

ALLENTOWN HOUSING AUTHORITY

REGULAR BOARD MEETING

August 27, 2015

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. Alan Jennings	Secretary
	Mr. Julio Guridy	Treasurer
	Ms. Sara Hailstone	Assistant Treasurer

Also present at the Board Meeting were Mr. Daniel R. Farrell, Executive Director; Mr. Eric Reinert, Comptroller; Mr. Christian Perrucci, Esquire; and, Mr. Vince Bekiempis. Resident from Gross Towers, Mary Rishcoff and Ken Heffentrager from the Allentown Tenant Association were present. Also present were Mr. Lou Day and Mr. Eric Reinert. Mr. Jack Sherry was absent. The board meeting started at 9:00 am.

PUBLIC COMMENTARY

A resident, Mary Rishcoff from Gross Towers brought a petition from residents listing issues and complaints from the residents of the building. Mr. Senderowitz read from the list which included maintaining the temperature in apartments and common areas at 72 degrees; safety concerns in the building, regarding strangers coming in and out without restriction; increased cleaning of the halls, bathrooms and laundry rooms; a work order line that meets the needs of the tenants with regards to repairs in apartments and common areas; clean trash rooms; no smoking in the apartments or balconies and notification if hot or cold water is going to be disrupted in the building. The board discussed these items and Mr. Farrell responded he will look at the list in detail. Mr. Farrell added that Mr. Day had a meeting to discuss getting the carpets cleaned in the hallways earlier this week. The board discussed the monitoring of the temperature and Mr. Farrell stated that it has been consistent at 72 degrees except for an isolated apartment that was cold. In that case, we were able to fix the problem. Mr. Guridy stated that the other problem mentioned regarding strangers coming into our properties should be a primary concern. Mr. Farrell replied that he has asked Captain Struss to talk to our residents about forming a neighborhood watch and how that would work with police efforts. Mr. Heffentrager commented that things have gotten better as he has not received complaints as frequently from residents. He added that the problem with strangers coming into buildings is a problem at a site at 6th and Chew Streets.

APPROVED MINUTES

A motion was made by Mr. Jennings and seconded by Ms. Hailstone to approve the Board minutes of the July 23, 2015 Board Meeting.

Ayes 4 – Senderowitz, Jennings, Guridy, Hailstone  
Nays 0

#### BILLS & TREASURER’S REPORT

Mr. Guridy reviewed the financial statements. He started with the Treasurer’s Report and the General Fund Cash Balance as of July 1 was \$297,246; the Total Receipts were \$1,044,045; and the cash balance as of July 31 was \$442,637. The total Cash and Investments for July was \$2,252,238. Mr. Guridy discussed the Investments which totaled \$1,213,308.45 for NSA. He reviewed the Operating Expenditures which exceeded receipts by \$125,883; the Operating Subsidy for July was \$209,396; the Net Income/Loss was \$83,513; and Investments as of July 30, 2015 totaled \$1,719,104. He added that interest earned for July was \$136 for a Total Year to Date Interest of \$136.

Mr. Senderowitz asked for a motion to approve the financial reports. The motion was made by Mr. Guridy to accept the financial reports and seconded by Mr. Jennings.

Ayes 4 – Senderowitz, Jennings, Guridy, Hailstone  
Nays 0

#### COMMUNICATION REPORT

Mr. Farrell started his report by discussing the waiting list which opened on August 3 and have received about 3,000 applications for the Housing Choice Voucher program. He stated the goal was to open the waiting list for a month and then close it at the end of the month and that is what we have done. He added we have seen a good response and even though there have been some computer issues, we have worked through them. He continued that the goal is to have computer generated correspondence go to applicants asking for confirmation of information and any updates. The board also discussed people having problems completing the online process and how they can be helped.

Mr. Farrell told the board he met with Congressman Dent earlier in the week and discussed the state of housing. He continued that the Housing Authority has made the transition with insurance and we are now fully covered by HAI Group. He added that we are working on transitioning Cumberland Gardens Phases 1 and 2 to HAI Group.

Mr. Farrell discussed with the board a Housing Authority property at 145-149 Linden Street and a

problem with the exterior of the property. He showed the board pictures of the problem. The board discussed the cost of repairing the property or possibly tearing it down and making a parking area or rebuilding. The board discussed options for the property and decided to let the

architect find out what the structural situation is and decide next month what we should do.

Mr. Farrell reminded the board a special meeting will be needed on September 14 to amend the Annual Plan for the RAD conversion of Overlook Park.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There were no Resolutions.

Mr. Senderowitz asked for a motion to adjourn the meeting and Ms. Hailstone made the motion to adjourn and it was seconded by Mr. Jennings. Mr. Senderowitz adjourned the meeting at 10:10 am.

Ayes 4 – Senderowitz, Jennings, Guridy, Hailstone  
Nays 0

The Board went into Executive Session at 10:10am.

ATTEST \_\_\_\_\_