

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

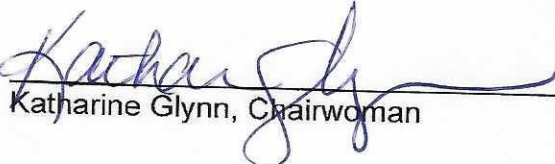
RESOLUTION NO. 11-24-2025 (1)

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF ENGLEWOOD
APPROVING THE BOARD MEETING MINUTES OF THE
OCTOBER 27, 2025
BOARD OF COMMISSIONERS MEETING

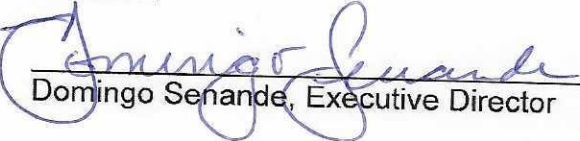
OFFERED BY: Commissioner Lee
SECONDED BY: Commissioner Lemelle

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

To approve October 27, 2025, Board Meeting minutes.


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
Aye
Absent
Aye
Aye

At the Board Meeting of November 24, 2025 (1) upon roll call of
Commissioners present, all voted "Aye" and Resolution November 24, 2025 (1) as
carried.

ENGLEWOOD HOUSING AUTHORITY

111 West Street

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Tel.: (201) 871-3451

RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF
ENGLEWOOD AUTHORIZING AWARD OF A CONTRACT TO
GIAMPAOLO & ASSOCIATES FOR AUDITS FOR ALL PROPERTIES WITH
THE OPTION OF AN ADDITIONAL ONE YEAR EXTENSION

Resolution No. 11-24-2025 (2)

OFFERED BY: Vice Chairwoman Cobb
SECONDED BY: Chairwoman Glynn

WHEREAS, the Housing Authority of the City of Englewood requires audits for the Englewood Housing Authority, Englewood Management Services, Inc., Public Housing/Section 8 and Westmoor Gardens, Inc.; and

WHEREAS, in accordance with its procurement policy of the Housing Authority did issue Requests for Proposals and did receive one on Thursday, November 6, 2025; and

WHEREAS, the Authority reviewed the offer and determined that GIAMPAOLO & ASSOCIATES is a responsible firm which submitted the most advantageous offer in accordance with the Request for Proposal; and

WHEREAS, based upon its evaluation and a review of references, the Housing Authority staff recommended that GIAMPAOLO & ASSOCIATES be awarded a contract for a period of one year with the option of an additional one-year extension in the amount of:

E.H.M.S. -	\$ 5,250.00
Pub. Hsg./Sec. 8-	\$ 11,350.00
W.G. -	\$ 9,300.00
Total Fee:	\$ 25,900.00; and

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Englewood, that a contract for auditing services for Englewood Housing Authority, Englewood Management Services, Inc. and Westmoor Gardens, Inc. be awarded to GIAMPAOLO & ASSOCIATES for a period of one year with the option of an additional one-year extension in the amount of:

E.H.M.S. -	\$ 5,250.00
Pub. Hsg./Sec. 8-	\$ 11,350.00
W.G. -	\$ 9,300.00
Total Fee:	\$ 25,900.00; and

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

ATTEST:

Domingo Senande
Domingo Senande, Executive Director

Katharine Glynn
Katharine Glynn, Chairwoman

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

Aye
Aye
Absent
Aye
Aye

ENGLEWOOD HOUSING AUTHORITY
111 West Street
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Tel.: (201) 871-3451 Fax: (201) 871-5908

2026 AUDIT SERVICES

COMPANY	FEE
Giampaolo & Associates 467 Middletown-Lincroft Road Lincroft, New Jersey 07738	E.H.M.S. - \$ 5,250.00
	Pub. Hsg./Sec. 8- \$ 11,350.00
	W.G. - \$ 9,300.00
	Total Fee: \$ 25,900.00; and

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RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF ENGLEWOOD AUTHORIZING
AWARD OF A CONTRACT TO GJEM INSURANCE AGENCY INC. FOR PROFESSIONAL RISK
MANAGEMENT SERVICES FOR ONE-YEAR WITH THE OPTION OF AN ADDITIONAL ONE-
YEAR EXTENSION

RESOLUTION NO. 11-24-25 (3)

OFFERED BY: Commissioner Lemelle
SECONDED BY: Vice Chairwoman Cobb

WHEREAS, the Housing Authority of the City of Englewood requires professional risk management services for the Englewood Housing Authority, Englewood Housing Management Services, Inc. and Westmoor Gardens, Inc.; and

