

ALLENTOWN HOUSING
AUTHORITY

REGULAR BOARD MEETING
MARCH 22, 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

Also participating in the Board Meeting were Julio Guridy, soon to be Executive Director, Aida Núñez, Interim 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 Robert Donchez, Esquire. The meeting information was posted so members of the general public could participate by ZOOM.

The board meeting started at 9:05 am with Mr. Senderowitz asking for the roll call. It should be noted that we did not have a quorum. Zackary Matthews joined the meeting at 9:29 a.m. until 10 a.m. and Julio Guridy has officially resigned as a board member and Fred Bañuelos was not in attendance.

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. Kevin Easterling was present and discussed the Little Lehigh Project that included Harkins and Pennrose. He commented on the requirements regarding Section 3 workers. He stated that there was no outreach or no good faith effort made in trying to meet those requirements for the Little Lehigh Project. He further stated that he supplied a listing to Steve Young at Harkins of Section 3 workers who were able and available to assist with this project. He was informed by Steve that they have already selected Section 3 workers to assist with this project. Kevin answered questions from the board and reminded them of the importance of the Section 3 worker requirements.

Mr. Senderowitz introduced Mandy Merchant and Daniel Sefick of CliftonLarsonAllen (CLA). They provided a presentation of the 2022 Final Audit Results.

APPROVED MINUTES

Mr. Senderowitz asked for a motion to approve the minutes of the February 22, 2023 Board meeting. A motion was made by Ms. Sandra Barnes and seconded by Mr. Zachary Matthews to approve the Board minutes.

Ayes 3 – Senderowitz, Matthews, Barnes
Nays 0

BILLS AND TREASURER’S REPORT

Megan Solt reviewed with the Board the February 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. Ms. Solt discussed the vouchers and money that HUD has released to AHA.

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

Ayes 3 – Senderowitz, Matthews, Barnes
Nays 0

COMMUNICATION REPORT

Ms. Núñez began by discussing the HUD Operating Fund submission. The Scattered Site project has been put on hold until further evaluation from a consultant. She stated there has been no change on the Little Lehigh construction. She stated we have 8 current vacant units in public housing, which is good. Out of these, 3 are ready to go and we have 2 of these are to be leased this week and 1 next week. She stated with the Emergency Housing Vouchers, we have 43 vouchers and 40 are leased.

Mr. Day told the Board that soon they will see the 2023 Cap Fund Grant will be listed on the construction report. It is higher than 2022's grant and we will be getting over \$3 million. We have the Walnut Manor landscaping, Central Park canopy, fire alarm system improvement, and HVAC replacements coming up for the May Board approval. We also need to decide on the next elevator project to approve. We also have some work on the NSA properties to list, even though they are not coming from our Cap Funds.

Ms. Aclo stated she did not have much to report but indicated that Christian Perrucci's office has finished the contract for the ROSS Grant position. She said she would send it to the Board for a final review.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Resolution 2682 - Approve Audited Financial Statements for AHA for the Year Ended June 30, 2022

Mr. Senderowitz asked for a motion to approve, a motion was made by Ms. Barnes and seconded Mr. Senderowitz.

Ayes 3 – Senderowitz, Barnes, Matthews
Nays 0

Resolution 2683 - Award Contract for Sanitary Sewer Maintenance Services

Mr. Senderowitz asked for a motion to approve, a motion was made by Ms. Barnes and seconded by Mr. Matthews.

Ayes 3 – Senderowitz, Barnes, Matthews
Nays 0

A motion was made to adjourn the meeting by Mr. Matthews and seconded by Ms. Barnes at 10:00 am. The meeting continued for informational purposes without a quorum.

Ayes 3 – Senderowitz, Barnes, Matthews
Nays 0

ATTEST _____