HOUSING AUTHORITY OF THE COUNTY OF LACKAWANNA

In Re: Commissioners Regular Meeting

TRANSCRIPT OF PROCEEDINGS

BEFORE: Paul Walker, Chairman
Patrick Padula, Executive Director

DATE: July 9th, 2026

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

APPEARANCES:

Rocco Valvano, Esquire

MARIA McCOOL
OFFICIAL COURT REPORTER

(Pledge of Allegiance.)

MR. WALKER: Roll call.

MR. PADULA: Mr. Walker.

MR. WALKER: Present.

MR. PADULA: Mr. Dorunda.

MR. DORUNDA: Present.

MR. PADULA: Mr. Wallis.

MR. WALLIS: On the phone.

MR. PADULA: Miss Nealon is absent. Mr. Padula is here. Attorney Valvano.

ATTY. VALVANO: Here.

MR. PADULA: Miss Felicity Schultz.

MS. SCHULTZ: Present.

MR. PADULA: Mr. John Prislupski.

MR. PRISLUPSKI: Here.

MR. PADULA: And Mr. Anthony Albright is here from TENS, Senior Project Manager. Thank you for showing up. And Mr. Joe Incelli from the Housing Authority is present as well.

Approval of Minutes:

A motion to accept the minutes of the June 11th, 2026 meeting was made by Mr. Dorunda and seconded by Mr. Wallis.

All Board Members present voted in favor.

Approval of Vouchers:

A motion to approval the vouchers was made by Mr. Dorunda and seconded by Mr. Wallis.

All Board Members present voted in favor.

Public Comment Period:

None.

MR. WALKER: Report of the Treasurer.

Report of Treasurer:

A motion was made by Mr. Dorunda and seconded by Mr. Wallis to accept the Treasurer Report.

All Board Members present voted in favor.

RESOLUTION NO. 4554

Authorizing the write off collection loss balance for vacated residents.

A motion to approve the write off collection loss balance was made by Mr. Dorunda and seconded by Mr. Wallis.

All Board Members present voted in favor.

RESOLUTION NO. 4555

Authorizing Executive Director to enter into a contract with Pest Control Service.

MR. PADULA: So we advertised and we put out a proposal for pest services. We have a preventative maintenance plan for our pest services, plus we also have services for pests that if anything, goes beyond the service. It's actually a HUD mandate that we have pest services for our residents.

We received two proposals. One proposal is from Purple Monkey and the second was from Pest Rangers. After reviewing both proposals we feel that both are qualified. We would like to accept both proposals. We think our residents do have better service this way. And I'm sorry to report that we're having a lot of cockroach issues in the development right now. I don't know why.

We noticed a lot of activity in our Taylor apartments and in Moosic as well. We think it's better for the Authority to take the two proposals and we'll split them up as we feel need on how they could handle the services as well. We want to get at this -- it's bad now, before it gets totally out of control. With board approval tonight we'll do that.

A motion to approve entering into contract with Pest Control Service was made by Mr. Dorunda and seconded by Mr. Wallis.

All Board Members present voted in favor.

<u>RESOLUTION NO. 4556</u>

MR. WALKER: Authorizing Executive

Director to enter into a contract with Dunmore Appliance -- I assume that is refrigerators. Isn't that part of the Performance Contract?

MR. PADULA: Good pickup. I'll go through that. We advertised and we received one bid for -- that should say it's for Cole Village Apartments. So for whatever reason, HUD knocked out the refrigerators at Cole Village. They didn't want to approve it for there, whether they were on the verge of being a certain age or we met our limit.

I don't know why they did that. We are in the process of doing some capital improvements in our Cole Village Apartments. And when we went through it, we did notice that the refrigerators are 14 years old up there. We're trying to keep all of our fixed assets all at the same age. Good investment, great property.

So we got only one bid though. But how I want to handle that is, I want to accept the bid. And I want to go ahead and we'll do a small cost study. We'll search the type of refrigerator from Lowe's, Home Depot and other places.

