

Minutes of the October 21, 2019 Board Meeting

The Regular Meeting of the Englewood Housing Authority was called to order at 7:04PM 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 December 1, 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 Chairman Aguila, Jr.	Absent
Commissioner Chaney	Present
Commissioner Cobb	Present
Commissioner Correa	Present
Commissioner Gurfein	Absent
Commissioner Whilby	Present

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

Minutes

A motion was made by Chairman Aspinwall and seconded by Commissioner Correa to approve the minutes of the September 23, 2019 Board Meeting. The motion carried with all in favor.

Report of the Executive Director

Regarding vacancies at Tibbs, EHA will have one vacant apartment at the end of October. At Westmoor Gardens, we have one vacancy at Slocum Avenue. We are contemplating having that unit be occupied by one of our maintenance staffers who would pay unsubsidized market rate rent on the unit. The maintenance worker could then keep an eye on the property afterhours and be available for emergency calls at Tibbs. No decision has been made and additional conversations will take place.

EHA is working with City officials to get a crosswalk installed on Demarest Avenue between our Tibbs parking lot and N. Van Brunt Street along Depot Square Park. The City Engineer is currently reviewing the location.

Westmoor Gardens had a hot water tank break due to corrosion. EHA replaced the tank on an emergency basis for approximately \$18,000.

On October 28, 2019, EHA will be scheduling one-on-one meetings with the residents of Greater Englewood that are about to receive Project Based Section 8 vouchers.

With regards to Westmoor Gardens, EHA approved moving forward with looking into refinancing our current loan with our existing lender. A rate will be locked in at a future date by Board resolution.

Regarding the community room rehabilitation, EHA has ordered a new kitchen for the community room. In addition, EHA is in the process of receiving final quotes on painting and flooring. EHA is also converting the bathrooms to be fully ADA complaint (the work is being done in-house).

EHA received a request to hold a Board of Education candidates' forum at Tibbs. EHA is waiting to hear back whether all candidates will be present at the event before moving forward with further discussions.

Resolutions

A motion was made by Commissioner Cobb and seconded by Commissioner Correa to approve the resolution authorizing approval of the 2020 Annual Plan and Five Year Plan. The motion carried with all in favor.

A motion was made by Commissioner Correa and seconded by Commissioner Cobb to approve the resolution authorizing an annual rent increase at Tibbs in line with HUD OCAF requirements. The motion carried with all in favor.

A motion was made by Chairman Aspinwall and seconded by Commissioner Whilby to approve the resolution authorizing the introduction of the 2020 EHA Budget for the State. The motion carried with all in favor.

A motion was made by Chairman Aspinwall and seconded by Commissioner Correa to approve the resolution authorizing the introduction of the 2020 EHA Budget for HUD. The motion carried with all in favor.

A motion was made by Commissioner Cobb and seconded by Commissioner Cobb to approve the resolution authorizing the 2020 Englewood Housing Management Services budget. The motion carried with all in favor.

A motion was made by Chairman Aspinwall and seconded by Commissioner Chaney to

approve the resolution authorizing the 2020 John J. Foti Budget. The motion carried with all in favor.

A motion was made by Commissioner Whilby and seconded by Commissioner Cobb to approve the resolution authorizing the 2020 Westmoor Gardens budget. The motion carried with all in favor.

A motion was made by Chairman Aspinwall and seconded by Commissioner Cobb to approve the resolution authorizing the acquisition of a Toro Groundmaster 7210 Model #30695 from Storr Tractor Company through the Bergen County Co-op. The motion carried with all in favor.

A motion was made by Commissioner Correa and seconded by Commissioner Whilby to approve the resolution authorizing a \$1,000 incentive to EHA employees that enroll in the Horizon Blue Cross Blue Shield of NJ's OMNIA plan. The motion carried with all in favor.

A motion was made by Chairman Aspinwall and seconded by Commissioner Correa to approve the resolution authorizing the year-end staff celebration at \$50 per person. The motion carried with all in favor.

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

Adjournment

A motion was made by Commissioner Correa and seconded by Commissioner Whilby to adjourn the meeting at 7:54 PM. The motion carried with all in favor.

Respectfully submitted,

Domingo Senande
Executive Director