

Minutes of the September 18, 2023 Board Meeting

The Regular Meeting of the Englewood Housing Authority was called to order at 7:01PM by Vice Chairwoman Cobb 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 December 12, 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.

Commissioner Samuel Lee was sworn in as a Commissioner by Terrence Corriston.

Roll call:

Vice Chairwoman Cobb	Present
Commissioner Chaney	Present
Commissioner Correa	Absent
Commissioner Glynn	Present
Commissioner Gurfein	Present
Commissioner Lee	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 Glynn to approve the minutes of the June 26, 2023, Board Meeting. The motion carried with all in favor.

Executive Director's Report

- Financial Audits
 - Bill Katchen, fee accountant, presented the 2022 financial audits of the Englewood Housing Authority, Westmoor Gardens Inc., and Englewood Housing Management Services Inc. There were no findings.
- Section 8 Wait List
 - The Housing Choice Voucher Section 8 wait list opened in July. A lottery was held to select 200 applicants to be added to the wait list. EHA is currently issuing vouchers to applicants.
- Reconstruction of 111 West Street

- Peter Manouvelos, EHA's architect from LAN Associates, attended the Board meeting for a second time to review the project status. Contractors are continuing to finalize Phase I of the construction project. All is moving according to plan. The new heat and hot water boilers will be operational in approximately a month. However, supply chain issues continue to be a problem for the electrical contractor. EHA does not anticipate receiving the new generator until March. The new electrical switchgear is also still being manufactured. EHA anticipates having permanent power back on in the spring as initially anticipated.
- EHA continues to work with our insurance company, FEMA, and HUD to fund the reconstruction project. FEMA is in the final approval stage. Our insurance company is also finalizing the total amount they will be contributing to the project. Our architect/engineer is working with the insurance team to come to an equitable amount. There will be a funding gap which will be covered by HUD.
- Unfortunately, FEMA has notified all applicants that they have run out of funding for this fiscal year and can only fund emergency projects. Our project will eventually get funded, but Congress will need to appropriate additional dollars to FEMA later this year. As such, EHA cannot award the contract for Phase II until funding becomes available. Phase II bid opening is scheduled for the end of September. EHA pulled the roof project from Phase II and will advertise that project later this year when funding becomes available.

Public Comments

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

Resolutions

A motion was made by Commissioner Glynn and seconded by Commissioner Gurfein to approve Englewood Housing Management Services' 2022 financial audit. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Gurfein to approve Englewood Housing Authority's 2022 financial audit. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Gurfein to approve Westmoor Gardens' 2022 financial audit. The motion carried with all in favor.

A motion was made by Commissioner Glynn and seconded by Commissioner Lee to approve the bills and claims for the months of July, August, and September. The motion carried with all in favor.

New Business

The Board welcomed Samuel Lee to the Board of Commissioners.

Additional discussion was held regarding the complex definition of affordable housing.

Adjournment

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Glynn to adjourn the meeting at 7:52 PM. The motion carried with all in favor.

Respectfully submitted,

Domingo Senande
Executive Director