

ALLENTOWN HOUSING
AUTHORITY

REGULAR BOARD MEETING
FEBRUARY 24, 2023

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

PRESENT:	Mr. Donald Senderowitz (ZOOM)	Chairperson
	Ms. Sandra Barnes	Vice-Chairperson
	Mr. Zachary Matthews	Treasurer
	Ms. Fred Bañuelos	Secretary
	Mr. Julio Guridy	Assistant Treasurer

Also participating in the Board Meeting were Aida Núñez, Executive Director; Arelis Torres, Executive Secretary; Mr. Lou Day, Director of Maintenance of Operations; Ms. Megan Solt, Comptroller; Ms. Melissa Aclo, Social Services Director; and Christian Perrucci, Esquire. The meeting information was posted so members of the general public could participate by ZOOM.

The board meeting started at 9:08 am with Mr. Matthews asking for the roll call.

PUBLIC COMMENTARY

Mr. Matthews explained the call in number for the meeting was posted in the office for anyone who wants to participate and on the AHA website. Mr. Matthews asked if there were any comments from the public. Ms. Melva Martin, who resides at 1519 Walnut Street, Apt. 608, began by sharing her concerns regarding people who do not reside in the building having access to entering the building. She indicated that residents are allowing entryway to people who do not reside in the building even when she tells them they are not allowed access. She explained that it has become a safety issue and residents are afraid. Both Mr. Bañuelos and Ms. Barnes indicated to the tenant that unfortunately, we are unable to control who individuals allow into the building at all times. Mr. Bañuelos informed this tenant that the Allentown Housing Authority would further review to offer some possible solutions. She also brought up an incident regarding two non-residents who had gotten into an argument in which one of the males took out a firearm. She was not present for this incident and was provided these details by another tenant. Ms. Núñez asked that Ms. Martin have the resident who was present during this incident contact our office so that the Allentown Housing Authority could proceed accordingly with this incident. Ms. Martin indicated that she would provide the tenant's information to Ms. Aclo after the meeting. Ms. Alejandrina Lago, who resides at 1519 Walnut St, Apt. 401, discussed that she would like the landscaping around the building to be updated. Mr. Day explained that there are plans to update the landscaping and has a presentation prepared for the residents that reside in that building. They will inform all residents when it gets closer to that start date. Mr. Matthews thanked both tenants for their concerns.

APPROVED MINUTES

Mr. Matthews asked for a motion to approve the minutes of the January 25, 2023 Board meeting. A motion was made by Mr. Bañuelos and seconded by Ms. Sandra Barnes to approve the Board minutes.

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

BILLS AND TREASURER’S REPORT

Megan Solt reviewed with the Board the January financials for this meeting. She reviewed the treasurer’s report and the cash and investment reports for each property. Ms. Solt then continued to review the check register and answered the Board’s questions.

Mr. Matthews asked for a motion to approve the financials for January. Ms. Barnes made a motion and it was seconded by Mr. Bañuelos to approve.

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

COMMUNICATION REPORT

Ms. Núñez began by congratulating the AHA team for the REAC score received, which was 80 points. She thanked them for all their hard work and indicated that this was big for Allentown Housing Authority. She also discussed the K building at Little Lehigh. We have begun to house residents from that building and have issued vouchers to others due to the lack of public housing units availability at this time. She then reviewed the Emergency Housing Vouchers; 39 leased out of 43 with 70% utilization. Ms. Núñez also discussed the recent new hires in the maintenance department and is very pleased with the candidates. Lastly, she discussed the vacancies and being able to fill those units in a timely manner. She also indicated that we would pause on issuing vouchers for the month of February to avoid a shortfall. She emphasized that we have had great success with the HCVP lease ups.

Mr. Day also discussed the new hires and trainings he is looking forward to providing all maintenance staff. He mentioned that some would be retiring. He highlighted the Gross Towers Fire Alarm System Replacement project is close to finalizing. He also mentioned that the other projects are moving along with some going out to bid in the next month. Mr. Day indicated that the Walnut Manor Carpet Replacement Project has been a success and moving on to Gross Towers. He then moved on to discuss Walnut Manor and hiring a structural engineer for the balconies. The balconies have a lot of spalling which is unsafe. They are going to assess all the balconies and submit

a report to repair or rebuild if needed. He added that the Scattered Sites Homeownership Project did not receive any bids.

Mr. Matthews asked for a motion to bring in a consultant to review the status of the Scattered Sites Homeownership Project. Mr. Bañuelos made a motion and it was seconded by Mr. Guridy to approve.

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

Ms. Aclo started by indicating that Catholic Charities is no longer interested in renewing their contract with us. Mr. Bañuelos proposed to set up a meeting to discuss this further. She also mentioned the establishment of the Jurisdiction-Wide Resident Council and assisting the resident council in making this transition. They have planned an information session for any interested tenants and have already received an EIN for the organization. They also plan to vote for the officers in April.

Mr. Matthews asked for a motion at 10:16 am to go into Executive Session to discuss personnel issues and ongoing development for Little Lehigh. A motion was made by Ms. Barnes and was seconded by Mr. Bañuelos.

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

A motion was made to end Executive Session by Mr. Guridy and seconded by Ms. Barnes at 11:55 pm.

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

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Resolution 2678-Approval Regarding Amendment to By Laws

Mr. Matthews asked for a motion to approve, a motion was made by Mr. Bañuelos and seconded by Ms. Barnes. It should be noted that Mr. Guridy recused himself and was not present to vote.

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

Resolution 2679-Authorizing the Hiring of Julio Guridy as Executive Director

Mr. Matthews asked for a motion to approve, a motion was made by Mr. Bañuelos and seconded by Mr. Senderowitz. It should be noted that Mr. Guridy recused himself and was not present to vote.

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

Resolution 2680-Approve 2023 Annual Agency Plan

Mr. Matthews asked for a motion to approve, a motion was made by Mr. Bañuelos and seconded by Ms. Barnes. It should be noted that Mr. Guridy returned to the meeting.

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

Resolution 2681-Approval of Appropriation for Little Lehigh Redevelopment Phase One Expenses

Mr. Matthews asked for a motion to table the matter pending negotiations with Pennrose, a motion was made by Mr. Bañuelos and seconded by Mr. Guridy.

Ayes 4 –Barnes, Bañuelos, Matthews, Guridy
Nays 1-Senderowitz

Mr. Matthews asked for a motion to bring in a consultant to review the possible RAD conversions, Mr. Bañuelos made a motion and it was seconded by Mr. Guridy to approve.

A motion was made to adjourn the meeting by Mr. Matthews and seconded by Mr. Guridy at 12:00 pm.

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

ATTEST _____