

ALLENTOWN HOUSING  
AUTHORITY

REGULAR BOARD MEETING  
September 25, 2024

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 (Absent)
	Mr. Donald Senderowitz	Vice-Chairperson
	Mr. Zachary Matthews	Treasurer
	Ms. Sandra Barnes	Secretary
	Mr. Carlos Rodriguez, Esquire	

Also participating in the Board Meeting were Mr. Julio A. Guridy, Executive Director via telephone; Ms. Arelis Torres, Executive Secretary; Mr. Eric Reinert, contracted Comptroller; Mr. Lou Day, Director of Maintenance Operations; Ms. Melissa Aclo, Social Services Director; Mr. Doryan Campo, Director of Compliance; and Mr. Christian Perrucci, Esquire. Also in attendance was Mr. Santo Napoli from Allentown City Council. The meeting information was posted on the AHA website so members of the general public could participate in-person.

The board meeting started at 9:06 am with Mr. Senderowitz asking for the roll call.

APPROVED MINUTES

Mr. Senderowitz asked for a motion to approve the minutes of the August 28, 2024, Board Meeting. Ms. Barnes made the motion and Mr. Rodriguez seconded the motion to approve the Board minutes.

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

RESOLUTIONS

Resolution 2733 Award Contract for CG Gymnasium Masonry Wall Repairs and Exterior Painting

Mr. Senderowitz asked for a motion to approve the Contract for CG Gymnasium Masonry Wall Repairs and Exterior Painting. Mr. Day provided a summary of the bid tabulation and recommendation. Mr. Matthews made the motion and Mr. Rodriguez second the motion.

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

Resolution 2734 Award Contract for Snow Removal Services for WM, OP, Hamilton St, 700 Building, and CP

Mr. Senderowitz asked for a motion to approve the Contract for Snow Removal Services for those properties. Mr. Day provided a summary of the bid tabulation. Mr. Rodriguez made the motion and Mr. Matthews second the motion.

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

PUBLIC COMMENTARY

Mr. Senderowitz asked if there were any comments from the public. Mr. Santo Napoli of the Allentown City Council introduced himself to the Board. He began by informing the Board that he is also a board member of the Allentown Parking Authority. He provided a brief presentation on the lack of parking in some of Allentown's most dense neighborhoods. He indicated that one of his initiatives is to add parking to increase the quality of life for the residents, safety, and to reduce parking tickets. He is aware of the vacant land located at 228 Ridge Avenue; Allentown PA 18102 owned by the Allentown Housing Authority. He respectfully requested that AHA and the Allentown Parking Authority collaborate on this initiative and come up with a plan to utilize this land for added parking.

BILLS AND TREASURER'S REPORT

Mr. Matthews reviewed with the Board the financials for August. He reviewed the treasurer's report, cash and investment reports, active CAP Fund receipts, and operating expenses. He also reviewed the monthly check register. Mr. Reinert then provided a brief summary of the FASS and MASS reports and answered all of the Board's questions.

Mr. Senderowitz asked for a motion to approve the financials for the months of August. Mr. Matthews made a motion, and it was seconded by Mr. Rodriguez to approve.

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

COMMUNICATION REPORT

Mr. Julio A. Guridy began by discussing that AHA is in the process of replying with the requirements needed to release the PHARE funds that were awarded by the Pennsylvania Housing Finance Agency (PHFA) totaling to \$1.5 million. The due date is October 4, 2024. He then continued to discuss the Bridgeside Estates Phase II. Mr. Fracis Vargas of Elon Affordable Housing LLC., indicated that the project concept designs will be completed this month. Mr. Matthews inquired about the \$2 million awarded by Senators Casey's office and what is needed to access those funds. Mr. Guridy indicated

that Mr. Vargas will be working on this as well. Mr. Guridy then concluded by mentioning that AHA has interviewed and hired a new Housing Inspector who will start on October 07, 2024. He answered all the Board's questions.

Mr. Lou Day began by highlighting a few Capital Fund projects. He indicated that we received \$3.1 million for the 2024 grant, which has been budgeted for upcoming projects. He also indicated that the Towers East Elevator #1 was completed and #2 is scheduled to begin once inspection and final approval is received for #1. He answered all the Board's questions.

Ms. Melissa Aclo highlighted a few upcoming events. She indicated that there will be vaccine clinics hosted by Giant at our high-rises. They will have available the flu, shingles, pneumonia, and updated COVID vaccines. She also indicated League of Women Voters Lehigh County will be assisting residents with voter registrations.

Mr. Doryan Campo reviewed with the Board the recertification reports and HCV inspection report. He also highlighted the new hire for Housing Inspector, Ms. Vanessa Pena and Ms. Crystal Calixto was promoted to Management Aide. He answered all of the Board's questions.

Mr. Senderowitz asked for a motion to go into Executive Session at 10:43 a.m. A motion was made by Mr. Matthews and seconded by Ms. Barnes to go into Executive Session.

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

A motion was made to end Executive Session at 11:10 a.m. by Mr. Matthews and seconded by Ms. Barnes.

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

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

ATTEST \_\_\_\_\_