

ENGLEWOOD HOUSING AUTHORITY
111 West Street
Englewood, New Jersey 07631
Tel.: (201) 871-3451

RESOLUTION NO. 3-24-2025 (1)

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF ENGLEWOOD
APPROVING THE BOARD MEETING MINUTES OF THE
FEBRUARY 24, 2025
BOARD OF COMMISSIONERS MEETING

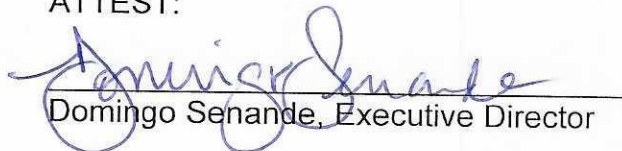
OFFERED BY: Vice Chairwoman Cobb
SECONDED BY: Commissioner Lee

BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING
AUTHORITY OF THE CITY OF ENGLEWOOD AS FOLLOWS:

To approve February 24, 2025, Board Meeting minutes.


Katharine Glynn, Chairwoman

ATTEST:


Domingo Senande, Executive Director

Chairwoman Katharine Glynn
Vice Chairwoman Melvina Cobb
Commissioner Raul Correa
Commissioner Samuel Lee, Jr.
Commissioner Zackarie Lemelle

Aye
Aye
Aye
Aye
Aye

At the Board Meeting of March 24, 2025 (1) upon roll call of Commissioners
present, all voted "Aye" and Resolution March 24, 2025 (1) as carried.

ENGLEWOOD HOUSING AUTHORITY
111 West Street
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**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF ENGLEWOOD
AUTHORIZING AN AWARD OF A CONTRACT TO A. SEINE LIGHTHOUSE
SOLUTIONS, LLC FOR ASBESTOS AIR MONITORING FOR THE APARTMENTS IN
VINCENT K. TIBBS SENIOR CITIZEN BUILDING**

RESOLUTION NO. 3- 24-2025 (2)

OFFERED BY: Commissioner Lemelle
SECONDED BY: Vice Chairwoman Cobb

WHEREAS, the Housing Authority of the City of Englewood requires an asbestos air monitoring for the apartments in Vincent K. Tibbs senior building requested by HUD for renovations; and

WHEREAS, in accordance with its procurement policy, the Housing Authority did solicit price quotes and did receive three on Tuesday, October 29, 2024; and

WHEREAS, the Authority reviewed the offers and determined that **A. SEINE LIGHTHOUSE SOLUTIONS, LLC** is a responsible firm which submitted the most advantageous offer; and

WHEREAS, based upon its evaluation and a review of references, the Housing Authority recommends that **A. SEINE LIGHTHOUSE SOLUTIONS, LLC** be awarded a contract in the amount of:

COMPANY	AMOUNT
A. Seine Lighthouse Solutions, LLC 55 Union Place #195 Summit, N.J. 07901	\$20,500.00
EnviroVision Consultants, Inc. 20-21 Wagaraw Road, Bldg. 35E Fair Lawn, N.J. 07410	\$28,590.00 to \$33,184.00
Sky Environmental Services, Inc. 140 Boulevard Mt. Lakes, N.J. 07046	\$28,600.00

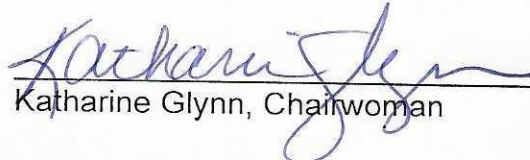
; and

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Englewood, hereby authorizes the Executive Director, Domingo Senande, to execute a contract for an asbestos air monitoring for the apartments in Vicente K. Tibbs senior building requested by HUD be awarded to **A. SEINE LIGHTHOUSE SOLUTIONS, INC.** in the amount of:

COMPANY	AMOUNT
A. Seine Lighthouse Solutions, LLC 55 Union Place #195 Summit, N.J. 07901	\$20,500.00
EnviroVision Consultants, Inc. 20-21 Wagaraw Road, Bldg. 35E Fair Lawn, N.J. 07410	\$28,590.00 to \$33,184.00
Sky Environmental Services, Inc. 140 Boulevard Mt. Lakes, N.J. 07046	\$28,600.00

; and


BE IT FURTHER RESOLVED that legal counsel shall approve the appropriate form of contract.


