

The Regular Meeting of the Housing Authority of the County of Luzerne was held on Tuesday, January 12, 2021, 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. Due to the COVID-19 pandemic, some attendees joined the meeting via conference call.

PRESENT: Michael A Molitoris, Executive Director, via conference call
Rose Yarmel, Chairperson, via conference call
Kathleen Chernavage, Vice Chairperson, via conference call
Alan Yendrzejewski, Secretary/Treasurer, via conference call
Robert Wanyo, Member, via conference call
Atty. Bruce Anders, Solicitor, via conference call
Patrick Stoodley, Director Housing Management

ABSENT: Barry Yohey, Comptroller
Leonard Brenner, Member
Ryan Williams, Director of Security

Chairperson Wanyo called the meeting to order at 12:00 pm.

REORGANIZATION – BOARD MEMBERS: Upon opening the meeting at 12:00 p.m., Mr. Molitoris declared the following offices open and vacant: Chairperson, Vice Chairperson, Secretary/Treasurer, Assistant Secretary/Treasurer, and Second Assistant Secretary/Treasurer.

Mr. Molitoris turned the meeting over to Atty. Anders, Solicitor's office.

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

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

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

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

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

Atty. Anders thanked the out-going officers for their service, especially Mr. Wanyo during this very challenging year of 2020 and called the elections final and turned the gavel over to Chairperson Yarmel.

APPROVAL OF MINUTES: Minutes of the regular meeting held December 8, 2020, were approved by motion of Mrs. Chernavage and seconded by Mr. Yendrzejewski. All "AYES". **Resolution No. 2021-01-01.**

EPC RELATED LOAN: The HACL is currently making payments on a December 20, 2012 Equipment Lease/Purchase Agreement with Banc of America that is associated with an Energy

Performance Contract ("EPC"). The original EPC was entered into in the year 2006 with Honeywell at a rate of 4.25%. The money was used to reduce energy costs by upgrading the buildings roofs, windows, heating systems, water heaters, light bulbs, etc. In 2012 the EPC loan was refinanced through Banc of America at a rate of 3.42%. HACL has received a commitment letter from Landmark Bank to refinance at a much lower rate of 1.99%. Due to the significant savings as a result of this refinance, Mrs. Chernavage motioned to approve entering into a refinance loan with Landmark Bank. Mr. Wanyo seconded the motion. All "AYES". **Resolution No. 2021-01-02**

Mr. Molitoris reported on the following:

DEVELOPMENT: The closing of the Dupont Housing for the Elderly Development has occurred. A bi-weekly meeting has been scheduled going forward. About 70% of the demolition of the old building has been completed. Mr. Molitoris thanked Attorney Anders and Mr. Yohey for all their hard-work, he credits their diligence for the success of this project moving forward. Applications will be accepted on-line starting February 1, preference will be given to Dupont residents.

MODERNIZATION: Once again the HACL has received a "High Performance" rating for 2020 which will bring in additional Capital Fund monies. Joe Grady, head of maintenance will be requesting bids to begin some paving projects in early spring and a total rehab will be planned at Exeter Family in the near future. The Covid Relief Bill has been passed which will bring in additional funds for Section 8 program.

BILLS AND PAYROLL: The bills and payroll for period December 1, 2020 to December 31, 2020 have been mailed to the Board for review. Mr. Wanyo motioned to approve the bills and payroll as submitted (see attached list) and to authorize that the proper officers sign proper vouchers. Mrs. Chernavage seconded the motion. All "AYES". **Resolution No. 2021-01-03**

There being no further business to discuss, the meeting was adjourned by Chairperson Yarmel at 12:36 p.m.

Secretary – Housing Authority of the
County of Luzerne