

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

RESOLUTION NO. 10-28-2024 (1)

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF ENGLEWOOD  
APPROVING THE BOARD MEETING MINUTES OF THE  
OCTOBER 7, 2024  
BOARD OF COMMISSIONERS MEETING

OFFERED BY: Chairwoman Glynn  
SECONDED BY: Commissioner Lee

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

To approve October 7, 2024, Board Meeting minutes.

Katharine Glynn  
Katharine Glynn, Chairwoman

ATTEST:

Domingo Senande  
Domingo Senande, Executive Director

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

Aye  
Absent  
Aye  
Aye  
Aye

At the Board Meeting of October 28, 2024 (1) upon roll call of Commissioners  
present, all voted "Aye" and Resolution October 28, 2024 (1) as carried.

OFFERED BY: Chairwoman Glynn

SECONDED BY: Commissioner Lemel

**RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF ENGLEWOOD, IN THE COUNTY OF BERGEN, NEW JERSEY, AUTHORIZING AN APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:12A-29 AND N.J.S.A. 40A:5A-6 IN CONNECTION WITH THE ISSUANCE OF ONE OR MORE SERIES OF HOUSING REVENUE BONDS**

WHEREAS, the Housing Authority of the City of Englewood (the "Authority") is a public body corporate and politic, constituting an instrumentality of the State of New Jersey (the "State"), created by the City of Englewood (the "City") pursuant to the provisions of the Housing Authorities Law, Chapter 67 of the Pamphlet Laws of 1950, codified at N.J.S.A. 55:14A-1 *et seq.*, repealed and replaced by the Local Redevelopment and Housing Law, under Chapter 79 of the Pamphlet Laws of 1992, as amended and supplemented, and codified at N.J.S.A. 40A:12A-1 *et seq.* (the "Act");

WHEREAS, the Authority owns and operates a residential rental public housing project for which it has received approval from the United States Department of Housing and Urban Development ("HUD") to convert to Authority owned and operated multifamily housing under the Rental Assistance Demonstration program, P.L. 112-55 (2012) ("RAD"), administered by HUD;

WHEREAS, the Authority will submit applications for HUD approval of the Authority's financing plan;

WHEREAS, the Act authorizes the Authority to issue bonds (N.J.S.A. 40A:12A-16(5) and -29);

WHEREAS, in furtherance of the purposes of the Act, and in order to comply with requirements of the RAD program, the Authority proposes to issue one or more series of bonds in an aggregate principal amount not to exceed \$ 15,000,000 (the "Bonds") and to apply the proceeds of the Bonds (i) to finance capital improvements to the housing project that is subject to the RAD program, and reserves relating thereto, (ii) to refund existing debt with respect to the housing projects that are subject to the RAD program, and/or (iii) pay costs of issuance in connection therewith (collectively, the "Project");

WHEREAS, the Bonds, when issued, will be special and limited obligations of the Authority, and neither the City, nor any political subdivision thereof (other than the Authority, but solely to the extent of the trust estate as defined in the Bond Resolution (defined below)), will be obligated to pay the principal or redemption price of, or interest on, the Bonds, and neither the faith and credit nor the taxing power of the City or any political subdivision thereof will be pledged to the payment of the principal or redemption price of, or interest on, the Bonds;

WHEREAS, the Bonds will be issued pursuant to the terms of the Act, other applicable law and agreements and a resolution to be adopted by the Authority prior to the issuance of the Bonds (collectively, together with any amendments or supplements, the "Bond Resolution"); and

**WHEREAS**, the Authority's ability to issue the Bonds requires the preparation and submission of an application to the Local Finance Board, in the Division of Local Government Services, New Jersey Department of Community Affairs (the "Local Finance Board"), and

**WHEREAS**, the Authority desires to conduct a private sale of the Bonds in an aggregate amount not to exceed \$15,000,000 to provide funds to undertake the Project, and desires to make application to the Local Finance Board for (i) the applicable project financing review required pursuant to the provisions of the Local Authorities Fiscal Control Law, specifically N.J.S.A. 40A:5A-6, and (ii) the approval of the private sale of the Bonds pursuant to the Act, specifically N.J.S.A. 40A: 12A-29(a); and

