

ALLENTOWN HOUSING
AUTHORITY

REGULAR BOARD MEETING
November 15, 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 Julio A. Guridy, Executive Director; Aida Núñez, Director of Housing Management; Arelis Torres, Executive Secretary; Megan Solt, Comptroller; Lou Day, Director of Maintenance Operations; Melissa Aclo, Social Services Director, and Doryan Campo, Director of Compliance; and Christian Perrucci, Esquire, and Andrew Kinsey, Esquire. Also participating was Donald Senderowitz by Zoom meeting. The meeting information was posted so members of the general public could participate in-person.

The board meeting started at 9:00 am with Mr. Bañuelos asking for the roll call.

PUBLIC COMMENTARY

Mr. Bañuelos asked if there were any comments from the public. Juan De Luna was present from First Trust Bank to discuss cooperating with the housing authority regarding CRA (Community Reinvestment Act) in the Allentown area.

APPROVED MINUTES

Mr. Bañuelos asked for a motion to approve the minutes of the October 25, 2023 Board Meeting. Ms. Barnes made the motion and Mr. Matthews 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 October financials for this meeting and stated that the Treasurer’s Report and the Cash and Investment reports were not available for November’s meeting. She stated that they would be available for December’s meeting. She then reviewed the check register and the FASS and MASS reports and answered all of the Board’s questions regarding insurance premiums on Cumberland Gardens properties and if AHA should put out bids for new property and liability insurance carriers.

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

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

COMMUNICATION REPORT

Mr. Julio A. Guridy discussed his report stating the AHA has been working on three grant applications for the 2024 PHARE (Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund) to the Pennsylvania Housing Finance Agency (PHF). He discussed that the funding would be used to rehabilitate. He then mentioned that we did not get the \$750,000 grant we applied from FHLB of Pittsburgh for scattered site properties. He continued by indicating that there were no changes in RACA's administration with the pending project at 428 N. 6th Street. It is currently at a standstill. Mr. Guridy concluded with a brief update on the Scattered Sites renovations for the properties located at 916 N 6th St and 413 W. Allen St. Both are ongoing and progressing quickly. The Bridgeside Estates are also ongoing and scheduled for completion as planned. Mr. Guridy then answered all of the Board's questions.

Mr. Lou Day began by providing the Board with a summary of upcoming projects. He highlighted the Walnut Manor Door Replacement Project, which is now complete. Mr. Day indicated that we have received a lot of positive feedback from the residents regarding this project and is very pleased with the outcome. He also discussed the Gross Towers Common Area HVAC Replacement indicating that the equipment should be delivered by the end of this month with installation completed by December 2023. He concluded by stating that 916 N 6th St renovations have been completed and he was provided with the keys. AHA is working on a ribbon-cutting ceremony in December. He answered all of the Board's questions.

Ms. Melissa Aclo provided the Board with an update of the ROSS program. She provided a brief update on upcoming holiday events. New Bethany Ministries will be giving free turkeys to Cumberland Gardens residents and the service coordinator is working on sponsoring gifts to these residents as well. She concluded that the AHA is working on a strategy for first-time homebuyers through the FSS program.

Ms. Aida Núñez reviewed the HCV Reports with the Board including vacancies and unpaid rents. We currently have 18 vacancies with four lease signings scheduled this week and are under 10% of uncollected rent. Ms. Núñez answered all of the Board's questions.

Mr. Doryan Campo reviewed with the Board the recertification reports and uncompleted HCV inspections report. He indicated that HCV/PH are doing really well according to the HUD dashboard with AHA scoring a 91%. AHA has been utilizing all its funds accordingly. Mr. Campo then answered all of the Board's questions.

NEW BUSINESS

Resolution 2704 – Approve 700 Building Common Area Hallway Carpet Replacement

Mr. Bañuelos asked for a motion to approve the 700 Building Common Area Hallway Carpet Replacement. Mr. Matthews made the motion and Ms. Barnes second the motion. Mr. Day reviewed what work was going to be done at the 700 Building regarding carpeting.

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

Resolution 2705 – Authorize Executive Director, Julio Guridy, to Create a Non-Profit Organization

Mr. Bañuelos asked for a motion to authorize the Executive Director, Julio Guridy to create a non-profit organization. A motion was made by Mr. Matthews and seconded by Ms. Barnes. Mr. Guridy discussed creating CHDO (Community Housing Development Organization) to serve the community and take full advantage of funds available under the HOME Investment Partnerships Program.

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

Resolution 2706 – Authorize Executive Director, Julio Guridy, to Participate in the Establishment of a Blueprint Community in the City of Allentown

Mr. Bañuelos asked for a motion to authorize the Executive Director, Julio Guridy to participate in the establishment of a blue print community. A motion was made by Mr. Matthews and seconded by Ms. Barnes. Mr. Guridy discussed the intent of AHA to create a Blueprint Community program with a team of community leaders to commit to build a shared vision by creating a master plan to structure community development strategies and initiatives for local projects.

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

Resolution 2707 – Authorize the Executive Director, Julio Guridy, to Sign the Project-Based Voucher Contract for Little Lehigh Redevelopment LLC

Mr. Bañuelos asked for a motion to authorize the Executive Director, Julio Guridy, to sign the project-based voucher contract for Little Lehigh Redevelopment, LLC. A motion was made by Mr. Matthews and seconded by Ms. Barnes.

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

Mr. Bañuelos asked for a motion to go into Executive Session to discuss the ongoing Teamsters Labor Negotiations at 10:24 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 11:15am by Mr. Matthews and seconded by Ms. Barnes.

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

A motion was made to adjourn the meeting by Mr. Matthews and seconded by Ms. Barnes at 11:15am.

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

ATTEST _____