

Minutes of the February 22, 2016 Board Meeting

The Regular Meeting of the Englewood Housing Authority was called to order at 7:14PM by Chairman Kane 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 December 14, 2015 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	Present
	Vice-Chairman Dermansky	Present
	Commissioner Aspinwall	Present
	Commissioner Correa	Present
	Commissioner Jones	Arrived at 8:00PM
	Commissioner Johnson-Rothman	Absent

Maria Iwano, Executive Director	Present
William Katchen, CPA	Present
Terrence Corrison, Esq.	Present

Also present: Dan Marinello and Lisa Petrosky from NW Finanacial.

A motion was made by Chairman Kane and seconded by Commissioner Correa to approve the minutes of the January 25, 2016 Board Meeting. The motion carried with all in favor.

Written Report of the Maintenance Supervisor

The gas booster at Tibbs has been removed and new controls have been installed on the new boilers and domestic hot water heaters. Also, a new panel, high pressure limit switch, and low pressure outlet switch for the gas booster have been provided and are ready to be installed. The baseboard heating element replacements have been completed in buildings 175, 165, 155 and the project is underway at 145. Public Service has completed the new electric phase replacement that was damaged underground on Slocum Ave. The damaged floor and toilet in one unit at Westmoor were replaced. An emergency required the replacement of a 30 foot section of pipe in the crawlspace beneath apartment 1S at Tibbs.

Report of the Executive Director

The County returned the executed contract for the bathroom renovation project at the Foti building. The architect will be meeting with the Director this week to discuss the best and most cost efficient options. The Director continues to participate in conference calls aimed at updating HUD on the status of the RAD conversion of Tibbs. We are still waiting for the city to sign off on the Chapter 58 Environmental and for AEI to submit the final PCA. Since we have spent most of the monies approved by the board for the

heating element replacements, the Director wishes, funding available, to continue the replacements in the remainder of the buildings. To do so the board must approve additional funds.

A motion was made by Commissioner Aspinwall and seconded by Commissioner Correa to approve an additional \$50,000 for the heating element replacement project at Westmoor Gardens. The total amount approved now stands at \$150,000. The motion carried with all in favor.

Mr. Marinello presented the Board with an explanation of the financial needs of the Authority as per the PCA for the capital improvements over the next 20 years. NW Financial sent out RFPs to financial institutions in the area who are familiar with RAD conversions for loans needed to complete these improvements. NW received 4 responses to the RFPs. All proposals are similar. Lakeland Bank and the Bank of New Jersey proposals are the ones the professionals find most advantageous. After the presentation and board discussion, the board decided that they need more time to discuss prior to making a decision. A decision was made to have a Special Meeting on March 1, 2016 at 7:00PM to reach a final decision.

Mr. Corrison gave Carla D. Jones the Oath of Office.

Resolutions

The board recommends that the resolution for Boiler and Heating Maintenance Services be tabled until the May 1, 2016 Special Meeting in order to verify that the offers comply with standard labor wages.

A motion was made by Chairman Kane and seconded by Commissioner Aspinwall to approve the amendment for the 2016 Capital Fund Program Budget No. NJ39P055501-16. 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 February. The motion carried with all in favor.

A motion was made by Chairman Kane and seconded by Commissioner Correa to adjourn the meeting at 8:13PM. The motion carried with all in favor.

Respectfully submitted,
Maria Iwano
Executive Director