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 Chairman
Mr. Zachary Matthews Secretary
Mr. Julio Guridy Treasurer
Mr. Fred Bañuelos Assistant Treasurer

Also present at the Board Meeting were Mr. Daniel R. Farrell, Executive Director; Mr. Lou Day, Director of Maintenance Operations, Mr. Eric Reinert, Comptroller, Ms. Melissa Aclo, Social Services Director and Mr. Christian Perrucci, Esquire. Mr. John Sherry was absent.

The board meeting started at 9:15 am with Mr. Senderowitz asking for the roll call for those present.

PUBLIC COMMENTARY

There was no public commentary.

APPROVED MINUTES

Mr. Senderowitz asked for a motion to approve the minutes of the July 24, 2019 Board meeting. A motion was made by Mr. Matthews and seconded by Mr. Bañuelos to approve the Board minutes.

Ayes 3 – Senderowitz, Matthews, Bañuelos
Nays 0

BILLS AND TREASURER’S REPORT

Mr. Reinert reviewed the financials for June. He started with Conventional Housing which had net income and also Central Office had a net income. He continued with the NSA’s which had a net loss but Section 8 had net income. He reviewed Cumberland Phase 1, Phase 2 and Phase 3 which had net incomes. Mr. Reinert reviewed the year to date financials and reported that year to date Conventional Housing had net income, and Central Office also had a net income. He continued with NSA’s which had a net loss and Section 8 had a net income. Cumberland Phase 1 and Phase 2 had net incomes and Phase 3 had a net loss. Mr. Reinert reviewed the Cash and Investment reports with the Board. He discussed the budget with the Board. Mr. Guridy came into the meeting at 9:25am. The Board discussed the CD’s and upcoming maturity dates and also talked about moving money into higher earning CD’s.
Mr. Senderowitz asked for a motion to approve the financials and the motion was made by Mr. Guridy and seconded by Mr. Matthews to approve the financial reports.

Ayes 4 – Senderowitz, Matthews, Guridy, Bañuelos
Nays 0

COMMUNICATION REPORT

Mr. Farrell discussed the Executive Director report and started with the application process for Little Lehigh and that we received an RACP Grant for $1 million thanks to Senator Browne and Representatives Schlossberg and Schweyer. He told the Board that we had a discussion considering a RAD conversion for Little Lehigh, but a consultant has suggested a Section 18 conversion which would become Section 8 Project Based and would give AHA regular Section 8 vouchers. He explained that these rents would be higher than RAD rents and HUD is more receptive to this type of conversion. The Board discussed the zoning change for the Little Lehigh project allowing us to match existing parking on the site. Mr. Bañuelos suggested we conduct a strategic planning session and invite the city so that we can discuss with them what we want to do over the next five years and compare it to what they are doing. Mr. Farrell replied that we have invited a representative from the city to come to the Board meeting in either September or October to discuss their Consolidated Plan. Mr. Farrell discussed a possible RAD conversion for Cumberland Gardens Phase 3. He informed the Board this will be a change in funding assistance and we are also evaluating doing the same with Phase 1. He discussed the REAC inspection schedule dates. The Board discussed the upcoming REAC inspections. He informed the Board that we are looking at software to package the Board information for Board members to view at the next meeting. The Board discussed police cameras and that the city has stopped paying the annual maintenance for them. They talked about who should be responsible for maintenance of the cameras and if the city would be receptive for the AHA replacing those cameras with AHA owned cameras and if they allow the police department to monitor those cameras. Mr. Perrucci discussed his report and information regarding Constellation Energy and the disputed M & V (Measurement and Verification) report.

Mr. Day discussed his report and the Central Park and 700 Building roof replacement projects. He talked about the Gross Towers elevator replacement project and that the design documents are being completed by Isett Associates. He discussed future projects such as new HVAC equipment at the Gross Towers community room, design work for landscaping at Gross Towers and Walnut Manor, replacing front awnings at Gross Towers, and CO2 detectors and fire alarm panels in all our high rises. Mr. Day also discussed the bed bug treatments at the KC Building.

Mr. Reinert discussed the HCVP Utilization Report showing the funds and leasing percentages for August. Ms. Aclo discussed her report and the upcoming Resident Council meetings.
OLD BUSINESS

There was no old business.

NEW BUSINESS

Resolution 2565 – Approve Operating Budget for Cumberland Phase 1 FYE October 31, 2020

A motion was made by Mr. Bañuelos and seconded by Mr. Matthews to approve this resolution. Mr. Reinert discussed the budget summary with the Board.

Ayes 4 – Senderowitz, Matthews, Guridy, Bañuelos
Nays 0

Resolution 2566 – Approve Operating Budget for Cumberland Phase 2 FYE October 31, 2020

A motion was made by Mr. Matthews and seconded by Mr. Bañuelos to approve the resolution. Mr. Reinert discussed the budget summary with the Board.

Ayes 4 – Senderowitz, Matthews, Guridy, Bañuelos
Nays 0

Resolution 2567 – Approve Procurement Policy Amendment

A motion was made by Mr. Guridy and seconded by Mr. Bañuelos to approve this resolution. Mr. Farrell explained that we are updating the small purchase amounts because the state has updated these amounts.

Ayes 4 – Senderowitz, Matthews, Guridy, Bañuelos
Nays 0

Resolution 2568 – Award Contract for Audit Services for the Fiscal Years Ending June 30, 2019 through June 30, 2021

A motion was made by Mr. Guridy and seconded by Mr. Bañuelos to approve this resolution. Mr. Farrell stated this was awarded to Clifton Larson Allen, the auditors who have previously performed the audit.

Ayes 4 – Senderowitz, Matthews, Guridy, Bañuelos
Nays 0
Resolution 2569 – Approve Little Lehigh Pre-Development Loan

A motion was made by Mr. Matthews and seconded by Mr. Guridy to approve this resolution. Mr. Farrell explained that we are reimbursed at closing by Pennrose for this loan.

Ayes 4– Senderowitz, Matthews, Guridy, Bañuelos
Nays 0

Mr. Senderowitz asked for a motion to adjourn the meeting and a motion was made to adjourn by Mr. Matthews and seconded by Mr. Guridy.

Ayes 4 – Senderowitz, Matthews, Guridy, Bañuelos
Nays 0

The meeting ended at 11:15 am.

ATTEST _________________________________