

Minutes of the October 4, 2016 Board Meeting

The Regular Meeting of the Englewood Housing Authority was called to order at 07:15PM by Vice-Chairman Dermansky 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 September 13, 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:

Vice-Chairman Dermansky	Present
Commissioner Aspinwall	Present
Commissioner Correa	Present
Commissioner Jones	Absent
Commissioner Johnson-Rothman	Present (Via Telephone)
Commissioner Moche	Absent
Domingo Senande, Executive Director	Present
William Katchen, CPA	Present
Terrence Corriston, Esq.	Present

Minutes

A motion was made by Vice Chairman Dermansky and seconded by Commissioner Aspinwall to approve the minutes of the August 1, 2016 Board Meeting. The motion carried with all in favor.

Report of the Executive Director

The Englewood Housing Authority has submitted a grant application to Community Development to assist with the cost of window replacement at the Tibbs senior building. City Council passed a resolution authorizing the grant application on September 20, 2016.

The Executive Director held his second Tibbs tenant meeting on September 15, 2016. The meeting was well attended with over 80 residents present. The RAD conversion and capital plans were discussed in detail. Although no date is scheduled for the closing of the RAD conversion, it is anticipated that EHA will close in 2016.

LAN Associates was present at the Board meeting and reviewed several key projects. The generator evaluation was discussed in detail and a full written report will be presented by LAN Associates that will discuss all possible scenarios and options. The electrical panel replacement at Tibbs, a requirement of the RAD conversion, was also discussed. EHA anticipates going out for bid for the replacement of the electrical panels at Tibbs within the next few weeks. In addition, LAN Associates discussed their findings of a walk-through of a potential real estate acquisition on Morse Place.

Resolutions

A motion was made by Commissioner Aspinwall and seconded by Vice-Chairman Dermansky approving the 2017 Annual Plan. The motion carried with all in favor.

A motion was made by Commissioner Correa and seconded by Commissioner Aspinwall approving the Executive Director and the staff of the Voucher Department attend HCV training at the NJ NAHRO Conference November 14-16 2016. The motion carried with all in favor.

A motion was made by Vice-Chairman Dermansky and seconded by Commissioner Correa approving the revised Personnel Policies and Procedures Manual. The motion carried with all in favor.

A motion was made by Commissioner Correa and seconded by Vice-Chairman Dermansky authorizing the purchase of paint supplies from Ricciardi Brothers, a State Contract vendor. The motion carried with all in favor.

A motion was made by Commissioner Aspinwall and seconded by Commissioner Correa approving bonuses. The motion carried with all in favor.

A motion was made by Vice-Chairman Dermansky and seconded by Commissioner Aspinwall approving the year end staff celebration. The motion carried with all in favor.

A motion was made by Vice-Chairman Dermansky and seconded by Commissioner Correa to approve the bills for the months of August and September. The motion carried with all in favor.

A motion was made by Vice Chairman Dermansky and seconded by Commissioner Aspinwall to adjourn the meeting at 8:15PM. The motion carried with all in favor.

Respectfully submitted,

Domingo Senande
Executive Director