

ALLENTOWN HOUSING
AUTHORITY

SPECIAL BOARD MEETING
December 27, 2023

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

PRESENT:	Mr. Fred Bañuelos	Chairperson
	Ms. Donald Senderowitz	Vice-Chairperson
	Mr. Zachary Matthews	Treasurer
	Mr. Sandra Barnes	Secretary

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

The special board meeting started at 9:05 am with Mr. Bañuelos asking for the roll call.

PUBLIC COMMENTARY

Mr. Bañuelos asked if there were any comments from the public. There were no comments.

APPROVED MINUTES

Mr. Bañuelos asked for a motion to approve the minutes of the November 15, 2023 Board Meeting. Mr. Matthews made the motion and Ms. Barnes second the motion to approve the Board minutes.

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

BILLS AND TREASURER’S REPORT

Ms. Megan Solt reviewed with the Board the financials for October and November, which included the Treasurer’s report, the check register, and the FASS and MASS reports. She then answered all of the Board’s questions.

Mr. Bañuelos asked for a motion to approve the financials for October and November. Mr. Matthews made a motion and it was seconded by Ms. Barnes to approve.

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

NEW BUSINESS

Resolution 2708 – Approve Operating Budget for Cumberland Gardens Phase 3 FYE 2024

Mr. Bañuelos asked for a motion to approve the Operating Budget for Cumberland Gardens Phase 3 FYE 2024. Mr. Matthews made the motion and Ms. Barnes second the motion. Mr. Senderowitz abstained. Ms. Solt reviewed the operating budget and answered all of the Board’s questions.

Ayes 3- Barnes, Bañuelos, Matthews
Abstained 1- Senderowitz
Nays 0

Resolution 2709 – Authorizing the Execution of all Forms and Submission of Demolition and Disposition Application to U.S. Department of Housing and Urban Development’s Special Applications Center for Phase 2 of Redevelopment of Little Lehigh

Mr. Bañuelos asked for a motion to authorize the Executive Director, Mr. Julio A. Guridy, to execute all forms, certifications, and documents and submit to HUD for approval a request for demolition and disposition associated with Phase 2 Little Lehigh. A motion was made by Mr. Matthews and seconded by Ms. Barnes. Mr. Senderowitz abstained.

Ayes 3 - Barnes, Bañuelos, Matthews
Abstained 1 - Senderowitz
Nays 0

Mr. Bañuelos asked for a motion to go into Executive Session to discuss the ongoing Teamsters Labor Negotiations at 9:30 am. A motion was made by Mr. Matthews and seconded by Ms. Barnes to go into Executive Session.

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

A motion was made to end Executive Session at 9:45 am by Mr. Matthews and seconded by Ms. Barnes.

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

Resolution 2710 – Approval of Teamsters 773 Collective Bargaining Agreement

Mr. Bañuelos asked for a motion to authorize the Executive Director, Mr. Julio A. Guridy, to execute

and deliver the Collective Bargaining Agreement on behalf of the Authority. A motion was made by Mr. Matthews and seconded by Ms. Barnes.

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

A motion was made to adjourn the meeting by Mr. Matthews and seconded by Ms. Barnes at 9:45 am.

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

ATTEST _____