We'll make sure we're paying the correct amount. I know they'll never give us the service because I think he has a five year service plan in those or whatever. We'll put it in the folder we'll accept it. And that way we'll do our due diligence that we're paying the right amount. So I recommend that we take the bid from Dunmore. And they're one of our preferred contractors.

MR. WALKER: Yeah, I know we use them a lot.

MS. SCHULTZ: It's not just the service for five years. It's also removing and installing as well.

MR. PADULA: Okay. If they are good, we'll keep them for our inventory too just to have. Many times at night, weekends get a refrigerator in there if anything happens. They'll install them as they are going in.

MR. DORUNDA: So you do have a process for that.

MR. WALKER: I know at one point somebody asked us about donating them to charitable causes or something, fire companies?

MR. PADULA: Sure. Good idea. Thanks, Paul.

A motion to approve entering into contract with Dunmore Appliance was made by Mr. Dorunda and seconded by Mr. Wallis.

All Board Members present voted in favor.

Old Business:

MR. PADULA: Old Business, let's talk about it. Tony is going to talk about the EPC where we are with it, how we're doing with it, any deficiencies we see.

MR. ALBRIGHT: All right. So I'll roll down basically starting with refrigerators because there is two sites left. As far as the Cole Village, HUD had a limit of 15 years or older. We couldn't touch anything that was less than 15 years old. We tried.

We tried to get every refrigerator in your authority done. But they wouldn't do it. So we have Blakely left to do, which will be not next Thursday but the Thursday after.

And then Archbald will be the final site.

Lighting and water, obviously I'm running those congruently so that we're minimizing the disruption in the tenants. Right now we're about 42 percent done. They are up at Throop right now. They'll be Walsh Plaza.

And that will finish the second amp. The rest of the amps are smaller numbers of units in each of those developments. So they should roll through those pretty good.

We are noting several areas where we're seeing floors, especially with the toilets. So we're keeping a good strong list of that. We're feeding that to Lenny and then and it's going to Pat. Any faucets, things like that, talked to Pat today.

The sub's going to actually carry faucets on their trailer. So if they run across one that's leaking, we're going to carry that out of contingency. It positively affects the EPC because you're going to have the water savings that goes along with it.

The water line replacement, the first phase is nearly complete. That's the six-inch main that goes the whole way around the Taylor -- or Kennedy complex. They did get a little slow because they hit a lot of rock, really slowed them down, did a saw cut today.

They're going to shoot across the street. And then they're going to excavate four-inch lines for the outer loop, and then they'll start doing the tie-ins. Four-inch line, probably take them probably another three weeks and then we'll start doing the tie-ins.

They did do the submeters, the actual meters themselves at Moosic just to see how they would go in and -- and things like that. We didn't get the transmitters yet to hook them up to that Wi-fi dashboard where you guys can read the actual usage yet.

He's getting ready to start up at Blakely. I got to come up with something as far as figuring out how to measure the high rise because you have one meter coming into the entire campus that breaks off, does the high rise, and then goes into the family units. And it's a three-inch line.

I'm looking for just an ultrasonic meter. That way, we don't have to disrupt the piping or anything, haven't found anything yet. I have our engineers digging into that.

MR. WALKER: Just in terms of that, the three-inch line, is that sufficient capacity then?

MR. ALBRIGHT: Oh, yeah, oh yeah, for something like that. I just don't want to disturb it because it's existing copper. And if it was something that was already flanged where I can unbolt something and put a new gasket and bolts in, it'd be one thing.

But to disturb three-inch copper, you gotta have somebody that's really, really good at brazing and soldering.

MR. WALKER: You said the faucets will positively impact the Energy Performance Contract. But the cost of the faucets will come out of capital funds because it's not approved.

MR. ALBRIGHT: No, it'll come out of contingency.

MR. WALKER: Okay. And the subfloors and the toilets, where does that come out of?

MR. ALBRIGHT: The subfloors, that's

something that we're currently working through.

MR. PADULA: That might have to come out of our capital improvements.

MR. ALBRIGHT: Because it's not related to energy performance. We want to help you guys, by all means, and, you know, just roll through and do them.

