

MINUTES . . . REGULAR MEETING . . . AUGUST 10, 2020

The members of the Bethlehem Housing Authority met in a regular session Monday, August 10, 2020 at 4:30 P.M., Teleconference (Virtual Meeting). Those present and absent were as follows:

PRESENT

Mr. Joseph E. Long, Chairperson
Mrs. Iris Linares, Vice Chairman
Mrs. Valerie McLendon
Mr. Greg Solderitch

ABSENT

Mr. Rogelio Ortiz

Also present were: William W. Matz, Jr., Esq., Solicitor; Jay D. Schuster, Acting Executive Director; Diana Moreno, Assistant Secretary; Housing Authority Staff Members; members of the general public.

The Minutes of the Regular Meeting of July 13, 2020 were presented. Mr. Solderitch made a motion to accept the minutes of July 13, 2020. Mrs. Linares seconded the motion.

Roll Call: Ayes -Linares/ Solderitch/Long; Nays - None.

Mrs. Linares made a motion to approve the monthly bills for July 2020.
Mr. Solderitch seconded the motion.

Roll Call: Ayes -Linares/ Solderitch/Long; Nays - None.

No Old Business.

Under Chairman's report, Chairman Long, commended the staff on the great job they're doing in spite of COVID-19. He can't imagine working under those conditions and appreciates everything we do.

Under the Executive Director's Report, Jay had a two items. First, our monthly teleconference meeting with the BHA Community Police officers will be held on Wednesday, August 12th and at that time we'll review any drug and/or criminal activities occurring on our properties. Second, we are actively negotiating with Capital Blue Cross for the upcoming renewal of our health care plan. We will continue to do that, and we'll have a recommendation at the September Board Meeting.

Chairman Long asked are we talking numbers back and forth. Mr. Schuster said yes, we have gone back and forth three times. They're the only ones willing to negotiate this year. Chairman Long said that is quite evident from the comments in the letter that Jay sent out last month.

Nothing to report on Committee Reports.

Under Deputy Director's Report, Mr. Ritter had one item. BHA recently volunteered, and we were chosen, to join the INSPIRE program. This program is eventually going to replace the REAC inspection. This is the new platform they're going to use. The benefit for us is that we won't get a REAC inspection for the next two years, and we're going to be part of the decision-making for what goes into the protocol for inspections from this point on. It's a good program and we're getting in on the ground floor.

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Chairman Long commented so you can make suggestions as to how they do it. Mr. Ritter said yes. And our current scores will carry over for the next two years. Chairman Long said that's good. And we're pretty high right now as far as the numbers we're getting. Mr. Ritter replied yes. We're in good shape.

RESOLUTION NO. 2514 OF 2020 - APPROVING OF THE THREE PEMBROKE PARKING LOTS CONTRACT. NOTE: (Resolution is entered separately as a part of these minutes.)

Mr. Solderitch made a motion, seconded by Mrs. McLendon, to approve the three Pembroke parking lots contract.

Mrs. Linares asked whereabouts are the parking lots going to be. Mr. Kichline said there are three lots. One of them will be an extension of the lot that's behind the Community Building. The second lot will be down on Essex Court. The third one will be on Dover Lane right off of Fritz Drive.

Chairman Long commented that we covered both ends and the center of the development in Pembroke. Mr. Kichline agreed. There's not a lot of open land left in Pembroke to do it. Chairman Long said that there wasn't a lot when he lived over there either.

Attorney Matz commented that there's a significant difference in the bids.

Mr. Kichline replied yes. Every time we have a low bid, no matter what the difference is, I always talk to the people, he confirms their bid, and make them go over it. Because they have a certain timeframe, I think it's 72 hours, where they can withdraw a bid if they realize they made a mistake. So they went over their numbers and got back to me and said they were fine with it.

Roll Call: Ayes -Linares/ McLendon/Solderitch/Long; Nays - None.

RESOLUTION NO. 2515 OF 2020 - - APPROVING OF THE ELEVATOR MAINTENANCE CONTRACT. NOTE: (Resolution is entered separately as a part of these minutes.)

Mrs. Linares made a motion, seconded by Mr. Ortiz, to approve the addendum for ACOP public housing online applications and unit offer policy.

Roll Call: Ayes -Linares/ McLendon/Solderitch/Long; Nays - None.

No New Business, Miscellaneous Reports or Public Comments.

Chairperson Long noted that the next regular board meeting is scheduled for Monday, September 14, 2020 at 4:30 P.M. (Virtual Meeting)

There being no further business to transact, Chairman Long declared the meeting adjourned.

J. S. Schuster

Jay D. Schuster
Executive Director