

ALLENTOWN HOUSING AUTHORITY

REGULAR BOARD MEETING

December 14, 2017

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

PRESENT:	Mr. Alan Jennings	Secretary
	Mr. Julio Guridy	Treasurer

Also present at the Board Meeting were Mr. Daniel R. Farrell, Executive Director; Ms. Aida Nunez, Director of Housing Management; Mr. Eric Reinert, Comptroller; Mr. Christian Perrucci, Esquire; Mr. John Baker, Esquire and Mr. Andrew Kinsey, Esquire. Mr. Donald Senderowitz, and Mr. Fred Bañuelos, were not present, but participated by phone. Mr. Sherry was absent.

The board meeting started at 9:10 am.

PUBLIC COMMENTARY

There was no public commentary.

APPROVED MINUTES

A motion was made by Mr. Senderowitz and seconded by Mr. Bañuelos to approve the Board minutes of the October 26, 2017 Board Meeting.

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

BILLS AND TREASURER'S REPORT

Mr. Guridy reviewed the financials stating that Conventional Housing and Central Office had net Incomes. He continued with the NSA's which had a net income and Section 8 had a net loss. Mr. Guridy reviewed Cumberland Phases 1 and 2 which had net incomes and Phase 3 had a net loss. Mr. Guridy reviewed the year to date financials and reported that Conventional Housing had a net income, while Central Office had a net loss. He continued with NSA having net income and Section 8 had a net loss. Cumberland Phases 1 and 2 had net incomes; while Phase 3 had a net loss. He reviewed October investments and the check register. Mr. Reinert told the Board that we are doing well against the budget, with the operating subsidy doing better than what we had budgeted.

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

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

COMMUNICATION REPORT

Mr. Farrell discussed field work on the audit is complete and we hope to present a draft of the audit at the January meeting. The auditor will make the audit presentation at the February meeting and there will be a resolution to approve it at the March meeting. He discussed problems with the furnaces at Cumberland Gardens Phase 3 and a meeting to be held next week to resolve the issue. Mr. Farrell continued by discussing a lawsuit that the AHA participated in several years ago regarding the recovery of reserve funds that were recaptured by HUD. This lawsuit has been settled, he explained, and we will be receiving \$176,000 as a result of this litigation. Mr. Farrell discussed the development agreements with Pennrose and that they are being reviewed by Klein Hornig and their recommendation is that the AHA do two documents with Pennrose; one as a Master Development agreement which would cover Little Lehigh because it is public housing. The other would be for the NSA's, and we would do a letter agreement that would allow us to negotiate the deal as we go. The Board discussed different options as to how these projects can move forward.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Resolution 2526 – Approve Operating Budget for Cumberland Gardens Ph3 FYE December 31, 2018

A motion was made by Mr. Guridy to approve the resolution and seconded by Mr. Jennings.

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

Resolution 2527 – Approve Proposed Collective Bargaining Agreement

Mr. Reinert stated that we do not get a lot of income from Phase 3 and the operating subsidy is not large, so the bottom line is that we are budgeting a loss of about \$93,000. A motion was made by Mr. Guridy to approve the resolution and seconded by Mr. Bañuelos.

Ayes 3 – Jennings, Guridy, Bañuelos
Nays 1 – Senderowitz

A motion was made by Mr. Jennings to go into Executive Session and Mr. Guridy seconded the motion. The Board went into Executive Session at 10:30am.

Ayes 4 – Senderowitz, Jennings, Guridy, Bañuelos

Nays 0

The Board came back into the regular session to vote on Resolution 2527 at 10:50am. Mr. Guridy left the meeting at 10:55am.

The meeting adjourned at 10:55 am.

ATTEST _____