MR. WALKER: Well, you got to do them. You can't --

MR. PADULA: Right, but we don't want -- I'm sorry. We want to make sure we pay for it, right, so we know they don't come back and say that audit you did five years ago -- so we're -- John's digging into that now.

MR. WALKER: I'm not worried about the payment. I'm saying if it's something that needs to be replaced, you do it now.

MR. PADULA: Oh, right. No, absolutely. Right now they're talking like they want us to ask for a waiver from there to pay for them, right? But we don't know if we're real comfortable asking for waivers for anything like that. We might just take our capital budget if we don't and do what we have to do with those areas.

MR. WALKER: What are we looking at, like, are we looking at crazy numbers so far on that or not?

MR. ALBRIGHT: Through the first amp, it was roughly 24 floors that were identified as being soft.

The second group I just talked to the lead plumber who is logging all of this this afternoon, not near as many. So it's going to be -- some of the sites are older sites.

MR. PADULA: And the family sites are going to be more.

MR. ALBRIGHT: Taylor looks pretty bad, Old Forge --

MR. WALKER: These toilets are configured differently because they are energy efficient or water efficient, some of the doors you had to manipulate.

MR. ALBRIGHT: We had to do that in Kennedy. We had to flip the doors so they would swing out.

MR. PADULA: That was a good system they came up with. They were still able to use the toilets. That was really good, Tony.

MR. ALBRIGHT: Because of the elongated bowl versus a standard bowl, I'm surprised they were in there that way. I mean, the doors barely missed the toilet that was in there. That was done. That was taken out of the -- I have that calculated into the contingency.

Throop, they are starting on the boilers. They got through the first three buildings. I'm working with the sub on adding manpower because the first two weeks I was not happy with where they were. I have a drop dead date that they need to be done by September 15th. I don't want to have to put temporary heating in one of your residences.

MR. PADULA: Are they picking up their speed?

MR. ALBRIGHT: Yeah, they are getting there. They'll start the furnaces in Old Forge next week. They're hydrofurnaces. It has a small boiler in the furnace. So instead of using the actual flame of the natural gas to generate the heat, it generates the heat in the water loop. And that water loop is in the air discharge.

So it's not as dry of a heat and it's a lot more efficient. The biggest challenge to those is they are all down flow. They are all flow down under the floor and then up through registers. Wherein a normal house, you would have up flow because you're in a basement.

MR. PADULA: Do you have any issues with the -- nothing collapsed?

MR. ALBRIGHT: No, the biggest thing with those is just the procurement. I've been on the phone with Navy because they have shipments coming into California, shipments coming into Virginia. Obviously they want to give me the ones from Virginia. But they don't come until late September. I know it's cheaper, but I need them here at a certain time.

The only other part is the windows and doors. The windows up at Cole Village and the doors at Jermyn which I'm still working with Cornerstone on getting them to finalize the contract.

But they have such a good relationship and buy so many windows from

Northeast that they reassured me as soon as they place that order that will be a priority. So we shouldn't have a problem getting done by fall. That's pretty much where you're at.

MR. PADULA: Any questions? Tony, would you say how -- is everybody cooperating from the agency?

MR. ALBRIGHT: Yes. All your site managers have been more than helpful. Maintenance team, if we need something. I got to deal with Incelli.

MR. PADULA: We told you that when you started and you're not getting hazard pay. Our subs are getting paid which are important. It's a couple months into this.

MR. ALBRIGHT: All the payments are all caught up and all the subs are caught up.

MR. PADULA: Any questions, anybody on anything?

MR. WALKER: I don't know the difference, is the cutoff 15 years with the refrigerators, is there a change in what they did 15 years ago in terms of energy efficiency or --

MR. ALBRIGHT: That was an arbitrary

number that HUD threw at us.

MR. PADULA: We'll start replacing these after five years -- I'm making that up -- the seals and stuff will start going on them. We start buying seals and we start going into it, we started --

MR. ALBRIGHT: Every refrigerator that came out that was not kept, Lenny went through and gave me a list and said I want to keep this one, this one, this one. Every one that was recycled, you will be getting a rebate coming back from PPL on that.

MR. PADULA: Can you just touch on rebate? I know we have one for gas too, right?

