

## Minutes of October 7, 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	Present
Commissioner Lee, Jr.	Present
Commissioner Lemelle	Present

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

### Minutes

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

### Executive Director's Report

- The construction of the Vincent K. Tibbs Senior Building is progressing well. EHA is finalizing the details of a loan which will be presented to the Board for approval later this month. The loan will allow the reconstruction to be completed as planned. The contracts for phases 4 & 5 are on for resolution. All other contracts have been awarded.
- A financial snapshot of the sources and uses of the funds was presented for discussion. The total construction budget is approximately \$25M and is covered by funds from insurance, FEMA and HUD.
- NJ NAHRO provides scholarships to high school seniors. EHA sponsored the scholarship application of one of our HCV participants. The young man was awarded a \$2,500 recurring scholarship to help cover the cost of Howard University.

## **Public Comments**

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

## **Resolutions**

A motion was made by Commissioner Lemelle and seconded by Commissioner Correa to approve the Englewood Housing Authority's financial audit for fiscal year 2023. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Lee to approve Englewood Housing Management Services' financial audit for fiscal year 2023. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Lemelle to approve Westmoor Gardens, Inc.'s financial audit for fiscal year 2023. The motion carried with all in favor.

A motion was made by Commissioner Lee and seconded by Commissioner Lemelle approving EHA's annual plan and five-year plan for period beginning January 1, 2025. The motion carried with all in favor.

A motion was made by Chairwoman Glynn and seconded by Commissioner Correa approving the amended the Housing Choice Voucher Administrative Plan. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Lee approving a contract with FDG Multiservices, LLC in the amount of \$28,500 to rehabilitate 115 Humphrey Street Apartment D. The motion carried with all in favor.

A motion was made by Commissioner Lemelle and seconded by Commissioner Lee approving a contract with FDG Multiservices, LLC in the amount of \$16,500 to replace the boiler at 151 West Street (Westmoor Gardens). The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Lemelle approving a Community Development Block Grant in the amount of \$543,501 to rehabilitate the outdoor space at the Vincent K. Tibbs Senior Building. The motion carried with all in favor.

A motion was made by Commissioner Lemelle and seconded by Chairwoman Glynn approving a contract with Drill Construction, Inc. in the amount of \$835,000 for outdoor landscape enhancements at the Vincent K. Tibbs Senior Building. The motion carried with all in favor.

A motion was made by Chairwoman Glynn and seconded by Commissioner Lee approving a contract with Javier Construction for \$6,875,000 for apartment renovations at the Vincent K. Tibbs Senior Building. The motion carried with all in favor.

A motion was made by Commissioner Lemelle and seconded by Chairwoman Glynn approving \$252,664.64 in change orders #3 through #15 with Drill Construction for the Vincent K. Tibbs Senior Building's contract for the basement, first floor and sixth floor reconstruction. The motion carried with all in favor.

A motion was made by Chairwoman Glynn and seconded by Commissioner Lee approving LAN Associates' service agreement amendment for \$6,500 to design the gas line replacement. The motion carried with all in favor.

A motion was made by Commissioner Lee and seconded by Commissioner Lemelle approving a three-year renewal of the Englewood Housing Authority's membership in the New Jersey Public Housing Authority Joint Insurance Fund. The motion carried with all in favor.

A motion was made by Chairwoman Glynn and seconded by Vice Chairwoman Cobb approving a three-year renewal of the Englewood Housing Management Service's membership in the New Jersey Public Housing Authority Joint Insurance Fund. The motion carried with all in favor.

A motion was made by Commissioner Lemelle and seconded by Commissioner Correa approving a three-year renewal of the Westmoor Garden, Inc.'s membership in the New Jersey Public Housing Authority Joint Insurance Fund. The motion carried with all in favor.

A motion was made by Commissioner Lee and seconded by Commissioner Lemelle approving a resolution certifying to the Local Finance Board of the State of New Jersey that each governing body member has reviewed the annual audit for fiscal year ended December 31, 2023. The motion carried with all in favor.

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

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

### **New Business**

This will be Commissioner Gurfein's last Board meeting. The Board thanked him for his many years of service and let him know he will be blessed.

## **Adjournment**

A motion was made by Commissioner Lemelle and seconded by Chairwoman Glynn to adjourn the meeting at 8:26 PM. The motion carried with all in favor.

Respectfully submitted,

Domingo Senande  
Executive Director