

Scranton Housing Authority

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MINUTES OF THE REGULAR MEETING OF THE BOARD MEMBERS OF THE SCRANTON HOUSING AUTHORITY

DECEMBER 2, 2024

The members of the Scranton Housing Authority met in a regular session at the office of the Scranton Housing Authority in the City of Scranton, Pennsylvania, at 5:00 P.M. on December 2, 2024.

PLEDGE OF ALLEGIANCE.

Ms. Cruz called the meeting to order.

1. ROLL CALL:

Present

Megan Alpert
Michael Hanley
Sara Cruz

Absent

Julie Schumacher Cohen
Devendrabhai Dave

In addition to the Board Members, those in attendance were Karl P. Lynott, Executive Director; John Cappelloni, Deputy Executive Director, James P. Doherty, Esq, Paula McLane, Executive Assistant, Fred Little, Erlene Braithwaite, Mrs. Rizzo and Residents from Park Gardens.

2. EXECUTIVE SESSION

Atty. Doherty stated that litigation was discussed.

3. APPROVAL OF THE MEETING MINUTES OF NOVEMBER 4, 2024.

Mr. Hanley made a motion to approve the minutes of the regular meeting of November 4, 2024, seconded by Mrs. Alpert. A roll call vote was taken.

AYES

NAYS

Mrs. Alpert
Mr. Hanley
Ms. Cruz

None

4. TREASURER’S REPORT FOR THE PERIOD NOVEMBER 1, 2024, TO NOVEMBER 26, 2024.

Mr. Hanley read the Treasurer’s Report.

This report is as of November 26, 2024, the balances in our Checking Accounts and Money Market Accounts are \$1,764,307.84. Investments made in Certificates of Deposits amounted to \$8,376,689.15. Petty Cash & Magistrate Funds totaled \$11,400.00 for a grand total of \$10,152,396.99.

Paid bills from November 1, 2024, to November 26, 2024, were forwarded to all members.

If there are no questions, a motion should be made for approval of this report.

A motion was made for the approval of the Treasurer's Report by Ms. Cruz and seconded by Mrs. Alpert.

AYES

NAYS

Mrs. Alpert
Mr. Hanley
Ms. Cruz

None

5. SECRETARY'S REPORT

E-Mails were received from Thom Welby and the Mayor regarding support for Park Gardens.

Mrs. Alpert read the e-mails.

Dear Friend and Board Members.

On behalf of Rep. Kosierowski, I was asked to convey her support for providing any assistance that this office might have access to, in helping to alleviate any rent increases for your tenants.

Unfortunately, we are all experiencing a continued issue with high prices and costs from tenants, to the general public and to the Authority, but we hope that the financial burden on the residents will be minimal.

The Representative would like to offer her assistance and support in any grant opportunities that you might pursue to assist in your revenue searches, and we know that we can also speak for Representative Kyle Donahue and Senator Mart Flynn in expressing their shared concern and offers of support to you.

Please call with any questions that you may have.

*Sincerely, Thom Welby, District Office Director
State Representative Bridget M. Kosierowski, District 114.*

The second e-mail was received from the Office of the Mayor.

Dear Board Members,

who cannot afford such a steep increase. While Park Gardens falls outside of the standard HUD regulations that govern the rest of SHA's housing stock, a rent increase of this magnitude is unexpected and will be beyond the means of many residents. If there are capital costs that need to be met, perhaps existing SHA funds or private or philanthropic dollars could be utilized to avoid putting so much burden on the residents. Please consider an alternative schedule to the option that is before you this evening.

Sincerely, Paige Gebhardt Cognetti.

Ms. Cruz: Thank you, Mrs. Alpert. We will now welcome public comment. There are many of you who want to speak tonight. We ask that you adhere to the best of your ability to our 5-minute public comment policy.

6. PUBLIC COMMENT

Ms. Cruz: Does everybody who signed the Sign-In sheet want to speak, or is this just an Attendance sheet? Who is here to speak? We will do this in order. The first speaker of the night is Bonnie Aquilina.

