

Minutes of November 24, 2025, Board Meeting

The Regular Meeting of the Englewood Housing Authority was called to order at 7:07PM 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	Absent
Commissioner Lemelle	Present
Commissioner Lee, Jr.	Present
Domingo Senande, Executive Director	Present
William Katchen, CPA	Present
Terrence Corrison, Esq.	Present

Minutes

A motion was made by Commissioner Lee and seconded by Commissioner Lemelle to approve the minutes of the October 27, 2025, Board Meeting. The motion carried with all in favor.

Executive Director's Report

A discussion was had regarding the details of the change orders on for resolution at this Board meeting.

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 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 Vice Chairwoman Cobb and seconded by Chairwoman Glynn to authorize the award of a contract to Giampaolo & Associates for financial auditing for all properties and programs. The motion carried with all in favor.

A motion was made by Commissioner Lemelle and seconded by Vice Chairwoman Cobb to authorize award of a contract to GJEM Insurance Agency Inc. for professional risk management services. The motion carried with all in favor.

A motion was made by Chairwoman Glynn and seconded by Commissioner Lemelle to authorize a change order in the amount of \$264,942 (to upgrade the heating system connections) to the Javier Construction contract for apartment renovations at the Vincent K. Tibbs Senior Building. The motion carried with all in favor.

A motion was made by Chairwoman Glynn and seconded by Vice Chairwoman Cobb to authorize a change order in the amount of a credit of \$10,797.18 (the credit is related to the tinting of the windows) from 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 Lemelle and seconded by Vice Chairwoman Cobb to authorize a change order in the amount of \$11,851.69 (to replace a basement floor drain trap) 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 Lemelle and seconded by Vice Chairwoman Cobb to authorize a change order in the amount of \$72,024.68 (to add a backflow preventer to the domestic water line) 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 Chairwoman Glynn and seconded by Vice Chairwoman Cobb to approve the bills and claims for the month of October. 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 November. The motion carried with all in favor.

Old Business

N/A

New Business

N/A

Adjournment

A motion was made by Commissioner Lemelle and seconded by Vice Chairwoman Cobb to adjourn the meeting at 7:44 PM. The motion carried with all in favor.

Respectfully submitted,

Domingo Senande
Executive Director