

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 10th, 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: Mrs. Elizabeth Nealon
11 is absent tonight. Mr. Padula is here.
12 Attorney Valvano.

13 ATTY. VALVANO: Here.

14 MR. PADULA: Mr. John Prislupski.

15 MR. PRISLUPSKI: Present.

16 MR. PADULA: Mrs. Denise Delvecchio.

17 MS. DELVECCHIO: Present.

18 MR. PADULA: Mr. Joe Incelli is
19 absent tonight.
20

21 Approval of Minutes:

22
23 A motion to accept the minutes of the August 13th, 2026
24 meeting was made by Mr. Wallis and seconded by Mr.
25 Dorunda.

1 All Board Members present voted in favor.

2
3 Approval of Vouchers:

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

7
8 All Board Members present voted in favor.

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10 Public Comment Period:

11 None.

12
13 Report of Treasurer:

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

17
18 All Board Members present voted in favor.

19
20 MR. WALKER: Entertain a motion to
21 authorize write-off of collection loss balances
22 for vacated residents.

23 MR. PADULA: In your packet you will
24 find correspondence from Agency staff members
25 requesting authorization to write off the

1 balances left from former residents upon
2 vacating. All of these have not had any
3 activity for a period of two months. With
4 board approval, the appropriate staff will take
5 necessary measures to write off these account
6 balances.

7 So again, we do the best we can.
8 But we also have an obligation to take the debt
9 off of our balance sheets. And that's what
10 happens in our business. But, John, are we
11 getting better at our rent collections? Is
12 that still a little bit high?

13 MR. PRISLUPSKI: They are getting
14 better each month.

15 MR. PADULA: Yeah, when you are
16 studying these reports, they are high. They
17 are higher than normal. But when you call them
18 in, right, you see how it adds up. The
19 managers are in control of it, but who's on a
20 payment plan, who's on a maintenance plan; so
21 those numbers do add up. We try to get it as
22 low as we can.

23 MR. WALKER: Well, this month didn't
24 seem to be bad. But there's months where it's
25 thousands of dollars per persons. Do they

1 destroy the property?

2 MR. PADULA: Yeah, there's a lot of
3 maintenance charges when they leave. Our rents
4 are very high now because of the fair market
5 rent and how we have to raise them. It adds up
6 pretty good. We also tell the managers to move
7 as quick as you can on it.

8 If they get too far behind, it's
9 just out of our -- but at this point now we're
10 at least -- we're collecting the rents for the
11 most part and we have these balances. John, is
12 it higher than normal or is it because our
13 rents are higher too though.

14 MR. PRISLUPSKI: It's a combination
15 of both. But some of the things that like I
16 mentioned to you, they are in escrow. A lot of
17 the balances that we're carrying out there,
18 they are supposedly in escrow. And two of the
19 managers were going to get in touch with you to
20 see how to get --

21 ATTY. VALVANO: Okay.

22 MR. PADULA: So I guess what he's
23 saying, Rocco, is this. It not as much as
24 they're probably saying, but it doesn't record
25 on our books because it's being held somewhere

1 else. So we might have an extra \$5,000 or --

2 ATTY. VALVANO: Yeah, but it will be
3 a receivable to you because it's in there. I
4 mean, it may be possible each month then to get
5 a report as to what -- if you need to -- as to
6 what's in escrow and you can list it as
7 receivable because it's coming to you, you
8 know, it's just a matter if something's pending
9 like an appeal, whatever. If that would help
10 you guys, we could try to get you, you know,
11 balances --

12 MR. PADULA: Yeah, we could look at
13 it. We would know that just from our managers.
14 I think John when you're collecting these,
15 like, when you're getting information back for
16 them, I think that has to be one of our
17 questions, what kind of dollars are we holding
18 in escrow and that might not be on that report?

19 MR. WALKER: Are we holding deposits
20 in escrow --

21 ATTY. VALVANO: No, it's the rent.
22 So if someone appeals our order and we have to
23 file a lawsuit against them, they still have to
24 pay the rent into the Court.

