

ALLENTOWN HOUSING AUTHORITY

REGULAR BOARD MEETING

September 22, 2016

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

PRESENT:	Mr. John Sherry	Vice-Chairman
	Mr. Julio Guridy	Treasurer
	Mr. Alan Jennings	Secretary
	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 Capital Improvements and Mr. Christian Perrucci, Esquire. Mr. Donald Senderowitz was absent. The board meeting started at 9:10 am.

PUBLIC COMMENTARY

Several residents from the Gross Towers building were present. One resident questioned receiving a notice of lease violation for clutter. Mr. Farrell explained that each year during the annual inspection, the inspector marks apartments that are cluttered as a general housekeeping note. He stated that as long as a tenant is making progress in cleaning up clutter we are not trying to evict them. Another resident had a concern about bed bugs and the company that is doing the extermination. Mr. Farrell explained that there are a variety of factors contributing to the bed bug problem. He reinforced the suggestion that tenants cannot purchase spray or try to treat the bed bug problem on their own. He stressed that if you think there is a problem, report it to the office or your property manager to get treatments started. Another complaint concerned a unit in one of the Scattered Site properties. Mr. Farrell replied that the situation is currently being worked on.

The Board discussed how to streamline the process of residents coming to the Board meeting with complaints in order to save time for the Board to conduct Housing Authority issues.

APPROVED MINUTES

A motion was made by Mr. Guridy and seconded by Mr. Jennings to approve the Board minutes of the July 28, 2016 Board Meeting.

Ayes 4 – Sherry, Guridy, Jennings, Bañuelos
Nays 0

BILLS AND TREASURER'S REPORT

Mr. Guridy asked about the Income Statement for All Public Housing in particular with labor and overtime and benefits. Mr. Farrell explained that we are over budget for the year to date for administrative overtime because we did not budget it.

The motion was made by Mr. Jennings to accept the financial reports and seconded by Mr. Sherry.

Ayes 4 – Sherry, Guridy, Jennings, Bañuelos

Nays 0

COMMUNICATION REPORT

Mr. Farrell discussed the occupancy report included with his communication report and the HUD occupancy rates for Housing Authorities. He noted the AHA's rate was 98%. He discussed problems with getting units occupied in the Scattered Sites and NSA properties. Mr. Jennings discussed the possibility of homeownership in the Scattered Sites and with getting financing for those who want to live there and people who have financing but don't want to live there. The Board discussed the location and number of units in the Scattered Sites and how many were vacant. It was suggested that board members look at several of the apartments prior to the start of the October 27th meeting and it was agreed they would meet at the Housing Authority and drive to several of these units.

Mr. Farrell discussed the façade reconstruction at 147 Linden Street and showed pictures of how the wall is pulled away from the building and is being supported by the sidewalk. Mr. Day explained staff met with a structural engineer, the original architect and the contractor to take that section back another 12 feet, and reconfigure the scope of work. The additional cost will be \$20,000. Mr. Bañuelos discussed the city's inspection and landlord fees we pay the city. He stated that by renegotiating the PILOT agreement to include these fees, we can be reimbursed through HUD for them.

OLD BUSINESS

There was no old business.

NEW BUSINESS

Mr. Sherry made the following statement into the minutes that the Housing Authority to add Daniel Farrell as an authorized signer on all AHA bank accounts and certificates of deposit. Mr. Reinert stated the auditors have indicated there are no internal control issues with our approval of Mr. Farrell as signer on all bank accounts and certificates of deposit. The motion was made by Mr. Jennings and seconded by Mr. Guridy.

Ayes 4 – Sherry, Guridy, Jennings, Bañuelos

Resolution 2493 – Approve Purchase for Trash Container Movers at Multiple Properties

Mr. Farrell explained these are electric movers for the trash containers. He added that this came as a result of our Safety Committee meetings. A motion was made by Mr. Jennings to approve the resolution and seconded by Mr. Bañuelos.

Ayes 4 – Sherry, Guridy, Jennings, Bañuelos
Nays 0

Resolution 2494 – Resolution to Authorize Designation of Agent for Financial Assistance for Disaster Relief

Mr. Farrell explained that this resolution is required in order to receive \$30,000 in disaster relief from the snow storm in January. A motion was made by Mr. Jennings to approve the resolution and seconded by Mr. Guridy.

Ayes 3 – Sherry, Guridy, Jennings, Bañuelos
Nays 0

Resolution 2495 – Approve Operating Budget for Cumberland Gardens Phase 1 FYE October 31, 2017

A motion was made by Mr. Jennings to approve the resolution and seconded by Mr. Guridy.

Ayes 4 – Sherry, Guridy, Jennings, Bañuelos
Nays 0

Resolution 2496 – Approve Operating Budget for Cumberland Gardens Phase 2 FYE October 31, 2017

A motion was made by Mr. Jennings to approve the resolution and seconded by Mr. Banuelos.

Ayes 4 – Sherry, Guridy, Jennings, Bañuelos
Nays 0

Mr. Sherry left the meeting at 10:35 am.

Mr. Guridy asked for a motion to adjourn the meeting and Mr. Guridy made the motion to adjourn and it was seconded by Mr. Bañuelos. Mr. Guridy adjourned the meeting at 10:45 am.

Ayes 3 – Guridy, Jennings, Bañuelos
Nays 0

ATTEST _____