

The Regular Meeting of the Housing Authority of the County of Luzerne was held on Tuesday, June 8, 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.

PRESENT: Barry Yohey, Comptroller  
Rose Yarmel, Chairperson  
Kathleen Chernavage, Vice Chairperson  
Alan Yendrzejewski, Secretary/Treasurer  
Robert Wanyo, Member  
Leonard Brenner, Member  
Atty. Robert Anders, Solicitor  
Patrick Stoodley, Director Housing Management

ABSENT: Michael A Molitoris, Executive Director  
Ryan Williams, Director of Security

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

**APPROVAL OF MINUTES:** Minutes of the regular meeting held May 11, 2021, were approved by motion of Mrs. Chernavage and seconded by Mr. Yendrzejewski. All "AYES". **Resolution No. 2021-06-01.**

Mr. Yohey reported on the following:

**DEVELOPMENT:** The roof has been shingled and windows are in for Dupont Housing for the Elderly Development. A change order has been requested for \$160,000 due to the increase of lumber prices. The project seems to be on schedule.

**MODERNIZATION:** Regular maintenance work continues to prepare vacant units to be rented. Installed handicap ramps in front of two apartments in Exeter and no bed bugs to report in any of the housing developments. The contractor has finished installing the new windows at Dundee Apartments and the other contractor is 95% complete with installing the new doors at Dundee Apartments. Some of our Capital Fund Projects have been delayed due to some health issues with two employees from Penneastern Architects. Hoping for the best and they will return to work soon.

**SALE OF PROPERTY:** Dupont Borough is interested in purchasing from the LCHA adjoining land next to our new Development in Dupont. Attorney Anders is discussing the matter with Dupont Borough officials. Also, we are working on selling two small parcels of land in Plains near Church Ridge Development. More information will be given at the next board meeting.

**APPROVAL ON JOB POSITIONS:** Mr. Molitoris is stepping down as Executive Director effective June 30, 2021 with the expectation of retiring the following year. He will now hold the position of Deputy Director. He has been with the Housing Authority for over 32 years serving as the Executive Director since December 2018. Additionally, Barry Yohey will replace him in this position effective July 1, 2021. Mr. Yohey has been with the Housing Authority for over 22 years in the capacity of Deputy Director/Comptroller since 2018 and is well qualified for the position. (The Board did approve this promotion on September 10, 2019 see Resolution 2019-09-02.) After extending their thanks for his service, the Board accepted Mr. Molitoris' resignation as Executive Director to Deputy Director effective July 1, 2021 and promoted Barry Yohey, Deputy Director/Comptroller to Executive Director effective July 1, 2021 by motion of Mr. Wanyo and seconded by Mr. Brenner. Mr. Yendrzejewski abstained. All "AYES". **Resolution No. 2021-06-02.**

**BILLS AND PAYROLL:** The bills and payroll for period May 1 to May 31, 2021 have been reviewed by the Board. Mrs. Chernavage motioned to approve the bills and payroll as submitted (see

attached list) and to authorize that the proper officers sign proper vouchers. Mr. Brenner seconded the motion. All "AYES". **Resolution No. 2021-06-03**

**New Business:** Mr. Yohey is looking into Cyber Insurance for the Housing Authority and will have more information for next board meeting. Also, more information will be forthcoming regarding new employee background checks.

**Evictions:** The eviction moratorium is scheduled to end June 30, 2021. Mr. Stoodley is working closely with some tenants who are not paying their rent and referring them to CEO for assistance.

There being no further business to discuss, the meeting was adjourned by Chairperson Yarmel at 12:15 p.m.

Secretary – Housing Authority of the  
County of Luzerne