

ALLENTOWN HOUSING AUTHORITY

REGULAR BOARD MEETING

June 22, 2017

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
	Mr. Fred Bañuelos	Assistant Treasurer

Also present at the Board Meeting were Mr. Daniel R. Farrell, Executive Director; Mr. Eric Reinert, Comptroller; and Mr. Robert Donchez, Esquire. Mr. John Sherry was not in attendance.

The board meeting started at 9:05 am.

PUBLIC COMMENTARY

There was no public commentary.

APPROVED MINUTES

A motion was made by Mr. Bañuelos and seconded by Mr. Jennings to approve the Board minutes of the May 25, 2017 Board Meeting.

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

A motion was made by Mr. Jennings and seconded by Mr. Bañuelos to approve the Board minutes of the Special Meeting held on June 7, 2017.

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

BILLS AND TREASURER'S REPORT

Mr. Guridy discussed the financials and reviewed the information by program. The Treasurer's report was reviewed and Conventional Housing showed a net incomes for May as did COCC and NSA. He added that Section 8, HCVP and MRP also had a net income. In reviewing Cumberland Gardens, Phase 1 had a net loss, Phase 2 had net income and Phase 3 had a net loss. Mr. Guridy reviewed the year to date reports and stated that Conventional Housing had a net loss

along with COCC. He continued that NSA and Section 8, HCVP and MRP both had net incomes. Cumberland Gardens had net income for Phases 1 and 2, but Phase 3 had a net loss. The Board discussed the Operating Income and rent collections considering the number of vacancies. Mr. Guridy reviewed the Cash and Investment reports for the Housing Authority, the NSA's Section 8 HCVP and MRP and Cumberland Gardens with the Board.

The Board discussed the budget and the health costs now that the Housing Authority has fewer than fifty people.

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

Ayes 4 – Senderowitz, Guridy, Jennings, Bañuelos

Nays 0

COMMUNICATION REPORT

Mr. Farrell stated that HUD has notified him that the Housing Authority is in a shortfall for the Housing Choice Voucher Program which means at the rate we are expending we will overspend our budget before the end of the calendar year. He stated HUD has not yet told us how much money they are going to give us for the year. He continued that there will be a shortfall prevention team that will be looking at our voucher expenditures. He discussed with the Board some of the steps taken in anticipation of not knowing what the budget was going to be this year. Mr. Farrell stated that there will be a resolution for the Board to acknowledge there is a shortfall. He added this did come as a surprise to us, but we are working on this and have a phone call this afternoon. The Board discussed how the shortfall will affect those people with vouchers and if we would have to start dropping people from the program.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Resolution 2518 – Approve AHA Scholarship Awards 2017-2018

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

Ayes 4 – Senderowitz, Guridy, Jennings, Bañuelos

Nays 0

Resolution 2519 – Approve Operating Budget for Fiscal Year Ending June 30, 2018

A motion was made by Mr. Guridy to approve the resolution and seconded by Mr. Bañuelos. Mr. Jennings stated that a Plan B is needed before this budget can pass. The Board discussed a decrease in the health benefits from last year that will help this budget and other ways to help balance it. Mr. Bañuelos made a motion to go into Executive Session to discuss the budget and Mr. Guridy seconded the motion. The Executive session started at 10:07am and ended at 10:22am.

The Board discussed open staff positions, future hires and possible retirements. The Board made recommendations regarding the possible sale of some properties such as the Scattered Sites. Mr. Jennings stated he wants a budget that states what it will take to balance. Mr. Farrell stated we have a good foundation to work from and we need to make adjustments, rather than create a new budget. Mr. Jennings left the meeting at 10:35am. Mr. Senderowitz asked for a motion to accept the resolution as stated and the motion was made by Mr. Bañuelos and seconded by Mr. Guridy.

Ayes 3 – Senderowitz, Guridy, Bañuelos
Nays 0

Mr. Guridy made a motion that administration provide the Board with a plan and proposed actions that will bring the organization within a break in point by the end of the year by August 30. Mr. Bañuelos suggested that the Budget Committee work on this with Mr. Farrell.

Resolution 2520 – Approve Procurement Policy Amendment

A motion was made by Mr. Bañuelos to approve the resolution and seconded by Mr. Guridy. Mr. Farrell told the board that the state changed the small purchase procedures.

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

Resolution 2521 – Rejection of Factfinder’s Report of June 7, 2017

A motion was made by Mr. Bañuelos to approve the resolution and seconded by Mr. Jennings. The board discussed why this resolution was needed, as the report had been rejected at a special meeting. Mr. Farrell replied the report was published and between five and ten days after being published they ask you to vote again in case there were second thoughts in rejecting the report. The motion was made by Mr. Bañuelos to accept the resolution and seconded by Mr. Jennings.

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

Mr. Senderowitz asked for a motion to adjourn the meeting, a motion to adjourn was made by Mr. Guridy and seconded by Mr. Bañuelos.

Ayes 3 – Senderowitz, Guridy, Bañuelos

Nays 0

The meeting adjourned at 10:45 am.

ATTEST _____