**WHEREAS**, the Authority believes that:

- (a) it is in the public interest to accomplish the Project;
- (b) the Project is for the health, welfare, convenience or betterment of the inhabitants of the City;
- (c) the amounts to be expended for the Project is not unreasonable or exorbitant; and
- (d) the Project is an efficient and feasible means of providing services for the needs of the inhabitants of the City and will not create an undue financial burden to be placed upon the City;

**NOW THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the City of Englewood, in the County of Bergen, New Jersey, as follows:

Section 1. The preparation and submission of an application to the Local Finance Board (the "Application") is hereby authorized and directed to be made by the Authority's Financial Advisor and Bond Counsel and other officials, officers and professionals of the Authority, including, but not limited to, the Executive Director, Vice Chairman, the Secretary, the Assistant Secretary, the Authority's Auditor, and the Authority's General Counsel, and along with other representatives of the Authority, are each hereby authorized and directed to represent the Authority in matters pertaining to such Application.

Section 2. The Local Finance Board is hereby respectfully requested to consider such Application and to record its findings, recommendations and/or approvals as provided in the applicable New Jersey Statutes.

Section 3. The Authority's Secretary or Assistant Secretary is hereby directed to prepare and file a certified copy of this resolution with the Local Finance Board Application.

Section 4. This Resolution shall take effect immediately.

Recorded Vote

AYE

NO

ABSTAIN

ABSENT

Chairwoman Glynn	✓			
Vice Chairwoman Cobb				
Commissioner Correa	✓			✓
Commissioner Lee, Jr.	✓			
Commissioner Lemelle	✓			

The foregoing is a true copy of a resolution adopted by the Commissioners of the Housing Authority of the City of Englewood, in the County of Bergen, New Jersey at a regular meeting duly called and held on October 28, 2024.

  
Secretary

Resolution 10-28-24 (5)

## 2025 HOUSING AUTHORITY BUDGET RESOLUTION

OFFERED BY: Commissioner Lemelle ~~SECONDED BY: Commissioner Lee~~  
Englewood Housing Authority

FISCAL YEAR: January 01, 2025 to December 31, 2025

WHEREAS, the Annual Budget for Englewood Housing Authority for the fiscal year beginning January 01, 2025 and ending December 31, 2025 has been presented before the governing body of the Englewood Housing Authority at its open public meeting of October 28, 2024; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$14,428,870.00, Total Appropriations including any Accumulated Deficit, if any, of \$13,432,667.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$15,000,000.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Englewood Housing Authority, at an open public meeting held on October 28, 2024 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Englewood Housing Authority for the fiscal year beginning January 01, 2025 and ending December 31, 2025, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Englewood Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on December 16, 2024.

  
(Secretary's Signature)

10-29-24  
(Date)

### Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Katharine Glynn	✓			
Melvina Cobb				✓
Raul Correa	✓			
Samuel Lee, Jr.	✓			
Zakarie Lemelle	✓			
VACANT				



Resolution 10-28-24 (A)

OFFERED BY: Commissioner Lemelle      ~~SECONDED BY:~~ Commissioner Lee

Demonstration of a Successful Conversion to Asset Management (Stop-Loss) Submission Kit

Board Resolution Approving the AMP Budgets  
PHA Board Resolution  
Approving Operating Budget

OMB No. 2577-0026 Approving  
(exp. 10/31/2009)

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Real Estate Assessment Center (PIH-REAC)

Previous editions are obsolete form HUD-52574 (08/2005) Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name: Edgewater Housing Authority

PHA Code: NJ055

PHA Fiscal Year Beginning: 1/1/2025

Board Resolution Number: \_\_\_\_\_

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

☒ Operating Budgets (for COCC and all Projects) approved by Board resolution on: \_\_\_\_\_

10/28/2024

☐ Operating Budget submitted to HUD, if applicable, on: \_\_\_\_\_

☐ Operating Budget revision approved by Board resolution on: \_\_\_\_\_

☐ Operating Budget revision submitted to HUD, if applicable, on: \_\_\_\_\_

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditures are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(e) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.325.

