

ALLENTOWN HOUSING AUTHORITY

REGULAR BOARD MEETING

December 15, 2016

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

PRESENT:	Mr. John Sherry	Vice-Chairman
	Mr. Julio Guridy	Treasurer
	Mr. Fred Bañuelos	Assistant Treasurer

Also present at the Board Meeting were Mr. Daniel R. Farrell, Executive Director; Mr. Eric Reinert, Comptroller; Mr. John Baker, Esquire, and Mr. Christian Perrucci, Esquire. Mr. Donald Senderowitz and Mr. Alan Jennings were absent, but participated by phone during the meeting.

The board meeting started at 9:10am with a motion made by Mr. Bañuelos to go into Executive Session and Mr. Guridy seconded the motion. The Board went into Executive Session at 9:10am. The Executive Session ended at 9:35am and the regular Board meeting started.

PUBLIC COMMENTARY

There was no Public Commentary.

APPROVED MINUTES

A motion was made by Mr. Jennings and seconded by Mr. Bañuelos to approve the Board minutes of the October 27, 2016 Board Meeting.

Ayes 3 – Senderowitz, Jennings, Bañuelos
Nays 0

BILLS AND TREASURER'S REPORT

Mr. Reinert discussed the financials by stating that the October financials are in the packet and the November financials are being handed out. He stated the year to date figures look good. The Conventional Housing is down, but when you add the NSA's and Section 8 the figures are positive. He continued that Cumberland Phases 1 and 2 are making a net income, but Phase 3 year to date is at a loss.

Mr. Banuelos discussed the fact that since we skipped November and the December board meeting was brief, we had two months without really going through the financials. He asked if it would be possible to form a subcommittee to come in and meet and then report back to the board on the financials.

Mr. Farrell stated that we have not done subcommittees here before, but it is something that we can explore. He added that we will put this on the agenda for discussion at next month's meeting. The Board suggested the subcommittee should be made up of two Board members.

Ayes 3 – Sherry, Bañuelos, Guridy
Nays 0

COMMUNICATION REPORT

There was no discussion.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Resolution 2500 – Approve Operating Budget for Cumberland Gardens Phase 3 FYE December 31, 2017

A motion was made by Mr. Guridy to approve the resolution and seconded by Mr. Bañuelos. Mr. Bañuelos asked if the board can approve the budget or propose the budget. Mr. Farrell said the resolution would have to be rewritten to include the language in the memo from Chris Hornig to Kevin Hickey. Mr. Bañuelos brought up the question if the Cumberland write offs fall under this same category. Mr. Farrell replied the write offs are a separate issue and it's the action that we can't write off on behalf of the memo because it is a separate entity and it's not public housing. Mr. Perrucci stated that Chris Hornig agreed with the memo and that even though we manage the property, that Pennrose ultimately has the responsibility to write off these outstanding rents. When the AHA Board is making decisions on behalf of the owner/entity its resolution should recite that "AHA in its capacity as a sole member of Cumberland Housing Partnership, the general partner of Cumberland Gardens 3 resolves that Cumberland Housing Partnership shall cause partnership too." Mr. Farrell stated that all of our resolutions for any of the Cumberland entities should have that language in them. He continued that we should amend this resolution with this language. Mr. Guridy made a motion to amend the resolution to include the language into the existing resolution and it was seconded by Mr. Bañuelos.

Ayes 3 – Sherry, Guridy, Bañuelos
Nays 0

Mr. Guridy made a motion to pass the resolution it was seconded by Mr. Sherry.

Ayes 3 – Sherry, Guridy, Bañuelos
Nays 0

Resolution 2501 – Approve Elevator Door Operators at Central Park, Towers East and Walnut Manor

Mr. Farrell described the mechanical part being purchased and how it functions. A motion was made by Mr. Bañuelos to approve the resolution and seconded by Mr. Guridy.

Ayes 3 – Sherry, Guridy, Bañuelos
Nays 0

Mr. Sherry adjourned the meeting at 10:00 am.

ATTEST _____