MR. ALBRIGHT: We're working through on UGI. One of the things we had to do because there was -- what Throop authority paid -- but I think it's Walsh Plaza is resident paid. So we had to get the account numbers for that because they're still going to do it under their multifamily program. Even though the residents are paying for the gas, you guys are going to get the rebate.

MR. PADULA: We will put it back into the program?

MR. ALBRIGHT: That your guys' call.

MR. PADULA: We'll make that call together. We'll see what the dollar amount is.

MR. WALKER: You have to get HUD to say that that's okay to do that. If you're getting a rebate, it's directly attributable to the Energy Performance Contract, does it have to go to reduce the cost?

MR. DORUNDA: Is that PPL rebate part of this program or is that what they're doing in the county now?

MR. ALBRIGHT: The thing is, they cancelled the refrigerator rebate last September. They were supposed to restart it for residents on 6/1. We have contacts outside of like what Dunmore has because we deal with Bluestone Energy, basically administers our rebate program.

MR. DORUNDA: It's just a coincidence, but they sent me an e-mail today for 35 and 15. Thirty-five for refrigerators and 15 for air conditioners.

MR. ALBRIGHT: I think we're getting even better than that. I think we're getting 50 per fridge. Don't quote me on that. And

Dunmore is handling all of that. They're picking them up at their facility by their recyclers. So there's no evac concerns or anything like that as far as the environment.

MR. WALKER: Anything else?

MR. PADULA: And under Old Business too, as you know, we did submit through Wolff Law the data center action that we talked about. That was submitted. Nothing really to report there, right?

ATTY. VALVANO: No.

MR. PADULA: We accomplished what we wanted to.

MR. WALKER: You've been reviewing filings?

ATTY. VALVANO: I haven't reviewed them all. I reviewed most of them. They pretty much all mirror each other. Just right now they applied for the rule to show cause for the hearings to determine why they should not let us in. Whenever he gets the hearing date, he'll let us know.

MR. WALKER: Okay.

MR. PADULA: Do you want to mention anything about today yet on our meeting with the tax credits?

MR. WALKER: You could mention it.

MR. PADULA: We're not even close. We're still putting our feelers out for the tax credit properties. We're going to continue this and keep reporting it and discussing to the board. We're nowhere near quite official. We're just feeling out on how we're going to do this and if we're going to do it.

MR. WALKER: We'll send out, like, an RFP.

MR. PADULA: Yeah. After our next meeting we'll really know what we need to procure. Anybody has any questions on that, please -- we had a HUD training yesterday. HUD came out. Do you want to mention that on the PIC training that they did?

MS. SCHULTZ: We had two HUD representatives come and meet with any of the staff that has access to our PIC system and our EIV system.

MR. PADULA: They go in and get all the tenant's data is in there.

MS. SCHULTZ: So it breaks down our units, any, like, our tenants, whether they moved out, whether they are current, whether, you know, they passed away, whether they're citizens or noncitizens. It breaks down a lot. We use a lot of that for reporting and annual plans too.

MR. PADULA: That is how they know we're staying with those scores. That's how they know because we're reporting into their system.

MS. SCHULTZ: So we had all of our managers. We had our occupancy team, our Section 8 team and our accounting team who all have access to both of those systems. They went through some stuff that, whether we use every day or we might not use often but just as a refresher.

They answered questions, showed some new reports. I say new, but it's been there for a few years, but we might not have used them yet. So a lot of just really good going through it and kind of just, like, physically seeing it and clicking through the buttons which is really nice.

MR. PADULA: We got some good feedback from the managers. It definitely was a good training to do.

MS. SCHULTZ: It was great because the two representatives that came, we are in contact with them normally. They are our -- kind of like our representatives that we reach out to. And one of them actually started out working in public housing and then moved up to work for HUD. So he really -- he knew where we are.

MR. PADULA: We have a good relationship with them.

MR. DORUNDA: PIC stands for Public and Indian Housing Information Center.

MR. PADULA: So, John, prepare for the end of the year financial wise, like, what -- we'll close everything out. So the end of the year now is coming so you are going to do your closeout.

