

## Minutes of the February 26, 2024, Board Meeting

The Regular Meeting of the Englewood Housing Authority was called to order at 7:03 P.M. by Chairwoman Glynn 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:

Chairwoman Glynn	Present
Vice Chairwoman Cobb	Present
Commissioner Correa	Present
Commissioner Gurfein	Absent
Commissioner Lee, Jr.	Present

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

### Minutes

A motion was made by Commissioner Lee and seconded by Vice Chairwoman Cobb to approve the minutes of the January 22, 2024, Board Meeting. The motion carried with all in favor.

### Executive Director's Report

- HUD will be utilizing the Englewood Housing Authority as a Disaster Recovery best practice model. A roundtable discussion with approximately 150 participants will take place later this year where we will be presented as a model agency. HUD has been a wonderful partner in terms of helping EHA recover from Hurricane Ida. HUD's goal is take what we have learned over the past two and a half years and share it with other housing authorities.
- EHA has not yet fully finalized all the necessary financing to complete the rebuild of 111 West Street. Currently, the most challenging issue remains our operating deficit because of a lack of rental income since the building was evacuated. EHA continues to work with our insurance company and HUD to resolve the estimated \$2M deficit. Insurance will only cover 24 months of rental loss, a yet to be determined level. In terms of construction financing, the funds are largely in place and EHA is therefore able to sign off on Phase II of construction which will be

paid for by a combination of funds from insurance, FEMA, and HUD. Although the funding is not 100% locked in, delaying the start of Phase II of construction will only delay the opening and increase EHA's operating deficit. If the Board authorizes moving forward authorizing the execution of the Phase II contract tonight, EHA will likely be able to reopen at the end of 2024.

### **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 Lee to approve a 63-month new contract for a postage machine from Jersey Mail Systems. The motion carried with all in favor.

A motion was made by Commissioner Lee and seconded by Vice Chairwoman Cobb to approve the change orders of \$155,000 for architect and engineering services with LAN Engineering, Planning, Architecture, Surveying, Inc. regarding Phase IIIA of the rehabilitation of 111 West Street. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Lee to approve change orders of \$51,649.09 for the contract for elevator replacement at 111 West Street with Champion Elevator Corp. The motion carried with all in favor.

A motion was made by Vice Chairman Cobb and seconded by Commissioner Lee to approve change orders of \$38,171.90 for the contract for boiler system replacement at 111 West Street with K&D Contractors, LLC. The motion carried with all in favor.

A motion was made by Vice Chairman Cobb and seconded by Commissioner Lee to approve change orders of \$12,496.24 for the contract for fire pump/fire suppression system replacement at 111 West Street with Fire Guard Sprinkler Corp. The motion carried with all in favor.

A motion was made by Vice Chairman Cobb and seconded by Commissioner Lee to approve change orders of \$176,289.21 for the contract for electrical system replacement and relocation above the flood plain at 111 West Street with Vanore Electric, Inc. The motion carried with all in favor.

A motion was made by Commissioner Lee and seconded by Vice Chairwoman Cobb to approve change orders of \$41,026.29 for the contract for general construction at 111 West Street with Drill Construction Co., Inc. The motion carried with all in favor.

A motion was made by Commissioner Lee and seconded by Chairwoman Glynn to approve signing the Phase II reconstruction contracts previously approved at the

January 2024 Board of Commissioners meeting which was subject to funding availability. The motion carried with all in favor.

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

### **New Business**

- The next Board meeting will be held at the Englewood Public Library.

### **Adjournment**

A motion was made by Commissioner Lee and seconded by Vice Chairwoman Cobb to adjourn the meeting at 8:07 P.M. The motion carried with all in favor.

Respectfully submitted,

Domingo Senande  
Executive Director