25 MR. WALKER: Clerk of Judicial

1 Records.

2 ATTY. VALVANO: Yeah, that's the
3 escrow. That's where it is.

4 MR. WALKER: Okay. So I'll
5 entertain that resolution.

6
7 RESOLUTION #4561

8
9 Authorizing the write-off collection loss balances for
10 vacated residents.

11
12 A motion authorizing the write-off collection loss
13 balances for vacated residents was made by Mr. Dorunda
14 and seconded by Mr. Wallis

15
16 All members present voted in favor.

17
18 Old Business:

19
20 MR. PADULA: Old business. Let's
21 start out with data centers. Mr. Walker?

22 MR. WALKER: I've had to testify a
23 couple times now for us to intervene in these
24 data center things. It looks like we've been
25 winning the whole time allowing the

1 intervention. I don't where it's going to go
2 after that.

3 The word that I'm getting back from
4 the people who are local counsel for the data
5 centers, they're willing to spend a ton of
6 money. I think the one data center that we
7 were opposed to, the foundation is 40 million
8 dollars.

9 So, you know, you're not even
10 talking about the building and what it would
11 generate in terms of income. We have to have a
12 discussion about it at some point.

13 MR. PADULA: So to be clear at this
14 point, we're able to -- the Court allowed us to
15 jump onto the suit, if I'm saying it right.
16 And that was our goal.

17 MR. WALKER: I don't know how many
18 of those. We need to have that discussion.
19 There's things about challenging the ordinances
20 and where we are and, you know, like, we need
21 to sit down and say, all right, do we have to
22 do all of these. And then next question is,
23 you know, how far are we going to go? Right
24 now that doesn't have to be answered.

25 MR. PADULA: Okay. I just wanted to

1 bring everybody up to par we're moving on it
2 forward. Tax credits, we're at a standstill a
3 little bit. But John and I met with Quandel
4 Group one more time. Quandel, Brian and Chris
5 Doherty, the Quandel officials. We had another
6 talk with them. They like their chances to
7 going into tax credit competition.

8 MR. WALKER: For next year.

9 MR. PADULA: '27. Like I said, to
10 prep it up and do what we have to do, it will
11 be here before we know it.

12 MR. WALKER: We'll have to still do
13 the RFQ or RFPs or something.

14 MR. PADULA: I don't know. I think
15 that's what we have to do here.

16 MR. WALKER: I'm delighted to meet
17 with those people. But like I said, the issue
18 of ownership is still in my mind. I don't know
19 if this is appropriate for this session, but
20 I've done preliminary research too.

21 It's says, like, hey, going in for
22 tax credits you have a better chance if that
23 for profit is going in with a not for profit
24 and the not for profit has a greater ownership
25 interest in the ultimate building.

1 It seems to increase the chances of
2 getting the tax credits. And I'm not ready to
3 give up ownership interest. I might be out
4 voted. But I'm not ready to do that --

5 MR. PADULA: I understand.

6 MR. WALKER: So we may have to form
7 a 501C3 where we could be partners and have
8 other partners.

9 MR. PADULA: That's what we did in
10 Jessup. We'll continue those talks as well. I
11 think we should talk to our HUD people.

12 MR. WALKER: Yeah.

13 MR. PADULA: I'll set that up. John
14 and I talked a little bit about it. We'll get
15 an answer on that. The EPC, Energy performance
16 moving along nicely. Our furnaces are 70
17 percent done. Boilers are completed in Throop.
18 They're working in Olyphant at Walsh Plaza.
19 They're 50 percent done there.

20 Water and lighting on hold to do the
21 furnaces first and the boilers to get them
22 before the winter. Waterline replacement at
23 Kennedy is going well, on track. Blakely High
24 Rise still needs meters. The families are okay
25 with that. We're going to add meters. But

1 that's not in the EPC. We're going to add
2 meters -- we put gas lines in, as you know. We
3 are going to add meters to the sites. Why is
4 that, John? We're going to continue to pay
5 though.

6 MR. PRISLUPSKI: Yeah, to keep
7 better track of the usage.

8 MR. PADULA: What we want to do is
9 drill down on the unit cost what these are
10 averaging out. And that is about it for the
11 EPC. Is there anything you want to add about
12 how is our bank is treating us, how is the
13 billing all going?