WHEREAS, in accordance with its procurement policy of the Housing Authority did issue Requests for Proposals and did receive two on Thursday, November 6, 2025; and

WHEREAS, the Authority reviewed the offer and determined that **GJEM INSURANCE AGENCY, INC.**, is a responsible firm which submitted an advantageous offer in accordance with the Request for Proposal; and

WHEREAS, based upon its evaluation and a review of references, the Housing Authority staff recommend that **GJEM INSURANCE AGENCY, INC.**, be awarded a contract for a period of one year with the option of an additional one-year extension with a fee amount of 6% of insurance premium; and

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioner of the Housing Authority of the City of Englewood, that a contract for risk management services for the Englewood Housing Authority, Englewood Housing Management Services, Inc. and Westmoor Gardens, Inc. be awarded to **GJEM INSURANCE AGENCY, INC.** for a period of one year with the option of an additional one-year extension with a fee amount of 6% of insurance premium; and

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

ATTEST:

Domingo Senande
Domingo Senande
Executive Director

Katharine Glynn
Katharine Glynn, Chairwoman

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

Aye
Aye
Absent
Aye
Aye

ENGLEWOOD HOUSING AUTHORITY
111 West Street
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Tel.: (201) 871-3451 Fax: (201) 871-5908
TTY: (201) 871-8951

2026 RISK MANAGEMENT SERVICES

COMPANY	RATE
Alamo Insurance Group, Inc. 55 Flanagan Way Secaucus, NJ 07094	Not to exceed 5% No additional cost
GJEM Insurance Agency, Inc. 540 Sylvan Avenue Englewood Cliffs, New Jersey 07632	Not to exceed 6%

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RESOLUTION NO. 11-24-25 (4)

**RESOLUTION BY THE COMMISSIONERS OF THE ENGLEWOOD HOUSING A
CHANGE ORDER IN THE SUM OF \$264,942.00
FOR THE CONTRACT FOR APARTMENT RENOVATIONS AT VINCENT K. TIBBS
SENIOR CITIZEN BUILDING WITH JAVIER CONSTRUCTION CORPORATION**

WHEREAS, the ENGLEWOOD HOUSING AUTHORITY (the "Authority") previously awarded a contract for apartment renovations at Vincent K. Tibbs senior citizen building (the "Project") to Javier Construction Corporation for the sum of \$6,875,000.00; and

WHEREAS, change order no. 9 has been submitted for the project in the following amounts for the work summarized on Exhibit A attached hereto:

#A. Addition \$ 264,942.00 Change Order # 9

WHEREAS, the total additional cost for the change order is \$264,942.00 as provided in the Certification attached to this Resolution; and

WHEREAS, approval of the aforesaid change order will increase the total contract with Javier Construction Corporation to \$7,139,942.00; and

WHEREAS, as per the memo dated November 20, 2025, submitted by Coppa Montalbano Architects and approved 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 Javier Construction Corporation for \$7,139,942.00 (Seven Million One Hundred Thirty-Nine Thousand Nine Hundred Forty-Two and 00/100 Dollars) for change order no. 9 as identified in Exhibit A attached hereto.

INTRODUCED BY: Chairwoman Glynn

SECONDED BY: Commissioner Lemelle

DATED: November 24, 2025

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
Aye
Absent
Aye
Aye

ENGLEWOOD HOUSING AUTHORITY

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RESOLUTION NO. 11-24-25 (5)

**RESOLUTION BY THE COMMISSIONERS OF THE ENGLEWOOD HOUSING
AUTHORIZING A CHANGE ORDER IN THE SUM OF \$10,797.18
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 order no. 55 has been submitted for the project in the following amount for the work summarized on Exhibit A attached hereto:

#A. Additional \$ 10,797.18 Change Order #55 (Credit)

WHEREAS, there is a credit of \$10,797.18 for change order 55; and

WHEREAS, the change order is for reversal of change order no. 64 which will no longer be needed and shall be rescinded; and

WHEREAS, approval of the aforesaid change order will have no increase in the total contract with Drill Construction Co., Inc.; and

WHEREAS, as per the memo dated October 9, 2025, prepared by Executive Director Senande there is no need for additional work performed for the rehabilitation of the building; and

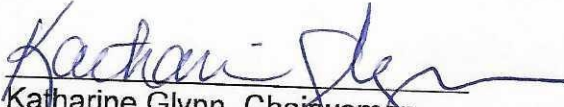
WHEREAS, it is necessary to issue a change order in order to inform of the credit received; and

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 a credit of \$10,797.18 (Ten Thousand Seven Hundred Ninety-Seven and 18/100 Dollars) for change order no. 55 as identified in Exhibit A attached hereto.


