

Minutes of the October 27, 2022 Special Board Meeting

The Special 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: a notice of the date, time and place of this meeting was sent to the Bergen Record newspapers and a copy was sent to the City Clerk and 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	Absent

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

Minutes

A motion was made by Chairman Aguila, Jr. and seconded by Vice Chairwoman Cobb to approve the minutes of the June 27, 2022 Board Meeting. The motion carried with all in favor.

Executive Director's Report

EHA's Fee Accountant provided an overview of the audits (which had no findings) and provided a summary of the 2023 budgets. EHA's budget is only being introduced. Once the State approves the budget, it will be placed on for adoption at the November or December Board meeting.

There are five resolutions on for consideration related to contracts associated with the reconstruction of 111 West Street. The five resolutions include contracts to relocate and replace the heat & hot water system; relocate and replace the electrical system including the generator; relocate and replace the fire alarm system and bring it up to current code; relocate and replace the fire pump system; and construct a new mechanical room on the 2nd floor where the community room is currently located. The goal is to rebuild in such a way that we would be able to withstand any future storm.

The bids and specifications for these projects have been provided to both our insurance company and FEMA and have been reviewed by LAN Associates, our architect/engineer. EHA believes at least 90% of the cost of the projects will be covered by proceeds from insurance and FEMA. The cost of the contracts being awarded tonight are all below the independent cost estimate that LAN Associates developed prior to the projects going out for bid. The resolutions include LAN Associates' letter recommending the contracts. In addition, EHA has included the Schedule of Values for each project which provides the breakdown of the project costs.

Public Comments

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

Resolutions

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Correa to approve the 2021 EHA Audit. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Correa to approve the 2021 EHMS Audit. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Chairman Aguila, Jr. to approve the 2021 Westmoor Gardens Audit. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Chairman Aguila to approve the 2023 EHA State Budget. The motion carried with all in favor.

A motion was made by Commissioner Chaney and seconded by Commissioner Gurfein to approve the 2023 EHA Operating Budget (HUD form of budget). The motion carried with all in favor.

A motion was made by Chairman Aguila, Jr. and seconded by Commissioner Gurfein to approve the 2023 John Foti Budget. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Correa to approve the 2023 Westmoor Gardens budget. The motion carried with all in favor.

A motion was made by Chairman Aguila, Jr. and seconded by Vice Chairwoman Cobb to approve the 2023 EHMS budget. The motion carried with all in favor.

A motion was made by Chairman Aguila, Jr. and seconded by Commissioner Gurfein to approve a \$1,390,000 contract with K&D Contractors, LLC for the replacement of the heat and hot water system. The motion carried with all in favor.

A motion was made by Chairman Aguila, Jr. and seconded by Commissioner Correa to approve a \$1,255,800 contract with Vanore Electric, Inc. for the replacement of the electrical system. The motion carried with all in favor.

A motion was made by Chairman Aguila, Jr. and seconded by Vice Chairwoman Cobb to approve a \$343,500 contract with Drill Construction Co. to build out the new 2nd floor mechanical room. The motion carried with all in favor.

A motion was made by Chairman Aguila, Jr. and seconded by Commissioner Gurfein to approve a \$430,800 contract with Fire Guard Sprinkler Corp. to replace and relocate the fire pump. The motion carried with all in favor.

A motion was made by Chairman Aguila, Jr. and seconded by Commissioner Correa to approve a \$215,138.16 contract with United Federated System to replace, relocate and upgrade the fire panel and fire alarm system. The motion carried with all in favor.

A motion was made by Chairman Aguila, Jr. and seconded by Vice Chairwoman Cobb to approve the bills and claims for the months of July, August, September, and October. The motion carried with all in favor.

Adjournment

A motion was made by Chairman Aguila, Jr. and seconded by Vice Chairwoman Cobb to adjourn the meeting at 8:07 PM. The motion carried with all in favor.

Respectfully submitted,

Domingo Senande
Executive Director