

ALLENTOWN HOUSING AUTHORITY

REGULAR BOARD MEETING

April 26, 2017

The Board of Commissioners was called to order by Mr. Donald Senderowitz, Chairman, and upon Roll Call, those present and absent were as follows:

PRESENT:	Mr. Donald Senderowitz	Chairman
	Mr. Jack Sherry	Vice Chairman
	Mr. Julio Guridy	Treasurer

Also present at the Board Meeting were Mr. Daniel R. Farrell, Executive Director; Mr. Eric Reinert, Comptroller; Mr. Lou Day, Director of Capital Improvements and Mr. Christian Perrucci, Esquire. Mr. Fred Bañuelos and Mr. Alan Jennings were not in attendance.

The board meeting started at 9:10 am.

PUBLIC COMMENTARY

There was no public commentary.

APPROVED MINUTES

A motion was made by Mr. Guridy and seconded by Mr. Sherry to approve the Board minutes of the March 30, 2017 Board Meeting.

Ayes 2 – Sherry, Guridy

Nays 0

Abstain 1 – Senderowitz

BILLS AND TREASURER’S REPORT

Mr. Guridy discussed the financials and reviewed the information by program. He discussed the year to date financials with Conventional Housing which showed a net loss. Mr. Reinert explained that we did not get as much operating subsidy for March and that in May we anticipate HUD will bring it back in line to where it should be. The Board discussed the cut in subsidy and the Federal budget. Mr. Guridy reviewed the cash and investments report with the Board. Mr. Senderowitz asked where we are with the budget with only May and June left. Mr. Reinert stated there will be a loss in Public Housing, but we are not able to state how large a loss. The Board discussed ways to cut costs and possibly disposing of some scattered site properties. The Board also discussed the Housing Authority’s portfolio and staff change

reductions. Mr. Farrell discussed the Scattered Sites and NSA portfolios and their inefficiencies including that they don't meet ADA requirements and can't be modified to meet these requirements without significant cost. Mr. Farrell discussed some possible future projects and talked about Little Lehigh as a possible site for reconstruction. The discussion turned to homeownership of some of the Scattered Sites versus paying rent. Mr. Guridy finished the financial report by reviewing the check register. Mr. Reinert told the Board that the March subsidy was less than what it is normally and we received a little more in April. In the next few days he stated we should know what we will get for May's subsidy.

A motion was made by Mr. Guridy and seconded by Mr. Sherry to approve the financial reports.

Ayes 3 – Senderowitz, Sherry, Guridy

Nays 0

COMMUNICATION REPORT

Mr. Farrell discussed the vacancies and the waiting list. He told the Board we have some issues with the waiting list that we are working on. He discussed with the problem with our vacancies and that we are close to a 95% vacancy rate which has HUD concerned about this problem. He discussed the annual inspections that are scheduled starting next week, which will prepare us for the upcoming REAC inspections this year. He informed the Board that on the utility side, the Housing Authority has contracted for the gas and electric rates for the next 36 months. He continued that the union fact finding meeting will be on May 17 and we are working on that presentation. The Board discussed the reduction in health costs for next year due to the fact we will be categorized in the group having 49 and less employees. Mr. Farrell discussed the health rate pricing in the under 50 group and that it is based on individual pricing. Mr. Farrell informed the Board that we just completed an employee survey that included customer service questions, and we should get the results back in the next month or two.

Mr. Farrell asked Mr. Reinert to bring the Board up to date on the budget. Mr. Reinert distributed a handout to the board of the budget summary and discussed how reducing some of the banking fees saved money, but that the operating income less the interest expense takes away from our operating income. He explained to the Board that this is due to the EPC debt service repayments. Mr. Reinert presented the balance of the budget summary and the Board discussed the results.

Mr. Day reviewed the construction report and told the Board that we have obligated the 2015 grant by its deadline. He continued, we are working with the remaining grant funds and planning different capital projects. He stated we do not have the funds yet for 2017 and do not know what amount that will be. Moving on to our projects, he told the Board that the Gross Towers lobby project is almost 100 percent completed, with only a few small details to finish.

Mr. Day told the Board that the Linden Street project is now complete. He continued we are working on having the GPNA report submitted to HUD. He stated that the lead paint and water testing is done and we have received the reports. The findings found in the reports in our Scattered Sites will be handled in-house by our maintenance staff. Mr. Day discussed

procuring the A&E services for Walnut Manor HVAC and roof replacement; 700 Building concrete and exterior restorations and the Gross Towers sanitary sewer and parking lot resurfacing. He added these have been awarded and we recently signed contracts for Walnut Manor for the roof and HVAC work. He continued we don't have the start dates yet for these projects, but should have that for the next meeting. He discussed the Gross Towers project and said the contract has been awarded for the paving and the sewer improvement but we do not have a start date yet. He finished with the last project, the 700 Building exterior, and stated the bids are due on May 11 and there should be a resolution for the Board meeting on May 25.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business or resolutions.

Mr. Senderowitz asked for a motion to adjourn the meeting and a motion to adjourn the meeting was made by Mr. Guridy and seconded by Mr. Sherry.

Ayes 3 – Senderowitz, Sherry, Guridy

Nays 0

The meeting adjourned at 11:00 am.

ATTEST _____