Katharine Glynn, Chairwoman

Chairwoman Katharine Glynn
Vice Chairwoman Melvina Cobb
Commissioner Raul Correa
Commissioner Samuel Lee, Jr.
Commissioner Zackarie Lemelle

Aye
Aye
Aye
Aye
Aye

ATTEST :


Domingo Senande, Executive Director

ENGLEWOOD HOUSING AUTHORITY
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RESOLUTION NO. 03-24-25 (3)

FYE2024 ANNUAL SEMAP CERTIFICATION FORM 52648

OFFERED BY: Vice Chairwoman Cobb
SECONDED BY: Commissioner Lee

WHEREAS, pursuant to 24 CFR Sec 985.101, PHAs administering a Section 8 tenant-based assistance program must submit an annual Section 8 Management Assessment Program (SEMAP) Certification within 60 days after the end of its fiscal year; and

WHEREAS, the information from the housing authority concerns the performance of the housing authority and provides assurance that there is no evidence of serious deficient performance; and

WHEREAS, HUD uses the information and other data to assess housing authority management capabilities and deficiencies, and to assign an overall performance rating to the authority; and

WHEREAS, there are fourteen performance indicators: Selection from the waiting list, Reasonable Rent, Determination of Adjusted Income, Utility Allowance Schedule, HQS Quality Control Inspections, HQS Enforcement, Expanding Housing Opportunities, FMR Limit and Payment Standards, Annual Reexaminations, Correct Tenant Rent Calculations, Initial HQS Inspections, Periodic HQS Inspections, Lease-Up, and Family Self-Sufficiency Enrollment, as well as a Deconcentration Bonus Indicator which shall be assessed individually and then combined by the Real Estate Assessment Center (REAC) into the agency's PHAS score for the purposes of identifying management capabilities and deficiencies; and

WHEREAS, HUD's verification of the accuracy of the information reported shall determine the authority's capacity to administer Section 8 rental assistance within the Federal law and regulations; and


WHEREAS, PHA's can utilize this assessment to conduct internal audits of their operations and correct identified deficiencies. The results of the assessment can be utilized by a PHA's Board of Commissioners and Executive Director, resident organizations, and the community to understand more comprehensively the PHA's operations; and

WHEREAS, the assessment will be based on a certification completed by the office of the Executive Director and submitted covering performance for fiscal year ending December 31, 2024.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Englewood, New Jersey, that the SEMAP Management Certification Form HUD-52648 to the Real Estate Assessment Center covering performance measurements for the fiscal year ended December 31, 2024, was submitted by the Section 8 Administrator on February 20, 2025, which was before the

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deadline of March 1, 2025.


Katharine Glynn, Chairwoman

ATTEST:


Domingo Senande, Executive Director

Chairwoman Katharine Glynn
Vice Chairwoman Melvina Cobb
Commissioner Raul Correa
Commissioner Samuel Lee, Jr.
Commissioner Zackarie Lemelle

Aye
Aye
Aye
Aye
Aye

ENGLEWOOD HOUSING AUTHORITY
111 West Street
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Tel.: (201) 871-3451 Fax: (201) 871-8951
TTY: (201) 871-8951

RESOLUTION NO. 03-24-25 (4)

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF
ENGLEWOOD AUTHORIZING THE EXECUTIVE DIRECTOR TO
ENTER INTO A STATE CONTRACT WITH SHI INTERNATIONAL
FOR THE PURCHASE OF ONE (1) SERVER AND THIRTEEN
COMPUTERS UNDER STATE CONTRACT NUMBER CK04**

Offered by: Vice Chairwoman Cobb
Seconded by: Commissioner Correa

WHEREAS, the Housing Authority of the City of Englewood requires the purchase of one (1) server and thirteen (13) computers; and

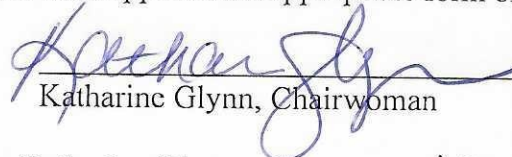
WHEREAS, pursuant to N.J.S.A. 40A:11 – 12a the Housing Authority is authorized to purchase one (1) server and thirteen (13) computers under state contract number CK04 for the amount of;

