

ALLENTOWN HOUSING AUTHORITY

REGULAR BOARD MEETING

December 18, 2019

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

PRESENT:	Mr. Donald Senderowitz (by phone)	Chairman
	Mr. Zachary Matthews	Assistant Treasurer
	Ms. Sandra Barnes	Secretary

Also present at 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. Absent from the meeting were Mr. Julio Guridy and Mr. Fred Bañuelos.

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

PUBLIC COMMENTARY

There was no public comment.

APPROVED MINUTES

Mr. Matthews asked for a motion to approve the minutes of the November 27, 2019 Board meeting. A motion was made by Mr. Senderowitz and seconded by Ms. Barnes to approve the Board minutes.

Ayes 3 – Senderowitz, Matthews, Barnes
Nays 0

BILLS AND TREASURER’S REPORT

Mr. Reinert informed the Board we have the financials for October 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 Phases 1, 2 and 3 which all had net incomes. 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 which had net income and Section 8 had a net loss. 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. Mr. Reinert reviewed the check register with the Board.

Mr. Matthews asked for a motion to approve the financials and the motion was made by Ms. Barnes and seconded by Mr. Senderowitz to approve the financial reports.

Ayes 3 – Senderowitz, Matthews, Barnes
Nays 0

COMMUNICATION REPORT

Mr. Farrell discussed his report by and discussed the Reid Building and the last non-elderly residents moving out. We will be working with Episcopal House on the transfer of assistance for HUD approval. He discussed Constellation Energy program's calculations and reimbursement money they owe the Housing Authority. Mr. Farrell added, we are waiting for information on the smart meters from PP&L to give Constellation Energy this information. He added that he attached to his report a list of sealed bids we will be putting out in 2020 that Mr. Bañuelos had asked for at a previous meeting. He also told the Board that we have submitted an application for assistance with installing CO2 detectors in our high-rises and believe we may have been selected to receive some part of that \$250,000 assistance. The Board discussed the vacancy list and the waiting list.

Mr. Day discussed his report and 2020 projects that will be going out for sealed bids. He discussed the elevator replacement project at Gross Towers and the pre-bid meeting that was held. He told the Board that bids for that project will be due on January 10. He spoke about future activities such as the Gross Towers Community Room HVAC replacement, which will go out for sealed bids in January. He explained to the Board there is an emergency Gross Towers heater/boiler replacement project we are dealing with at this time. He discussed the proposal we received to replace the units and that this is the resolution that will be discussed later in our meeting. He went on to discuss Walnut Manor's exterior and landscape work this is scheduled for 2020 as well as exterior projects at Gross Towers. Mr. Day also stated that the Gross Towers fire alarm system will be replaced and CO2 detectors are being added to that project.

The voucher report was discussed by Aida Núñez who stated the payment standard for 2020 was being increased and this will allow residents to find affordable units in the city. She added we are also going to hand out vouchers to increase our spending so we end next year the way we are ending 2019.

The Solicitor's report was reviewed by Mr. Perrucci who discussed the energy savings contact and that the AHA will receive fair reimbursement from Constellation Energy. He continued, we are sending correspondence to property owners in Overlook Park regarding their obligation under the special rider deed that if they sell their property within that 10 year period there is a recapture that the Housing Authority is entitled to. He added that we have located two other properties that were sold during that 10 year period that did not provide the Housing Authority with reimbursement. We are working with those title companies to receive that money before initiating any litigation.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Resolution 2573 – Gross Towers Boiler Replacement

A motion was made by Mr. Senderowitz and seconded by Ms. Barnes to approve the resolution. Mr. Farrell discussed the boiler replacement and that rather repairing them, as these boilers are out of warranty, we will get a new five year warranty with new boilers.

Ayes 3 – Senderowitz, Matthews, Barnes
Nays 0

Resolution 2574 – Approve Authorized Bank Signatures

A motion was made by Mr. Senderowitz and seconded by Ms. Barnes to approve the resolution. Mr. Farrell explained this is needed in order for the Housing Authority to open an account with Provident Bank.

Ayes 3 – Senderowitz, Matthews, Barnes
Nays 0

The discussion turned to medical marijuana when Ms. Barnes asked if this is allowed with the Housing Authority's smoking policy. Mr. Farrell stated that smoking is not allowed in our units and we recently did an article in our newsletter for residents regarding smoking.

Mr. Perrucci asked for a motion to adjourn the meeting. A motion was made to adjourn the meeting by Mr. Matthews and seconded by Ms. Barnes. The meeting ended at 10:40 am.

Ayes 3 – Senderowitz, Matthews, Barnes
Nays 0

ATTEST _____