

ALLENTOWN HOUSING AUTHORITY

REGULAR BOARD MEETING

October 28, 2020

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	Chairman
	Mr. Fred Bañuelos	Vice Chairman
	Ms. Sandra Barnes	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; Mr. Lou Day, Director Maintenance Operations and Mr. Christian Perrucci, Esquire. Mr. Julio Guridy was absent. 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 9:25 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 wanted to participate and there were no responses. Mr. Matt Tuerk was present by phone for the meeting but had no comments other than he was there to observe the meeting. There was no other public commentary.

APPROVED MINUTES

Mr. Senderowitz asked for a motion to approve the minutes of the September 23, 2020 Board meeting. A motion was made by Mr. Bañuelos and seconded by Ms. Barnes to approve the Board minutes.

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

BILLS AND TREASURER’S REPORT

Mr. Reinert reviewed with the Board the September financials for this meeting. He began with

Conventional Housing which had a net income and Central Office had a net loss. He said the NSA's had net income as did Section 8. He reviewed Cumberland Phases 1, which had a net loss; Phase 2 had net income and Phase 3 had a net loss. He next reviewed year to date financials and reported that Conventional Housing had a net income and Central Office had a net loss. He said the NSA's had net income and Section 8 also had net income. Cumberland Phase 1, Phase 2 and Phase 3 had net incomes. Mr. Reinert discussed COVID funding and expenses. He reviewed the cash and investment report with the Board and the check register. The Board discussed the Lehigh County water bill for the Housing Authority and how we are billed for our sites.

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

Ayes 4 – Senderowitz, Bañuelos, Matthews, Barnes

Nays 0

COMMUNICATION REPORT

Mr. Farrell started his report by discussing the vacancy report. He discussed the unpaid rent summary with the Board and there were discussions concerning evictions and rent collection. Mr. Farrell discussed the report of annual income certifications. He gave the Board his Section 3 report showing minority and women owned businesses and contracts we have with these vendors. Mr. Farrell discussed our Covid policy and how we are dealing with maintenance entering units to complete work orders. Mr. Farrell discussed the Little Lehigh project and stated that Phase 2 will not have units on the street. For next month's meeting he said I should have a site plan for Phase 2 that looks different. Mr. Farrell discussed the offer for the Scattered Sites from Center City. He told the Board we don't want to engage them at this time. If we do this, we would want to publish a list of properties and solicit proposals from interested parties to purchase them, rather than engage with one buyer. The Board discussed this proposal for selling the Scattered Sites.

Ms. Núñez reviewed her report for Housing Choice Voucher and the Two-Year Forecasting Summary.

UNFINISHED BUSINESS

Mr. Farrell discussed the Reid Building and told the Board there are about 10 people left there and we are working with one family to find a voucher place to live. As for labor negotiations, he stated we had a meeting yesterday and believe we have a contract. He continued, the goal is to have a contract for the Board to look at and approve next month. I will have a redlined copy to circulate to the Board to review.

NEW BUSINESS

There were no resolutions for this meeting.

A motion was made by Mr. Bañuelos to adjourn the meeting and seconded by Mr. Matthews and the meeting adjourned at 10:35am.

Ayes 4 – Senderowitz, Bañuelos, Matthews, Barnes

Nays 0

ATTEST _____