

Minutes of the May 20, 2024, Board Meeting

The Regular Meeting of the Englewood Housing Authority was called to order at 7:01 PM by Chairwoman Glynn at the offices of Englewood Housing Authority. The Executive Director complied with the Open Public Meetings Act and stated that adequate notice of this meeting was publicly advertised, and 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 posted on the City's officially designated bulletin board.

Roll call:

Chairwoman Glynn	Present
Vice Chairwoman Cobb	Present
Commissioner Correa	Present
Commissioner Gurfein	Absent
Commissioner Lemelle	Present
Commissioner Lee, Jr.	Present
Domingo Senande, Executive Director	Present
William Katchen, CPA	Present
Terrence Corriston, Esq.	Absent

Minutes

A motion was made by Chairwoman Glynn and seconded by Commissioner Lemelle to approve the minutes of the April 15, 2024, Board Meeting. The motion carried with all in favor.

Executive Director's Report

- 111 West Street Construction
 - Construction continues to move forward on schedule. The flooring on the first floor, basement and common area hallways will be replaced with epoxy flooring. The areas in question tested positive for asbestos largely due to the original mastic adhesive that was used when the building was first constructed. The removal of the asbestos should not impact the construction schedule. The cost of the asbestos removal will largely be covered by FEMA.
 - EHA has been working with HUD and its bank to finalize a loan. On for resolution are contracts for Special Counsel and a Financial Advisor to assist with the tax-exempt loan.
 - The apartment renovations RFP is currently being developed. On for resolution is a service amendment with our architect that addresses issues relative to bringing the building up to current code.

- Bills and Claims for April
 - The bills and claims for April showed several checks being voided and listed as damaged. EHA had technical difficulties printing checks. Many checks didn't print correctly and were therefore listed as "damaged" in the description.

Public Comments

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

Resolutions

A motion was made by Commissioner Correa and seconded by Vice Chairwoman Cobb to re-approve a rider for the add alternates for Drill Construction. The rider was previously approved subject to the availability of funding which EHA has secured. The motion carried with all in favor.

A motion was made by Chairwoman Cobb and seconded by Commissioner Lee, Jr. for the expedited delivery fee of \$6,168.41 for the Tibbs new aid-handler to not delay the construction schedule. The motion carried with all in favor.

A motion was made by Commissioner Lee, Jr. and seconded by Commissioner Lemelle to approve a Change Order No. 2 from Drill Construction in the amount of \$237,668.88 service amendment for asbestos abatement on the ground floor and upper floor common areas. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Lee, Jr. to approve a service amendment to the Coppa Montalbano Architects contract in the amount of \$16,600.00 for the purpose of developing additional architectural drawings that would bring the apartments up to current code. The motion carried with all in favor.

A motion was made by Commissioner Lemelle and seconded by Chairwoman Glynn to approve a flat fee of \$12,500.00 contract with Acacia Financial Group, Inc. to serve as the Financial Advisor for the tax-exempt loan for the Vincent K. Tibbs Senior Building. The motion carried with all in favor.

A motion was made by Commissioner Lemelle and seconded by Commissioner Lee, Jr. to approve a not-to-exceed amount of \$75,000.00 contract with Decotiis, FitzPatrick, Cole & Giblin, LLP to serve as Special Counsel for the tax-exempt loan for the Vincent K. Tibbs Senior Building. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Lemelle to approve an \$18,900.00 contract with FDG Multiservices, LLC to renovate an apartment including gutting the bathroom at the Foti Building. The motion carried with all in favor.

A motion was made by Chairwoman Glynn and seconded by Vice Chairwoman Cobb to approve the bills and claims for the month of April. The motion carried with all in favor.

A motion was made by Commissioner Lemelle and seconded by Commissioner Correa to approve the bills and claims for the month of May. The motion carried with all in favor.

New Business

A discussion was held regarding the opening of the Section 8 wait list. EHA will notify the Board of Commissioners at least 2 weeks prior to the opening being advertised.

Adjournment

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Lemelle to adjourn the meeting at 8:04 PM. The motion carried with all in favor.

Respectfully submitted,

Domingo Senande
Executive Director