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

<p>CHAIRPERSON <u>KATHARINE GILWIN</u></p>	<p>Signature: <u>[Signature]</u></p>	<p>Date: <u>10/29/24</u></p>
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Previous editions are obsolete form

HUD-52574 (08/2005)

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111 West Street  
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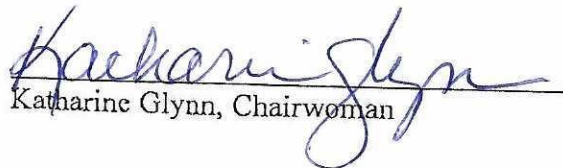
RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF  
ENGLEWOOD APPROVING THE ENGLEWOOD HOUSING  
MANAGEMENT SERVICES, INC. 2025 BUDGET

RESOLUTION NO. 10-28-2024 (5)


OFFERED BY: Commissioner Lee  
SECONDED BY: Chairwoman Glynn

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

To approve the Englewood Housing Management Services 2025 budget.

  
Katharine Glynn, Chairwoman

ATTEST:

  
Domingo Senande, Executive Director

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

Aye  
Absent  
Aye  
Aye  
Aye

At the Board Meeting of October 28, 2024 (5) upon roll call of Commissioners present,  
all voted "Aye" and Resolution October 28, 2024 (5) as carried.

ENGLEWOOD HOUSING AUTHORITY  
111 West Street  
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RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF  
ENGLEWOOD APPROVING THE JOHN J. FOTI 2025 BUDGET

RESOLUTION NO. 10- 28- 2024 (6)

OFFERED BY: Chairwoman Glynn  
SECONDED BY: Commissioner Lemelle

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

To approve the John J. Foti 2025 budget.

  
Katharine Glynn, Chairwoman

ATTEST:

  
Domingo Senande, Executive Director

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

Aye  
Absent  
Aye  
Aye  
Aye

At the Board Meeting of October 28, 2024 (6) upon roll call of Commissioners present,  
all voted "Aye" and Resolution October 28, 2024 (6) as carried.



ENGLEWOOD HOUSING AUTHORITY

111 West Street

Englewood, New Jersey 07631

Tel.: (201) 871-3451

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF  
ENGLEWOOD APPROVING WESTMOOR GARDENS, INC  
2025 BUDGET

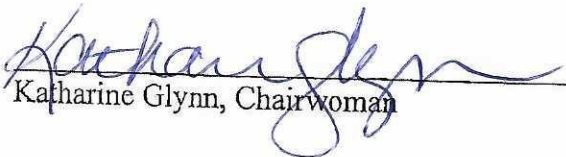
RESOLUTION NO. 10- 28- 2024 (7)

OFFERED BY: Chairwoman Glynn

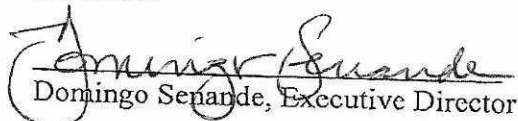
SECONDED BY: Commissioner Correa

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

To approve the Westmoor Gardens, Inc. 2025 budget.

  
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  
Absent  
Aye  
Aye  
Aye

At the Board Meeting of October 28, 2024 (7) upon roll call of Commissioners present,  
all voted "Aye" and Resolution October 28, 2024 (7) as carried.

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

RESOLUTION NO. 10- 28- 2024 (8)

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF ENGLEWOOD  
FOR THE EXTENSION OF THE LEASE AGREEMENT TO FORWARD REALTY  
CORP. FOR

10 WEST IVY LANE (SUITES 7 AND 8), ENGLEWOOD, NEW JERSEY 07631

OFFERED BY: Commissioner Lee  
SECONDED BY: Commissioner Lemelle

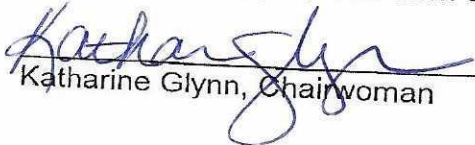
WHEREAS, due to hurricane Ida there was a need to lease an appropriate office space in RESOLUTION 03-28-2022 (2); and


WHEREAS, the lease agreement has expired and the Executive Director, Domingo Senande recommends that it is in the best interest of the Housing Authority of the City of Englewood to extend the lease for an additional three (3) months on the same terms and conditions to **Forward Realty Corp.**; and