14 MR. PRISLUPSKI: The bank is
15 treating us very well.

16 MR. PADULA: They send a bill to us.
17 Talk about the bank when they send a bill to us
18 how we go to the bank and they draw it down
19 like a construction loan.

20 MR. PRISLUPSKI: So when the
21 periodical estimate comes in it gets approved
22 by Pat and the engineers. And then we send it
23 to the bank. The bank transfers the money into
24 our account and we pay the bill VACH --

25 MR. WALKER: We just draw down on --

1 no advance or anything like that. We're just
2 drawing down on the bills that are coming.

3 MR. PADULA: We're not paying our
4 loan yet, right?

5 MR. PRISLUPSKI: No, not yet. It's
6 supposed to start towards the end of the year.

7 MR. PADULA: When we start it, we'll
8 pay X-amount a monthly loan. You'll pay that
9 loan.

10 MR. PRISLUPSKI: And then the
11 payment gets included in the subsidy.

12 MR. WALKER: We'll be able to
13 reconcile as to the cost savings that we got as
14 a result of saving energy. There will be some
15 type of reconciliation.

16 MR. PRISLUPSKI: Right.

17 MR. PADULA: Once a year we receive
18 an M and V report, Measures and Verification
19 report from TENS group. And they -- from our
20 reporting from our utilities to them, they'll
21 come up with the M and V report. We'll show
22 the savings. That's how they'll give us that
23 add on for the subsidy of that loan.

24 MR. WALKER: HUD is saying as long
25 as you have these savings we'll give you the

1 money to pay.

2 MR. PADULA: Yes. And if we don't,
3 TENS is onto guarantee for it. It will work.
4 We already can see this. John, our utilities
5 have been -- there's an increase in the amount
6 of them but and they're still being lowered,
7 right? So it doubled the amount because it's
8 increased as it is.

9 MR. PRISLUPSKI: There is a rate
10 reduction incentive that we applied for every
11 year. In prior years we only got 50 percent of
12 the savings. Now we'll get 100 percent of the
13 savings as long as we have the EPC going on.
14 Usually like the first maybe three to five
15 years it's at its highest. And we'll get 100
16 percent of those savings, which is also an
17 add-on to the subsidy.

18 MR. PADULA: Roll it back to May,
19 June when send our balanced budget to HUD, John
20 has all of those utility figures in there from
21 the year before. And then you do the increase
22 on those utilities. So we're blanketed covered
23 all around on that.

24 John even that -- we really look at
25 high utility bills. When you submit this

1 budget, HUD already knows these are the
2 upcoming cost. So we're receiving that in our
3 subsidy.

4 MR. PRISLUPSKI: They take an
5 average three years.

6 MR. PADULA: When you see these
7 large bills coming in, PC Energy, water, gas,
8 they're shocking. But that money was already
9 calculated. Make sense?

10 MR. WALKER: Yeah.

11 MR. PADULA: That's it for Old
12 Business.

13 MR. WALKER: New Business.

14 MR. PADULA: New Business. No, New
15 Business.

16 MR. WALKER: Report of the Executive
17 Director.

18 MR. PADULA: So our Public Housing
19 Program is doing well. We are going to shut
20 down our lists. I don't recall the day of
21 that.

22 MS. DELVECCHIO: September 14th,
23 Monday.

24 MR. PADULA: We're going to leave
25 four bedrooms open.

1 MS. DELVECCHIO: Four bedrooms will
2 be open. We're closing the list for studio.
3 One, two, three bedroom list are already
4 closed.

5 MR. PADULA: We will be available
6 for any tragedy, emergency, fires. We'll take
7 that application. I'd be able to do that and
8 say, yes, the situation is here. We'll
9 document it. We'll take that application. And
10 with the winter coming up, we always get hit
11 with something.

12 MR. WALKER: Dickson City, they have
13 two units vacant and that kicks your
14 percentages? Dickson City you have 71 units
15 available. And you have 69 occupied.

