

Minutes of the March 28, 2022 Board Meeting

The Regular Meeting of the Englewood Housing Authority was called to order at 7:05 PM by Chairman Aguila, Jr. at the offices of the Englewood Housing Authority, 111 West Street, Englewood, NJ 07631 via conference call and in compliance with NJ electronic meeting regulations. 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 20, 2022 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 along with EHA's website as per electronic meeting regulations.

Roll call:

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| Chairman Aguila, Jr. | Present |
| Vice Chairwoman Cobb | Present |
| Commissioner Chaney | Present |
| Commissioner Correa | Absent |
| Commissioner Gurfein | Present |
| Commissioner Whilby | Absent |
| Domingo Senande, Executive Director | Present |
| William Katchen, CPA | Absent |
| Terrence Corrison, Esq. | Present |

Minutes

A motion was made by Vice Chairwoman Cobb and seconded by Chairman Aguila, Jr. to approve the minutes of the February 28, 2022 Board Meeting. The motion carried with all in favor.

Executive Director's Report

Vincent K. Tibbs Senior Building

- As of late April 2022, EHA anticipates that all residents in the hotel will be housed. As such, EHA's 5 employees located at the hotel will need new offices. EHA attempted to find donated office space within Englewood but was not successful. EHA looked at all commercial options within Englewood and located a space that meets EHA's needs and that is well priced. The space will accommodate 5 employees for an all-inclusive cost of \$17,000 for the year (excluding electricity) beginning April 1st. The price is approximately \$12.60 per square foot which is significantly below other local properties.
- The demolition of the existing elevators began on Monday, March 21st. It is anticipated that it will take a year to get the new elevators fully operational.

- Regarding the electrical RFP, EHA is still determining whether it needs to rebuild the fire pump. EHA's engineer is working with the City Code Officials to make the final determination. If 111 West Street was new construction, a fire pump would not be required given there is sufficient water pressure. However, since there was an existing fire pump, EHA needs to seek City or State approvals to remove the fire pump. Rebuilding the fire pump would require EHA to rebuild it in the basement and therefore it would be in danger of being destroyed again during another flood. Moving the fire pumps to the second floor would be cost prohibitive. Rebuilding the fire pump greatly impacts the electrical RFP so EHA cannot go out for proposals until the fire pump issue is resolved.
- HUD continues to work on resetting EHA's 111 West Street rents so that EHA can afford to not rebuild the 22 apartments on the first floor. HUD will need an additional few weeks to make their determination. EHA cannot fully design the rebuild until HUD gives official approval regard rent resetting.
- As for the approximately \$2M paid to accommodate our displaced residents, the City of Englewood has agreed to be the pass-through applicant so that EHA can get reimbursed by FEMA and the State.

Public Comments

The was no one from the public present to provide public comment.

Resolutions

A motion was made by Commissioner Gurfein and seconded by Commissioner Chaney to lease office space at 10 West Ivy Lane, Englewood, NJ in the amount of \$17,000 for a 12-month period beginning April 1, 2022. The motion carried with all in favor.

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

New Business

EHA will send five employees to the NJ NAHRO conference in Atlantic City in May.

Adjournment

A motion was made by Chairman Aguila, Jr. and seconded by Vice Chairwoman Cobb to adjourn the meeting at 7:36 PM. The motion carried with all in favor.

Respectfully submitted,

Domingo Senande
Executive Director