

ALLENTOWN HOUSING AUTHORITY

REGULAR BOARD MEETING

November 15, 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. Donald Senderowitz (by phone)	Chairman
	Mr. Julio Guridy (by phone)	Treasurer
	Mr. Fred Bañuelos	Assistant Treasurer

Also present at the Board Meeting were Mr. Daniel R. Farrell, Executive Director; Mr. Eric Reinert, Comptroller; Mr. Lou Day, Director of Maintenance Operations, Ms. Aida Núñez, Director of Housing Management, and Ms. Elizabeth Marcon, Esquire. Absent was Mr. Jack Sherry.

The board meeting started at 9:20am.

PUBLIC COMMENTARY

There was no Public Commentary.

APPROVED MINUTES

Mr. Bañuelos asked for a motion to approve the minutes of the October 25, 2018 Board meeting. A motion was made by Mr. Senderowitz and seconded by Mr. Guridy to approve the Board minutes.

Ayes 3 – Senderowitz, Guridy, Bañuelos
Nays 0

BILLS AND TREASURER’S REPORT

Mr. Reinert stated there were no financial reports for this meeting since the last Board meeting.

COMMUNICATION REPORT

Mr. Farrell suggested that 101 North 7th Street would be discussed in Executive Session. He continued with the Cumberland Gardens HVAC issue and stated this was settled when we received reimbursement for all labor costs incurred. Mr. Farrell discussed the heating units at Walnut Manor and stated that the heat and hot water are working and the contract is being completed.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There were no resolutions for November. The Board discussed the meeting dates for 2019. Mr. Bañuelos reviewed the dates for the fourth Wednesday, Thursday and Friday of the month. He asked the Board which of these days they preferred to meet for next year. The Board discussed the dates and decided on the fourth Wednesday. A motion to change the meeting dates to the fourth Wednesday was made by Mr. Senderowitz and seconded by Mr. Guridy.

Ayes 3 – Senderowitz, Guridy, Bañuelos
Nays 0

The Board discussed whether or not to have a December meeting. After a discussion, it was decided to leave the December meeting on the calendar and if necessary to have a meeting, otherwise there would be no actual meeting held. Mr. Farrell discussed with the Board that since Christmas is on a Tuesday and Christmas Eve is Monday, instead of closing for a half day, he wished to give employees Monday off. The Board gave Mr. Farrell approval for this day off.

Mr. Farrell reviewed fair market rent for 2019 and explained that the payment standard is what we pay the landlords and this can be between 90% and 110% of the fair market rent. He continued that the fair market rents went up 11% from 2018 to 2019. He stated this is an increase of about \$50 a bedroom across the board. Mr. Farrell told the board that AHA will use 96% for our payment standard and explained what that means for our voucher units.

A motion was made by Mr. Bañuelos to go into Executive Session at 9:55am. The motion was made by Mr. Senderowitz and was seconded by Mr. Guridy.

Ayes 3 – Sherry, Bañuelos, Guridy
Nays 0

A motion was made to adjourn the meeting by Mr. Senderowitz and seconded by Mr. Guridy.

Ayes 3 – Sherry, Bañuelos, Guridy
Nays 0

The meeting ended at 10:35am.

ATTEST _____