

## Minutes of the November 22, 2021 Board Meeting

The Regular Meeting of the Englewood Housing Authority was called to order at 7:02 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 13, 2021 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. | Absent  |
| Vice Chairwoman Cobb | Present |
| Commissioner Chaney  | Present |
| Commissioner Correa  | Present |
| Commissioner Gurfein | Present |
| Commissioner Whilby  | Present |

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

### Minutes

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Gurfein to approve the minutes of the October 25, 2021 Board Meeting. The motion carried with all in favor.

### Executive Director's Report

#### **Westmoor Gardens**

- Ida Repairs
  - The repairs of the apartments are ongoing. We anticipate all families will be able to move back to their apartments around the end of November. However, delivery of materials including the kitchen cabinets may delay move-in dates.

#### **111 West Street (Vincent K. Tibbs Senior Building)**

- Ida Repairs
  - Water remediation of the site has been ongoing. The remediation company will likely be onsite for another 4 or more weeks. They are continuing to gut the basement. In addition, they have begun remediating the water damage caused by the roof leaks, i.e. cutting sheetrock in 9

- sixth floor apartments along with areas of the community room. In addition, the entire building is being wiped down so that spores do not grow. The final step will be encapsulating the first and second floors.
- A new security alarm will be in place in the next week. Security camera upgrades will be part of an RFP. With the new security alarm, EHA will be able to eliminate/reduce the security guard presence.
  - LAN Associates has begun the redesign of the building. The elevator consultant and fire suppression consultant were onsite last week. The elevator is the critical path to getting the building habitable, so EHA is expediting the RFP. The architect will be onsite on Tuesday to begin developing the full scope of work. EHA has a weekly meeting with FEMA to discuss payments and the rebuild.
  - HUD is still investigating whether the 22 apartments on the first floor should be rebuilt given they are below the floodplain. If they were to be eliminated, HUD would need to adjust EHA's income so that the building could continue to be maintained.

### **Public Meeting**

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Correa to open the meeting to the public. No members of the public had comments. A motion was then made by Commissioner Chaney and seconded by Vice Chairwoman Cobb to close the meeting to the public. The motions carried with all in favor.

### **Resolutions**

A motion was made by Commissioner Whilby and seconded by Commissioner Correa to approve EHA's HUD Annual Plan. The motion carried with all in favor.

A motion was made by Commissioner Chaney and seconded by Commissioner Correa to approve a shared services agreement with the Cliffside Park Housing Authority (CPHA) authorizing CPHA to serve as EHA's hearing officer. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Correa to approve the carryover of unused vacation time due to staff being unable to take vacation due to the consequences of Tropical Storm Ida. The motion carried with all in favor.

A motion was made by Commissioner Whilby and seconded by Commissioner Chaney to approve the one-time longevity pay per the personnel manual to Sara Quinines for 5 years of service. The motion carried with all in favor.

A motion was made by Commissioner Chaney and seconded by Vice Chairwoman Cobb to approve the bills and claims for the month of November. The motion carried with all in favor.

### **Adjournment**

A motion was made by Commissioner Whilby and seconded by Vice Chairwoman Cobb to adjourn the meeting at 7:41 PM. The motion carried with all in favor.

Respectfully submitted,

Domingo Senande  
Executive Director