

ALLENTOWN HOUSING
AUTHORITY

REGULAR BOARD MEETING
September 27, 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
	Mr. Fred Bañuelos	Secretary

Also participating in the Board Meeting were Julio A. Guridy, Executive Director, Arelis Torres, Executive Secretary; Aida Núñez, Director of Housing Management; Megan Solt, Comptroller; Lou Day, Director of Maintenance Operations; Melissa Aclo, Social Services Director, and Christian Perrucci, Esquire. The meeting information was posted so members of the general public could participate in-person.

The board meeting started at 9:04 am with Mr. Senderowitz asking for the roll call.

PUBLIC COMMENTARY

Mr. Senderowitz asked if there were any comments from the public. Kevin Easterling announced that the new HUD website for Section 3 Compliance is coming soon and the official name will be called Section 3 Resources Hub. Also in attendance was Sara Vigneri from the Allentown Voice. She did not have any commentary but was simply observing.

APPROVED MINUTES

Mr. Senderowitz asked for a motion to approve the minutes of the August 23, 2023 Board Meeting. Mr. Matthews made the motion and Ms. Barnes second the motion to approve the Board minutes. It should be noted that Mr. Bañuelos was not yet present to vote for this motion.

Ayes 3 – Senderowitz, Barnes, Matthews
Nays 0

BILLS AND TREASURER’S REPORT

Ms. Megan Solt reviewed with the Board the August financials for this meeting and reviewed the Treasurer’s Report and the Cash and Investment reports for each property. She also reviewed the Section 3 Report and the FASS MASS report for June. Ms. Solt concluded by mentioning that AHA was eligible for \$391,000 of shortfall funding, however, the amount that we will receive may differ from that which was approved. We will receive notification in the upcoming week. Ms. Solt then answered the Board’s questions.

Mr. Senderowitz asked for a motion to approve the financials for August. Mr. Matthews made a

motion and it was seconded by Mr. Bañuelos to approve.

Ayes 4 – Senderowitz, Barnes, Bañuelos, Matthews

Nays 0

COMMUNICATION REPORT

Mr. Julio Guridy began by discussing the Gross Towers fire loss incident that took place on June 13, 2023. He indicated that there is an upcoming hearing scheduled on September 29, 2023 at the Lehigh County Courthouse against the person responsible for this incident. He is being charged with Aggravated Arson – Person Present Inside Property, Risking Catastrophe and Recklessly Endangering Another Person.

He then mentioned that AHA has submitted an application to the Federal Home Loan Bank of Pittsburgh (FHLBP) for \$750,000.00 for the reconstruction of (7) of our scattered sites properties for our Home Ownership Program. He noted that we would not receive a response until about December. Mr. Guridy then touched on the meeting he had with Mayor Matt Tuerk, the Allentown Community and Economic Development Department, and the Allentown Economic Development Corporation in which they discussed the Allentown Redevelopment Authority regarding finding the appropriate agency to absorb them. The City proposed that they will take over the administration of the Allentown Redevelopment Authority and the Allentown Housing Authority can assist with the development of properties that are in need of repairs. The City welcomed AHA's participation.

Mr. Guridy then provided a brief update on the reconstruction of two homeownership properties: 916 N 6th St, which is scheduled to be completed at the end of October. AHA will be working on a ribbon-cutting event in the near future. The other property, 413 Allen St, is also advancing quickly with construction and could be completed sooner than anticipated.

Mr. Guridy continued to discuss Little Lehigh. We have five residents remaining and have begun the eviction process for those who remain. These tenants have exhausted all assistance offered by AHA, including vouchers, and are now awaiting on the court's ruling. Mr. Bañuelos then asked the status of the HAP Contract for Little Lehigh Phase 1. Mr. Guridy and Ms. Núñez indicated that they are currently working on it.

Mr. Guridy continued to discuss the parking issue with Walnut Manor. We are in need of spaces for residents and staff and are currently working on a plan to find an additional location. The current location being rented by AHA is no longer available.

Mr. Matthews then recommended that AHA put together an RFP Process and start a committee internally. He thought a more standardized process would move things along more efficiently in the future for all parties involved. Mr. Bañuelos also recommended that AHA acquire the assistance with this RFP process from the City, as they can be a great resource. Mr. Guridy agreed and concluded by answering all other questions from the Board.

Mr. Lou Day began by providing the Board with a summary of upcoming projects. He highlighted the Walnut Manor Landscaping Enhancements Project. Unfortunately, due to the necessary street closures, the parking is very limited and has become an inconvenience to our residents. Thankfully, the project is advancing quickly. He also mentioned the apartment door replacement project at Walnut

Manor, which is underway. Mr. Day underlined the improved locking system, which will help keep residents from locking themselves out of their units. Lastly, he provided an update on the Towers East Emergency Generator. The project is ongoing and should be completed by spring 2024 due to material delays. Mr. Day answered the Board's questions.

Ms. Melissa Aclo provided the Board with an update of the ROSS Grant. The first annual reporting deadline is October 31, 2023. She is working on the submission and will have it to HUD in advance. The participation goal was to serve at least 50 residents by the end of the grant term and we were able to serve over 100 residents within the reporting period.

Ms. Aida Núñez reviewed the HCV Reports with the Board including vacancies and unpaid rents. Although there are currently 19 vacancies, we have 11 applicants ready to go. We are awaiting for the units to be turned over. The Board thanked her for a job well done with filling Public Housing vacancies. Ms. Núñez answered all of the Board's questions.

NEW BUSINESS

Resolution 2701 – Award Contract for Central Park Exterior Entrance Canopy Replacement

Mr. Senderowitz asked for a motion to award the contract. Mr. Matthews made the motion and Mr. Bañuelos second the motion.

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

Mr. Senderowitz asked for a motion at 11:30 am to go into Executive Session to discuss Little Lehigh Phase II. A motion was made by Mr. Matthews and was seconded by Ms. Barnes

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

A motion was made to end Executive Session by Ms. Barnes and seconded by Mr. Matthews at 11:50 pm.

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

A motion was made to adjourn the meeting by Mr. Bañuelos and seconded by Ms. Barnes at 11:51 am.

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

ATTEST _____