Ms. Aquilina: Hi, I am Bonnie Aquilina and I just want to bring up a few points regarding the rent increase, the first one being that we had been given a notice in August that there were going to be inspections in our apartments and any repairs that were needed were going to be made. We were told that they would go into our apartment whether we were home or not. That was not done, there was no inspection, and I am not the only one who needs repairs in the apartments. That's the 1st thing, the maintenance men are wonderful in our complex, anything you need or any emergency situation, they are there. However, they have a lot of grass to cut, a lot of snow to shovel, if they were not able to do the inspections, there should have been extra help brought in because we all need repairs. Since the repairs are not done, I feel the rent should not be increased. The 2nd thing is, I know that many people, including myself, are on social security. This is a 25% rent increase; we are not getting increases in our social security. There are people, like me, who can work a few hours, now I must work to offset this increase but there are people who cannot work. There are many people who are on fixed incomes, and it is impossible for them to pay this increase. Last year, our rent went up \$50.00, this year it's 25% of your rent. I have a one bedroom, the larger apartments are going to use more water than we do, so the expense is going to increase. I don't think people in a 1-bedroom should have the same percentage of increase as people who use more utilities. I understand their rent is more, they have more room, etc. I don't think it should be 25% across the board. A lot of

people waste water, many people have pools in their yards and the water is wasted. I think that's about it.

Ms. Cruz: We are going to go in order of how people signed in. However, when I call your name if you feel that someone before you or someone who is going to speak after you is able to convey your thoughts you can forgo and let that person speak.

Mr. Lynott: Madame Chair, can I respond to that please, briefly, so that everyone is on the same page. The day after the memo went out, Miss Luciani came down on behalf of several tenants. She had a couple of questions; I gave her some information and I told her any suggestions she might have; we are going to be open to listening to them at the meeting. The word got out, everybody is here, and we appreciate your input. One of the suggestions was (a) Does it have to happen? Yes, doing nothing is not an option. Can the increase be made in smaller increments? Possibly, but it is not feasible as of today. As of today, we currently have \$17,000 in rent owed from November. We didn't calculate December because the rent is only due right now. She also asked for individual meters on the water and gas. We investigated that and the cost of installing individual meters is \$400,000 per utility. That's not feasible, so what we are trying to do, without taking any severe measures, is to increase the rent to cover the cost of just operating this place. We can't divvy up water for 5 people between 1, it doesn't work that way because there's only 1 meter. So, with that said, I appreciate her coming down, she was very courteous and respectful and what she asked me, I looked into. There is nothing, short of a rent increase, that we can do beginning next year. We are at a deficit right now.

The next speaker, Helen Corder, passed on speaking.

Denis Mehl also passed on speaking.

Kathy Browning also passed on speaking.

Judy Dwyer passed.

Jean Haffner could not get up the steps to the board room.

Arlene Homich also was not able to climb the stairs.

Janet Roberts: I just moved in, so it was a shock to see the increase.

Ann Scanlon: Do you apply for grants, to do repairs?

Mr. Cappelloni: The operating funds from your rents cover repairs and needs of the development. In the past the SHA borrowed money to do your parking lots, lighting, and drainage issues. We still have that debt. We do not apply for grants. It is something we could look into.

Some asked if we could get grants because a lot of places do get grants.

Ms. Cruz: Atty. Doherty would you please answer that question.

Atty. Doherty: The problem is that these are not income-based apartments. You cannot get grant money unless we get into an income-based application. So, they can say, these folks do not have any income. If we do that, it could take away the uniqueness of the Park Garden apartments. It would make Park Gardens a part of the other developments we have throughout the city and that would open it up to anyone who could go in there based on income. It would change the whole structure of Park Gardens.

Mari Carroll: I think we can all agree that the rents are relatively cheap compared to other places around here. The problem I have is that I have lived here 4 years, and this is the 4th rent increase. I think this one is excessive. I don't understand why it must be so much. \$165.00 increase per month is a lot and that is for a 2-bedroom.

An unidentified woman spoke up and said she's lived here 6 years in a 3-bedroom. She and her daughter who has a disability. The rent has increased a few times, but this increase is excessive! We are on a budget, and we have 2 months to come up with this extra money. It's not as easy as you think it is. We don't seem to have a choice, that's why nobody is talking. Nothing has changed in all these years, so I don't understand this rent increase.

Susie Gelfand: I heard the rent is going to increase in July. Is that true?

Mr. Lynott: That's false, we are still discussing this rent increase. If you don't understand, the SHA has a public housing program, which are the buildings downtown and our family about 1,000 vouchers throughout the city. We monitor and administer a Section-8 program, which is Federally subsidized programs. Federal money makes up the deficit at Adams High-Rise or Valley View. Park Gardens does not fall under that umbrella. There is only the money we generate from rent or if we borrow. There are currently two outstanding loans, which every month we must pay on. We can't ask HUD to give us money because Park Gardens is not a federal program. The only option we have is to increase the rent. That's the bottom line, there is NO other money coming in.

