

Minutes of October 27, 2025 Board Meeting

The Regular Meeting of the Englewood Housing Authority was called to order at 7:09 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	Absent
Vice Chairwoman Cobb	Present
Commissioner Correa	Present
Commissioner Lemelle	Present
Commissioner Lee, Jr.	Present
Domingo Senande, Executive Director	Present
William Katchen, CPA	Present
Terrence Corrison, Esq.	Absent

Minutes

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Lee to approve the minutes of the September 15, 2025, Board Meeting. The motion carried with all in favor.

Executive Director's Report

HUD Government Shutdown

- EHA's funding from HUD has not been impacted by the government shutdown and it is anticipated that EHA will not experience disruptions due to the shutdown.

Vincent K. Tibbs Senior Building

- The furniture for EHA's offices and the various community rooms is in the process of being installed.
- Final inspections on the apartment renovations have begun.
- An official opening date will be subject to all final inspections being completed and therefore an opening date has not yet been locked in.
 - The entire building must meet or exceed current code. As a result, unanticipated projects have arisen, e.g. all outlets needed to be replaced, and a domestic water backflow preventer needs to be installed (which is currently being designed and will require water to the building being cutoff for approximately 2 weeks).

- The windows and exterior aluminum panels, depending on how the weather cooperates, should be fully installed by the end of April 2026. The first set of windows will be replaced mid-December.

Foti Apartments and Morse Place

- EHA will soon begin designing exterior upgrades to the Foti and Morse Place properties. Exterior work on those projects would commence during the 2nd half of 2026 at the earliest.

Westmoor Gardens

- EHA is seeking quotes to repave the three parking lots.

Public Comments

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

Resolutions

A motion was made by Commissioner Lemelle and seconded by Commissioner Lee to approve the introduction of the EHA NJ Budget for 2026. The motion carried with all in favor.

A motion was made by Commissioner Lemelle and seconded by Commissioner Correa to approve the introduction of the EHA PHA Budget for 2026. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Lee to approve the EHMS Budget for 2026. The motion carried with all in favor.

A motion was made by Commissioner Lee and seconded by Vice Chairwoman Cobb to approve the John J. Foti Building Budget for 2026. The motion carried with all in favor.

A motion was made by Commissioner Lee and seconded by Vice Chairwoman Cobb to approve the Westmoor Gardens Budget for 2026. The motion carried with all in favor.

A motion was made by Commissioner Lemelle and seconded by Commissioner Lee to approve the financial audit of Westmoor Gardens, Inc. for fiscal year 2024. There were no findings. The motion carried with all in favor.

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Correa to approve the budget for the annual year-end staff luncheon. The motion carried with all in favor.

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

Old Business

N/A

New Business

N/A

Adjournment

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Lee to adjourn the meeting at 7:52 PM. The motion carried with all in favor.

Respectfully submitted,

Domingo Senande
Executive Director