

Minutes of the February 26, 2018 Board Meeting

The Regular Meeting of the Englewood Housing Authority was called to order at 7:05 PM by Chairman 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 January 8, 2018 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 Aspinwall	Present
Vice Chairwoman Jones	Present
Commissioner Correa	Present
Commissioner Moche	Present
Commissioner Gurfein	Present
Domingo Senande, Executive Director	Present
William Katchen, CPA	Present
Terrence Corriston, Esq.	Present

Minutes

A motion was made by Commissioner Gurfein and seconded by Commissioner Jones to approve the minutes of the December 18, 2017 Board Meeting. The motion carried with all in favor.

Report of the Executive Director

The Englewood Housing Authority has advertised bids for Legal Services, Accounting Services and Audit Services. The winning bidders will be on for resolution at the March Board meeting.

The vacant maintenance worker staff position has been filled. The position was vacant due to a recent resignation.

One of maintenance workers recently sustained an injury while on the job which required 8 staples to close the gash on his head. The maintenance worker returned to work the following morning.

HUD is likely to award new voucher funding to Martin Luther King Gardens and the Greater Englewood properties in Englewood. The Englewood Housing Authority has been asked to administer those vouchers. If the vouchers are awarded by HUD, approval to administer the vouchers will on for Board resolution. We will need to add

staffing in order to manage the new vouchers.

The Englewood Housing Authority is investigating the process to designate the Tibbs building as smoke-free. Once a draft plan is put together, it will be presented to the Board for discussion.

The Englewood Housing Authority is adding new combination carbon monoxide/smoke detectors with integrated 10-year lithium batteries to all the apartments at Tibbs.

Relative to Tibbs, there is one current vacancy due to a transfer of one of our existing tenants to an ADA unit. A new tenant has already been selected for the vacancy. There will be another Tibbs vacancy at the end of February and a new tenant has already been selected. At the end of March, a tenant will be moving to a nursing home. His ADA apartment will be first offered to existing tenants that could benefit from additional ADA features. At Westmoor, we currently have one vacancy. The tenant agreed to move out after we discovered a recent drug conviction. A new tenant has already been selected. At Foti, we currently have one vacancy due to the death of the tenant. The apartment needs extensive renovation. We are currently seeking three quotes to renovate the unit.

On Thursday, February 23rd, West Street lost power for approximately 25 minutes. The generator started up and powered the lights in the hallways and powered one elevator as designed.

Resolutions

A motion was made by Commissioner Jones and seconded by Commissioner Correa to approve the final adoption of the Englewood Housing Authority budget. The motion carried with all in favor.

A motion was made by Commissioner Jones and seconded by Chairman Aspinwall to approve the bills and claims for the month of January and February. The motion carried with all in favor.

New Business

Commissioner Gurfein raised questions regarding an affordable housing article related to Teaneck. A brief discussion ensued.

Adjournment

A motion was made by Commissioner Jones and seconded by Commissioner Correa to adjourn the meeting at 7:40 PM. The motion carried with all in favor.

Respectfully submitted,

Domingo Senande
Executive Director