

ALLENTOWN HOUSING AUTHORITY

REGULAR BOARD MEETING
July 26, 2018

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

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| PRESENT: | Mr. Donald Senderowitz | Chairman |
| | Mr. John Sherry | Vice Chairman |
| | Mr. Julio Guridy | Treasurer |
| | Mr. Alan Jennings | Secretary |
| | Mr. Fred Bañuelos | Assistant Treasurer |

Also present at the Board Meeting were Mr. Daniel R. Farrell, Executive Director; Mr. Eric Reinert, Comptroller; Mr. Lou Day, Director of Maintenance Operations and Mr. Christian Perrucci, Esquire.

The board meeting started at 9:10 am.

PUBLIC COMMENTARY

There were two people for the Public Commentary, Ken Heffentrager and Julian Kern from the Allentown Tenant Association. Their questions concerned the leases signed with tenants and their landlords. They had concerns that landlords were signing leases for the tenants. Mr. Farrell explained that the Housing Authority only requires a copy of the lease. They also had questions and discussed the inspection process of units in Allentown.

APPROVED MINUTES

Mr. Senderowitz asked for a motion to approve the minutes of the June 28, 2018 Board Meeting. A motion was made by Mr. Sherry and seconded by Mr. Jennings to approve the Board minutes.

Ayes 5 – Senderowitz, Sherry, Jennings, Guridy, Bañuelos
Nays 0

BILLS AND TREASURER'S REPORT

Mr. Guridy reviewed the financials for June by stating that Conventional Housing had a net income and Central Office had a net loss. He continued with the NSA's which had a net income as well as Section 8. He reviewed Cumberland Phase 1 and Phase 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, and Central Office had net loss. He continued with NSA having net income as

well as Section 8. Cumberland Phase 1 and Phase 2 had net incomes; and Phase 3 had net loss.

Mr. Guridy reviewed the June investments for the Housing Authority and Cumberland Gardens, NSA and for HCVP and the check register. Mr. Reinert discussed the receivables and the rent collections. The Board discussed the CD rates and moving money between accounts.

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

Ayes 5 – Senderowitz, Sherry, Jennings, Guridy, Bañuelos
Nays 0

COMMUNICATION REPORT

Mr. Farrell told the Board that he was meeting with Mark Dambly, the Allentown Mayor and the County Executive in the afternoon regarding Little Lehigh and the NSA's and funding for those projects. He asked the Board if the updating of the Little Lehigh kitchens and baths should continue and if so, for how long. He stated that at some point we want to start accumulating vacancies at Little Lehigh in anticipation of moving people out. Mr. Guridy asked how long it will take until we start to tear down Little Lehigh. Mr. Farrell replied that if we committed today, it would be two years away from starting. The Board discussed the cost of renovating the units vs leaving them vacant until starting the project. The Board discussed the information and suggested that Mr. Farrell present options with pros and cons for the Board to review. Mr. Farrell discussed the energy performance contract and that HUD overpaid us by \$85,000 and is asking for the money back. The Board discussed that there is no HUD correspondence that supports their calculations. Mr. Farrell discussed HVAC issues and that we are trying to set up a meeting between the AHA and the supply house, Reilly and manufacturer Harkins.

OLD BUSINESS

Mr. Guridy asked if the Board will be going on a retreat and Mr. Farrell stated he is looking into it.

NEW BUSINESS

There were no resolutions for this month. The subject of bed bugs was brought up and Mr. Farrell discussed changing the way the bed bug treatment is handled and possibly changing our vendor. He stated that we also need to monitor for bed bugs and not just treat for them. The Board discussed the date for the August meeting. Mr. Farrell would not be available for the August 23 meeting and it was decided that this meeting could be cancelled.

A motion was made by Mr. Sherry to adjourn the meeting and Mr. Bañuelos seconded the motion.
The Board meeting was adjourned at 10:55am.

Ayes 5 – Senderowitz, Sherry, Jennings, Guridy, Bañuelos
Nays 0

ATTEST _____