

ALLENTOWN HOUSING  
AUTHORITY

REGULAR BOARD MEETING  
JANUARY 25, 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	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; Doryan Campo, Director of Compliance; and Christian Perrucci, Esquire. The meeting information was posted so members of the general public could participate by ZOOM.

The board meeting started at 9:01 am with Mr. Senderowitz asking for the roll call.

PUBLIC COMMENTARY

Mr. Senderowitz 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. Senderowitz asked if there were any comments from the public.

Mr. Senderowitz introduced Jacob Fisher and Toki Rehder from Pennrose to discuss the Little Lehigh Phase 1 updates. Toki began with a brief summary of the site work and the foundation that has begun. She included that they are still on schedule for completion in October. The management company will begin leasing in the summertime and will start occupying the units in August.

Mr. Fisher began by referencing Resolution 2677-Amended and Restated Authorization for Phase One Closing Little Lehigh. He discussed some of the expenditures that were outside of the project to cover a few of the housing authority's costs that had been previously committed. He also discussed moving forward with Little Lehigh Phase 2 and the costs that would be incurred. Mr. Fisher provided the board a handout, which incorporated the Sources and Uses concerning a funding commitment for Phase 2. Mr. Senderowitz indicated that the \$2 million City of Allentown HOME funding source was not guaranteed to be fully awarded to Allentown Housing Authority. Mr. Guridy added that there are other possible funding sources that are available including ARPA

funds. In conclusion, the commitment needed from the Allentown Housing Authority could potentially be \$3.4 million. Mr. Fisher answered and discussed all of the Board's questions.

#### APPROVED MINUTES

Mr. Senderowitz asked for a motion to approve the minutes of the December 21, 2002 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 December financials for this meeting. She reviewed the treasurer's report and the cash and investment reports for each property. Mr. Bañuelos mentioned using a Broker CD in the future and Mr. Senderowitz indicated that it was used in the past and may be worth looking into. Ms. Solt then continued to review the check register and answered the Board's questions.

Mr. Senderowitz asked for a motion to approve the financials for December. Mr. Matthews made a motion and it was seconded by Mr. Bañuelos to approve.

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

#### COMMUNICATION REPORT

Mr. Day discussed various upcoming projects. He highlighted the Gross Towers Fire Alarm System Replacement project is close to finalizing. He mentioned the Walnut Manor Parking Lot project is now under contract and due to start in April. He emphasized keeping the residents informed and providing presentations when necessary to keep those communication lines open with the residents. It has proven more successful moving forward with these projects. Mr. Bañuelos mentioned being present at the Resident Advisory Board (RAB) Meeting to support the Allentown Housing Authority.

Mr. Senderowitz asked for a motion at 10:27 am to go into Executive Session to discuss future financials for Little Lehigh. A motion was made by Ms. Barnes and was seconded by Mr. Guridy.

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

A motion was made to end Executive Session by Mr. Matthews and seconded by Ms. Barnes at 12:38 pm.

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

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Resolution 2676-Approve Procurement Policy Amendment 2023

Mr. Senderowitz asked for a motion to approve, a motion was made by Mr. Matthews and seconded by Ms. Barnes. It should be noted that Mr. Bañuelos left the meeting and was not present to vote.

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

Resolution 2677-Amended and Restated Authorization for Phase One Closing Little Lehigh

Mr. Senderowitz asked for a motion to table the matter for a later date, a motion was made by Mr. Matthews and seconded by Mr. Guridy.

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

A motion was made to adjourn the meeting by Mr. Matthews and seconded by Mr. Guridy at 12:39 pm.

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

ATTEST \_\_\_\_\_