

**Board Meeting – June 11, 2018 4:30 PM Monocacy Tower**

**Pledge of Allegiance**

- Attendees:** Gonzalez, Chairperson Long, McLendon, Linares, Ortiz, Solderitch and Attorney Matz.
- Linares- I'd like to call this meeting to order, would you all please stand for the pledge of allegiance. Take the roll please Mr. Gonzalez.
- Gonzalez- Mr. Long is absent. Mrs. McLendon, here; Mr. Ortiz, here; Mr. Solderitch, absent; Vice Chairperson Linares, here and Attorney Matz, here.
- Linares- We'll move along to the **Approval of the Minutes** of last month's meeting on May 14<sup>th</sup>. Do I hear motion to accept the minutes?
- Ortiz- So move.
- McLendon- I'll second it.
- Linares- Are there any questions on the minutes? After having these meeting so well done there are no questions. Would you please take the roll call Mr. Gonzalez?
- Gonzalez- Mrs. McLendon, Aye; Mr. Ortiz, Aye and Mrs. Linares, Aye.
- Linares- We'll move along to the **Treasurer's Report**, and the review of all monthly bills for May. Do I hear a motion to accept?
- McLendon- I'll make a motion.
- Ortiz- Second it.
- Linares- Any questions on the treasurer's report? Hearing none, would you please take the roll call please?
- Gonzalez- Mrs. McLendon, Aye; Mr. Ortiz, Aye and Mrs. Linares, Aye.
- Linares- Now, I'll open the floor to that portion of the meeting that deals with **Courtesy of the Floor for Agenda Items Only**. Anybody have anything? Hearing none. We'll move along to **Old Business**, is there anything under old business?

Gonzalez- No old business Madam Chair.

Linares- **Chairman's Report**, I have nothing to report.

Long- We'll move along to the **Executive Directors' Report**.

Gonzalez- Yes I have a few items. First of all, our monthly meeting with the BHA community police officers will be held on Wednesday June 13th, when we will again review any drug and/or criminal activity occurring on our properties.

Our Commissioners' scholarships that we give out annually will be presented at the July 9<sup>th</sup> board meeting. Letters went out with today's date notifying those people who are going to be awarded the scholarships and they will be letting us know whether they'll be able to attend the board meeting. In addition to that, I received an email from Senator Bob Casey's office that I will read into the minutes.

I wish to congratulate the Bethlehem Housing Authority for receiving a capital fund grant of 3.6 million dollars this year. Our past grants we're about 2.2 million so this is a significant increase which will enable us to get more work done on our properties.

Linares- It's like a million dollars more than we normally get.

Gonzalez- It's more than that. It's 1.4 million dollars more.

Linares- Wow!

Gonzalez- In addition to that, on June 4<sup>th</sup> I received a letter from HUD telling us that once again we are a high performer receiving a score of 94% out of 100.

Linares- Wow! That's fantastic! Congratulations to the staff.

Gonzalez- The staff... yes. And that's all I have.

McLendon- Excellent!

Linares- I have a question. I'm not sure if this would be the time to ask it. But I've been reading where the rents are going to be increasing. Is that going to be happening?

Gonzalez- It is an item on HUD's 2019 agenda, to raise the income percentage for rent calculation from 30% of someone's income to 35%. Now, that hasn't been approved by Congress or the Senate, but that is one of the measures that the new administration is going to have HUD modify.

Linares- Ok. Just thought I would ask.

Gonzalez- Thank you.

Linares- Committee Reports, Scholarship Committee. Mr. Gonzalez just gave us a report that the letters were sent out, so it looks like next month we'll be giving out the scholarships.

Gonzalez- And I believe the date is July 9<sup>th</sup>.

Linares- Finance Committee, Commissioner Ortiz.

Ortiz- I have nothing to report.

Linares- Personnel Committee, I have nothing to report. Resident Advisory Committee, Commissioner Ortiz.

Ortiz- Today, we kicked off our summer program. We had about 30 kids. I'm sure by the end of the week we'll have about 60. And starting September 8<sup>th</sup>, Community Action is willing to make a movie night. The movie feature is going to be Incredibles II and it's free of charge. We will be passing out popcorn and snacks up at the Roberto Clemente Field. They wanted to change the venue because they're always having it down at the Greenway, so I told them if they can bring it up to the center up by the baseball field. And they said no problem. The garden is growing. We had some critters that ate some radishes, but that's ok we let it go.

Linares- We got to feed them too.

Ortiz- We'll let them slide this time.

Every laughed!

Ortiz- And that's all I have to report.

Linares- Has anyone contacted you guys from the Bethlehem Steel archives?

Gonzalez- No, not at all.

Linares- Well I was told they are going to contact you. They would like to do some kind of donation or something for the kids for the summer so just in case they give you a call.

Gonzalez- Ok. Thank you.

Linares- You're welcome! We move along now to Resolutions, Review and Award Contract for the purchase of two maintenance vehicles.

Gonzalez- These purchases replace vehicles that are inoperable. And one replaces van #19, which is a smaller van that's better on gas than the existing vans we use. And the other one replaces a pickup truck for plowing snow.

Ortiz- I have a question. What do you do with the vans you no longer use?

Gonzalez- Well often we trade them in and it's a part of the contract.

Ortiz- Oh ok.

Linares- How old were these vehicles?

Gonzalez- Twenty-years.

McLendon- Well... it was about time.

Schuster- One was 19 and the other was 20 years old.

Gonzalez- We replace the oldest vehicles first.

Linares- The bids were opened and reviewed on Thursday, May the 10<sup>th</sup> and it looks like Whitmoyer Auto was awarded the bid.

Gonzalez- I believe they were the low bidder the last time we bid vehicles. Correct?

