

ALLENTOWN HOUSING  
AUTHORITY

REGULAR BOARD MEETING  
July 23, 2025

The Board of Commissioners meeting was called to order by Mr. Bañuelos at 9:06 am, and upon Roll Call, those present and absent were as follows:

PRESENT:	Mr. Fred Bañuelos	Chairperson
	Mr. Carlos Rodriguez, Esquire	Vice-Chairperson
	Mr. Zachary Matthews	Treasurer
	Ms. Sandra Barnes	Secretary (Absent)

Also participating in the Board Meeting were Mr. Julio A. Guridy, Executive Director; Ms. Arelis Torres, Executive Secretary; Ms. Tina Sargent, Comptroller; Mr. Lou Day, Director of Maintenance Operations; Ms. Aida Núñez, Director of Housing Management; Mr. Doryan Campo, Director of Compliance; Ms. Melissa Aclo, Social Services Director; and David Fiori III, Esquire.

APPROVED MINUTES

Mr. Bañuelos asked for a motion to approve the minutes of the June 25, 2025, Board Meeting. Mr. Rodriguez made the motion and Mr. Matthews seconded the motion to approve the Board minutes.

Ayes 3 – Bañuelos, Matthews, Rodriguez  
Nays 0

PUBLIC COMMENTARY

Mr. Bañuelos asked if there were any comments from the public. Ms. Sara Vigneri of the Allentown Voice and Kabir Burman, a student at Muhlenberg College, had questions regarding the Allentown Housing Authority's Homeownership Program. Mr. Guridy indicated that he will gladly address this topic in more detail during his Executive Report.

RESOLUTIONS

Resolution 2762 Approving Scattered Sites SAC Application

Mr. Bañuelos asked for a motion to approve the Scattered Sites SAC Application for disposition of 5 units. Mr. Guridy summarized that the disposition of five scattered sites units from AHA's existing inventory is necessary and will allow for the rehabilitation and eventual sale as affordable homeownership. Mr. Bañuelos requested that the resolution be amended to include the 5 specific addresses of these units. Mr. Rodriguez made the motion and Mr. Matthews second the motion.

Ayes 3- Bañuelos, Matthews, Rodriguez  
Nays 0

#### Resolution 2763 Write-Off of Uncollectable Accounts

Mr. Bañuelos asked for a motion to approve the write-off of uncollectable accounts for the fiscal year ending June 30, 2024. Mr. Guridy explained that the total amount of delinquent balances of former residents was \$30,136.72. He then stated that this does not relieve tenants from their obligation to repay this debt. Mr. Matthews made the motion and Mr. Rodriguez second the motion.

Ayes 3- Bañuelos, Matthews, Rodriguez  
Nays 0

#### Resolution 2764 Award Contract for Scattered Site Homeownership Phase I Rehab

Mr. Bañuelos asked for a motion to award the contract for Scattered Site Homeownership Phase I Rehabilitation – 516 W. Gordon St. Mr. Guridy reviewed the bid recommendation and tabulation. He indicated that AHA will use funds from the sale proceeds of 413 W. Allen St and 916 N. 6<sup>th</sup> St. Mr. Day reviewed the scope of the project and answered the Board's questions. Mr. Rodriguez made the motion and Mr. Matthews second the motion.

Ayes 3- Bañuelos, Matthews, Rodriguez  
Nays 0

Mr. Guridy took the opportunity to discuss the Homeownership Program and what it entails for it to be successful. He indicated that there is a bidding process that must be conducted and must follow AHA's procurement policy. He continued to review other qualifications and income limits that must be met to participate in the program. Mr. Bañuelos added that AHA is working closely with the City of Allentown as well, while prioritizing AHA's inventory. He indicated that AHA's goal is to make homeownership attainable for first-time homebuyers and include other programs to join homeownership such as Section 8. He continued to state that some of the challenges we face are staffing limitations and resources that hinder the capacity to work on a bigger scale. And most recently, the federal budget cuts and finding subsidies affect how we advance.

#### BILLS AND TREASURER'S REPORT

Mr. Matthews reviewed with the Board the financials for June. He provided a summary of the treasurer's report, active CAP Fund receipts, and the cash and investment reports. He also indicated that we have a CD up for renewal with Penn Community Bank at 4.2%. He answered all the Board's questions.

Mr. Bañuelos asked for a motion to approve the financials for the month of June. Mr. Matthews made a motion, and it was seconded by Mr. Rodriguez to approve.

Ayes 3 – Bañuelos, Matthews, Rodriguez  
Nays 0

Mr. Guridy welcomed Mr. Jake Bastoni of BDO to provide a preliminary score for FASS/MASS for the month of June. Mr. Bastoni reviewed the key indicators associated with the scoring for each amp including financial, management, and physical indicators. He also reviewed current assets versus liabilities for each amp. Lastly, he provided possibilities of repositioning to help increase our scores. He then answered all the Board's questions.

#### COMMUNICATION REPORT

Mr. Julio A. Guridy briefly mentioned that the 428 N. 6<sup>th</sup> Street project is progressing as planned. Bidding is scheduled to take place in September, and construction is scheduled to begin sometime in December. He then continued to discuss Bridgeside Estates Phase II. He indicated that he continues to work with Elon on getting the two million dollars grant award from former Senator Bob Casey. Lastly, he mentioned the Allentown Blueprint Communities. There will be a presentation in Harrisburg in September. More details to follow. He answered all the Board's questions.

A motion was made to adjourn the meeting by Mr. Matthews and seconded by Mr. Rodriguez at 10 a.m.

Ayes 3 – Bañuelos, Matthews, Rodriguez  
Nays 0

ATTEST \_\_\_\_\_