

ALLENTOWN HOUSING AUTHORITY

REGULAR BOARD MEETING

May 25, 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. Jack Sherry	Vice Chairman
	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. Julio Guridy and Mr. Alan Jennings were not in attendance.

The board meeting started at 9:15 am.

PUBLIC COMMENTARY

There was no public commentary.

APPROVED MINUTES

A motion was made by Mr. Sherry and seconded by Mr. Bañuelos to approve the Board minutes of the April 26, 2017 Board Meeting.

Ayes 3 – Senderowitz, Sherry, Bañuelos
Nays 0

BILLS AND TREASURER’S REPORT

Mr. Reinert discussed the financials and reviewed the information by program. He started with Conventional Housing showing a net loss and the COCC also showing a net loss. He added that NSA had a net income as well as HCVP. He added that the Operating Budget was over budget and the admin fee and expenditures were under budget. He continued with Cumberland Gardens stating Phase 1 had a net loss and Phases 2 and 3 had net incomes. The Conventional Housing year to date shows a net loss as well as COCC he told the board. He added NSA had a net income as did HCVP. Cumberland Gardens Phases 1 and 2 had net incomes and Phase 3 had a net loss. The board discussed where the income from Cumberland Gardens comes from and Mr. Farrell explained that we receive dwelling rent and that Phase 3 is ours and we manage Phases 1 and 2 for Pennrose and receive the management fees. Mr. Reinert discussed the cash investments and restricted funds. He reviewed the replacement reserves for Cumberland Gardens Phases 1, 2 and 3. He explained that each month we pay back the general fund for the

expenses we pay on behalf of Cumberland so the cash flow comes back to the Housing Authority. The board discussed the Sacred Heart project and the project based vouchers allocated there. Mr. Farrell told the board we have 24 out of the 60 units which is about one third of them.

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

Ayes 3 – Senderowitz, Sherry, Bañuelos

Nays 0

COMMUNICATION REPORT

Mr. Farrell stated the fact-finding report regarding the collective bargaining agreement should be received by May 30 and it will be forwarded to the board. He told the board we have a ten-day consideration period to review and either accept or reject it. He reviewed the PHAS score from HUD with the board and discussed what it means. He also discussed the annual inspections and those results.

Mr. Farrell reviewed the construction report and told the Board that the Gross Towers lobby is finished. He added the GPNA report has been submitted to HUD and they are reviewing it. He added that we haven't started the Walnut Manor roof project yet.

Mr. Senderowitz reviewed the Solicitor's report and made suggestions to remove several items that have been closed.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Resolution 2513 – Write-Off of Uncollectible Accounts

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

Ayes 3 – Senderowitz, Sherry, Bañuelos

Nays 0

Resolution 2514 – NSA Tenant Selection Policy

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

Mr. Farrell told the board this was part of the management review we had last year for the NSA properties and this was one of the items that needed to be changed..

Ayes 3 – Senderowitz, Sherry, Bañuelos
Nays 0

Resolution 2515 – Award Contract for Exterior Renovations at 700 Union Street

A motion was made by Mr. Bañuelos to approve the resolution and seconded by Mr. Sherry. Mr. Farrell discussed the bids received and the work that will be done. The board asked that the bid be accepted subject to the unit price of item number 5 being confirmed.

Ayes 3 – Senderowitz, Sherry, Bañuelos
Nays 0

Resolution 2516 – Award Contract for Cleaning Vacant Units

A motion was made by Mr. Bañuelos to approve the resolution and seconded by Mr. Sherry. The board discussed the three year contract and comparison with what the Housing Authority has paid before. Mr. Farrell stated the combined cost is higher, but we are comfortable with the commitment to a three year contract.

Ayes 3 – Senderowitz, Sherry, Bañuelos
Nays 0

Resolution 2517 – Award Contract for Painting Vacant Units

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

Ayes 3 – Senderowitz, Sherry, Bañuelos
Nays 0

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

Ayes 3 – Senderowitz, Sherry, Bañuelos
Nays 0

The meeting adjourned at 10:50 am.

ATTEST _____