

Minutes of July 21, 2025, Board Meeting

The Regular Meeting of the Englewood Housing Authority was called to order at 7:16 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	Absent
Commissioner Lee, Jr.	Present
Domingo Senande, Executive Director	Present
William Katchen, CPA	Present
Terrence Corriston, Esq.	Present

Minutes

A motion was made by Chairwoman Glynn and seconded by Commissioner Lee to approve the minutes of the May 19, 2025, Board Meeting. The motion carried with all in favor.

Executive Director's Report

HUD Budget 2026

- Although it is unknown to what level yet, President Trump's so-called "Big Beautiful Bill" may negatively impact our Section 8 program. President Trump proposed an over 40% cut to the Section 8 program along with a 2-year time restriction for able-bodied households on Section 8. These two proposals would be devastating for our families, but it is not yet known what the final outcome will be.

Health Insurance Costs

- Englewood Housing Authority is anticipating a 30%+ increase in health insurance for employees. Both the housing authority and employees will feel the impact of that increase.

Vincent K. Tibbs Senior Building

- The window replacement and façade repair project has begun. The white ribbed bricks along with the corresponding lintels will first be removed. Those portions of the building will then be waterproofed. The remaining brick will then be

repointed, repaired, power washed and then stained an old brick color. The aluminum panels that will replace the white ribbed brick will be installed in the fall and the new windows will be installed in the winter.

- Construction is progressing well. EHA does not yet have a firm opening date but anticipates a 2025 opening date. EHA has begun assigning future residents their apartments. EHA anticipates approximately 70 of the displaced tenants are choosing to return. The remaining apartments will be filled from the waiting list with residents from Englewood.

Other Properties

- EHA has 1 vacancy at the Foti Building. EHA received two quotes from contractors to rehabilitate the apartment, but EHA has not yet awarded the contract. The apartment requires a full gut renovation and will cost between \$30K-\$40K.

Resolutions

A motion was made by Chairwoman Glynn and seconded by Commissioner Lee to authorize a change order in the amount of \$4,453.03 (replace PVC pipe with galvanized pipe in the elevator pit) to the Drill Construction contract to renovate the basement, first floor and sixth floor of the Vincent K. Tibbs Senior Building. The motion carried with all in favor.

A motion was made by Commissioner Lee and seconded by Commissioner Correa to approve \$5,589.45 for the purchase of office furniture from Indiana Furniture for 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 to approve \$17,284.61 for the purchase of furniture from KI Furniture for the Vincent K. Tibbs Senior Building. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Chairwoman Glynn to approve \$19,395 for the purchase of game tables and accessories for the Vincent K. Tibbs Senior Building. The motion carried with all in favor.

A motion was made by Chairwoman Glynn and seconded by Commissioner Correa to approve \$265,279.82 for the purchase of furniture from HON Furniture for the Vincent K. Tibbs Senior Building. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Lee to approve a contract with Vanore Electric to replace older outlets and light fixtures at the Vincent K. Tibbs Senior Building. The pricing is based on Bergen County Coop pricing of \$130 an hour with a 10% markup on materials. The estimated total cost is \$252,036.79. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Lee to approve approximately \$130,692.78 to replace the refrigerators, stoves and air conditioners 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 to approve \$15,283.36 in rent write offs for 5 residents. The motion carried with all in favor.

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

Public Comments

A motion was made by Chairwoman Glynn and seconded by Commissioner Lee to open the meeting to the public. The motion carried with all in favor.

No one from the public provided a public comment.

A motion was made by Commissioner Lee and seconded by Vice Chairwoman Cobb to close the meeting to the public. The motion carried with all in favor.

Old Business

N/A

New Business

There was a discussion regarding requesting the assistance of Mr. Arnold Brown to help develop the language that will be included in the plaque honoring Mr. Vincent K. Tibbs.

Adjournment

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Lee to adjourn the meeting at 8:18 PM. The motion carried with all in favor.

Respectfully submitted,

Domingo Senande
Executive Director