

## Minutes of the May 23, 2022 Board Meeting

The Regular Meeting of the Englewood Housing Authority was called to order at 7:05 PM by Chairman Aguila 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:

Commissioner Gurfein	Absent
Commissioner Correa	Present
Commissioner Chaney	Absent
Commissioner Whilby	Present
Vice Chairwoman Cobb	Present
Chairman Aguila	Present
Domingo Senande, Executive Director	Present
William Katchen, CPA	Absent
Terrence Corrison, Esq.	Present

### Minutes

A motion was made by Commissioner Whilby and seconded by Commissioner Correa to approve the minutes of the April 25, 2022 Board Meeting. The motion carried with all in favor.

### Executive Director's Report

#### **Vincent K. Tibbs Senior Building**

- EHA had a conference call on May 11<sup>th</sup> with HUD Headquarters regarding resetting the rents so that EHA can afford to eliminate the 1<sup>st</sup> floor apartments. The call was set up by Senator Booker's office. A final HUD decision will likely take until the end of August.
- Now that all the displaced residents are out of the hotel, EHA is assisting with the move of personal items from 111 West Street to their new apartments. EHA is utilizing the local POP program as movers. The cost of the movers will be covered by insurance.
  - Approximately 60 out of the 152 apartments are still occupied
- The elevator project is moving along as planned. EHA had to adjust its plans late last week. The elevator machine room was going to be in a closet on the 2<sup>nd</sup> floor. However, there was not sufficient space so EHA will also be utilizing the 3<sup>rd</sup> floor closet for the elevator machine room as well. The changes will not add cost

to the project. Champion Elevator has been onsite completing the demo and beginning the reconstruction.

- EHA hopes to go out to bid for a new electrical and boiler system in early June/July. It was determined that EHA needs to bring back the fire pump so EHA will be moving it to the second floor lobby (i.e. out of the flood zone). A fire rated room will need to be constructed to house the fire pump.
- The goal is to relocate all our new mechanical systems to the 2<sup>nd</sup> floor or higher. EHA recently issued a change order to our architect/engineer for approximately \$12,000 to cover the cost of a geotechnical study of EHA's administrative building. Steel beams will need to be installed to support the weight of the new mechanical room.

### **Westmoor Gardens**

- EHA is working with HUD and FEMA to fund the Ida repairs at Westmoor Gardens. Regular calls are taking place and progress is being made.

### **Foti Building**

- There is a one-bedroom vacancy at Foti. The apartment will be ready for occupancy by June 1<sup>st</sup>. The new tenant is one of our displaced 111 West Street residents.

### **Public Comments**

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

### **Resolutions**

A motion was made by Commissioner Gurfein and seconded by Vice Chairwoman Cobb to approve GJEM Insurance Agency as EHA's risk manager. The motion carried with all in favor.

A motion was made by Commissioner Whilby and seconded by Commissioner Correa to approve the bills and claims for the month of May. The motion carried with all in favor.

### **Adjournment**

A motion was made by Vice Chairwoman Cobb and seconded by Chairman Aguila to adjourn the meeting at 7:33 PM. The motion carried with all in favor.

Respectfully submitted,

Domingo Senande  
Executive Director