

ALLENTOWN HOUSING AUTHORITY

REGULAR BOARD MEETING

April 22, 2020

The Board of Commissioners was called to order by Mr. Senderowitz, and upon Roll Call, those present and absent were as follows:

PRESENT:	Mr. Donald Senderowitz (by phone)	Chairman
	Mr. Fred Bañuelos (by phone)	Vice Chairman
	Mr. Julio Guridy (by phone)	Treasurer
	Ms. Sandra Barnes (by phone)	Secretary
	Mr. Zachary Matthews (by phone)	Assistant Treasurer

Also participating by phone for the Board Meeting were Mr. Daniel R. Farrell, Executive Director; Mr. Eric Reinert, Comptroller; Mr. Lou Day, Director of Maintenance Operations; Ms. Aida Núñez, Director of Housing Management; and Mr. Christian Perrucci, Esquire. Due to the COVID-19 pandemic, everyone participated in the meeting utilizing a Zoom conference call. The meeting information was posted so members of the general public could participate.

The board meeting started at 9:00 am with Mr. Senderowitz asking for the roll call for those present.

PUBLIC COMMENTARY

The meeting started with Mr. Senderowitz stating that the call in number for the meeting was posted in the office for anyone who wanted to call into the meeting and no one responded.

APPROVED MINUTES

Mr. Senderowitz asked for a motion to approve the minutes of the March 25, 2020 Board meeting. A motion was made by Mr. Matthews and seconded by Mr. Bañuelos to approve the Board minutes.

Ayes 5 – Senderowitz, Bañuelos, Guridy, Matthews, Barnes
Nays 0

BILLS AND TREASURER’S REPORT

Mr. Guridy reviewed with the Board the financials for March for this meeting. He began with Conventional Housing, which had net income and Central Office had a net loss. He continued with the NSA’s which had net income and Section 8 had a net loss. He reviewed Cumberland Phase 1

which had net loss; Phase 2 and Phase 3 had net income. He reviewed the year to date financials and reported that Conventional Housing had net income and Central Office had net loss. He continued with the NSA's and Section 8 which both had net income. Cumberland Phase 1, Phase 2 and Phase 3 had net incomes. Mr. Reinert discussed the cash and investment reports and the check register with Board members. The Board discussed investments and CD's that have future maturity dates.

Mr. Senderowitz asked for a motion to approve the financials for March and the motion was made by Mr. Guridy and seconded by Mr. Matthews to approve the reports.

Ayes 5 – Senderowitz, Bañuelos, Guridy, Matthews, Barnes
Nays 0

COMMUNICATION REPORT

Mr. Farrell discussed the work staff has been doing during the office shutdown. He discussed the staff meeting that was held the previous week and the employee's appreciation that they are getting paid during the COVID 19 shutdown. He discussed the audit and stated we are waiting for the redlined version to be sent to us, as requested by the Board. He continued with the request we put out for an Asset Repositioning Consultant and have received four responses to this request. He talked about the latest edition of the AHA newsletter and that we have put more information into it regarding COVID19. He explained the attachments to his report regarding HUD waiver information and alternative requirements for us to follow. Mr. Senderowitz asked what the status of the Reid Hotel is. Mr. Farrell replied that we extended the agreement with J. B. Reilly until the end of September.

Mr. Perrucci discussed his Solicitor report and explained to the Board his work implementing temporary policies with respect to handling the COVID-19 Virus in AHA properties and offices. The Board discussed the Little Lehigh project and that billboard issue.

Mr. Lou Day reviewed his Construction Report by stating the Elevator project at Gross Towers and also the Community Room HVAC Replacement at Gross Towers had bid openings last week and more information on these projects will be discussed with the resolutions later in this meeting.

UNFINISHED BUSINESS

Mr. Senderowitz asked about unfinished business from the last meeting. As the Reid Building had already been discussed, he asked Mr. Farrell about the RFP for an attorney for labor negotiations. Mr. Farrell stated this has not been done yet.

NEW BUSINESS

Resolution 2582 – Award Contract for Gross Towers Community Room HVAC Replacement

A motion was made by Mr. Matthews and seconded by Ms. Barnes to approve the resolution. Mr. Day stated this is two units that cover two different areas. He said we reviewed the bids and we recommend that H. T. Lyons do the work.

Ayes 5 – Senderowitz, Bañuelos, Guridy, Matthews, Barnes
Nays 0

Resolution 2583 – Award Contract for Gross Towers Elevator Modernization

A motion was made by Mr. Guridy and seconded by Mr. Bañuelos to approve the resolution. Mr. Day explained we want to hold off on this project because in the bid package there is some wording regarding COVID19 that we need to further examine and discuss. He stated this concerns costs that are out of our control. The Board discussed tabling this resolution until the May Board meeting. Mr. Guridy, who made the motion, agreed to take the motion off the floor and withdraw this resolution.

Ayes 5 – Senderowitz, Bañuelos, Guridy, Matthews, Barnes
Nays 0

A motion was made to adjourn the meeting by Mr. Matthews and seconded by Mr. Guridy. The meeting ended at 11:40am.

Ayes 5 – Senderowitz, Bañuelos, Guridy, Matthews, Barnes
Nays 0

A motion was made to go into Executive Session by Mr. Matthews and seconded by Mr. Guridy. The Board went into Executive Session at 11:40am

Ayes 5 – Senderowitz, Bañuelos, Guridy, Matthews, Barnes
Nays 0

ATTEST _____