.

1 MR. WALKER: As long as they update
2 you. You said there's a website in which you
3 could find these things.

4 MR. PADULA: After every job
5 meeting, they send out to all the team, it's
6 called Procore. And it shows the work that got
7 done, the questions that were asked. All of
8 you guys are welcome to go onto it. We could
9 get it sent to.

10 MR. WALLIS: We could have, like,
11 the distribution list. If Paul wants it, he
12 could probably get it sent. It gets
13 automatically sent out after every meeting.

14 MR. PADULA: We'll notify TEN, Tony,
15 that we would like to add our board on it and
16 anybody else who would like to be on it. It's
17 going to be a long process. We also don't want
18 to rush it.

19 We also know we're going to run into
20 some issues with a job this size. We don't
21 want to overlook anything. We want to fix the
22 stuff and do it right.

23 MR. WALKER: You're going to rehab
24 one of the projects, you're going to rehab all
25 the apartments in that and move those people

1 out? Is that part of the Energy Performance
2 Contract?

3 MR. PADULA: No, that is through our
4 capital funds. What happens is -- we'll talk
5 about it.

6 MR. WALKER: Would that be Old
7 Business or New Business?

8 MR. PADULA: I was going to do it
9 under Executive Director.

10 MR. WALKER: That's fine. Anything
11 else under Old Business?

12 MR. PADULA: No.

13 MR. WALKER: Any New Business?
14

15 New Business:

16 MR. PADULA: No, just that we spoke
17 a little bit about a school that we might be
18 interested in purchasing. I don't have any
19 information really on it. But I would like to
20 have you -- maybe have you guys go for a walk
21 through the school with us and just see the
22 location.

23 I'll try to get that set up now.
24 It's a good time to start a project like that.
25 What I'm thinking is, we will add housing. I'm

1 thinking about adding -- I'd like to see
2 Section 8 vouchers in there. We could also
3 manage it. It doesn't have to be project
4 based. We could maybe just take vouchers right
5 from our own list.

6 MR. WALKER: I'm just throwing this
7 out, I don't know the legalities of it or
8 anything like that. But under our umbrella of
9 the Housing Authority, can we -- I know we have
10 various things.

11 Can we form an LLC and do project
12 based vouchers in that place, bid them out to
13 ourselves or whatever and finance the
14 construction through the project based
15 vouchers?

16 MR. PADULA: That's a great
17 question. That is part of the process. What
18 we would do is we would, of course, decide
19 we're going to do it. First person we would
20 start talking with through Rocco's firm, we
21 would get a specialized attorney in that, which
22 we could find that.

23 We would have that conversation,
24 exactly what you said is what we would do. It
25 might be set up where there is only -- you

1 can't do it. Like I said, maybe there's only
2 so many vouchers and so many public housing
3 have to get in there. But they would know.

4 We'd get it approved through HUD
5 through the firm just like we did -- it would
6 also be like the same process like we just did
7 with the EPC. Then at that point we would have
8 our financing in order.

9 We know what it would cost us and
10 then we would make a decision and say are we
11 ready to do this and we would say yes or no. I
12 think it would be a great project.

13 I think we would definitely be able
14 to fill the units just with the list we have.
15 We wouldn't have to add much staff. Now my
16 suggestion would be, let's do the Jessup
17 housing -- that lot that we have at the same
18 time because we could just use the same firm,
19 maybe the same sort of design.

20 Maybe we could wrap it all instead
21 of going back several times. I think now is a
22 good time if we're going to do it to make a
23 final decision on it now.

24 MR. WALKER: Jessup, we would be
25 looking for tax credits, somebody who would

1 finance through tax credits.

2 MR. PADULA: Once we get with a firm
3 who understands this, we could be doing tax
4 credits.

5 MR. WALKER: We could sell them
6 ourselves. We could make the application as
7 the Housing Authority or as an LLC to sell the
8 tax credits and have the project financed
9 through somebody else who is buying the tax
10 credits.

11 MR. PADULA: Yes. There is several
12 ways to do projects like this. We definitely
13 need professional services to help us along
14 with it, so we get the most for our dollar,
15 educate us on this. We always got to know,
16 number one, our HUD rules. And they know.
17 We always need that clearance.