16 MR. PADULA: Dickson City, remember,
17 we're doing -- they're empty because we're
18 doing construction. So what happens really on
19 this, this is our report. It doesn't go on the
20 HUD report because we took them offline. This
21 doesn't talk to that. This is a little bit of
22 an inaccurate report, but are clearly on top of
23 that. Do want to talk about that what we're
24 going to get ready to locate --

25 MS. DELVECCHIO: The first building

1 is complete. They are in the process in the
2 next two weeks that we're going to transfer the
3 people from the second building into the first
4 building. And then they are going to start
5 construction on the second building.

6 MR. WALKER: This vacancy that we
7 see here, we have an 87 percent vacancy. We're
8 not going to get tagged by HUD because we have
9 an 87 percent vacancy because it's not being
10 reported to them.

11 MR. PADULA: No, we're offline.
12 This report is not speaking to the -- that is
13 through the 505H and they run that report. So
14 the answer to that is, no. We're going to be
15 okay. Section 8 funding is going well. We're
16 still on normal funding. We are now applying
17 for our 120 percent fair market rent, the
18 payment standards. Nothing really to report
19 out of the ordinary there.

20 We'll keep going. And we will
21 continue to use the dollars that is afforded to
22 us. I don't have anything else. Oh, Jermyn,
23 our electric, there's only three units left for
24 our Capital Fund Project.

25 That was the upgrade of electrical

1 services. Cole Village refrigerators will be
2 coming up in the next two weeks. This is under
3 capital funds now, not EPC.

4 MR. WALKER: Yeah, they didn't
5 approve that.

6 MR. PADULA: They didn't approve it.
7 We don't know why but we're going to do it on
8 our own. Cole Village upgrades, engineering is
9 starting on lighting, siding -- sidewalks.
10 We're doing our design there now. We'll start
11 that work in the spring.

12 MR. WALLIS: Who is doing the
13 engineering.

14 MR. PADULA: Palumbo. Archbald
15 sidewalks they are beautiful. That was from
16 Lenny, all inlets are done. They're working on
17 the mains.

18 And the reasonable accommodations,
19 we're doing some concrete work for our elderly
20 to get up off the curb cuts. We continue to
21 install low curb shower units, tub cuts, grab
22 bars, concrete ramps. And we do these on a
23 case-by-case basis. We never refuse that
24 because it stays with the unit. That is pretty
25 standard stuff. We're glad to do it. And that

1 is it.

2 MR. WALKER: Okay. Anyone have any
3 questions of the Executive Director, otherwise,
4 I'll entertain a motion to accept the Report of
5 the Executive Director.

6 MR. DORUNDA: How is the new
7 extermination contracts?

8 MR. PADULA: So far so good.

9 MR. DORUNDA: Any major issues?

10 MR. PADULA: Just a little
11 scheduling issues. And they're trying to get
12 used to us and we're trying to get used to
13 them, very accommodating. It seems like they
14 jump when we call. We like small companies
15 because we get the service.

16 MR. DORUNDA: Any issues with pests?

17 MR. PADULA: Yes, I'm glad you
18 bought that up. I want to mention about Throop
19 again. Mice is starting again.

20 MR. WALKER: This is the time. I
21 just read an article of the year --

22 MR. PADULA: I'm going to tell you
23 where I am with this Throop development. I
24 think we're about to take a building offline
25 and just demo it, take the sheetrock out, take

1 the insulation out and just see what's in
2 there.

3 MR. DORUNDA: That many, huh?

4 MR. PADULA: We're not getting
5 anywhere. And I feel like we're not helping
6 these families.

7 MR. WALKER: Now they're coming in.
8 They're having babies. There's infestations.
9 This is the time.

10 MR. PADULA: I think we did stop a
11 lot of it. But I think we have to just pull --
12 here's the thing. If we go ahead and we take
13 them offline, the bleeding stops. We move the
14 families to where they have to be. We go into
15 a building. We demo it out. We just had to do
16 a job -- John, we used the capital funds
17 through that, right?

18 MR. PRISLUPSKI: Yes.

19 MR. PADULA: We have to use our
20 capital funds. And you're going to say, Pat,
21 you're going to spend a fortune. We're going
22 to spend a fortune on extermination and we
23 already did it. And we got a little where, but
24 we never really correct it. I think one
25 building we need to do and really see what's in

1 those walls. And it's going to be that one
2 building that keeps complaining.

