

The Regular Meeting of the Housing Authority of the County of Luzerne was held on Tuesday, December 8, 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. Due to the COVID-19 pandemic, some attendees joined the meeting via conference call.

PRESENT: Michael A Molitoris, Executive Director, via conference call
Barry Yohey, Comptroller
Robert Wanyo, Chairperson, via conference call
Rose Yarmel, Vice Chairperson, via conference call
Kathleen Chernavage, Member, via conference call
Alan Yendrzejewski, Member, via conference call
Atty. Bruce Anders, Solicitor, via conference call
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 November 10, 2020, were approved by motion of Mr. Yendrzejewski and seconded by Mrs. Chernavage. All "AYES". **Resolution No. 2020-12-01.**

Mr. Molitoris reported on the following:

DEVELOPMENT: The closing of the Dupont Housing for the Elderly Development has occurred. A construction meeting will be held tomorrow at 1 pm. An Ad will be placed in the newspaper sometime next year so the public can begin applying, preference will be given to Dupont residents.

MODERNIZATION: Joe Grady, Maintenance Director, reported the maintenance staff is increasing cleaning and sanitizing efforts throughout the common areas of all buildings and dealing with Health and Safety repairs only, following all CDC guidelines. Contractor has completed installation of windows at Dundee Apartments with a large punch list still pending. Roofing Construction at Plymouth Family and Plains Family have been completed with a punch list pending at Plains Family.

REFINANCE LOAN: Solicited bids were received to refinance a loan currently held by Banc of America from Landmark Bank and Banc of America. Attorney Anders is currently working with the banking institutions to finalize the deal. Interest rate is currently 3.42% and the new rate will be significantly lower.

BILLS AND PAYROLL: The bills and payroll for period November 1, 2020 to November 30, 2020 have been mailed to the Board for review. Mrs. Chernavage 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. 2020-12-02**

There being no further business to discuss, the meeting was adjourned by Chairperson Wanyo at 12:27 p.m.

Secretary – Housing Authority of the
County of Luzerne