Sharon Locker: Am I correct that you said there is \$17,000 in back rent?

Mr. Lynott: Yes, for last month.

Sharon Locker: I know someone in my building, no names, who is 3 months behind. Why is that allowed? We are getting punished; they are living there without paying rent for 3 months. Is this fair? Not paying rent and not getting evicted? Why isn't our manager taking care of that?

Mr. Lynott: We will pursue that, but it does take several months.

Sharon Locker: As far as maintenance is concerned, they don't come when you call them. They are nice men but sometimes they might not get the message. Numerous problems, who is getting the message for emergencies.

A person spoke about not getting heat in her apartment. Mr. Lynott inquired what apartment does she lives in and was told it was #31. It is a furnace problem.

The complaints of the tenants is regarding the large increase of the rents and wonder why it can't be broken down.

Mr. Lynott told the group that they would take that under advisement. He also said maintenance would check the furnace problem in the morning.

Judy Luciani: Mr. Lynott was kind enough to go over what we spoke about with me. That brought up a couple more questions. Grants cannot be obtained because Park Gardens is not a low-income facility, am I correct?

Mr. Hanley: Yes, also, because this is a Public Authority so a lot of foundations, by their by-laws cannot give to public entities like that.

Ms. Luciani: I also obtained the proposed rental increase forecast, and it makes a lot of sense to have something in escrow in case something goes wrong with the building. So, should this increase go into effect in January, at the end of the year, you will have an excess of \$199,871.00.

Mr. Lynott: Based upon utility calculations, if you saw the paper on Friday, the gas increase is going to be 9%. I'm sure everything else will go up as well. So that number won't be exact, it's just the way things are for everybody. Utilities are going up; nothing is going down.

Ms. Luciani: So, should you consider staggering, after January you would have a third of it. If you staggered it into 3 parts. In June you would have 75%, in December or January, you should reach that level. Now, what happens next year, I know prices are going to go up. And if we keep the rents at this raised level, you should have another \$100,000-\$150,000 that would also go into escrow. What would be done with that? My question is, what is the plan to utilize that money short of emergency funds, will we see improvements, what's the forecast.

Mr. Lynott: Apparently, we need 2 new furnaces already. We would allocate it where it needs to be. I'm sure I'm going to find out in the next couple of days that there are several faulty items out there that need to be repaired. It's just a matter of getting the equipment, paying for the vendor, contractor, etc. Just so you know, when you call out the maintenance men, it's an overtime pay call, so they must be compensated accordingly.

Jean Leshuk: I'm not here about the increase, I understand. Rents are outrageous out there. My only complaint is that I live on the 1st floor, and my door has never locked, and I think that should be fixed. Apt. 26-B.

Mr. Lynott: I will send them in the morning to your apartment.

Pat Gregory spoke about flooring. When she moved in 5 years ago, she had to pay to have carpeting installed. Now, I understand that flooring is being put in for new tenants and we never got flooring, but we are paying for them. It's not fair.

Mr. Lynott: If the floor needs repair, we will replace it. However, carpeting, I believe, is your own option and that is assumed by the tenant.

Bob Gregory said several people attending the meeting are on social security, and our social security didn't go up \$165.00 a month. He feels that 25% is too much.

Mr. Lynott: I don't disagree with that, but based on our calculations, this is the baseline that we can work with.

Maryann Sweeney: I've lived here for 40 years, I'm on disability and I also feel the increase is too high. I'm going to have to move into a high-rise. People talk about the rent in the Green Ridge area which is high. I'm not happy about the prospect of moving into a high-rise.

Barbara Watkins asked what were the loans for, do we know? When were they taken out?

Mr. Cappelloni: We borrowed money in 2007 and 2010, for roofs, lighting in the parking lots and we also borrowed money in 2018 and re-financed to get better interest rates. The last one we took out was in 2021 and that was for some heating systems, boilers, hot water heaters and more electrical work.

Ms. Watkins: Last year our furnace went out, we went weeks without heat, we used electric heaters to heat our apartments which means that we paid to heat our apartments. We were told that they were going to put an order in for a new heating system. That was not done. Also, why are the supports in the garages rusted so bad. They have not been kept up. Why did our garage rate go from \$25.00 to \$50.00. You don't do anything with the garages, we do it ourselves and the garages don't lock. These are questions I have that nobody is willing or able to answer without giving us the run around.

