

The Regular Meeting of the Housing Authority of the County of Luzerne was held on Tuesday, November 10, 2020, 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:** Michael A Molitoris, Executive Director  
Barry Yohey, Comptroller  
Robert Wanyo, Chairperson  
Rose Yarmel, Vice Chairperson  
Kathleen Chernavage, Member  
Alan Yendrzejewski, Member  
Atty. Bruce Anders, Solicitor  
Patrick Stoodley, Director Housing Management

**ABSENT:** Leonard Brenner, Secretary/Treasurer  
Ryan Williams, Director of Security

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

**APPROVAL OF MINUTES:** Minutes of the regular meeting held October 13, 2020, were approved by motion of Mrs. Chernavage and seconded by Mr. Yendrzejewski. All "AYES". **Resolution No. 2020-11-01.**

Mr. Molitoris reported on the following:

**BOARD MEMBER:** Luzerne County Council appointed Mr. Alan Yendrzejewski to serve on the Housing Authorities Board for a 4-year term. His term will expire December 31, 2024

**DEVELOPMENT:** Dupont Housing for the Elderly Development has a tentative closing date on November 19, 2020 and demolition of the existing building to begin shortly thereafter. A ground-breaking ceremony might be scheduled for November 23 or 24, 2020. Mr. Cooney will be contacting our local officials to schedule an official date. Mr. Molitoris will notify board members when a date has been confirmed.

**MODERNATION:** Joe Grady, head of maintenance reported on-going concerns with bed bugs throughout some of the public housing units and treatments will continue. He is currently replacing all smoke detectors and the boilers have been replaced in Fairview and Glen Lyon. Window replacing project at Dundee is ongoing, the job should be completed this year. However, some of the windows being delivered from the manufacture are defective. The Contractor is working with the company to resolve issues. Also, decisions will be made on the next big project to be funded from the capital funds budget, possibly rehabbing Schooley Ave Apts.

**REFINANCE LOAN:** Loan through Banc of America has a current rate at 3.46%, with interest rates dropping, we are hoping to refinance the loan for about 2%, which would save the Agency about \$64,000 per year. Mr. Molitoris is contacting local banking institutions on current rates.

**BILLS AND PAYROLL:** The bills and payroll for period October 1 to October 31, 2020 have been mailed to the Board for review. Ms. Yarmel motioned to approve the bills and payroll as submitted (see attached list) and to authorize that the proper officers sign proper vouchers. Mr. Yendrzejewski seconded the motion. All "AYES". **Resolution No. 2020-11-02**

There being no further business to discuss, the meeting was adjourned by Chairperson Wanyo at 12:25 p.m.

Secretary – Housing Authority of the  
County of Luzerne