

ALLENTOWN HOUSING
AUTHORITY

REGULAR BOARD MEETING
May 24, 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. Fred Bañuelos	Secretary
	Mr. Zachary Matthews	Treasurer

Also participating in the Board Meeting were Julio A. Guridy, Executive Director, Arelis Torres, Executive Secretary; Aida Núñez, Director of Housing Management; Lou Day, Director of Maintenance of Operations; Megan Solt, Comptroller; Doryan Campo, Director of Compliance, and Christian Perrucci, Esquire. Also in attendance were Jonathan Strauss and Patrick Perone from Cortex Residential; and Judd Roth from Judd Roth Real Estate Development, Inc. The meeting information was posted so members of the general public could participate in-person.

The board meeting started at 9:07 am with Mr. Senderowitz asking for the roll call.

PUBLIC COMMENTARY

Mr. Senderowitz introduced Jonathan Strauss and Patrick Perone of Cortex Residential a local development firm to discuss affordable housing with the Allentown Housing Authority with respect to allocating 8 Project Based Vouchers to their new development, Walnut Square Apartments, a 50 unit low income housing tax credit project located in downtown Allentown. They gave an overview of the project to be located at 40 S. 8th Street. The Board received a handout of this project, it was discussed, and Cortex Residential answered the Board's questions.

Mr. Senderowitz then introduced Judd Roth of Judd Roth Real Estate Development, Inc., to discuss the 322 Front St budget, the Southside Townhomes budget, and Scatted Sites Public Housing Portfolio. The discussion centered around a strategy for the single family units to be rehabilitated and sold to first time homebuyers under the HUD Sec 32 Program. The Board was advised that this project would utilize the PHARE funding commitment to satisfy pending HUD approvals for the disposition of these units. Mr. Roth also provided a handout to the Board to review and discuss. The Board discussed and decided to make a motion.

Mr. Senderowitz asked for a motion for the contract with Judd Roth Real Estate Development Inc., to be executed by Executive Director Julio A. Guridy. A motion was made by Mr. Bañuelos and seconded by Ms. Barnes. Zachary Matthews recused himself.

Ayes 3- Senderowitz, Barnes, Bañuelos

Nays 0

Recused 1-Matthews

Mr. Senderowitz asked for a motion for the PHFA HOP application submittal. A motion was made by Ms. Barnes and seconded by Mr. Bañuelos. Zachary Matthews recused himself.

Ayes 3- Senderowitz, Barnes, Bañuelos

Nays 0

Recused 1-Matthews

Mr. Senderowitz asked for a motion to request PHFA HOP funding. A motion was made by Ms. Barnes and seconded by Mr. Bañuelos. Zachary Matthews recused himself.

Ayes 3- Senderowitz, Barnes, Bañuelos

Nays 0

Recused 1-Matthews

APPROVED MINUTES

Mr. Senderowitz asked for a motion to approve the minutes of the April 26, 2023 Board meeting. A motion was made by Mr. Matthews and seconded by Ms. Barnes to approve the Board minutes.

Ayes 4 – Senderowitz, Barnes, Matthews, Bañuelos

Nays 0

BILLS AND TREASURER’S REPORT

Megan Solt reviewed with the Board the April financials for this meeting and reviewed the Treasurer’s Report and the Cash and Investment reports for each property. She also reviewed the check register and answered the Board’s questions.

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

Ayes 4 – Senderowitz, Barnes, Matthews, Bañuelos

Nays 0

COMMUNICATION REPORT

Mr. Guridy began by discussing the NAHRO Conference in Delaware that he attended with Mr. Bañuelos regarding the latest policies, practices, and development of affordable housing in sustainable communities. He then discussed the NSPIRE 2023 REAC Training that was provided to

the property managers and all maintenance staff. He also discussed future trainings for all staff as needed. He indicated that he was able to tour all the AHA properties to familiarize himself with AHA's sites and residents. Mr. Guridy ended his report by discussing the Little Lehigh Project Phase II stating a decision has to be made by the Board on payment to Pennrose. The Board discussed this issue and a motion was made to pay the remaining balance to Pennrose and they also decided to dissolve AHA's partnership moving forward.

Mr. Senderowitz asked for a motion to pay Pennrose the remaining balance of \$209, 423.84. A motion was made by Ms. Barnes and seconded by Mr. Matthews.

Ayes 3- Senderowitz, Barnes, Matthews

Nays 1-Bañuelos

Mr. Senderowitz asked for a motion to dissolve partnership with Pennrose for Phase 2. A motion was made by Ms. Barnes and seconded by Mr. Bañuelos.

Ayes 3-Barnes, Bañuelos, Matthews

Nays 1-Senderowitz

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

Resolution 2684 - Award Contract for Walnut Manor Apartment Entry Door Replacement

Mr. Senderowitz asked for a motion to award contract for Walnut Manor Apartment Entry Door Replacement. Mr. Bañuelos made the motion and Ms. Barnes second the motion.

Ayes 4 Senderowitz, Barnes, Matthews, Bañuelos

Nays 0

Resolution 2685 - Award Contract for Preventative and Remedial Elevator Maintenance Services

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, Matthews, Bañuelos

Nays 0

Resolution 2686 - Award Contract for Outsourced Information Technology Services

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

Ayes 4 Senderowitz, Barnes, Matthews, Bañuelos
Nays 0

Resolution 2687 - Award Contract for Heating and Air Conditioning Preventative Maintenance Services

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

Before the meeting was adjourned, Mr. Matthews thank Aida Núñez for her roll as Interim Executive Director.

A motion was made to adjourn the meeting by Mr. Bañuelos and seconded by Mr. Matthews at 12:40 pm.

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

ATTEST _____