

The Regular Meeting of the Housing Authority of the County of Luzerne was held on Tuesday, November 9, 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, Executive Director
Michael A Molitoris, Deputy Director
Kathleen Chernavage, Vice Chairperson
Alan Yendrzejewski, Secretary/Treasurer
Robert Wanyo, Member
Patrick Stoodley, Director Housing Management
Kelsey Yohey, Comptroller
Atty. Bruce Anders, Solicitor

ABSENT: Rose Yarmel, Chairperson
Ryan Williams, Director of Security

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

APPROVAL OF MINUTES: Minutes of the regular meeting held October 12, 2021, were approved by motion of Mr. Yendrzejewski and seconded by Mr. Wanyo. All "AYES". **Resolution No. 2021-11-01.**

Mr. Yohey reported on the following:

DEVELOPMENT: The Dupont Project is moving forward with the completion date scheduled for December 31, 2021. There are 17 applicants that completed the tenant screening process and will be meeting with the project manager to do a walk-through at the apartments.

MODERNIZATION: American Asphalt has completed the Parking Lot renovations at Shickshinny and Horizon Village currently working at 57-11 Kingston Gardens and 57-20 Glen Lyon Apartments. Work is 95% complete replacing the entry doors at Exeter and the new Sewer Line Project at 57-6 Kingston Manor has begun. Unfortunately, our staff are dealing with the return of Bed Bugs at Lee Park Towers. Staff members are diligently inspecting all units and found two tenants that are not cooperating. Written notices have been issued and the next step may be possible eviction. Staff will be consulting with the Solicitor.

BILLS AND PAYROLL: The bills and payroll for period October 1 to October 31, 2021 have been reviewed by the Board. Mr. Wanyo 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. 2021-11-02**

NEW BUSINESS:

- Enterprise Fleet Management contacted Mr. Yohey regarding leasing vehicles for the Authority to improve fleet reliability and reduce cost. Mr. Dave Barber from Enterprise joined the meeting via zoom conference call explaining the process. The objective is to save the Authority over \$600,000 within the next 10 years, reduce maintenance costs, fuel costs will also be reduced, shorten vehicle life cycle from 14 ½ years to 3.17 years and increase employee safety with newer vehicles. The Authority would enter into an Open-End Lease Agreement involving 19 vehicles the Authority currently owns. The Authority would acquire new vehicles and sell their old vehicles with the help of Enterprise allowing the Authority to capitalize on the remaining equity they had in their fleet. Mr. Yohey contacted The Housing Authority of York County, to discuss their experience with Enterprise. The Executive Director

stated outsourcing their fleet to Enterprise has been budget friendly and has worked smoothly, highly recommending Enterprise Fleet Management. Mr. Yohey will continue negotiating with Enterprise Fleet Management.

- The Agenda for the Board Meetings will now be posted 24 hours prior to meetings.

There being no further business to discuss, the meeting was adjourned by Vice Chairperson Chernavage at 1:00 p.m.

Secretary – Housing Authority of the
County of Luzerne