

ALLENTOWN HOUSING AUTHORITY

REGULAR BOARD MEETING
September 27, 2012

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

PRESENT:	Mr. Donald Senderowitz	Chair
	Mr. John Sherry	Vice Chair
	Mr. Alan Jennings	Secretary
	Mr. Julio Guridy	Treasurer
	Ms. Sara Hailstone	Commissioner

Also present at the Board Meeting were Mr. Daniel R. Farrell, Executive Director; Mr. Gerald L. Schlegel, Deputy Executive Director; Mr. Christian Perrucci, Esquire; and Mr. Vince Bekiempis.

PUBLIC COMMENTARY

There was no public commentary.

APPROVED MINUTES

Mr. Senderowitz asked Mr. Jennings about his question regarding previous board meeting minutes from May. Mr. Farrell replied Mr. Jennings inquired about the budget and how it was worded. After a discussion it was decided that the issue was addressed but the minutes were not changed. Mr. Guridy asked where the Housing Authority was with Constellation Energy's contract. Mr. Farrell replied we are waiting for them to give us the work plan.

A motion was made by Mr. Sherry and seconded by Mr. Guridy to approve the Board Minutes of the August 23, 2012 Board Meeting.

Ayes 5 - Senderowitz, Sherry, Hailstone, Guridy, Jennings
Nays 0

BILLS & TREASURER'S REPORT

Mr. Guridy discussed the financial reports and the format showing the percent in parentheses. Mr. Farrell explained they should reflect the current month and should just be a percentage and not a negative percentage. Mr. Farrell continued that he would look into it. Mr. Guridy discussed the Fiscal Narrative report stating the Operating expenditures exceeded receipts by \$301,598. The Operating Subsidy earned for August was \$251,860 and the Net deficit was \$49,738. He continued that the total investments were \$7,468,173. Interest earned to date was \$3,706.

Mr. Senderowitz asked that the Board be brought up to date with HUD and the Housing Authority banks. Mr. Farrell replied we have agreements from KNBT, Wells Fargo, and Lafayette Bank and we are getting agreements from Team Capital and TD Bank. A discussion took place regarding the funds that the Housing Authority has and where they will be moved in the future. Mr. Senderowitz asked about the report that shows restricted and unrestricted funds. Mr. Farrell explained that he did not yet run the report due to working on the year end close. He continued that he will email it to board members on Monday.

The motion was made by Mr. Guridy to approve the financial reports and seconded by Ms. Hailstone.

Ayes 5 – Senderowitz, Sherry, Hailstone, Guridy, Jennings
Nays 0

COMMUNICATIONS

Mr. Farrell discussed his meeting with Mayor Pawlowski last week and information the Mayor requested about the Housing Choice Voucher program. He continued we are working on the Rental Assistance Demonstration Program which involves changing part of Cumberland Gardens to housing choice vouchers as part of our Mixed Finance work going forward. He added the Housing Authority is anticipating a tax credit application in October. Mr. Senderowitz asked if there were any more questions.

Mr. Farrell discussed his upcoming meeting with the city for a HUD safety and security grant for the Shot Tracker system. He explained that the Shot tracker system will locate any shot fired and what direction it comes from. He continued that the grant is for \$225,000 and that is about what the system costs. He also added that there is an annual subscription fee of \$120,000 for the service and the Housing Authority is not in a position to provide that cost. Mr. Guridy brought up the subject of paying for extra duty police. Mr. Farrell replied we still do, but not a regular patrol. This discussion continued with Mr. Perrucci talking about the contract being finalized with the city for extra duty police.

Mr. Farrell discussed the Section 8 voucher agreement with voucher holders that have an Allentown voucher that live in Bethlehem and other parts of the county and resolve jurisdiction issues with other Housing Authorities.

Mr. Farrell went on to talk about discussions with representatives from J. B. Reilly regarding the Walnut Street property swap and stated we anticipate an early next year timeline for completion. We have drafted a contract that if we get all the proper approvals we will go through with it and that agreement is being finalized. He continued that representatives from J. B. Reilly have asked about our property at 7th and Linden Streets, also called the Reid Hotel property. Mr. Farrell's replied we are receptive in discussing the property. I would advocate negotiating for trading those units for new units within the NIZ (Neighborhood Improvement Zone) area. The discussion continued about the Reid Hotel units and their replacement.

Mr. Farrell discussed putting more than one Board member on signature cards for Housing Authority accounts with banks we have investments with in order to make it more convenient for us if we need to have bank documents signed. The discussion resulted in three Board members signing bank signature cards. Mr. Sherry, Mr. Guridy and Mr. Senderowitz were chosen to be the signers.

Old Business

Mr. Senderowitz asked if there was any old business and there was none.

New Business

Resolution 2383 –Authorize Submission of Demolition Application for 228 Ridge Avenue

A motion was made by Mr. Sherry and seconded by Ms. Hailstone. Mr. Farrell explained this is property that has been vacant for several years and is going to be taken down and not replaced.

Ayes 5 – Senderowitz, Sherry, Hailstone, Guridy, Jennings

Nays 0

Resolution 2384 – Contract for 413 Allen Street Porch Replacement

A motion was made by Mr. Jennings and seconded by Mr. Guridy. Mr. Farrell explained the porch is going to be replaced in this row unit in Jordan Heights.

Ayes 5 – Senderowitz, Sherry, Hailstone, Guridy, Jennings

Nays 0

Resolution 2385 – Rental Assistance Demonstration Application

A motion was made by Mr. Guridy and seconded by Mr. Sherry. Mr. Farrell explained this is for an application to allow the Housing Authority to convert 35 units of Cumberland Gardens Phase 2 units to project based assistance through this application.

Ayes 5 – Senderowitz, Sherry, Hailstone, Guridy, Jennings

Nays 0

Resolution 2386 – Maintenance Department Positions

A motion was made by Mr. Sherry and seconded by Ms. Hailstone. Mr. Farrell explained this resolution resolves the arbitration to add a position that was eliminated through the budget process. We will add an M4 position and an aide which is a second level position and eliminate the vacant maintenance mechanic position.

Ayes 5 – Senderowitz, Sherry, Hailstone, Guridy, Jennings

Nays 0

Mr. Senderowitz asked for Mr. Bekiempis' report. Mr. Bekiempis started with Cumberland Gardens Phase 1B work is 96% complete and the Housing Authority met with residents in Phases 2 & 3, the non-developed phase, to discuss transfer into the recently finished units. He discussed receiving the HOPE VI close out letter from HUD and being commended on the fact that this project was completed in four years.

Mr. Guridy made the motion to adjourn the meeting and Ms. Hailstone seconded.

Ayes 5 – Senderowitz, Sherry, Hailstone, Guridy, Jennings
Nays 0

The meeting adjourned at 10:05 AM.

ATTEST _____