

ALLENTOWN HOUSING
AUTHORITY

REGULAR BOARD MEETING
May 28, 2025

The Board of Commissioners meeting was called to order by Mr. Bañuelos at 9:05 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

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 Mr. Christian Perrucci, Esquire.

APPROVED MINUTES

Mr. Bañuelos asked for a motion to approve the minutes of the April 23, 2025, Board Meeting. Mr. Matthews made the motion and Ms. Barnes seconded the motion to approve the Board minutes.

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

PUBLIC COMMENTARY

Mr. Bañuelos asked if there were any comments from the public. There were no comments, however, Ms. Ava Perrucci, an intern enrolled at the University of Maryland and Diya Sharma, enrolled at Moravian Academy also on an externship through NYU were in attendance to observe.

RESOLUTIONS

Resolution 2755 Award Contract for Scattered Site Homeownership Phase 1 Rehab

Mr. Bañuelos asked for a motion to table the award contract for Scattered Site Homeownership Phase 1 Rehab. Mr. Day made the request due to lack of competitive bids. Mr. Matthews made the motion and Ms. Barnes second the motion.

Ayes 4- Bañuelos, Matthews, Rodriguez, Barnes

Nays 0

Resolution 2756 Award Contract for 237 N. 7th St Exterior Façade Upgrades

Mr. Bañuelos asked for a motion to award the contract for 237 N. 7th St Exterior Façade Upgrades. Mr. Guridy explained that the existing masonry façade needs repairs, the roof system, and windows and exterior doors need replacement. Mr. Day added that funds have been budgeted using the awarded PHARE Fund Grant and AHA Capital Fund Program. Ms. Barnes made the motion and Mr. Matthews second the motion.

Ayes 4- Bañuelos, Matthews, Rodriguez, Barnes

Nays 0

Resolution 2757 Award Contract for Central Park Exterior Rehabilitation

Mr. Bañuelos asked for a motion to award the contract for Central Park Exterior Rehabilitation. Mr. Guridy explained that the existing windows, patio sliding doors and façade siding system need replacement. Mr. Day added that funds have been budgeted in the AHA Capital Fund Program. Ms. Barnes made the motion and Mr. Rodriguez second the motion.

Ayes 4- Bañuelos, Matthews, Rodriguez, Barnes

Nays 0

Resolution 2758 Award Contract for Multi-Property Building Controls Upgrade

Mr. Bañuelos asked for a motion to award the contract for Multi-Property Building Controls Upgrade. Mr. Day explained that the current control systems are obsolete and unsupported. He indicated that H.T. Lyons, Inc. has a contract with the State of Pennsylvania through the COSTARS Cooperative Purchasing Agreement. Mr. Matthews made the motion and Ms. Barnes second the motion.

Ayes 4- Bañuelos, Matthews, Rodriguez, Barnes

Nays 0

BILLS AND TREASURER'S REPORT

Mr. Matthews reviewed with the Board the financials for April. He provided a summary of the treasurer's report, active CAP Fund receipts, operating expenses, and the cash and investment reports. Mr. Guridy and Ms. Sargent answered all the Board's questions.

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

Ayes 4 – Bañuelos, Matthews, Rodriguez, Barnes

Nays 0

COMMUNICATION REPORT

Mr. Julio A. Guridy began by mentioning that a meeting was held on May 15, 2025, with the architect and engineering team and the decision was made regarding the 428 N. 6th Street Project. This development project will consist of 8 two-bedroom units with a basement. Mr. Guridy also indicated that the CDBG Contract and HOME Contract were executed by AHA and is waiting for execution by the Mayor. Mr. Guridy continued to discuss Bridgeside Estates Phase II (Little Lehigh). He indicated that the Low-Income Housing Tax Credit (LIHTC) application was submitted to PHFA. He has been working with legislators for support. He stated that he is also working with Elon to submit the grant package in the DRGR system for the \$2 million grant from Senator Robert Casey's office. Lastly, he mentioned the Allentown Blueprint Communities ADVOZ training that was held on May 13, 2025, and the workshop that was held on May 20, 2025, in Carbondale, PA. He indicated that all Blueprint Communities were in attendance and participation was a success. He answered all the Board's questions.

Mr. Lou Day began by mentioning the 2025 Cap Fund Grant award was for \$3.3 million and is one of the largest the housing authority had received. He also mentioned the new fire alarm system which is online at Central Park and approved after all inspections. Work is currently being done with the Towers East fire alarm system and scheduled for completion by July 1. Mr. Day also highlighted that some of the PHARE Funding Grant projects have begun and are moving accordingly. Lastly, Mr. Day reported that there were no property losses this month. He answered the Board's questions.

Ms. Melissa Aclo highlighted the Cumberland Gardens Annual Flowers Fair event that took place on May 22, 2025, and was a huge success. She also announced that the Allentown Housing Authority will be hosting a Homeownership Resource Fair on June 13, 2025, at Cumberland Gardens. Representatives from local banks, realty companies, and housing agencies will provide information about the homeownership process. Ms. Aclo answered the Board's questions.

Ms. Aida Núñez reported on the SAC application submissions. Phase I has been submitted and she is currently working on Ph II of the Scattered Sites. She also indicated that AHA is no longer in shortfall and a few vouchers have been issued.

Mr. Doryan Campo reviewed the current vouchers, HCV inspections report and the recertifications report for HCV and Public Housing. He also indicated that he has been monitoring the voucher count per HUD instructions to prevent shortfall. Mr. Campo answered all the Board's questions.

Mr. Christian Perrucci, Esquire, indicated that he is working on finalizing the CHDO. The CHDO has been accepted by the state. His office is continuously working on reviewing the CDBG and HOME contracts with the City of Allentown. Lastly, he is also working on obtaining training for AHA staff regarding ICE immigration law enforcement. He answered the Board's questions.

Unfinished Business

Mr. Bañuelos announced that the waiver for the new Board member has been denied by HUD. AHA informed the Mayor of same.

A motion was made to adjourn the meeting by Mr. Rodriguez and seconded by Mr. Matthews at 10:05 a.m.

Ayes 4 – Bañuelos, Matthews, Barnes, Rodriguez

Nays 0

ATTEST _____