

ALLENTOWN HOUSING AUTHORITY

REGULAR BOARD MEETING

January 22, 2020

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

PRESENT:	Mr. Fred Bañuelos	Vice 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. Donald Senderowitz.

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

PUBLIC COMMENTARY

Mr. Bañuelos asked if there were any Public Comments. Mr. Eugenio De La Rosa and his wife, Maria De La Rosa was at the meeting to discuss his position on the AHA waiting list. Mr. De La Rosa was at the Board meeting last April with his son to discuss this issue. He discussed his frustration with being on the waiting list for seven years and not getting closer to receiving housing. Mr. Bañuelos and Ms. Núñez spoke to Mr. De La Rosa in Spanish to facilitate explaining how the waiting list works and why his number doesn't move up. Mr. Farrell discussed with the Board the issue of how long people wait for units depends on the bedroom size they are requesting and the property where they have requested to live. The recommendation of the Board was to research their position on the waiting list, put this information into a letter and send to Mr. and Mrs. De La Rosa within thirty days.

APPROVED MINUTES

Mr. Bañuelos asked for a motion to approve the minutes of the December 18, 2019 Board meeting. A motion was made by Mr. Matthews and seconded by Mr. Bañuelos to approve the Board minutes.

Ayes 3 – Bañuelos, Matthews, Barnes  
Nays 0

## BILLS AND TREASURER'S REPORT

Mr. Reinert informed the Board we have the financials for November 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 and 2 which had net incomes and Phase 3 had a net loss. 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. The Board asked about how much we are spending on the consultant for the conversion. Mr. Reinert explained we have kept track of what their errors have cost us and we will be going back to them for compensation. Mr. Reinert told the Board the December financials will be sent to the Board before the February meeting.

Mr. Bañuelos asked for a motion to approve the financials as presented today for November and the motion was made by Mr. Matthews and seconded by Ms. Barnes to approve the financial reports.

Ayes 3 – Bañuelos, Matthews, Barnes

Nays 0

## COMMUNICATION REPORT

Mr. Farrell discussed data sharing regarding our residents with the goal of improving services for our resident population. He added this was discussed with the LV Health Network and what services would help residents. He added that we are working with a committee internally to prepare for our REAC inspections to develop procedures to address our score issues for upcoming inspections. He added that we are working with the Episcopal House and transfer of assistance from the Reid Building. Mr. Farrell discussed the Foster Youth Initiative; vouchers to assist individuals transitioning from foster care to permanent housing.

Mr. Day discussed the 700 Building and Central Park replacement projects that are 100% complete. He added that the Gross Towers elevator replacement project was out for bids but we did not receive any and we are looking to re-bid this project. The Gross Towers community room HVAC replacement is ready to go and will be out the first week of February he told the Board. The Gross Towers landscape has been put out to bid this past week and includes tree replacement, shrubs, and awning replacement. The Walnut Manor landscape enhancement project will be going out to bid next week and includes new sidewalks, retaining walls, trees, shrubs and new flag pole. The Gross Towers heating boiler replacement has been completed and the two boilers are up and

running. We are in the process of tying them into our current building management system. He continued with the Gross Towers fire alarm system replacement which will go out to bid the first week of February.

The Social Services Director, Ms. Aclo told the Board that the Health Department has finished their “Matter of Balance” classes at Walnut Manor and have started it at the 700 Building in Spanish. She discussed the Allentown police department’s onsite visits to our buildings to discuss community concerns and questions and that they will be visiting Cumberland Gardens and Central Park in the next few weeks. She also discussed future visits regarding safe medication use and medication disposal from the Center for Humanistic Change. These visits are scheduled for March. She also told the Board that the Housing Authority is set up as a hub for the Census at Cumberland Gardens and we have met with the ambassador who will be onsite there. This will go live the beginning of March.

The voucher report was discussed by Aida Núñez who stated we have 1622 out of 1631 vouchers leased. She stated we are doing very well and keeping a close watch on this number.

The Solicitor’s report was reviewed by Mr. Perrucci and he told the Board that he is in the process of finalizing the acquisition of the vacant parcel next to Little Lehigh as it relates to the funding for the Little Lehigh project. He continued that we are working on having Constellation finalize their report. He continued we did receive one check for the miscalculation on the M&V report and there should be an additional check from them in the near future, hopefully by the next Board meeting.

### OLD BUSINESS

There was no old business.

### NEW BUSINESS

#### Resolution 2575 – Little Lehigh Infrastructure RACP Project

A motion was made by Ms. Barnes and seconded by Mr. Matthews to approve the resolution. Mr. Farrell discussed the RACP as this relates to the \$1 million funding we received for Little Lehigh.

Ayes 3 – Bañuelos, Matthews, Barnes  
Nays 0

A motion was made by Mr. Bañuelos to go into Executive Session at 10:40am. The motion was made by Mr. Matthews and seconded by Ms. Barnes.

Ayes 3 – Bañuelos, Matthews, Barnes  
Nays 0

A motion was made to adjourn the meeting by Mr. Matthews and seconded by Ms. Barnes.

Ayes 3 – Bañuelos, Matthews, Barnes

Nays 0

The meeting ended at 11:20 am.

ATTEST \_\_\_\_\_