ITEM	AMOUNT
1 PowerEdge R660 Tailor	\$14,785.10
13 Lenvo ThinkPad E16 Gen 1 21JN-Intel Core i7	\$14,717.13
	Total \$29,502.23

WHEREAS, it is in the best interest of the Authority to purchase one server (1) and thirteen (13) computers from SHI International under state contract number CK04; and

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Englewood authorizes the Executive Director to enter into a contract with SHI International under state contract number CK04 for purchase of office supplies; and

BE IT FURTHER RESOLVED that legal counsel shall approve the appropriate form of contract.


Katharine Glynn, Chairwoman

Chairwoman Katharine Glynn
Vice Chairwoman Melvina Cobb
Commissioner Raul Correa
Commissioner Samuel Lee, Jr.

Aye
Aye
Aye
Aye

Commissioner Zackarie Lemelle

Aye

ATTEST:


Domingo Senande, Executive Director

ENGLEWOOD HOUSING AUTHORITY

111 WEST STREET
ENGLEWOOD, NEW JERSEY 07631
Tel (201) 871-3451 Fax: (201)871-5908

RESOLUTION NO. 03-24-25 (5)

RESOLUTION BY THE COMMISSIONERS OF THE ENGLEWOOD HOUSING AUTHORITY AUTHORIZING A CHANGE ORDER IN THE SUM OF \$15,394.24 FOR THE CONTRACT FOR FIRE PUMP/FIRE SUPPRESSION SYSTEM REPLACEMENT AT 111 WEST STREET WITH FIRE GUARD SPRINKLER CORP.

WHEREAS, the ENGLEWOOD HOUSING AUTHORITY (the "Authority") previously awarded a contract for installation of a FIRE PUMP AND FIRE SUPPRESSION SYSTEM and related work at 111 West Street (the "Project") to FIRE GUARD SPRINKLER CORP. for the sum of \$430,800.00; and

WHEREAS, change order no. 4 has been submitted for the project in the following amounts for the work summarized in Exhibit A attached hereto:

#1	Addition	\$15,394.24	Change Order #4 (Credit)
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WHEREAS, there is a credit of \$15,394.24 change order #4: and

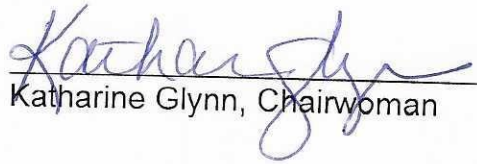
WHEREAS, as per the memo dated March 14, 2025, prepared by Executive Director Senande there is no need to have any additional work performed due to unanticipated and unforeseen conditions discovered during the rehabilitation of the building; and

NOW THEREFORE BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS OF THE ENGLEWOOD HOUSING AUTHORITY hereby authorizes an amendment to the Contract with Fire Guard Sprinkler Corp. in the total sum of \$15,394.24 (Fifteen Thousand, Three Hundred Ninety-Four and 24/100 Dollars) for change order no. 4 as identified in Exhibit A attached hereto.

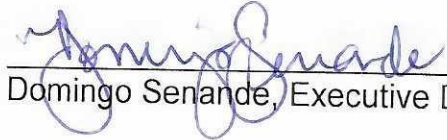
INTRODUCED BY: Chairwoman Glynn

SECONDED BY: Commissioner Correa

DATED: March 24, 2025


Katharine Glynn, Chairwoman

ATTEST:


Domingo Senande, Executive Director

Chairwoman Katharine Glynn
Vice Chairwoman Melvina Cobb
Commissioner Raul Correa
Commissioner Elisha Gurfein
Commissioner Samuel Lee, Jr.

Aye
Aye
Aye
Aye
Aye

ENGLEWOOD HOUSING AUTHORITY

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RESOLUTION NO. 03-24-25 (6)

RESOLUTION BY THE COMMISSIONERS OF THE ENGLEWOOD HOUSING AUTHORIZING A CHANGE ORDER IN THE SUM OF \$23,556.98 FOR THE CONTRACT FOR GENERAL CONSTRUCTION IN THE BASEMENT, THE FIRST FLOOR AND SIXTH FLOOR AT VINCENT K. TIBBS SENIOR CITIZEN BUILDING WITH DRILL CONSTRUCTION CO., INC.

