

## Minutes of March 24, 2025, Board Meeting

The Regular Meeting of the Englewood Housing Authority was called to order at 7:02 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:

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

### Minutes

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Lee to approve the minutes of the February 24, 2025, Board Meeting. The motion carried with all in favor.

### Executive Director's Report

#### Vincent K. Tibbs Senior Building

- The closing on the \$15M loan is taking place this Friday.
- The exact opening date remains unclear. Given the additional work that is required to bring the building to code (i.e. rewiring all 130 apartments, etc.), EHA anticipates its reopening in late summer.
- EHA has begun the process of leasing the building. EHA anticipates approximately half the building will be leased by displaced tenants. The remaining apartments will be filled from the waiting list.
- EHA is currently negotiating the purchase of office and common area furniture. The cost will be approximately \$400,000. EHA has been negotiating since January and the pricing has been reduced significantly. EHA met with another vendor this week since negotiations with the initial vendor hit an impasse. The first vendor agreed to sell us the furniture at the federal GSA rate but then reneged.

#### Other Properties

- There are no vacancies.

### **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 Vice Chairwoman Cobb to approve the adoption of the resolution authorizing an award of a contract to A. Seine Lighthouse Solutions, LLC for asbestos air monitoring for the apartments in the Vincent K. Tibbs Senior Building in the amount of \$20,500. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Lee to approve the adoption of the resolution authorizing the FY2024 Annual SEMAP Certification Form 52648. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Correa to approve purchasing from SHI International a server and thirteen laptops under State Contract number CK04 for \$29,502.23. The motion carried with all in favor.

A motion was made by Chairwoman Glynn and seconded by Commissioner Correa to approve the adoption of the resolution authorizing a change order of \$15,394.24 for the contract for the Fire Pump/Fire Suppression System replacement at the Vincent K. Tibbs Senior Building with Fire Guard Sprinkler Corp. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Lee to approve the adoption of the resolution authorizing a change order of \$12,443.91 for various General Construction changes in the Basement, First Floor, a Sixth-Floor contract 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 March. The motion carried with all in favor.

### **Old/New Business**

A discussion was held regarding whether EHA can better define the work and residency local preference on EHA's wait list. Discussions were had whether it is possible to offer a higher preference to residents that have been in Englewood for several years. HUD's rules and regulations are clear that longevity cannot be considered in determining who receives the local preference.

### **Adjournment**

A motion was made by Commissioner Lemelle and seconded by Vice Chairwoman Cobb to adjourn the meeting at 7:57 PM. The motion carried with all in favor.

Respectfully submitted,

Domingo Senande  
Executive Director