18 MR. WALKER: Okay.

19 MR. PADULA: And Jessup, we may have
20 that formulated already in Jessup. We could
21 just run it through that way.

22 MR. WALKER: Anything else in New
23 Business?

24 MR. BARRETT: This is where that
25 Vicky comes in?

1 ATTY. VALVANO: She's taking us
2 through the current HUD project with the EPC
3 right now. But they have specialized
4 departments that know the inner workings of HUD
5 and inner workings of the regulations. We
6 would lean on a firm like that to give us
7 advice to get it us through it.

8 MR. PADULA: We use that firm
9 through Rocco's firm and it works out perfect.
10 And they understand this. By the time we
11 educate ourselves on this, this is what they do
12 all the time. It wouldn't be feasible for us.
13 It works out well.

14 Remember, let's go back to January
15 when we get our resolution, we say,
16 "Authorizing the Executive Director to work
17 with professional services on any project that
18 we have." We have that covered. That is why
19 we do that in January.

20 MR. WALKER: Okay. Any other New
21 Business?

22 MR. PADULA: No.

23 MR. WALKER: Does the Executive
24 Director have anything to report?

25 Executive Director Report:

1 MR. PADULA: I'll just run down a
2 few things. Our public housing program is
3 doing well. Nothing really to report out of
4 the ordinary. We're actually leasing units
5 every day. We have the Lukasik Drive
6 development that we're taking the empties out
7 of there.

8 We're moving the families out of
9 there. We're taking those units offline. It's
10 not really not hurting us on our vacancy
11 report. We're starting construction in these
12 units now. Those families will come back. We
13 have a process in place for that.

14 MR. WALKER: Before you move on, we
15 talked about that the last time. I was under
16 the impression we were going to empty the whole
17 project out, gut it and do it and then move
18 them back in. Now are we going to do it
19 piecemeal?

20 MR. PADULA: No, so what we're doing
21 is moving them out as we're going. We have two
22 buildings empty right now. But the contractors
23 are coming in now. They're starting on these
24 buildings. Chances are, they might be back in
25 these buildings by the time they actually all

1 get out. It's a small site, 28 units in there.

2 I think there's seven buildings.
3 We'll move them out quick. Remember, we're
4 still coming back now because we started phase
5 one of that last summer. So they are still
6 coming back and doing some sidewalk, parking
7 areas and siding.

8 MR. WALKER: Okay. How about Report
9 of the Executive Director? Do you have
10 anything to tell us about Section 8 vouchers?

11 MR. PADULA: No. There is just
12 leasing as we're leasing. We're at our marks,
13 just business as usual with that.

14 Our capital funds is our big thing
15 is our Dunmore high rise elevator. We're
16 looking at that. They're also looking at the
17 design and elevations and the water in the
18 back. I brought that up to them last time.
19 They are going to come out and look at that.

20 So we're going to have a large
21 project with that. They are looking at
22 starting that this summer. That is probably
23 all we're going to do between the Lukasik Drive
24 and the elevator.

25 MR. WALKER: That would take up all

1 of our capital funds?

2 MR. PADULA: Not all of. It will
3 take a million of it. We have three years to
4 just obligate the money. But I always like to
5 leave some extra money for exactly like the
6 snowstorm which was \$90,000 just gone.

7 So we always need extra money. But
8 we'll go back into the design phase then in the
9 fall for next year. And that will definitely
10 be I would say probably be going -- we'll spend
11 quite a bit of money on our Peckville site.

12 If you recall, we just did the
13 underground gas in there. Now is a good time
14 to get at it because we already fixed the
15 underground. We're going to definitely do some
16 modernization on those units. Remember, we
17 take our 25 percent for our public housing
18 program.

19 Every year we draw that right down
20 from the grant. Public housing and capital
21 funds is all under public housing. We'll do
22 one project. That will be enough. That will
23 be enough for us this year. With the EPC going
24 on, that's a lot.

25 We are going to do some upgrading of

1 sidewalks at Cole Village. So right now --
2 actually I just noticed this. But we do have
3 it in our plan that there's a lot steps at the
4 site, more steps than we would like. The
5 concrete now is starting to get older and it's
6 starting to chip and fall.

7 And the railings are getting -- they
8 are not loose, but it's going to happen. I
9 asked if we could get some design on it to make
10 it just like a ramp. And we're going to try to
11 eliminate all the steps at Cole Village. So
12 hopefully that will be a real good, you know,
13 addition for our elderly families up there.

14 That will be definitely this summer
15 we're going to do that. We're also definitely
16 trying to keep as much reasonable combination
17 as we can, especially doing these walk-in
18 showers. We're really concentrating on that
19 lately.

