

Minutes of the February 28, 2022 Board Meeting

The Regular Meeting of the Englewood Housing Authority was called to order at 7:05 PM by Chairman Aguila, Jr. at the offices of the Englewood Housing Authority, 111 West Street, Englewood, NJ 07631 via conference call and in compliance with NJ electronic meeting regulations. The Executive Director complied with the Open Public Meetings Act and stated that adequate notice of this meeting was provided in the following manner: on January 20, 2022 a notice of the date, time and place of this meeting was sent to the Bergen Record and Star Ledger newspapers and a copy was sent to the City Clerk and also posted on the City's officially designated bulletin board along with EHA's website as per electronic meeting regulations.

Roll call:

Chairman Aguila, Jr.	Present
Vice Chairwoman Cobb	Present
Commissioner Chaney	Present
Commissioner Correa	Present
Commissioner Gurfein	Absent
Commissioner Whilby	Present

Domingo Senande, Executive Director	Present
William Katchen, CPA	Present
Terrence Corrison, Esq.	Present

Minutes

A motion was made by Commissioner Whilby and seconded by Vice Chairwoman Cobb to approve the minutes of the January 24, 2022 Board Meeting. The motion carried with all in favor.

Executive Director's Report

Vincent K. Tibbs Senior Building

- With regard to the Vincent K. Tibbs Senior Building, the following is the breakdown of the 152 households:
 - 51 are with friends/family and may or may not be searching for apartments using their vouchers
 - 37 are in hotel rooms (47 people). EHA has given residents a deadline of 3/31 (the date FEMA stops covering hotel stays) to move out of the hotels. EHA has approximately 5-8 more apartments to find for the residents. All others are in the process of moving into other permanent housing. We have approximately 30 residents moving to 40 Bennett Rd in Englewood when it opens in March (rents of ~\$2,300; only a handful of residents did not pass the credit check).

- 24 have moved to other housing authorities or HUD sites. Lodi Housing Authority has given us 4 apartments as well. These were units that were flooded during Ida so it is a harder sell to our residents. We have notified Lodi HA that we cannot use the apartments at this time. Cliffside Park Housing Authority has given us 1 more apartment which EHA still has available. Bergen County Housing Authority continues to provide us their vacancies – we have one vacancy in Lyndhurst that EHA has offered to one of our residents.
 - 14 have leased using Section 8
 - 9 have leased without Section 8
 - 9 are in nursing homes
 - 5 were vacant pre-Ida
 - 3 are deceased (4 residents total have passed away since the evacuation)
- Elevator RFP
 - The lowest elevator bid was for \$1.13M. Insurance has officially agreed to cover \$909,856. There is a gap of \$220,456 which EHA is still negotiating with the insurance company. EHA believes the funding gap will shrink. Nevertheless, FEMA will likely cover the majority of the gap so EHA is comfortable recommending the resolution move forward. The entire elevator will be replaced. No parts from the existing elevator will be salvaged. A pre-construction meeting has been scheduled for this Thursday to kick the project off subject to tonight's Board resolution.
 - Interestingly, the cost of moving the elevator machine room from the basement to the second floor is not in question. This move will ensure the elevator is able to survive another flood. The \$220,456 funding gap instead represents the alternates that were included in the RFP (which EHA will continue to negotiate):
 - \$89,000 deduct for refurbishing the cylinder/piston
 - \$93,400 for the doors and frames for all the floors
 - \$13,056 for the emergency lowering unit
 - \$24,960 for the lobby security panel

Public Comments

The was no one from the public present to provide public comment.

Resolutions

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Correa to approve award of the \$1.13M elevator replacement contract to Champion Elevator. The motion carried with all in favor.

A motion was made by Commissioner Whilby and seconded by Vice Chairwoman Cobb to approve the Englewood Housing Authority 2020 audit. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Chaney to approve the Englewood Housing Management Services, Inc. 2020 audit. The motion carried with all in favor.

A motion was made by Commissioner Whilby and seconded by Commissioner Correa to approve the Westmoor Gardens, Inc. 2020 audit. The motion carried with all in favor.

A motion was made by Commissioner Chaney and seconded by Vice Chairwoman Cobb to approve the \$500 longevity pay for Maintenance Supervisor Michael Colon. The motion carried with all in favor.

A motion was made by Chairman Aguila, Jr. and seconded by Commissioner Correa to approve the bills and claims for the month of February. The motion carried with all in favor.

Adjournment

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Correa to adjourn the meeting at 7:48 PM. The motion carried with all in favor.

Respectfully submitted,

Domingo Senande
Executive Director