

The Regular Meeting of the Housing Authority of the County of Luzerne was held on Tuesday, December 14, 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
Rose Yarmel, Chairperson
Alan Yendrzejewski, Secretary/Treasurer
Robert Wanyo, Member
Patrick Stoodley, Director Housing Management
Atty. Bruce Anders, Solicitor

ABSENT: Kathleen Chernavage, Vice Chairperson
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 November 9, 2021, were approved by motion of Mr. Wanyo and seconded by Mr. Yendrzejewski. All "AYES". **Resolution No. 2021-12-01.**

Mr. Yohey reported on the following:

DEVELOPMENT: The Dupont Project is delayed by at least a month due to the supply chain. Anticipated completion date is the end of January 2022.

MODERNIZATION: Work has been completed replacing the entry doors in Exeter, the Sewer Line has been completed at Kingston Manor and the paving projects have stopped due to the weather. American Asphalt will complete jobs in the Spring. Also, bed bug issues are being addressed at Lee park Towers and Kingston Manor.

AWARD BID FOR EXETER GARDEN PA57-03 APARTMENT RENOVATIONS: The Housing Authority advertised for proposals for Apartment Renovations at Exeter Garden, PA57-03 with an add alternate to the project at Exeter Gardens PA57-10. The following bids were received:

CONTRACTOR NAME	BASE BID (57-3)	ADD-ON (57-10)
H & P Construction	\$3,844,150	\$2,524,053
Multiscape	\$4,859,485	\$3,053,688
Mar Paul	\$4,888,000	\$3,000,000
Champion Builders	\$5,535,700	\$3,181,850

Mr. Yohey stated that although the bid was advertised, it has been determined that there are not enough funds available, especially since the bids came in higher than anticipated. He recommended that the Board reject all bids and re-advertise at a future date.

The Board approved rejecting all bids by motion of Mr. Wanyo and seconded by Mr. Yendrzejewski. All "AYES". **Resolution No. 2021-12-02.**

BILLS AND PAYROLL: The bills and payroll for period November 1 to November 30, 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. 2021-12-03**

NEW BUSINESS:

- Closed out Capital Fund Program 2019.
- Upgrade to the Camera System at Plymouth Elderly, PA57-02 is ongoing.
- In the Process of updating By-Laws

REORGANIZATION – BOARD MEMBERS: Mr. Yohey would like to table the reorganization of board members until next month. Motion to table the reorganization of board members were approved by Mr. Wanyo and seconded by Mr. Yendrzejewski. All "AYES".

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

Secretary – Housing Authority of the
County of Luzerne