

ALLENTOWN HOUSING  
AUTHORITY

REGULAR BOARD MEETING  
January 22, 2025

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

PRESENT:	Mr. Fred Bañuelos	Chairperson
	Mr. Carlos Rodriguez, Esquire	Vice-Chairperson (via Zoom)
	Mr. Zachary Matthews	Treasurer
	Ms. Sandra Barnes	Secretary

Also participating in the Board Meeting were Mr. Julio A. Guridy, Executive Director; Ms. Arelis Torres, Executive Secretary; Mr. Eric Reinert, contracted Comptroller; Tina Sargent, Comptroller; Aida Núñez, Director of Housing Management; Mr. Lou Day, Director of Maintenance Operations; Mr. Doryan Campo, Director of Compliance; Melissa Aclo, Social Services Director; and Mr. Christian Perrucci, Esquire.

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

APPROVED MINUTES

Mr. Bañuelos asked for a motion to approve the minutes of the December 18, 2024, Board Meeting. Mr. Matthews made the motion and Ms. Barnes seconded the motion to approve the Board minutes.

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

PUBLIC COMMENTARY

Mr. Bañuelos asked if there were any comments from the public. There were no comments.

RESOLUTIONS

Resolution 2746 Approval of Agreement Authorizing ESSA Bank & Trust as Depository

Mr. Bañuelos asked for a motion to Approve the Agreement Authorizing ESSA Bank & Trust as Depository. Mr. Guridy explained that this resolution will permit the Executive Director to sign all bank signature cards for checks, wire transfers, or other depository documents on behalf of the Allentown Housing Authority. Ms. Barnes made the motion and Mr. Matthews second the motion.

Ayes 4- Bañuelos, Matthews, Rodriguez, Barnes

Nays 0

#### Resolution 2747 Approving Line of Credit and Signing Authority with Embassy Bank

Mr. Bañuelos asked for a motion to Approve the Line of Credit and Signing Authority with Embassy Bank. Mr. Guridy explained that this resolution will authorize the Executive Director to establish a line of credit with Embassy Bank in the amount of \$1 Million Dollars and to sign all bank signature cards for checks, wire transfers, or other depository documents on behalf of the Allentown Housing Authority. Ms. Barnes made the motion and Mr. Rodriguez second the motion. Mr. Matthews recused himself.

Ayes 3- Bañuelos, Rodriguez, Barnes  
Nays 0

#### BILLS AND TREASURER'S REPORT

Mr. Reinert introduced Ms. Tina Sargent, the new Comptroller for the Allentown Housing Authority. The Board welcomed Ms. Sargent. Mr. Reinert reviewed with the Board the financials for December. He reviewed the active CAP Fund receipts, the Treasurer's Report, the operating expenses, and the cash and investment reports. He then provided a summary of property expenses. Mr. Reinert also provided the Board with trial balances for each project AHA is currently working on and provided a summary of the FASS and MASS reports. He answered all the Board's questions.

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

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

#### COMMUNICATION REPORT

Mr. Julio A. Guridy briefly mentioned the PHFA grant that was awarded to the Allentown Housing Authority in the amount of \$1,500,000.00. This grant will be utilized for three different projects which include rehabilitation work at the NSA Montrone Building, Multi-Units Scattered Sites properties, and Homeownership properties. Mr. Guridy continued to discuss the \$1.2 million grant that was awarded by the Federal Home Loan Bank of Pittsburgh (FHLBP) for the 428 N. 6<sup>th</sup> St Project. The housing authority can move forward with completing some of the preliminary work for this project. There was also a Local Share Account (LSA) grant application that was submitted to the state by the City of Allentown for \$800,000. Mr. Guridy also discussed the Bridgeside Estates Ph I Ribbon Cutting Ceremony that took place on December 19, 2024. The event was held at Bridgeside Estates in the Community Room and was attended by elected officials, key members of the development team, and residents. The ceremony was a success, and he thanked all those involved with the preparations. He then mentioned that Francis Vargas of Elon Affordable Housing, LLC, has submitted an Intent to "Submit an Application" to the

Pennsylvania Housing Finance Agency (PHFA) for Phase II. The actual application is due on February 11, 2025. Mr. Guridy highlighted that both properties rehabilitated for the Homeownership Program have been sold to two families in December. Lastly, he touched on plans for developing a street mural in a centralized location in the Allentown Blueprint Community area. He answered all the Board's questions.

Mr. Lou Day began by highlighting a few Capital Fund grants that were fully expended for 2020, 2021, and 2022. He mentioned that he has been meeting with accounting for the new budgets. A few projects are currently out to bid. Lastly, Mr. Day mentioned that REAC Inspections were mistakenly scheduled for some of our properties. They should not have been scheduled due to our high score. He has informed HUD as such. Mr. Day answered the Board's questions.

Ms. Melissa Aclo reported that the Homeownership Vouchers will be made available to eligible residents on April 1, 2025. She also indicated that AHA is partnering with Embassy Bank and Quaker National Bank that offer loans to first-time homebuyers. AHA is working to identify a third bank to support the Homebuyer Program. Ms. Aclo also highlighted the flyers that were sent informing our residents of all housing scholarships available to those who qualify. Ms. Aclo answered the Board's questions.

Mr. Doryan Campo reviewed the HCV Inspection report and the recertification reports for HCV and Public Housing. He announced that we have hired a second Housing Inspector. He answered the Board's questions.

Ms. Aida Nuñez reviewed the vacancy summary, which is at 2.24% and the rent collection which is at 10%.

Mr. Christian Perrucci, Esquire, indicated that he is working on finalizing the Little Lehigh Phase II Developer Agreement and the CHDO Bylaws. He answered the Board's questions.

### New Business

Mr. Bañuelos asked for a motion to go into Executive Session at 10:58 am to discuss the Developer Agreement. A motion was made by Mr. Matthews and seconded by Ms. Barnes to go into Executive Session.

Ayes 4 - Bañuelos, , Matthews, Barnes, Rodriguez  
Nays 0

A motion was made to end Executive Session at 11:23 am by Mr. Matthews and seconded by Ms. Barnes.

Ayes 4 - Bañuelos, Matthews, Barnes, Rodriguez  
Nays 0

A motion was made to adjourn the meeting by Mr. Matthews and seconded by Mr. Senderowitz at 11:24 am.

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

ATTEST \_\_\_\_\_