

ALLENTOWN HOUSING AUTHORITY

REGULAR BOARD MEETING

June 28, 2018

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

PRESENT:	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; Ms. Aida Nunez, Director of Housing Management; Mr. Eric Reinert, Comptroller; and Mr. Christian Perrucci, Esquire. Mr. Senderowitz was absent.

The board meeting started at 9:10 am.

PUBLIC COMMENTARY

There was no public commentary.

APPROVED MINUTES

Mr. Sherry asked for a motion to approve the minutes of the May 24, 2018 Board Meeting. A motion was made by Mr. Bañuelos and seconded by Mr. Guridy to approve the Board minutes.

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

BILLS AND TREASURER’S REPORT

Mr. Guridy reviewed the financials for May 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 May investments for the Housing Authority and Cumberland Gardens, NSA and for HCVP and the check register. Mr. Reinert discussed the Operating Subsidy and the additional money received from HUD.

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

Ayes 4 – Sherry, Jennings, Guridy, Bañuelos

Nays 0

Mr. Farrell asked that the Board jump ahead to the budget resolution as Mr. Reinert had to leave the meeting. Mr. Reinert discussed the changes made to the budget since last month's meeting.

#### COMMUNICATION REPORT

Mr. Farrell told the Board that the agreement with Pennrose for Little Lehigh and the NSA's has been signed and we are now setting up meetings with the city and the county. He told the Board that we still have not received a report from the HUD compliance audit. He discussed the upcoming VMS audit which is the voucher management audit. The Board discussed the AHA Five Year Plan and what projects are in that plan.

#### OLD BUSINESS

There was no old business.

#### NEW BUSINESS

##### Resolution 2537 – Award Contract for Legal Services

Mr. Guridy recused himself from voting on this resolution. A motion was made by Mr. Jennings and seconded by Mr. Bañuelos to approve this resolution.

Ayes 3 – Sherry, Jennings, Bañuelos

Abstain 1 – Guridy

Nays 0

##### Resolution 2538 – Approve AHAScholarship Awards 2018-2019

Mr. Farrell discussed the group of recipients that were chosen for the scholarships. A motion was made by Mr. Guridy and seconded by Mr. Jennings to approve the resolution.

Ayes 4 – Sherry, Jennings, Guridy, Bañuelos

Nays 0

Resolution 2539 – Approve Operating Budget for Fiscal Year Ending June 30, 2018

A motion was made by Mr. Bañuelos and seconded by Mr. Jennings.

Ayes 4 – Sherry, Jennings, Guridy, Bañuelos

Nays 0

Resolution 2540 – Approve Walnut Manor Boiler Replacement

Mr. Farrell explained this is a rebid from a previous solicitation for boiler replacement. He continued that the only change made was the completion date changed from October 1 to November 1, 2018. A motion was made by Mr. Jennings and seconded by Mr. Guridy.

Ayes 4 – Sherry, Jennings, Guridy, Bañuelos

Nays 0

Mr. Jennings handed out to the Board a proposal regarding “The Opportunity Campus”. The Board discussed the background of this proposal and how this would fit into the project proposed for Little Lehigh. The base of this proposal is that every household living in the neighborhood would be committed to working toward their own financial self-sufficiency over a 5 to 7 year period with a wide range of resources made available to help them overcome obstacles to self-sufficiency.

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

A motion was made by Mr. Sherry to end the Executive Session and to adjourn the meeting and Mr. Bañuelos seconded the motion. The Board meeting was adjourned at 11:25am.

Ayes 4 – Sherry, Jennings, Guridy, Bañuelos

Nays 0

ATTEST \_\_\_\_\_