

ALLENTOWN HOUSING  
AUTHORITY

REGULAR BOARD MEETING  
June 28, 2023

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

PRESENT:	Mr. Donald Senderowitz	Chairperson
	Ms. Sandra Barnes	Vice-Chairperson
	Mr. Fred Bañuelos via Telephone	Secretary

Also participating in the Board Meeting were Julio A. Guridy, Executive Director, Arelis Torres, Executive Secretary; Suzanne Harryn, Accountant; Lou Day, Director of Maintenance of Operations; Megan Solt, Comptroller; Doryan Campo, Director of Compliance, and Christian Perrucci, Esquire. Also in attendance were Chris Brown of Brown Design Corporation and Matt Schlegel of Equinox Benefits Consulting. The meeting information was posted so members of the general public could participate in-person.

The board meeting started at 9:10 am with Mr. Senderowitz asking for the roll call.

APPROVED MINUTES

The meeting began with Mr. Senderowitz asking for a motion to approve the minutes of the May 24, 2023 Board Meeting. The motion was seconded by Ms. Barnes to approve the Board minutes.

Ayes 3 – Senderowitz, Barnes, Bañuelos  
Nays 0

NEW BUSINESS

Resolution 2688 – Approve AHA Scholarship Awards for 2023-2024

Mr. Senderowitz asked for a motion to approve the AHA scholarship awards for 2023-2024. Ms. Barnes made the motion and Mr. Senderowitz second the motion.

Ayes 3- Senderowitz, Barnes, Bañuelos  
Nays 0

### Resolution 2689 – Operating Budget FYE 2024

Mr. Senderowitz asked for a motion to approve the Operating Budget for FYE 2024. Ms. Barnes made the motion and Mr. Senderowitz second the motion.

Ayes 3- Senderowitz, Barnes, Bañuelos  
Nays 0

### PUBLIC COMMENTARY

Mr. Senderowitz introduced Chris Brown of Brown Design Corporation to present his design for the Walnut Manor Landscaping Enhancement Project that was being voted on at today's meeting. It should be noted that due to Mr. Bañuelos leaving the meeting before the voting for this project, he requested that his vote in favor of the project be recorded prior to his leaving. Mr. Bañuelos was provided with an overview of the proposal prior to the meeting.

Mr. Brown provided a handout to all those present which showed the street view of the site. He indicated that this was just a landscaping project but that it would be more of a site construction project due to elevation of the south western quadrant of the campus and erosion caused by the mature trees along Walnut Street. He reviewed the handout explaining in detail what they proposed for this project. He included that he would be using more reliable products, that were long-lasting and would ultimately be easier to maintain. He reviewed the structure component of this project and provided details of what the staging would look like during construction. He also included that there would be an emergency generator place holder to accommodate the size based on the projected load for the building. Mr. Brown answered all of the Board's questions related to this project.

### Resolution 2690 - Award Contract for Walnut Manor Landscape Enhancements

Mr. Senderowitz asked for a motion to award the contract. Ms. Barnes made the motion and Mr. Senderowitz second the motion.

Ayes 3- Senderowitz, Barnes, Bañuelos  
Nays 0

Mr. Senderowitz introduced Matt Schlegel of Equinox Benefits Consulting. Mr. Schlegel provided a handout detailing a proposed new health insurance plan for AHA staff. He began by highlighting key comparisons with AHA's current plan versus the new proposed plan, Highmark Blue Shield. Mr. Schlegel emphasized that there would not be a change in network doctors and hospitals, that the deductible would remain the same, and the copays would be very similar. He also touched on the mobile app that would be readily available to employees, along with a digital handbook that would be easy to share and easy to navigate. Mr. Schlegel stated that there were additional resources including administrative services and human resources technology. He concluded that this would

have significant savings for both the Housing Authority and its employees. Mr. Schlegel answered all of the Board's and staff's questions.

BILLS AND TREASURER'S REPORT

Megan Solt reviewed with the Board the May financials for this meeting and reviewed the Treasurer's Report and the Cash and Investment reports for each property. She also reviewed the check register and answered the Board's questions. Due to not having a quorum at the time, they were not able to approve the financials for May.

COMMUNICATION REPORT

Julio Guridy began by discussing the fire loss incident that took place on June 13, 2023 at Gross Towers. The fire was originated in apartment 802 setting off the sprinkler system. The fire caused significant water damage and temporary displacement of some residents. Mr. Guridy indicated that they are working very hard on remediating and emphasized that staff have stepped up and done a great job at assisting when needed. Mr. Guridy briefly discussed the Front St BID in which we were not chosen. He concluded with informing the board that we are awaiting on PHFA funding for the Southside Townhomes project.

Lou Day discussed Little Lehigh updates recognizing that construction is moving at a fierce pace and still set for completion as scheduled. Both Mr. Day and Mr. Campo touched on the importance of vacating the J & K Buildings. Doryan added that there are currently 6 vouchers on the street in which 2 of them have found units and are in the process of inspection. He indicated that vacating these units has become a bit difficult due to the lack of cooperation from some of the tenants, however, AHA staff is working diligently to complete the task.

UNFINISHED BUSINESS

There was no unfinished business.

A motion was made to adjourn the meeting by Mr. Senderowitz and seconded by Ms. Barnes at 11:30 a.m.

Ayes 2 – Senderowitz, Barnes  
Nays 0

ATTEST \_\_\_\_\_