WHEREAS, the ENGLEWOOD HOUSING AUTHORITY (the "Authority") previously awarded a contract for the general construction of the basement, first floor and sixth floor at Vincent K. Tibbs senior citizen building (the "Project") to Drill Construction Co., Inc. for the sum of \$6,514,000.00; and

WHEREAS, change orders nos. 30, 33 and 34 have been submitted for the project in the following amounts for the work summarized on Exhibit A attached hereto:

#A.	Additional	\$ 6,213.07	Change Order #30 (Credit)
#A.	Addition	\$ 4,900.00	Change Order #33 (Credit)
#B.	Addition	\$ 23,556.98	Change Order #34

WHEREAS, there is a credit of \$12,443.91 change orders #30 and #33; and

WHEREAS, the total additional cost for the change order is \$23,556.98 as provided in the Certification attached to this Resolution; and

WHEREAS, approval of the aforesaid change orders will increase the total contract with Drill Construction Co., Inc. to \$6,537,556.98; and

WHEREAS, as per the memo dated March 5, 2025, prepared by Executive Director Senande it is necessary to have the additional work performed due to unanticipated and unforeseen conditions discovered during the rehabilitation of the building; and

WHEREAS, the additional work needs to be done before the contracted work can be completed and as such, it is necessary to issue change orders in order to avoid a substantial increase in costs; and

NOW THEREFORE BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS OF THE ENGLEWOOD HOUSING AUTHORITY hereby authorizes an amendment to the Contract with Drill Construction Co., Inc. for \$23,556.98 (Twenty-Three Thousand Five

Hundred Fifty-Six and 98/100 Dollars) for change order no. 34 as identified in Exhibit A attached hereto.

INTRODUCED BY: Vice Chairwoman Cobb

SECONDED BY: Commissioner Lee

DATED: March 24, 2025


Katharine Glynn, Chairwoman

ATTEST:


Domingo Senande, Executive Director

Chairwoman Katharine Glynn
Vice Chairwoman Melvina Cobb
Commissioner Raul Correa
Commissioner Samuel Lee, Jr.
Commissioner Zackarie Lemelle

Aye
Aye
Aye
Aye
Aye

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RESOLUTION NO. 2-24-2025 (7)

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF ENGLEWOOD APPROVING
BILLS AND CLAIMS FOR THE PERIOD
FEBRUARY

OFFERED BY: Commissioner Lemelle
SECONDED BY: Vice Chairwoman Cobb

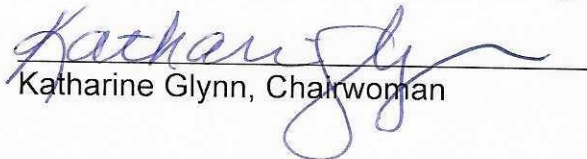
WHEREAS, the bills and claims per the attached listing (voucher numbers through)

EHA Operating –	5331
E.H.M.S., Inc. –	2824
Foti –	2932
Section 8 –	15973
Westmoor Gardens –	9172

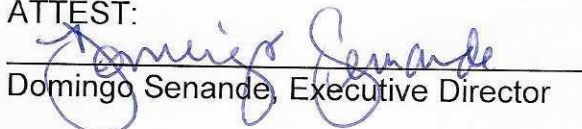
were reviewed and found acceptable as amended at the meeting.

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Englewood approve disbursement and payment of all checks on the attached listing for the period of February 1st through 28th.

BE IT FURTHER RESOLVED that the Board of Commissioners of the Housing Authority of the City of Englewood approve payment of all other checks identified in the attached listing for the period of February.


Katharine Glynn, Chairwoman

ATTEST:


Domingo Senande, Executive Director

Chairwoman Katharine Glynn
Vice Chairwoman Melvina Cobb
Commissioner Raul Correa
Commissioner Samuel Lee, Jr.
Commissioner Zackarie Lemelle

Aye
Aye
Aye
Aye
Aye

At the Board Meeting of February 24, 2025 (7) upon roll call of Commissioners present, all voted "Aye" and Resolution February 24, 2025 (7) as carried.