

## **AGENDA**

**January 10, 2023**

### Regular Board Meeting

Reorganization – Board Members -offices open and vacant;

Chairperson, Vice Chairperson, Secretary/Treasurer, Assistant Secretary/Treasurer, and Second Assistant Secretary/Treasurer.

1. Approve Minutes of Regular Board Meeting held December 13, 2022.
2. Report from Barry Yohey, Executive Director:
  - A. Development.
  - B. Modernization
3. Approval of Bills and Payroll December 1 to December 31, 2022.
4. New Business

**NEXT MEETING WILL BE HELD ON February 14, 2023**

The Regular Meeting of the Housing Authority of the County of Luzerne was held on Tuesday, January 10, 2023, in the Luzerne County Housing Authority Board Room, Kingston Manor, 250 First Avenue, Kingston, PA, pursuant to the written notice of all members of the Authority.

PRESENT: Barry Yohey, Executive Director  
Kathleen Chernavage, Chairperson  
Dan Siani, Vice Chairperson  
Alan Yendrzewski, Secretary/Treasurer  
Robert Wanyo, Member  
Rose Yarmel, Member  
Atty. Bruce Anders, Solicitor  
Kelsey Perry, Comptroller

ABSENT: Patrick Stoodley, Director Housing Management  
Ryan Williams, Director of Security

**REORGANIZATION – BOARD MEMBERS:** Upon opening the meeting at 12:00 p.m., Mr. Yohey declared the following offices open and vacant: Chairperson, Vice Chairperson, Secretary/Treasurer, Assistant Secretary/Treasurer, and Second Assistant Secretary/Treasurer. Mr. Yohey turned the meeting over to Attorney Anders, Solicitor's office. Attorney Anders asked all staff members to vacate room until voting has been completed.

Atty. Anders asked for nominations for the position of Chairperson. Ms. Yarmel nominated Mrs. Chernavage. Mr. Siani seconded the nomination. No other nominations were made. Upon a vote, all "AYES". Mrs. Chernavage was named Chairperson.

Atty. Anders asked for nominations for the position of Vice Chairperson. Mrs. Chernavage nominated Mr. Siani. Mr. Yendrzewski seconded the nomination. No other nominations were made. Upon a vote, all "AYES". Mr. Siani was named Vice Chairperson.

Atty. Anders asked for nominations for the position of Secretary/Treasurer. Mrs. Chernavage nominated Mr. Yendrzewski. Mr. Wanyo seconded the nomination. No other nominations were made. Upon a vote, all "AYES". Mr. Yendrzewski was named Secretary/Treasurer.

Atty. Anders asked for nominations for the position of Assistant Secretary/Treasurer. Ms. Yarmel nominated Mr. Yohey. Mr. Siani seconded the nomination. No other nominations were made. Upon a vote, all "AYES". Mr. Yohey was named Assistant Secretary/Treasurer.

Atty. Anders asked for nominations for the position of Second Assistant Secretary/Treasurer. Mrs. Chernavage nominated Mrs. Perry. Ms. Yarmel seconded the nomination. No other nominations were made. Upon a vote, all "AYES". Mrs. Perry was named Second Assistant Secretary/Treasurer.

Atty. Anders thanked the officers for their service and turned the gavel over to Chairperson Chernavage.

**APPROVAL OF MINUTES:** Minutes of the regular meeting held December 13, 2022, were approved by motion of Mr. Yendrzewski and seconded by Ms. Yarmel. All "AYES". **Resolution No. 2023-01-01.**

Mr. Yohey reported on the following:

**MODERNIZATION:** During the Holiday Season Wright Manor's pipes for the sprinkler system burst, causing water damage to 4 or 5 apartments. The tenants moved in with relatives until repairs can be made. Renovations for 57-10 Exeter Housing Project are on-going. The bed bug issue at Lee Park Towers has been addressed and active cases have decreased dramatically. Therefore, the Preventative Agreement Contract will not be renewed.

**BILLS AND PAYROLL:** The bills and payroll for period December 1 to December 31, 2022 have been reviewed by the Board. Mr. Siani motioned to approve the bills and payroll as submitted (see attached list) and to authorize that the proper officers sign proper vouchers. Ms. Yarmel seconded the motion. All "AYES". **Resolution No. 2023-01-02**

**NEW BUSINESS:**

- The Board requested Department Supervisors attend board meetings to update board members on Public Housing, Security and Section 8 programs.
- Evictions – The security department handles all evictions at the magistrate level. If there is an appeal of the magistrate's decision, the case proceeds to County Court and Attorney Anders becomes involved

**EXECUTIVE SESSION:** The Board held an executive session to discuss pending litigation – the case of Carla Greenley vs. MARPAUL CO., INC. d/b/a Mar-Paul Construction Co., Luzerne County Housing Corporation and the Housing Authority of the County of Luzerne vs. Digg It Corporation filed to Luzerne County No. 2022-08234.

There being no further business to discuss, the meeting was adjourned by Chairperson Chernavage at 12:35 p.m.

Secretary – Housing Authority of the  
County of Luzerne