

ALLENTOWN HOUSING  
AUTHORITY

REGULAR BOARD MEETING  
April 23, 2025

The Board of Commissioners meeting was called to order by Mr. Bañuelos at 9:10 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 (Absent)
	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; 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 March 26, 2025, Board Meeting. Ms. Barnes made the motion and Mr. Rodriguez seconded the motion to approve the Board minutes.

Ayes 3 – Bañuelos, Barnes, Rodriguez  
Nays 0

PUBLIC COMMENTARY

Mr. Bañuelos asked if there were any comments from the public. There were no comments.

RESOLUTIONS

Resolution 2739 Approve Entry into a Development Rights Agreement for LL Ph. II

Mr. Bañuelos asked for a motion to approve entry into a Development Rights Agreement for Little Lehigh Ph. II. Mr. Guridy explained that this would authorize him to finalize the DRA negotiated with Elon Affordable Housing, LLC., for execution. Ms. Barnes made the motion and Mr. Rodriguez second the motion.

Ayes 3- Bañuelos, Rodriguez, Barnes  
Nays 0

#### Resolution 2754 Approve Line of Credit with Embassy Bank

Mr. Bañuelos asked for a motion to approve the line of credit with Embassy Bank. Mr. Guridy explained that this resolution will authorize the Executive Director to establish a line of credit with Embassy Bank in the amount of Two Hundred Fifty Thousand Dollars (\$250,000.00) and to sign all bank signature cards for checks, wire transfers, or other depository documents on behalf of the Allentown Housing Authority. Mr. Rodriguez made the motion and Ms. Barnes second the motion.

Ayes 3- Bañuelos, Rodriguez, Barnes

Nays 0

#### BILLS AND TREASURER'S REPORT

Ms. Tina Sargent reviewed with the Board the financials for March. She provided a summary of the active CAP Fund receipts, operating expenses, the treasurer's report, and the cash and investment reports. She also announced that the Shortfall Improvement Plan was accepted by HUD. She answered all the Board's questions.

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

Ayes 3 – Bañuelos, Rodriguez, Barnes

Nays 0

#### COMMUNICATION REPORT

Mr. Julio A. Guridy began by mentioning that the CDBG Contract was revised to reflect the timeline extensions that were agreed upon for the 428 N. 6<sup>th</sup> St Project. AHA has signed the revised contract and is waiting on execution by the Mayor. The HOME contract was also signed and waiting on execution. Mr. Guridy also discussed Bridgeside Estates Phase II (Little Lehigh). He indicated that the Low-Income Housing Tax Credit (LIHTC) application was submitted to PHFA. He also indicated that the Allentown Housing Authority is 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 Photo Walk event that is scheduled for April 28, 2025, at 4 p.m. The event will be held for students who have an interest in photography who would like to walk through the neighborhood and capture images. Some of the selected images will be showcased at an outdoor community festival in May and at City Hall. Dinner will be provided. He answered all the Board's questions.

Mr. Lou Day began by mentioning that the new fire alarm system is online at Central Park and approved after all inspections. Work is currently being done on the Towers East fire alarm system.

Mr. Day also mentioned some exterior upgrades projects coming up which will include landscaping and building restorations. The Board can expect resolutions for these projects at the next board meeting. He also discussed the multi-property appliance replacement project. He is currently working with the procurement department to see if there are any available rebates for these appliances. Mr. Day then continued to discuss the recent incident that occurred at Towers East. There was a kitchen fire on the 12<sup>th</sup> floor that set off the sprinkler system due to a tenant cooking with grease. Residents were relocated to other vacant units. He thanked the staff for all their efforts and teamwork with this loss. Lastly, he indicated that he was able to appeal the REAC score for Towers East. AHA received 90% as a final score. Mr. Day answered the Board's questions.

Ms. Melissa Aclo highlighted the Cumberland Gardens Annual Flowers Fair scheduled for May 22, 2025, at 11 a.m. It's a free health fair that includes health care resources from the local community, free food boxes, and refreshments. Residents can also register for free flowers. 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. Raffle prizes and refreshments will be provided. The Board is invited to join the festivities. Ms. Aclo answered the Board's questions.

Mr. Julio A. Guridy reviewed the Director of Housing Management Report in Aida's absence. He reviewed the vacancy summary. There are 35 vacant units, 7 were leased in April and 11 are ready to be leased and scheduled to be housed by May 1<sup>st</sup>. The rent collection is 7.99% non-pay and the HAP utilization is 93%. Mr. Guridy answered the Board's questions.

Mr. Doryan Campo reviewed the current vouchers, HCV inspections report and the recertifications report for HCV and Public Housing. Mr. Campo answered all the Board's questions.

Mr. Christian Perrucci, Esquire, indicated that he is working on finalizing the CHDO. He is waiting on final verification. He also indicated that he has submitted the waiver to HUD for the new board member. Lastly, his office is continuously working on reviewing the CDBG and HOME contracts with the City of Allentown. He is also working on obtaining training for AHA staff regarding ICE immigration law enforcement. He answered the Board's questions.

#### New Business

A motion was made to adjourn the meeting by Mr. Rodriguez and seconded by Ms. Barnes at 10:25 a.m.

Ayes 3 – Bañuelos, Barnes, Rodriguez  
Nays 0

ATTEST \_\_\_\_\_