WHEREAS, based upon the evaluation and review of references, the Housing Authority staff recommended that **Forward Realty Corp.** be awarded the extension of the lease agreement for a period of three (3) months in the amount of \$4,250.00 payable upon the execution of said lease; and

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Englewood, that the extension of the lease agreement for office suites 7 & 8 at 10 West Ivy Lane, Englewood, New Jersey 07631 be awarded to **Forward Realty Corp.** for an additional three (3) months on the same terms and conditions in the amount of \$4,250.00 payable upon the execution of said lease; and

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

  
Katharine Glynn, Chairwoman

  
Domingo Senande, Executive Director

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

Aye  
Absent  
Aye  
Aye  
Aye

ENGLEWOOD HOUSING AUTHORITY  
111 West Street  
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RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF ENGLEWOOD  
APPROVING THE STAFF'S YEAR-END CELEBRATION

RESOLUTION NO. 10-28-2024 (9)

OFFERED BY: Commissioner Lemelle  
SECONDED BY: Commissioner Correa

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

WHEREAS, the Englewood Housing Authority is in the process of planning their  
staff's year-end celebration; and

WHEREAS, the Authority will only permit \$85.00 per person to be paid via non-  
federal funds; and

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the  
Englewood Housing Authority authorizes a fee not to exceed \$85.00 per person.

Katharine Glynn  
Katharine Glynn, Chairwoman

ATTEST:

Domingo Senande  
Domingo Senande, Executive Director

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

Aye  
Absent  
Aye  
Aye  
Aye

At the Board Meeting of 10-28-2024 (9) upon roll call of Commissioners present,  
all voted "Aye" and Resolution 10-28-24 (9) as carried.



**ENGLEWOOD HOUSING AUTHORITY**

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

**RESOLUTION NO. 10-28-24 (10)**

**RESOLUTION BY THE COMMISSIONERS OF THE ENGLEWOOD HOUSING  
AUTHORIZING CHANGE ORDERS IN THE SUM OF \$12,630.22  
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. 16 through 23 have been submitted for the project in the following amounts for the work summarized on Exhibit A attached hereto:

#A.	Addition	\$ 1,611.72	Change Order #16
#B.	Addition	\$ 6,500.00	Change Order #17 (Credit)
#C.	Addition	\$ 8,804.56	Change Order #18
#D.	Addition	\$ 65,967.08	Change Order #19
#E.	Addition	\$ 10,746.86	Change Order #20
#F.	Addition	\$ 68,000.00	Change Order #23 (Credit)

**WHEREAS**, there is a credit of \$74,500.00 Change Order #17 and #23; and

**WHEREAS**, the total additional cost for the change orders is \$87,130.22 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 \$6,526,630.22; and

**WHEREAS**, as per the memo dated October 28, 2024, 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 \$12,630.22 (Twelve Thousand Six Hundred Thirty and 22/100 Dollars) for change order no. 16 through 23 as identified in Exhibit A attached hereto.

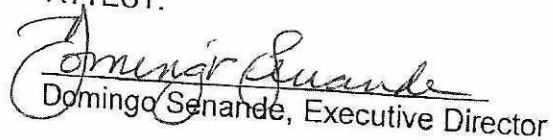
INTRODUCED BY: Chairwoman Glynn

SECONDED BY: Commissioner Lemelle

DATED: October 28, 2024

  
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  
Absent  
Aye  
Aye  
Aye

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

RESOLUTION NO. 10-28-2024 (11)

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

OFFERED BY: Commissioner Lemelle  
SECONDED BY: Commissioner Correa

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

EHA Operating –	5227
E.H.M.S., Inc. –	2806
Foti –	2910
Section 8 –	15901
Westmoor Gardens –	9015

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 October 1<sup>st</sup> through 31<sup>st</sup>.

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 August.

ATTEST:

Katharine Glynn  
Katharine Glynn, Chairwoman

Domingo Senande  
Domingo Senande, Executive Director

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

Aye  
Absent  
Aye  
Aye  
Aye

At the Board Meeting of October 28, 2024 (11) upon roll call of Commissioners present, all voted "Aye" and Resolution October 28, 2024 (11) as carried.