

## Minutes of the January 22, 2024, 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 15, 2023 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:

Vice Chairwoman Cobb	Present
Commissioner Correa	Present
Commissioner Glynn	Present
Commissioner Gurfein	Present (Late Arrival)
Commissioner Lee	Present

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

### Minutes

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Lee to approve the minutes of the November 27, 2023, Board Meeting. The motion carried with all in favor.

### Executive Director's Report

- Reconstruction of 111 West Street
  - Phase 1 is nearing completion. Our final mechanical system inspection occurred on January 11<sup>th</sup>. Heat and hot water have been restored to the building. The electrical switchgear is scheduled to arrive in the next few days. The generator is scheduled to arrive in February.
  - The awarding of Phase II of reconstruction is on for resolution this evening.
  - EHA continues to work with FEMA, HUD, and our insurance carrier to fund the projects. EHA does not yet have the funds secured for the other proposed projects, e.g. roof replacement.
  - EHA is still currently on schedule to reopen the building in the 4<sup>th</sup> quarter of 2024 subject to the availability of funds.

- EHA Budget
  - At the last Board meeting, the Board of Commissioners approved by resolution the introduced EHA budget which was then sent to the State for approval. The State has approved the budget and so the EHA budget is on for resolution for final adoption.
- EHA will seek to begin having in-person Board meetings. Given EHA's offices are under construction, EHA will ask the library whether they can accommodate us until our offices are rebuilt.

### **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 Vice Chairwoman Cobb to approve GJEM Insurance Agency, Inc. as the risk manager. The motion carried with all in favor.

A motion was made by Commissioner Lee and seconded by Commissioner Correa to approve the Foti 2024 budget. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Lee to adopt the final 2024 EHA NJ budget. The motion carried with all in favor.

A motion was made by Commissioner Glynn and seconded by Vice Chairwoman Cobb to approve longevity pay to Richard Presutti for 10 years of service. The motion carried with all in favor.

A motion was made by Commissioner Glynn and seconded by Commissioner Lee to approve Phase II of the reconstruction of the Vincent K. Tibbs Senior Building to Drill Construction for a total of \$7,098,500 subject to the availability of funds. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Correa to approve the bills and claims for the months of December and January. The motion carried with all in favor.

### **New Business**

Reorganization

- Commissioner Gurfein nominated Vice Chairwoman Cobb to be Chairwoman. Vice Chairwoman Cobb declined the nomination.
- Vice Chairwoman Cobb nominated Commissioner Glynn to be Chairwoman. Commissioner Glynn was approved unanimously.
- Chairwoman Glynn nominated Vice Chairwoman Cobb to be Vice Chairwoman. Vice Chairwoman Cobb was approved unanimously.

#### Green Technology

- Discussions were held on how to make the properties as green as possible. All efforts are being made to do so effectively.

#### Insurance Seminar

- Commissioners who complete the online insurance seminar will result in the reduction of insurance premiums (\$100 per Commissioner)

### **Adjournment**

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Correa to adjourn the meeting at 7:46PM. The motion carried with all in favor.

Respectfully submitted,

Domingo Senande  
Executive Director