MR. PRISLUPSKI: Yeah, we'll do our closet for the year, procure our auditor.

MR. PADULA: We'll also do our inventory. We'll break all of that out. And we'll get a real good -- we'll close up the Authority for the year basically.

MR. WALKER: Okay. That's all under

Old Business. Any New Business?

ATTY. VALVANO: No.

MR. PADULA: No, I don't have anything.

MR. WALKER: Report of Executive Director.

MR. PADULA: All programs are running smooth. No changes really in anything. Our public housing program is up and running well. We're doing our capital improvements. So remember a while back we put an RFP out for rehab in the inside of the units.

So what we did is, as we started going through, we noticed that they needed a lot of work inside, a lot of capital work, cabinets, flooring, doors, especially bathrooms and shower units. But when we're at those shower units, we're changing plumbing, and we're really getting at it.

So we did a little more homework on that. We worked with our fee accountants. And we're able to run that through our capital budget. So we're treating this whole project as a capital improvement now. John, we dedicated -- we allocated some money for that in the plan, which we think we'll need.

We're able to buy the stored goods with it, our flooring, our kitchens, our showers, our bathrooms through our capital budget, pay our labor out to the contractors that have received the contract. And we're just going to work that down now, just like a capital improvement.

It might take a year, but we're just going to keep -- I think we really got our hands around it this week with our procedures and protocols, how we're going to bid it in, how we're going to do our PO and how we're going to keep track of this.

MR. PRISLUPSKI: Last year in '25 we got 3,188,125 dollars. So when the HUD reps came in, we talked to them. She sent me some information that for '26 Capital Fund Grant, we're getting 63,000 dollars more, 3,251,878 dollars.

What we have to do now is send in a document package because the funds aren't available to draw down yet. Once we send that document package in, we go in and put our annual budget in and what we want to do, you know, like elevators or anything that that needs to be done through a needs assessment. We'll put it in, and then we'll be able to start drawing on those funds.

MR. PADULA: So we're going to be able to run that through a capital improvement project. And it helps us so much because we're spending so much on the inside. The apartments are getting old. They need cabinets. They need doors. So we're going to take advantage of that and be responsible with the money.

But we're going to allocate that money for the inside. I think we put about 400,000 in for next year for that for the -- inside the units. We're going to draw it down, and we're going to feel that out.

And that's for labor, and that's also for the goods too, like materials. So we're looking forward to that. I think we got it now. We want to get a little better on the administrative end of it because it's kind of new to us.

About another week I think we should have it underway. It's all about the beginning of the process to make sure we know what is being allocated to the capital funds.

MR. WALKER: Anything else in the Report of the Executive Director?

MR. PADULA: No. Section 8 Program is 7 --

MR. PRISLUPSKI: 718, it's up a little bit.

MR. PADULA: As long as we see it going up a little bit. I'm going make this number up, but send out so many applicants to come in and you get one lease out of --

MR. PRISLUPSKI: One out of ten.

MR. PADULA: They are doing 10 times the work to get one lease. It's a process. We're doing good with our dollars. Our admin money is staying strong. John, any cuts in public -- but dollarwise we're looking good, right? Our rents are going up.

MR. PRISLUPSKI: Yeah, the rents are going up. We're working on with the managers towards getting collections.

MR. PADULA: We got to get a little better on rent collections. A lot of repairs on the inside of the units. I was really uneasy with that for a long time.

MR. WALKER: We talked last week on the phone and you were going crazy over some --

MR. PADULA: I am because the apartments, like, I have never seen this before. The dollars are flying through to fix the insides of them are -- I never seen it before like that. I think we feel better about the capital right now.

We might have to put a capital improvement on the -- maybe we have to do one next year. We have to get at the inside of the units though. We think that could be our priority. It's a lot of capital we have to still do.

Report of Executive Director:

A motion was made to accept the Report of the Executive Director by Mr. Dorunda and seconded by Mr. Wallis.

All members present voted in favor.

Motion to Adjourn:

A motion to adjourn was made by Mr. Wallis and seconded by Mr. Dorunda.

All members present voted in favor.

CERTIFICATE

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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