INTRODUCED BY: Chairwoman Glynn

SECONDED BY: Vice Chairwoman Cobb

DATED: November 24, 2025


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
Aye
Absent
Aye
Aye

ENGLEWOOD HOUSING AUTHORITY

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RESOLUTION NO. 11-24-25 (6)

**RESOLUTION BY THE COMMISSIONERS OF THE ENGLEWOOD HOUSING
AUTHORIZING A CHANGE ORDER IN THE SUM OF \$11,851.69
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 order no. 56 has been submitted for the project in the following amounts for the work summarized in Exhibit A attached hereto:

#A. Additional \$11,851.69 Change Order #56

WHEREAS, the total additional cost for the change order is \$11,851.69 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 \$6,525,851.69; and

WHEREAS, as per the memo dated November 7, 2025, 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

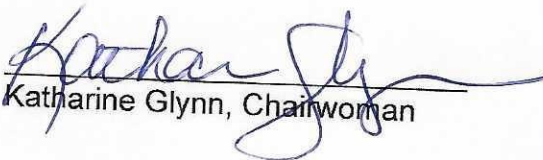
WHEREAS, the additional work needs to be done before the contracted work can be completed and as such, it is necessary to issue change orders in order to avoid a substantial increase in costs; and

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 \$11,851.69 (Eleven Thousand Eight Hundred Fifty-One and 69/100 Dollars) for change order no. 56 as identified in Exhibit A attached hereto.

INTRODUCED BY: Commissioner Lemelle

SECONDED BY: Vice Chairwoman Cobb

DATED: November 24, 2025


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
Aye
Absent
Aye
Aye

ENGLEWOOD HOUSING AUTHORITY

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RESOLUTION NO. 11-24-25 (7)

**RESOLUTION BY THE COMMISSIONERS OF THE ENGLEWOOD HOUSING
AUTHORIZING A CHANGE ORDER IN THE SUM OF \$72,024.68
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 order no. 57 has been submitted for the project in the following amounts for the work summarized in Exhibit A attached hereto:

#A. Additional \$72,024.68 Change Order #57

WHEREAS, the total additional cost for the change order is \$72,024.68 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 \$6,586,024.68; and

WHEREAS, as per the memo dated November 7, 2025, 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 \$72,024.68 (Seventy Two Thousand Twenty Four and 68/100 Dollars) for change order no. 57 as identified in Exhibit A attached hereto.

INTRODUCED BY: Commissioner Lee

SECONDED BY: Vice Chairwoman Cobb

DATED: November 24, 2025


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
Aye
Absent
Aye
Aye

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RESOLUTION NO. 11-24-2025 (8)

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

OFFERED BY: Chairwoman Glynn
SECONDED BY: Vice Chairwoman Cobb

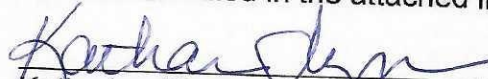
WHEREAS, the bills and claims per the attached listing (voucher numbers through)

EHA Operating –	5551
E.H.M.S., Inc. –	2862
Foti –	2979
Section 8 –	16131
Westmoor Gardens –	9521

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 1st through 31st.

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 list for the period of October.


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
Aye
Absent
Aye
Aye

At the Board Meeting of November 24, 2025 (8) upon roll call of Commissioners present, all voted "Aye" and Resolution November 24, 2025 (8) as carried.

ENGLEWOOD HOUSING AUTHORITY
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RESOLUTION NO. 11-24-2025 (9)

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

OFFERED BY: Chairwoman Glynn
SECONDED BY: Vice Chairwoman Cobb

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

EHA Operating –	5569
E.H.M.S., Inc. –	2863
Foti –	2984
Section 8 –	16141
Westmoor Gardens –	9532

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 November 1st through 30th.

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 list for the period of November.

ATTEST:

Domingo Senande
Domingo Senande, Executive Director

Katharine Glynn
Katharine Glynn, Chairwoman

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

Aye
Aye
Absent
Aye
Aye

At the Board Meeting of November 24, 2025 (9) upon roll call of Commissioners present, all voted "Aye" and Resolution November 24, 2025 (9) as carried.