Mr. Cappelloni inquired what building Ms. Watkins lived in.

Ms. Watkins: Bldg. 11, Apt. B

A question was raised why the apartments would be inspected; they never were inspected in the past.

Mr. Lynott: That was at the manager's request. She wanted to inspect the apartments because there have been multiple issues, for example, people who have additional people living with them. That's #1. They do inspect public housing twice a year, but Park Gardens never had inspections.

Joe Gilhooley: I've lived in Park Gardens for 7 years, and the people I see are mostly elderly people on fixed incomes. This is a horrible thing and the way you went about it is despicable. Two or three weeks ago we got notices put in our mailboxes. None or most of these people have the time to plan this. People may have to get second jobs. Second, does the board have to authorize the increase? Yes, ok, then my question is how can they put this increase out there when the board didn't even authorize it. Also, with the capital improvements that you were talking about, I've seen roofs that have to be 10 years old. This was done so fast, no authorization to put these in our mailboxes, the board members didn't approve it. This is bad. These people are struggling. Tom Harrison and I have spoken with several tenants. This is a nightmare, and I would urge you guys to come up with some creative financing and investigate more financing, additional bonds. Park Gardens is a jewel, no question, but there must be other ways.

There were complaints about water in the basements when it rains, and there is a lot of mold.

Another tenant complained about mold in the bathrooms.

Multiple people were speaking at the same time, regarding mold in the basements, rodents, etc.

Tenants also complained about shoveling snow off the steps numerous times.

Mr. Viskovski reiterated the statement that Joe Gilhooley made. What do the grants cover? I'm sorry, the loans, what did they cover, roofs that were put up 20 years ago?

Mr. Cappelloni repeated when the loans were taken and what they were used for. Again, the rent is all we get for that place, so when we have capital improvements that are large, we must go to the bank to borrow. When we re-financed, we got a 3.9% interest rate. I can't go to the banks now and get a lower rate.

More complaints about the parking situation, they would like signs put up saying "Resident Parking Only". Again, complaints regarding rodents and mold. Repairs are not getting done, and many people want the inspections. Also, phones are not answered for maintenance issues.

Tom Harrison: My family moved to Park Gardens in 1960 and at the time the rent was \$62.00, my mother stayed there until 2016 when she passed away. So of course, I know about rent increases, 5 or 6% increases were hard enough. This 25% increase is way too high. Joe Gilhooley and I knocked on every door and sadly, I have 23 names here who were afraid to come here tonight. Their stories were heart wrenching. They don't know what they're going to do. They can't afford to move. I just hope that this gathering is not falling on deaf ears. I hope that you find it in your hearts to spread this increase out.

Fred Little: Didn't you change officers last week?

Ms. Cruz: Yes, we re-organized last month.

Mr. Little inquired why the same officers are here tonight.

Ms. Cruz: We re-organized at the beginning of the last meeting and that went into effect at the last meeting.

Mr. Little: I'm trying to understand the chain of command. When you live in housing and you have a problem you go to the manager, so is the manager the only one, how do you get things done when things are wrong?

Ms. Cruz: It would be the building manager and then Mr. Lynott.

Mr. Lynott: Where you lived in the high-rise, you had a manager, Debbie Lettieri. When you had an issue, you went to the manager. If there is a maintenance issue, they would do a work order and send them out.

Mr. Little: What I don't understand is that Debbie Lettieri retired and yet she is still on the payroll.

Mr. Lynott: As I told you at the last meeting, Mrs. Lettieri is NOT on the payroll.

Tom Harrison: Excuse me, Mr. Lynott, this gentleman does not live in Park Gardens.

Ms. Cruz: The public comment at the board meeting is for everyone who wants to speak, this is a public meeting, not just for Park Gardens.

Mr. Little: So, you are saying that is not accurate.

Mr. Lynott: I'm not sure where you are getting your information from.

Mr. Little: I got it from the right-to-know that I filed.

Mr. Lynott: She retired about 3 years ago.

Mr. Little: But she was still working after on the payroll for \$70,000 supposedly after she retired.

Mr. Lynott: When she retired, she stopped getting paid by us. She retired from the position that she held in the main office.

Mr. Little: The problem that I had when I met with you was when they were putting sheet rock in front of my storage area which I needed to get into every night.

Mr. Lynott: I explained to you that there had been a fire on several floors, and they put the sheet rock in there for storage purposes. You were informed to contact the manager to let you in. We've been over this multiple times.