3 MS. DELVECCHIO: Weren't we going to
4 do one unit first before we do the building?

5 MR. PADULA: Yeah, if you do one
6 unit, where are they going to go, the next
7 unit.

8 MR. DORUNDA: Did you run it by the
9 new exterminators to see if they had any plan?

10 MR. PADULA: We're going to sit with
11 them. They tried some different bait.
12 Apparently, they get used to the bait. They
13 have the -- they're smart.

14 MR. WALLIS: Are they built any
15 different then our other units?

16 MS. DELVECCHIO: There's wood around
17 it.

18 MR. PADULA: But we never that had
19 and why now? And they're sealing up little
20 thing. The guys went around. They did what
21 they could. But in the end, we'll have a
22 totally remodeled apartment. They're 50 years
23 old now. It's not that they don't need it.
24 Okay. I'm glad you brought that up. I'm glad
25 I mentioned about the mice.

1 Anything else for us or the team,
2 any finance questions, you got your guy here.
3 John, we're doing good financial -- we're
4 doing our bills.

5 MR. PRISLUPSKI: We finished up the
6 year. The auditor should be coming in possibly
7 before -- we're trying to schedule them before
8 the holidays.

9 MR. WALKER: So our fiscal year is
10 July.

11 MR. PRISLUPSKI: June 30th.

12 MR. PADULA: John, anything off this
13 year like when you did your year out? I know
14 we spent more.

15 MR. PRISLUPSKI: Not really. Like,
16 some of the contract costs were up a little.

17 MR. PADULA: But that could be
18 through our rehab and stuff. The waterlines,
19 when those guys come with those machines, the
20 bills come up pretty quick. And then don't
21 forget we had a huge snowstorm that cost us
22 quite a bit of money.

23 MR. PRISLUPSKI: We were able to
24 take that out of capital fund. HUD gave us
25 permission to do that.

1 MR. WALLIS: Did you start buying
2 salt and all of that stuff again?

3 MR. PADULA: They're going to start
4 now. They'll bid it out and they'll start
5 doing the -- we have a couple plow trucks. But
6 we also have prices for outside services too.
7 We learned that too, like, by the time we do
8 our trucks and Rocco would know that and you
9 would know that, they get beat. Then by the
10 time we fix them again, you know, sometimes we
11 just have -- well, that big storm we had a lot
12 of outside services help.

13 It was just -- we just did what we
14 had to do. Hopefully we won't have it this
15 year. There's no use for us to buy a bobcat or
16 something that costs 50, 60,000. I couldn't
17 believe the price of them. We'll sub it out.

18
19 Executive Director Report:

20
21 A motion was made by Mr. Wallis and seconded by Mr.
22 Dorunda to accept the Report of the Executive Director.

23
24 All members present voted in favor.
25

1 Motion to Adjourn:

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

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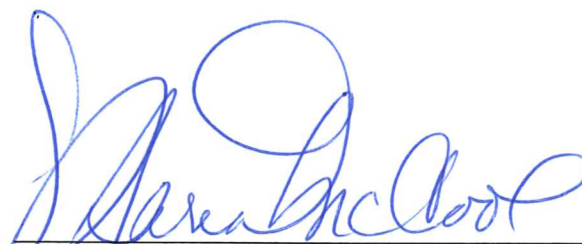
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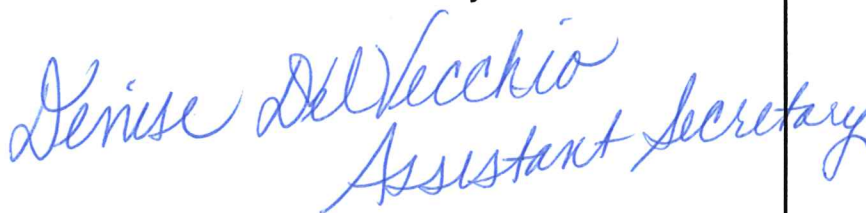
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