

ALLENTOWN HOUSING AUTHORITY

REGULAR BOARD MEETING

September 23, 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; Mr. Lou Day, Director Maintenance Operations 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 9:00 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. There was no public commentary.

APPROVED MINUTES

Mr. Senderowitz asked for a motion to approve the minutes of the August 26, 2020 Board meeting. A motion was made by Mr. Matthews and seconded by Mr. Guridy to approve the Board minutes.

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

BILLS AND TREASURER’S REPORT

Mr. Reinert reviewed with the Board the August 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, 2 and 3 which had net

incomes. 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 had net loss. Cumberland Phase 1, Phase 2 and Phase 3 had net incomes. Mr. Reinert discussed CARES Act admin fees and more Covid receipts that will be reflected in the September report. He added that the expenditure date has been moved from December of this year to December next year. Mr. Senderowitz asked if we did anything with the CD that matured. Mr. Reinert replied we rolled it over and it will be on next month's report. He continued we got .1% interest from Fulton Bank. Mr. Reinert reviewed the check register with the Board.

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

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

COMMUNICATION REPORT

Mr. Farrell started his report by discussing the Strategic Plan and gathering feedback from the employee survey and also reaching out to residents and community partners to provide input. He said our goal is to work this information into the October meeting date to present to the Board. We would like to set aside the morning of October 28 to go into the Strategic Planning session in the Community Room after the regular board meeting and the annual meeting. He continued with discussing voter registration and encouraging residents to vote in the AHA newsletter. He discussed the census and reaching out to the census enumerators making sure that they have access to our residents for follow ups. Mr. Farrell reviewed the unpaid rent report with the Board. He discussed the annual certifications and where we stand with them being completed on time. Mr. Farrell discussed Little Lehigh and the site plan, Phases 1 and 2 and what Phase 2 will look like. He continued we would like to put townhouses on this site and not a mid-rise building. He discussed the Community Building that will be there and the difficulty with the geography of the property as well as the Verizon right of way. He continued that since this is one big parcel, we will have to do a subdivision for tax credit purposes. The Board discussed these concerns. Mr. Guridy asked what the unit's design will look like. Mr. Farrell replied that the architect, WRT (Wallace, Robert & Todd), will look a little like the Overlook Park units, but reconfiguring the interior and modifying their look. Mr. Farrell discussed the fair market rents and increasing them up to 102%. He continued that if we increase what we pay the landlords, we reduce the potential number of units and we could lose 41 units in the program if everyone gets the increase. Ms. Núñez explained this possibility to the Board and they discussed the payment standard and the increases.

UNFINISHED BUSINESS

Mr. Farrell discussed the Reid Building and stated are still working on getting HUD approval. HUD has asked additional questions and we have provided them the information. He continued, the labor negotiations met on Monday for our first session. We have another meeting scheduled for tomorrow.

NEW BUSINESS

Resolution 2598 – Award Contract for Gross Towers Awning Replacement

A motion was made by Mr. Matthews and seconded by Mr. Bañuelos to approve the resolution. Mr. Farrell said these will replace the awnings around Gross Towers at the fire exits, the front, the back, and employee and resident entrances.

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

Resolution 2599 – Approve Acquisition of Parcel for Little Lehigh Project

A motion was made by Mr. Matthews and seconded by Mr. Bañuelos to approve the resolution. Mr. Farrell explained that this was previously approved, except the wrong parcel number was given to us.

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

Resolution 2600 – Award Contract for Consulting Services with TAG Associates

A motion was made by Mr. Guridy and seconded by Mr. Bañuelos to approve the resolution. Mr. Farrell explained this is for the consultant we need for the disposition of Little Lehigh and also to help us look at other properties, like Scattered Sites, and what the process is to dispose of them.

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

A motion was made by Mr. Matthews to go into Executive Session at 10:15am and seconded by Mr. Senderowitz.

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

A motion was made to adjourn the Executive Session by Mr. Matthews and seconded by Ms. Barnes. The Executive Session ended at 10:40am.

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

A motion was made to go back to the regular Board meeting by Mr. Matthews and seconded by Ms. Barnes.

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

Mr. Senderowitz made a proposal to the Board to accept the payment by Constellation Energy subject to Mr. Perrucci and Mr. Donchez, our solicitors, reviewing the contract and release document. A motion was made by Mr. Senderowitz to accept this payment and seconded by Mr. Matthews.

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

Mr. Farrell discussed with the Board three development potentials in the city he has been contacted about and asked the Board for guidance on how the AHA should proceed. He asked if he should bring parcels to the Board for review to option the ground, contingent upon a tax credit deal, and then solicit development proposals for that parcel to get us to a tax credit deal. The board discussed this proposal. Mr. Senderowitz suggested buying the property and then finding a developer. Mr. Senderowitz left the meeting at 10:50am. Mr. Bañuelos suggested we get proposals and review them on a one to one basis.

Mr. Farrell recapped the Strategic Planning meeting that will be held on October 28 with the Board meeting. He asked that the Board members keep that day open for at least a half day in the Gross Towers Community Room.

A motion was made by Mr. Bañuelos to adjourn the meeting and seconded by Mr. Matthews and the meeting adjourned at 11:00am.

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

ATTEST _____