Mr. Little: Multiple times, but there is no record of that, I met with you one day about who in the building has a key to my apartment because somebody was breaking into my apartment all the time and I had no recourse. You wouldn't tell me who had the key and after that it kept happening, stealing stuff. I called the police who told me to call my manager. I want to get the minutes from the last meeting.

Mr. Lynott: They were approved tonight, so here you are. (Minutes were provided to him.)

Mr. Cawley: It seems to be the management problem is just as bad as the maintenance problem. I don't even know how many apartments are in Park Gardens.

Mr. Lynott informed him there are 166 apartments.

Mr. Cawley: Can you do the rent increase in increments, like 8%, 6% something like that. You must have people who can pay the rent. There is no screening to get into Park Gardens. This thing about people living in apartments who are not on the lease, you've got to do something. If you are letting other people do their laundry here, there should be warnings and if they are caught more than once you should turn their power off and get them out. It's called fraud, but nobody is doing anything about it. Please try and space it out. Mary Ellen Flannagan read a prepared statement, understanding the need for rent increases but hoping that the board and the tenants can work together.

(At this point, the recording became severely muffled. The next Reports were transcribed using notes that I had taken during the meeting.)

Anne Moore stated she agreed with her fellow tenants about the rent increase, too high. She just paid \$1,000 to put carpeting in and she doesn't want to move. It is not fair that some people don't pay their rent.

Minerva Rizzo always pays her rent on time. Realizes the need for an increase but 25% is way too high. She knows that maintaining this property is costly. There are medical issues in her family.

Erlene Braithwaite lives at Hilltop, stated that the exterminator came after the last board meeting, believes her apartment and the building is infested.

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Arlene Braithwaite lives at Hilltop, stated that the exterminator came after the last board meeting, believes her apartment and the building is infested.

Mr. Lynott stated that maintenance was sent to her apartment the day after the last meeting.

7. COMMITTEE REPORT

7.(a) Chairman Report.

Chairwoman Cruz spoke. Mr. Hanley commented, and Mrs. Alpert Spoke.

(b) Executive Director Report.

The next Board of Commissioners meeting will be on January 6, 2025. It must be advertised.

TO THE TENANTS OF PARK GARDENS:

There will be no increase in rent at Park Gardens at this time, it is still under discussion.

Please pay your current rent.

If the Board wants to discuss the Park Gardens proposed rent increase, a Special Meeting will be scheduled. This meeting will be held at another place and time. This Special Meeting Notice will be advertised.

Mr. Lynott read the reports:

UTILITY REPORT

The cost for gas consumption in November 2024 was \$41,578.26 as opposed to the cost in October 2024 at \$22,894.90.

The water cost for the month of November 2024 was \$58,154.97 as opposed to the cost in October 2024 at \$60,768.62.

The electric cost for the month of November 2024 was \$51,752.85 as opposed to the cost in October 2024 at \$61,533.04.

The sewer cost for the month of November 2024 was \$122,585.99 as opposed to the cost in October 2024 at \$125,760.38.

The total cost for utilities for the month of November 2024 was \$274,072.07 and for October 2024 was \$270,956.94.

DELINQUENTS

November (337) \$244,218.83 as opposed to October (294) \$226,707.97 and to September (332) at \$232,202.20.

We are making steady progress in getting the delinquent accounts down.

CONSTRUCTION PROJECTS STATUS – November 26, 2024

The following will serve as an update on the status of the construction projects at the Scranton Housing Authority, as of the above stated date provided by Vince Alu, the Director of Capital Improvements.

Renovations Buildings 13 & 14 at Valley View

All work at construction projects has been complete. Waiting for the final punch list to be completed.

Building #1 and #2

The EIFS foundation covering is done on Building #1.

Site Work for Building #13 and #14

We received a detailed schedule from KR Construction, and they have started the site work for Building 13 and #14. The landscape contractors' work is 90% complete. KR Construction has the ADA curb cuts, curbs and sidewalks along the north side street have been completed. The south side sidewalks and ADA ramps have started but not completed. KR Construction has completed the soil and concrete test and is still waiting for results. KR Construction completed the work on the dumpster pad. The installation of the EIFS and brick is on site, KR Construction will be giving updates on when work is completed. Railings are scheduled for delivery in three weeks. Site drainage is 85% complete.

Renovations Building #12 at Valley View

Abatement for Building #12 is 100% complete. Bids were received on 11/20/24 for renovations at Building #12 in Valley View. We have some bids currently.

