

Minutes of the August 1, 2016 Board Meeting

The Regular Meeting of the Englewood Housing Authority was called to order at 07:06PM by Commissioner Aspinwall at the offices of the Englewood Housing Authority, 111 West Street, Englewood, NJ 07631. 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 July 15, 2016 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.

Roll call:	Chairman Kane	Absent
	Vice-Chairman Dermansky	Present
	Commissioner Aspinwall	Present
	Commissioner Correa	Present
	Commissioner Jones	Present
	Commissioner Johnson-Rothman	Absent
	Commissioner Moche	Present

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

Auditor's Report

The auditing firm of Hymanson, Parnes and Giampaolo presented the annual audit for the Englewood Housing Authority (EHA) and for the Englewood Housing Management Services, Inc. (EHMS). Both audits had no findings. The auditor made a point to stress the strong cash position and excellent management practices. During the presentation of the EHA audit, the Accrued Other Post Employment Benefit Liability was discussed in detail (notes 15 & 16 of the audit).

Minutes

A motion was made by Vice Chairman Dermansky and seconded by Commissioner Aspinwall to approve the minutes of the June 27, 2016 Board Meeting. The motion carried with all in favor.

Report of the Executive Director

EHA officially launch the Tibbs bergenPAC Theater Club. Four residents will be attending their first show, Les Miserable, at the bergenPAC this month at no cost. Residents will also be attending the Johnny Mathis concert later this year along with a several other shows.

By the end of August, EHA will be responding to a Grant RFP advertised by the Bergen Volunteer Center. If successful, EHA's Tibbs community computer lab will receive new computers.

On July 19, 2016, City Council unanimously approved a resolution authorizing the issuance and sale by EHA of housing revenue bonds related to the RAD conversion.

Last week, the Inspector Group completed a pre-REAC inspection of Westmoor Gardens. EHA received a score of 52.7. EHA is working diligently to get the property ready for the official HUD inspection.

As part of our inspection preparation, EHA reached out to Time Warner Cable to have them come in and address the workmanship of their wiring at Westmoor. Time Warner has agreed to address the issues and a crew has already begun the work.

Resolutions

A motion was made by Commissioner Moche and seconded by Commissioner Aspinwall approving the Englewood Housing Authority audit. The motion carried with all in favor.

A motion was made by Commissioner Moche and seconded by Commissioner Aspinwall approving the Englewood Housing Management Services audit. The motion carried with all in favor.

A motion was made by Commissioner Moche and seconded by Vice Chairman Dermansky approving the Conflict of Interest policy for the Board of Commissioners. The motion carried with all in favor.

A motion was made by Commissioner Moche and seconded by Vice Chairman Dermansky authorizing the appraisal of 171-173 Morse Place, Englewood, NJ. The motion carried with all in favor.

A motion was made by Commissioner Moche and seconded by Commissioner Jones authorizing the testing of the Tibbs senior building for lead-based paint. The motion carried with all in favor.

A motion was made by Commissioner Jones and seconded by Commissioner Aspinwall authorizing the issuance and sale of housing revenue bonds as part of the RAD conversion. The motion carried with all in favor.

A motion was made by Commissioner Aspinwall and seconded by Commissioner Correa approving the project-based voucher Administrative Plan for the RAD conversion. The motion carried with all in favor.

A motion was made by Commissioner Aspinwall and seconded by Commissioner Correa authorizing the project-based assistance Contract Administration plan. The motion carried with all in favor.

A motion was made by Commissioner Aspinwall and seconded by Commissioner Moche authorizing the Executive Director to contract from the pool of approved Architects and Engineers. The motion carried with all in favor.

A motion was made by Commissioner Moche and seconded by Commissioner Correa approving the review of findings from the Local Finance Board as it relates to RAD financing. The motion carried with all in favor.

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

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

Respectfully submitted,

Domingo Senande
Executive Director