

## Minutes of the October 26, 2015 Board Meeting

The Regular Meeting of the Englewood Housing Authority was called to order at 7:05PM 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 9, 2014 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	Absent
	Commissioner Johnson-Rothman	Present

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

A motion was made by Commissioner Aspinwall and seconded by Vice-Chairman Dermansky to approve the minutes of the September 28, 2015 Board Meeting. The motion carried with all in favor.

### **Written Report of the Maintenance Supervisor**

The Maintenance Supervisor reported that bathroom renovations are complete with the exception of the four ADA units that have not been started. The new hot water heaters and boilers were installed and are online. All boilers for all other properties have been fired up. All interior doors at Westmoor have been replaced. Four units have been turned over at Tibbs and one at Westmoor. Also, at Westmoor, we have received estimates for cleaning of the gutters.

### **Report of the Executive Director**

The Executive Director reported that we have returned the sign copy of our 2015 CDBG application for \$25,000 for improvements at Foti. We will need to submit a new UST Fund application in order to receive reimbursement for tank removal at Westmoor. The Director also thanked all involved in making the September to Remember event a success.

### **Resolutions**

A motion was made by Commissioner Aspinwall and seconded by Commissioner Johnson to approve the Five-Year/Annual Plan for fiscal year commencing January 1, 2016. The motion carried with all in favor.

A motion was made by Commissioner Aspinwall and seconded by Vice-Chairman Dermansky to approve the bills for the month of October. The motion carried with all in favor.

### **Old Business**

The Chairman requested further clarification on the benefits of converting our Public Housing building to RAD as it pertains to finance. The accountant explained that we have three options: transfer ownership to an existing non-profit or establish a new non-profit, keep ownership, or tax-credit. The recommendation is to transfer ownership to a non-profit and advertise for financing through a private loan. The additional funding that will be made available to the Authority through conversion to RAD, will enable us to do the needed capital improvements in the building that we would otherwise not be able to afford.

A motion was made by Commissioner Aspinwall and seconded by Vice-Chairman Dermansky to adjourn the meeting at 8:22PM.

Respectfully submitted,  
Maria Iwano  
Executive Director