

Minutes of November 25, 2024, Board Meeting

The Regular Meeting of the Englewood Housing Authority was called to order at 7:12 PM by Chairwoman Glynn via Zoom. 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:

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| Chairwoman Glynn | Present |
| Vice Chairwoman Cobb | Present |
| Commissioner Correa | Present |
| Commissioner Lee, Jr. | Present |
| Commissioner Lemelle | Present (Late Arrival) |

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

Minutes

A motion was made by Chairwoman Glynn and seconded by Commissioner Correa to approve the minutes of the October 28, 2024, Board Meeting (amended to clarify the meeting was via Zoom). The motion carried with all in favor.

Executive Director's Report

- On November 13th, the Local Finance Board approved EHA's request to issue \$15M in housing revenue bonds. An endorsing resolution will be forwarded to the City Council for their approval as well. EHA anticipates closing on the loan in January 2025. A resolution will be presented to the Board for consideration at the December 2024 meeting.
- The opening of the Westmoor Gardens waiting list was a success. EHA will be performing a lottery in the next few weeks.
- In anticipation of reopening the Vincent K. Tibbs Senior Building, EHA will be reaching out in 2025 to the waiting list. There are currently several hundred names on the waiting list.

Public Comments

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

Resolutions

A motion was made by Chairwoman Glynn and seconded by Vice Chairwoman Cobb to approve a one-year extension for accounting services to William Katchen, CPA. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Chairwoman Glynn to approve a one-year extension for legal services to Breslin & Breslin, P.A. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Correa to approve a one-year extension for auditing services to Hymanson, Parnes & Giampaolo, CPA. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Chairwoman Glynn to approve a one-year extension for risk management services to GJEM Insurance Agency, Inc. The motion carried with all in favor.

A motion was made by Chairwoman Glynn and seconded by Vice Chairwoman Cobb to approve \$35,960.00 in net change orders (CO #12) for the contract for the elevator at the Vincent K. Tibbs Senior Building with Champion Elevator. The motion carried with all in favor.

A motion was made by Chairwoman Glynn and seconded by Commissioner Correa to approve \$58,257.50 in net change orders (#24 through #29) for the contract for general construction in the basement, the first floor and sixth floor at the Vincent K. Tibbs Senior Building with Drill Construction Co., Inc. The motion carried with all in favor.

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

New Business

EHA has not yet decided on how to proceed with the window replacement project at the Vincent K. Tibbs building. EHA does not know currently if it has sufficient funds to complete the project. EHA has been in communication with Greater Bergen Community Action about a possible grant via their weatherization program.

Adjournment

A motion was made by Chairwoman Glynn and seconded by Commissioner Lee to adjourn the meeting at 7:54 PM. The motion carried with all in favor.

Respectfully submitted,

Domingo Senande
Executive Director