

## Minutes of the December 19, 2022 Special Board Meeting

The Regular Meeting of the Englewood Housing Authority was called to order at 6:06 PM by Chairman Aguila, Jr. at the offices of the Englewood Housing Authority, 111 West Street, Englewood, N.J. 07631 via conference call and in compliance with N.J. 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:

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

### Minutes

A motion was made by Chairman Aguila, Jr. and seconded by Commissioner Lee to approve the minutes of the October 27, 2022 Board Meeting. The motion carried with all in favor.

### Executive Director's Report

- The rebuild of 111 West Street is progressing. The elevators should be installed by February. They will not be operational until permanent power is restored, and a generator is in place. The other Board-approved projects have kicked off as well including the replacement of the electrical system and generator; replacement of the heat and hot water system; replacement and upgrades to the fire alarm, fire suppression, fire panel and fire pump systems; and the construction of the 2nd floor mechanical room.
- HUD has verbally informed EHA that we are authorized to eliminate the 22 first floor apartments due to the likelihood of future floods. As such, EHA is designing the first floor to be only EHA offices and community space. HUD will need to adjust our rental income so that we can afford to eliminate the 22 apartments. The first floor and basement will be built to FEMA standards to mitigate future flood damage.

- The public bid for the first floor and basement rebuilds along with the roof and common area HVAC replacement is anticipated to be advertised in February. EHA will include these projects under one bid so that they can be managed by one general contractor.

### **Public Comments**

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

### **Resolutions**

A motion was made by Chairman Aguila, Jr. and seconded by Commissioner Correa to adopt the 2023 EHA budget. The motion carried with all in favor.

A motion was made by Chairman Aguila, Jr. and seconded by Commissioner Correa to extend the contract of Witt O'Briens, EHA's FEMA consultant. The motion carried with all in favor.

A motion was made by Chairman Aguila, Jr. and seconded by Vice Chairwoman Cobb to approve EHA's year-end staff celebration. The motion carried with all in favor.

A motion was made by Commissioner Whilby and seconded by Vice Chairwoman Cobb to appoint the Executive Director as the Joint Insurance Fund Commissioner. The motion carried with all in favor.

A motion was made by Chairman Aguila, Jr. and seconded by Commissioner Correa to approve the bills and claims for the months of November and December. The motion carried with all in favor.

### **New Business**

Chairman Aguila, Jr. informed the Board that his term expires as of December 31<sup>st</sup>. He will not be seeking reappointment. The Vice Chairwoman and Executive Director thanked him for his years of service on behalf of the residents of the City of Englewood.

### **Adjournment**

A motion was made by Chairman Aguila, Jr. and seconded by Vice Chairwoman Cobb to adjourn the meeting at 6:28 PM. The motion carried with all in favor.

Respectfully submitted,

Domingo Senande  
Executive Director