Schuster- Yes.

Linares- Where is Mount Joy, Pennsylvania?

Gonzalez- Where is it Jay?

Matz- Lancaster County.

Gonzalez- Thank you solicitor.

Linares- Do I hear a motion to accept the bid?

Ortiz- I'll make a motion.

McLendon- I'll second it.

Linares- Are there any questions before we vote here. Please take the roll please.

Gonzalez- Mrs. McLendon, Aye; Mr. Ortiz, Aye and Mrs. Linares, Aye.

Linares- We'll move along now to **New Business?**

Gonzalez- The only new business I reported earlier concerning the scholarship awards at the next board meeting in July.

Linares- Ok. We'll move along to **Miscellaneous Reports and Other Business – Board Members, Solicitor and Staff.** Does anybody have anything?

Gonzalez- Nothing.

Linares- **Public Comments.** Are there any public comments?

Gonzalez- Public comments?

Lehigh Grp- Yes. Hi.

Gonzalez/Linares- Hello.

Lehigh Grp- The four of us would like to introduce ourselves. We're from Lehigh University. We're currently in a program for Innovation Entrepreneurship and we're working around housing, so we thought it would be interesting to come in and sit in on the board meeting.

Linares- Sure. Welcome!

Gonzalez- Are you going to come to future meeting than? Possibly?

Lehigh Grp- Yes.

Gonzalez- Well, the next meeting in case you don't see it in the newspaper, is going to be on July 9<sup>th</sup> at the same time as this one 4:30. We'll be happy to have you.

Linares- Yes we will. Are there any questions?

Lehigh Grp- Yes I actually do have a question. I was looking online and I saw something on Northside 2027 and I just wanted to know if there were .....

Gonzalez- That's the Redevelopment Authority of the City of Bethlehem that's really chairing that. I have gone to a few of the meetings. One of the people in charge is our councilman, William Reynolds.

Lehigh Grp- Thank you.

Gonzalez/Linares- You're welcome.

Linares- Any other questions?

McLendon- We're still happy to have you.

Gonzalez- It's not often we get guests.

Lehigh Grp- I have another question. With this new budget you said 3.6 million...

Gonzalez- Yes.

Lehigh Grp- When are you going to make a plan on how you are going to allocate and use your money?

Gonzalez- In fact, there is going to be a public hearing on changes to our capital fund and there will be documents at that hearing that the public will get to review it. And what date is that Mr. Kichline?

Kichline- Wednesday, July 11<sup>th</sup>.

Gonzalez- July 11<sup>th</sup>.

Lehigh Grp- And what time is that.

Kichline- noon.

Gonzalez- It starts at 12:30 right here.

Lehigh Grp- Ok perfect. Thank you. I'm looking into Green infrastructure and how it's implemented in the cities, have you guys ever thought about potentially using new materials or upgrading facilities to Green sustainable structure?

Kichline- We have and the costs of it in our application does not have a payback. It may in other applications. It's better suited for new construction. Typically, what we do is constantly renovate 40, 50 and 60 year old buildings. The other thing is some of the Green material does not hold up well in the public housing environment.

Lehigh Grp Is that like with codes?

Kickline- No it's with the kind of high wear and tear that goes along with the public housing environment.

Lehigh Grp- Ok thank you.

Kichline- You're welcome.

McLendon- Good questions.

Linares- Any other questions? We do try to go green though. We've tried different things to go green haven't we?

Gonzalez- Just with the equipment we buy and the vehicles we purchase.

Kichline- We have also done the Energy Performance Contract which changed light fixtures and installed water saving devices, things like that.

Gonzalez- The biggest dollar saver is the water savings and we've done that already.

Linares- What's going on with the elevator system?

Kichline- The equipment is being delivered every other day, that's what that pod is doing out there.

Linares- Oh ok.

Kichline- Today, they were delivering certain things. And there is one more thing the cabs themselves which is the last thing, and then once they're here, then they will start.

Linares- I'm sure everyone is interested in that.

Kichline- You'll know the minute they start because there will only be one elevator functioning.

Linares- Ok.

Ortiz- I have a question for the students who are here from Lehigh. Do you have any volunteer programs that would like to do outreach for other neighborhoods? Do you know anyone who would like to do volunteer work at a local community center? We have a garden and a 4H program up at the center. We also have basketball, soccer, volleyball, baseball, arts and crafts. We have a poem day, where the kids sit down with the teachers and write poems. If you know anyone in the University that would like to do outreach volunteer work, you can just look us up at Lynfield Scoop, on our Facebook page and all our information is there. We are really going to be busy for the next 8 weeks.

Lehigh Grp- We can reach out to you on the Facebook group?

Ortiz- Yes. Once the meeting is done, I'll give you my telephone number.

Lehigh Grp- Is this just mostly for the summer?

Ortiz- No. We're open all year. When school starts we have the homework club, it's from 4 to 7PM. So, if anyone wants to do outreach, they don't just have to come out to our community, they can also go to Parkridge or Pembroke. They can start some kind of program out there.

Lehigh Grp- We can talk to the community service person. There are a lot of organizations that do community service. But the summer is a pretty sparse for students but for the fall it may work.

Ortiz- Ok thank you.

K. Lynn- That money I guess we should use it for our back burner plans for capital improvements now.



Gonzalez-

One of the things we're going to do is get the Lynfield Development done at a quicker pace with the additional Monies. We are going to increase the number of units, which will in turn get some of those projects done at a quicker pace thereby getting to the items that you're talking about.

Linares-

Anymore comments? Hearing none. Our next board meeting is Monday, July the 9<sup>th</sup> at 4:30 P.M. This meeting is now adjourned.

  
Eugene J. Gonzalez  
Secretary