

ALLENTOWN HOUSING AUTHORITY

REGULAR BOARD MEETING

July 22, 2020

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

PRESENT:	Mr. Donald Senderowitz	Chairman
	Mr. Fred Bañuelos (by phone)	Vice Chairman
	Mr. Julio Guridy (by phone)	Treasurer
	Ms. Sandra Barnes (by phone)	Secretary
	Mr. Zachary Matthews (by phone)	Assistant Treasurer

Also participating in the Board Meeting were Mr. Daniel R. Farrell, Executive Director; by phone were Ms. Melissa Aclo, Social Services Director; Mr. Eric Reinert, Comptroller; Ms. Aida Núñez, Director of Housing Management and Mr. Christian Perrucci, Esquire. Due to the COVID-19 pandemic, most participated in the meeting via Zoom conference call. The meeting information was posted so members of the general public could participate.

The board meeting started at 9:10 am with Mr. Senderowitz asking for the roll call.

PUBLIC COMMENTARY

Mr. Senderowitz started by stating the call in number for the meeting was posted in the office for anyone who wanted to participate and there were no responses. There was no public commentary.

APPROVED MINUTES

Mr. Senderowitz asked for a motion to approve the minutes of the June 24, 2020 Board meeting. A motion was made by Mr. Guridy and seconded by Mr. Bañuelos to approve the Board minutes.

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

BILLS AND TREASURER’S REPORT

Mr. Senderowitz asked Mr. Reinert to review with the Board the financials for June for this meeting. He began with Conventional Housing, which had net income and Central Office had net loss. He continued with the NSA’s which had net income as well as Section 8. He reviewed

Cumberland Phases 1, 2 and 3 which had net income. He reviewed year to date financials and reported that Conventional Housing had net income and Central Office had net loss. He continued with the NSA's and Section 8 which both had net income. Cumberland Phase 1, 2 and 3 all had net incomes. Mr. Reinert discussed the CARES Act funding and how we are using those funds. He explained to the Board that we have from now until December 31 to spend the \$218,000 we received for HCVP from the Cares Act of which we have spent about \$40,000; for the Public Housing Covid 19 money, we received \$409,000 and have about \$130,000-\$140,000 left. The Board discussed investments and CD's that have future maturity dates. Mr. Reinert discussed the rates that some of the banks were offering to transfer maturing CD's. Mr. Reinert reviewed the check register with the Board.

Mr. Senderowitz asked for a motion to approve the financials for June and the motion was made by Mr. Guridy and seconded by Mr. Bañuelos to approve the reports.

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

COMMUNICATION REPORT

Mr. Farrell started his report and discussed the proposal AHA submitted to the Redevelopment Authority for Front Street and stated they did not pick the AHA's submission. The Board discussed this submission. He told the board that we are 90% to getting HUD approval on our submission for the Reid Hotel. Mr. Farrell discussed the HUD waivers that were going to expire the end of July but have been extended to the end of December. He reviewed the annual certification report with the Board and what percent are completed. He reviewed rent collections and stated the AHA is at 85% rate of collection. Mr. Farrell discussed with the Board how to get rents paid before going to magistrates and starting the eviction process. Mr. Farrell discussed with the Board the counter offer made to Constellation in the negotiations with them. Mr. Senderowitz asked about the Little Lehigh project and Mr. Perrucci stated that the billboard company is no longer interested in the Little Lehigh parcel of land because of redevelopment along the bridge and lack of visibility to the public. Mr. Farrell brought the Board up to date on the boiler failure issue at Walnut Manor and what is being discussed between the engineer, Barry Isett & Associates and the contractor, KC Mechanical.

UNFINISHED BUSINESS

There was no discussion at this meeting.

NEW BUSINESS

Resolution 2587 – Approve Write-off of Uncollected Accounts

A motion was made by Mr. Matthews and seconded by Mr. Guridy to approve the resolution. Mr. Farrell explained this write-off is for the whole fiscal year and are on closed accounts, not residents that are still living here.

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

Resolution 2590 – Approve Amendment to AHA Management Policies

Mr. Farrell explained we are going to table this resolution again until next month.

Resolution 2591 – Award Contract for Office Cleaning Services for Administrative Office

A motion was made by Mr. Guridy and seconded by Mr. Matthews to approve the resolution.

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

Resolution 2592 – Award Contract for Office Cleaning Services for Overlook Park Community Building

A motion was made by Mr. Bañuelos and seconded by Mr. Guridy to approve the resolution.

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

Resolution 2593 – Award Contract for Majestic Building Stormwater Conveyance Reconfiguration

A motion was made by Mr. Bañuelos and seconded by Mr. Guridy to approve the resolution.

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

A motion was made by Mr. Matthews to go into Executive Session at 11:20am and seconded by Mr. Bañuelos.

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

A motion was made to adjourn the meeting by Mr. Matthews and seconded by Mr. Bañuelos. The meeting ended at 11:50am.

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

ATTEST _____