20 And instead of waiting for a
21 reasonable combination to come to us -- and I
22 don't know why I didn't think of this in the
23 past, but it dawned on me. We're going to
24 start changing these showers over now when
25 these apartments become vacant. We'll try to

1 get in the process of that. So we're working
2 on that. We got hit with three.

3 MS. SCHULTZ: And there was already
4 one in progress, so four.

5 MR. PADULA: Four in the last month.
6 We have that one gentleman, and so if they get
7 sick and they come out and come back, we
8 accommodate our buildings, which is always a
9 good expense for our families. We're going to
10 try to get a little more proactive on that.

11 Spring is coming. So we'll
12 concentrate on, you know, beautifying our
13 sites, curb appeal. Probably purchase some
14 more lawn mower equipment, our zero turns.
15 We'll purchase them out of our capital fund
16 program.

17 And again, we will purchase them
18 because what we have learned is there is times
19 when we say, great, we don't need anything this
20 year. But that's not always the great idea.
21 It's usually good to keep upgrading. Now, we
22 have some issues with our trucks and our
23 vehicles.

24 So we haven't purchased vehicles in
25 so long so we say, good, no expense for

1 vehicles this year. But I'm rethinking that
2 whole idea. I think we should purchase every
3 year so we could just keep rotating these
4 vehicles in and out. We're looking at some
5 lease programs with Ford. We're looking at
6 that Maverick, the pickup truck.

7 I think we're going to purchase two
8 of them. And we're going to pay the lease on
9 them. When we're done paying the lease, run
10 them back through the maintenance department
11 and then continue to buy two.

12 When we're done with the lease, run
13 them back, put them back in maintenance and
14 service and then try to upgrade because you
15 could have a decent truck still in good shape
16 for 30, 40,000 miles on it, put it back in the
17 maintenance program and let it run out that
18 way.

19 So we're looking at that. We're
20 going to try that. We never done it before.
21 But we have been talking to some people that
22 are helping us with that and Coccia Ford has a
23 program that they do through our local bank.

24 MR. WALKER: Do they have a lease
25 program through the state at all?

1 MR. PADULA: They have a lease
2 program through Enterprise. We were talking to
3 them as well. I think the county is using it
4 right now. We're looking at options.

5 MR. WALKER: I'm saying companies
6 bid the leases and you could piggyback on their
7 bids.

8 MR. DORUNDA: CoStar.

9 MR. WALKER: Yeah.

10 MR. PADULA: We'll look into that
11 too.

12 MR. BARRETT: You would use those
13 Mavericks for your couriers and stuff like that
14 for a few years?

15 MR. PADULA: Yeah, I think looking
16 at it, we could use that for office staff,
17 everybody, because it's a great little truck.
18 And then when the lease is up, put it right
19 into the maintenance. It's softly used because
20 we bought new ones in maintenance and it
21 happens, you know, it's just a job.

22 So we're looking at that, just small
23 upgrades we're always trying to make and do.
24 We upgraded our lighting over here for
25 Mr. Ware. We put that in and then our

1 neighbors complained it's too bright.

2 MR. WALKER: Was his lease
3 terminated?

4 MR. PADULA: No.

5 MR. WALKER: I got an e-mail about
6 leases terminating for some magistrates sent to
7 the wrong Paul Walker. I didn't know if his
8 was one of them.

9 MR. PADULA: No, we're okay.

10 MR. WALKER: Anything else from the
11 Executive Director?

12 MR. PADULA: No, we're going to be
13 doing the Jessup audit. That's coming up now.
14 Pretty sure that's scheduled because I did sign
15 some paperwork for them to come in. And John
16 has been getting them what they need.

17 It's just routine and we do
18 annually. We use a special firm for that. We
19 use a special firm that specializes in tax
20 credits. And while we're on the subject of
21 Jessup, after that audit, I'm going to see if
22 we could see how far we are with RBC and our
23 agreements if we could maybe end that
24 agreement.

25 We should be getting pretty close on

1 that. Does anybody have any questions for me
2 or for Felicity?

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

6
7 A motion to accept the report of the Executive Director
8 was made by Mr. Wallis and seconded by Mr. Barrett.

9
10 All in favor All Board Members present voted in favor.

11
12 Adjourn:

13
14 A motion to adjourn the meeting was made by Ms. Nealon
15 and seconded by Mr. Barrett.

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17 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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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



Mark Wallis, Secretary

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