GENERAL CONSTRUCTION

KR Construction Group	\$1,534,782.32
Multiscape, Inc.	\$1,940,500.00
H & P Construction	\$1,829,485.00

ELECTRICAL CONSTRUCTION

Leber Electric	\$ 197,950.00
K R Construction	\$ 108,698.28

HVAC CONSTRUCTION

Robert Harrington, Inc.	\$ 238,000.00
KR Construction	\$ 66,374.55

PLUMBING CONSTRUCTION

Cosgrove’s North End Plumbing	\$ 424,900.00
KR Construction	\$ 167,188.73

When reviewing the bids that were received, SHA found that KR Construction only as a General Construction license. The architect and solicitor will have to review all documents. We will be reviewed at the next board meeting on January 6, 2025.

SECURITY CAMERAS – JACKSON TERRACE

A contract was awarded on September 9, 2024, to the Higher Information Group, under a state contract, for \$62,484.73 to install security cameras at the Jackson Terrace development. HIG is working on getting all permits for the work.

Riverside Apartments

A contract was awarded on September 9, 2024, to the Higher Information Group, under a state contract, for \$63,843.22 to install security cameras at the Riverside Apartments development. HIG is working on getting all permits for the work.

(c) SOLICITOR REPORT

Discussions were held in Executive Session.

(d) APARTMENTS

Mr. Lynott read the Apartment Report.

Under our Public Housing Program, we have an A.C.C. of 1,214 units with 1,169 units under effective lease. There are forty-five (45) vacant apartments in which twenty-seven (27) vacant units are under modernization, vacant approved by HUD.

Under our Section 8 Housing Choice Voucher Program, we have an A.C.C. of 1,050 units with 746 units under effective lease.

Total apartments under effective lease by the Scranton Housing Authority as of November 27, 2024, are 1,915 out of an A.C.C. of 2,264.

8. UNFINISHED BUSINESS

None

9. NEW BUSINESS.

9. (a) Resolution No. 25-4 – Approval for the Disposal of Excess Equipment.

Mr. Lynott read the Resolution:

WHEREAS the Scranton Housing Authority on June 5, 2000, adopted an Amended Disposition Policy; and

WHEREAS, in accordance with said Disposition Policy equipment and/or personal property that is worn out, obsolete or surplus to the needs of the Housing Equipment excess to be disposed of, must be written off and disposed of in an efficient manner.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Scranton Housing Authority hereby approves the attached list, designated as Exhibit "A" of worn-out excess equipment from the referenced developments to be written off and disposed of in an efficient manner.

Mr. Lynott: It is my recommendation that the Board of Directors pass Resolution No. 25-4.

Mr. Hanley made the motion to pass Resolution No. 25-4, seconded by Mrs. Alpert. A roll call vote was taken.

AYES

NAYS

Mrs. Alpert

None

Mr. Hanley

Ms. Cruz

10. PERSONNEL

Mr. Lynott: Under Personnel, Madam Chairwoman, Maureen Duffy has completed her 60-day probationary period for the position of Manager of 150 Units and Over. It would be my recommendation that the Board of Commissioners make a motion to place Maureen Duffy on permanent status as Manager of 150 Units and Over, effective November 30, 2024.

Ms. Cruz made the motion to place Maureen Duffy on permanent status as Manager of 150 Units and Over, seconded by Mr. Hanley. A roll vote was taken.

AYES

NAYS

Mrs. Alpert

None

Mr. Hanley

Ms. Cruz

11. ADJOURNMENT

Ms. Cruz: If there is no other business to discuss, may I have a motion to adjourn the meeting. The motion was made by Mrs. Alpert and seconded by Ms. Cruz. The meeting was adjourned.




Julie Schumacher Cohen, Secretary

CERTIFICATE

I, Julie Schumacher Cohen, hereby certify that:

- 1. I am the duly appointed, qualified and Secretary of the Scranton Housing Authority.**
- 2. I am custodian of the records of said Authority.**
- 3. The attached copy of the Minutes of the Regular Meeting of said Authority held December 2, 2024, is a true and correct copy of the original Minutes of said meeting, as approved at the meeting of said Authority on January 6, 2025, and is recorded in the Minutes of the Authority.**

In Witness Whereof, I have hereunto set my hand and the Corporate seal of this Authority this 6th DAY of JANUARY 2025.



Julie Schumacher Cohen
Secretary