

Minutes of the November 23, 2020 Board Meeting

The Regular Meeting of the Englewood Housing Authority was called to order at 7:04 PM by Vice Chairwoman Cobb at the offices of the Englewood Housing Authority, 111 West Street, Englewood, NJ 07631 via conference call. 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 13, 2020 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 Aguila	Absent
Vice Chairwoman Cobb	Present
Commissioner Chaney	Present
Commissioner Correa	Present
Commissioner Gurfein	Present
Commissioner Whilby	Present

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

Minutes

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Gurfein to approve the minutes of the October 26, 2020 Board Meeting. The motion carried with all in favor.

Executive Director's Report

Tibbs

- It is with sadness that I inform the Board of the passing of one of our tenants due to Covid-19. The spouse of the tenant did not test positive for the virus.
- Through local organizations, Tibbs' residents will be provided a Thanksgiving meal to their door on Thanksgiving Day.
- EHA is seeking bulk wholesale pricing for Internet and Cable for the residents of 111 West St. Under this program, residents would pay EHA directly for basic Internet/Cable. Currently, 98 residents are Spectrum customers. Some of the residents have premium channels that would not be included in our bulk pricing and for which they would be charged directly. EHA would need to guarantee a minimum number of customers and EHA would need to sign on for a minimum number of years, e.g. 3-5 years.

Westmoor Gardens

- The property has approximately \$130,000 to expend on capital improvements. As such, several capital upgrades are on for resolution including the addition of 2 pick-up trucks with plows, new fencing and new lighting.
- The Englewood Police Department has increased their regular patrols of Westmoor Gardens in light of recent activity at other low income housing complexes.
- The Englewood Housing Authority will be seeking quotes for an automated gate at the Slocum Avenue parking lot to eliminate non-resident parking.

Administrative Offices

- EHA submitted for and was awarded a \$350,000 CDBG CARES grant to upgrade its offices. The money will be used to make the property safer from COVID and to add ADA features.

Public Meeting

A motion was made by Commissioner Gurfein and seconded by Commissioner Correa to open the meeting to the public. No members of the public had comments. A motion was then made by Commissioner Chaney and seconded by Commissioner Gurfein to close the meeting to the public. The motions carried with all in favor.

Resolutions

A motion was made by Commissioner Whilby and seconded by Commissioner Correa to approve the acquisition of two 2020 Ford F350 trucks at State Contract pricing. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Whilby to approve a contract with FDG for new fencing at Westmoor. The motion carried with all in favor.

A motion was made by Commissioner Whilby and seconded by Commissioner Correa to award a contract to UFS for exterior lighting upgrades at Westmoor Gardens, the Foti Property and the Morse Place property. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Correa to award Spin Cycle with the contract to supply new laundry equipment to Tibbs. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Chaney to approve the bills and claims for the month of October. The motion carried with all in favor.

New Business

The Board of Commissioners will continue to have remote Board meetings given the pandemic. However, beginning in January, the Board will move to the Zoom platform.

Adjournment

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Chaney to adjourn the meeting at 7:47 PM. The motion carried with all in favor.

Respectfully submitted,

Domingo Senande
Executive Director