

ALLENTOWN HOUSING AUTHORITY

REGULAR BOARD MEETING

March 30, 2017

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

PRESENT:	Mr. Jack Sherry	Vice Chairman
	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. Christian Perrucci, Esquire. Mr. Donald Senderowitz and Mr. Alan Jennings were not in attendance.

The board meeting started at 9:10 am.

PUBLIC COMMENTARY

There was no public commentary.

APPROVED MINUTES

A motion was made by Mr. Guridy and seconded by Mr. Bañuelos to approve the Board minutes of the February 32, 2017 Board Meeting.

Ayes 3 – Sherry, Guridy, Bañuelos

Nays 0

BILLS AND TREASURER’S REPORT

Mr. Guridy discussed the financials by stating that Conventional Housing showed a loss for the month of February and the COCC also showed a loss. The NSA showed income; Section 8 showed a net loss for February. He continued that Phases 1 and 2 of Cumberland Gardens showed income for the month of February, with Phase 3 showing a loss. He discussed the year to date financials with Conventional Housing which showed a net loss. Mr. Reinert explained that we did not get as much subsidy as we usually get and added we will not get subsidy in March for Phase 3 and in April we will not get a subsidy for Phase 1. The Board discussed this cut in subsidy. Mr. Guridy continued with the year to date and the COCC showing a loss. He remarked that the NSA’s are showing net income as well as Section 8 showing income. He

discussed Cumberland Gardens with Phases 1 and 2 showing net income and Phase 3 showing a net loss. The Board discussed utility expenses and that some utility expenses have gone down. Mr. Farrell discussed that the Housing Authority has locked in on gas prices with UGI in a new contract for a few years and at the end of this year the electric contract will expire and we will look at new rates at that time. Mr. Guridy reviewed the cash and investments report with the Board.

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

Ayes 3 – Sherry, Guridy, Bañuelos
Nays 0

COMMUNICATION REPORT

Mr. Farrell discussed setting up meetings for the Board committees. He stated he has worked on getting the Board access to our financial reports online and he will give Board members information on how to access these reports shortly. He stated that there was a problem found with the vacancies and how the waiting list was being used. He noted that we have corrected this issue and are now on schedule to reach out to applicants. Mr. Farrell discussed the Sacred Heart project and discussed having half of the units occupied. Mr. Farrell reviewed the Scattered Site properties and disposition of 24 single family homes through HUD's disposition process and not by home ownership. He discussed with the Board that this would be a significant cost reduction over significant income reduction. The Board discussed home ownership for these units and possibly partnering with agencies that can help us. Mr. Farrell reviewed the REAC scores with the Board and discussed why some properties had low scores.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Resolution 2509 - Approve Contact for Collection, Transfer, Disposal of Garbage and Recyclable Items

Mr. Farrell explained this was the resolution that was tabled from last months' meeting due to a challenge to the bid from the second lowest bidder. He discussed the details of how this was resolved and who won the bid. A motion was made by Mr. Guridy and seconded by Mr. Bañuelos.

Ayes 3 – Sherry, Guridy, Bañuelos
Nays 0

Resolution 2511 – Award Contract for Walnut Manor HVAC, Roof Replacement, and Lightning Arrestors

Mr. Farrell explained this project has three parts, one for the roof and one for HVAC and lightning arrestors. A motion was made by Mr. Bañuelos and seconded by Mr. Guridy.

Ayes 3 – Sherry, Guridy, Bañuelos

Nays 0

Resolution 2512 – Award Contract for Gross Towers Sanitary Sewer and Parking Lot Improvements

Mr. Farrell explained there are two parts to this project, one is for plumbing and to install a holding tank and reroute the drain to the sewer line. The second part is to remove the top coat of the parking lot and recoat it. We will also reconfigure the top of the parking lot which has too much slope. There will also be coating and restriping done in the back and front lots. A motion was made by Mr. Guridy and seconded by Mr. Bañuelos

Ayes 2 – Sherry, Guridy

Recused 1 - Bañuelos

Nays 0

Mr. Guridy made a motion to go into Executive Session and Mr. Bañuelos seconded the motion. The Board went into Executive Session at 10:50am.

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

Ayes 3 – Sherry, Guridy, Bañuelos

Nays 0

The meeting adjourned at 10:50 am.

ATTEST _____