

ALLENTOWN HOUSING AUTHORITY

REGULAR BOARD MEETING

May 24, 2018

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

PRESENT:	Mr. John Sherry	Vice Chairman
	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 and Mr. Guridy were absent.

The board meeting started at 9:05 am.

PUBLIC COMMENTARY

There was no public commentary.

APPROVED MINUTES

Mr. Jennings asked for a motion to approve the minutes of the April 22, 2018 Board Meeting. A motion was made by Mr. Sherry and seconded by Mr. Bañuelos to approve the Board minutes.

Ayes 3 – Sherry, Jennings, Bañuelos
Nays 0

BILLS AND TREASURER’S REPORT

Mr. Reinert reviewed the financials for April by stating there was a 2017 catchup for the operating subsidy and a proration adjustment for January through March so for the month that put us over budget in the subsidy. The 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. Mr. Reinert reviewed Cumberland Phase 1 and Phase 2 had net income and Phase 3 had a net loss. He 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 a net income; and Phase 3 had net loss. Mr. Reinert reviewed the March investments for Cumberland Gardens, NSA and for HCVP and the check register.

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

Ayes 3 – Sherry, Jennings, Bañuelos

Nays 0

Mr. Reinert handed out a summary of the 2019 budget and told the Board that there will be a surplus/income in this budget. The Board discussed the budget and talked about ways to minimize the surplus. Mr. Farrell told the Board that they will approve the budget resolution next month.

COMMUNICATION REPORT

Mr. Farrell discussed the HUD compliance audit and stated we have not yet received their report. He added we have not received any feedback from staff about the audit. He discussed the recent hires which included two maintenance positions, a clerical position and maintenance director.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Resolution 2534 – Approve Entry Into a Development Rights Agreement for Little Lehigh

Mr. Farrell discussed the changes made from last month's meeting. The resolution was accepted with the changes and deletions discussed. A motion was made by Mr. Sherry and seconded by Mr. Bañuelos to approve this resolution.

Ayes 3 – Sherry, Jennings, Bañuelos

Nays 0

Resolution 2535 – Approve Write-Off of Uncollectible Accounts

The Board discussed the amount being written off and a motion was made by Mr. Sherry and seconded by Mr. Bañuelos to approve the resolution.

Ayes 3 – Sherry, Jennings, Bañuelos

Nays 0

Resolution 2536 – Award Contract for Elevator Preventative and Remedial Maintenance Services

Mr. Farrell explained this is a contract for three years for day to day elevator maintenance and we had one bidder. A motion was made by Mr. Bañuelos and seconded by Mr. Sherry.

Ayes 3 – Sherry, Jennings, Bañuelos
Nays 0

A motion was made by Mr. Sherry to adjourn the meeting and Mr. Bañuelos seconded the motion. The Board meeting was adjourned at 10:40am.

Ayes 3 – Sherry, Jennings, Bañuelos
Nays 0

ATTEST _____