

# **NORTHAMPTON COUNTY HOUSING AUTHORITY**

**June 23rd, 2025**

## **REGULAR BOARD MEETING AGENDA**

**You may attend via phone, Zoom, or Howard Jones Community Room.**

### **CALL TO ORDER**

### **ROLL CALL**

**PUBLIC INPUT- limited to agenda items only.**

**\*\*APPROVE MINUTES OF May 28th, 2025, REGULAR BOARD MEETING**

**FINANCIAL UPDATE – May Financial update with Jack Blosky/Brian Havrilak**

**EXECUTIVE DIRECTOR REPORT- Gwen Becker**

- Update on converting from oil to electric/gas at Goepp apartments
- Slip and fall prevention update
- Tying the elevator to the fire panel at OBH
- OBH flooring off of 2<sup>nd</sup> floor entrance and OBH flooring 1<sup>st</sup> floor by elevators; inspection repairs. Flooring in HCV lobby.
- Bid from Nan McKay for consulting to complete necessary updates to ACOP, Admin Plan, and Tenant Selection Plan.
- Vending machine contract; bought out by new proprietor
- Roof replacement required at Howard Jones Manor.

### **Status Reports May 2025**

#### **PUBLIC HOUSING**

Oliver Border House- 71/75 (312, 319, 401, 411)- 94.66%

Howard Jones Manor- 30/31 (104) 96.77%

Goepp Street Apartments- 51/54 94.44% (212, 304, 314)- (Lease signing for 314 was 6/13)

#### **HOUSING CHOICE VOUCHER PROGRAM**

Regular Vouchers - 501

Mod-Rehab- 21

Mainstream – 42

Project-Based- 57

Port-Out- 4

Port In- 9

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Total - 634

## **OLD BUSINESS**

None

## **NEW BUSINESS**

**\*\*\*Motion to approve the bid from Johnson Controls at Oliver Border House to complete necessary fire code updates to the elevator, add smoke detectors where required to be tied to the fire panel in the amount of \$17,377.24**

**\*\*\*Motion to approve the bid from Johnson Controls at Oliver Border House to complete necessary fire code updates to the community room doors so they are tied to the fire panel in the amount of \$3,080.69**

**\*\*\*Motion to approve the bid from East Coast Flooring at Oliver Border House to complete 2<sup>nd</sup> floor entryway and 1<sup>st</sup> floor entryway flooring in the amount of \$5,107.00**

**\*\*\*Motion to approve the bid from East Coast Flooring at Oliver Border House to complete HCV lobby waiting room flooring in the amount of \$1,202.50.**

**\*\*\*Motion to approve the bid from Nan McKay for consulting services for necessary HOTMA updating of ACOP, Admin Plan, and Tenant Selection Plan in the amount of \$12,590.00 with Berks County Housing Authority to pay half.**

**\*\*\*Motion to approve signing a contract with Pearce Family Limited Liability to allow vending machine operation to continue at Oliver Border House and Goepp Street Apartments**

**\*\*\*Motion to approve the proposal from Bachman's roofing to replace the roof and gutters at Howard Jones Manor in the amount of \$88,368.00.**

**Note: Items marked with \*\* are items for which there may or will be deliberation or official action taken at the meeting.**

**PUBLIC INPUT**

**EXECUTIVE SESSION**

**ADJOURNMENT**

**The next Board Meeting will be held on Monday, July 28th, 2025, at 4:15pm.**

**Gwen Becker is inviting you to a scheduled Zoom meeting.**

**Topic: NCHA Board Meeting**

**Time: Jun 23, 2025 04:15 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/82823878567?pwd=THMKSJKGsgpkbAfRxSBaIElgZ75rqR.1>**

**Meeting ID: 828 2387 8567**

**Passcode: 076998**

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