

Minutes of the May 19, 2025 Board Meeting

The Regular Meeting of the Englewood Housing Authority was called to order at 7:02PM 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	Present
Terrence Corriston, Esq.	Present

Minutes

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Lee to approve the minutes of the April 28, 2025 Board Meeting. The motion carried with all in favor.

Executive Director's Report

Vincent K. Tibbs Senior Building

- EHA continues to move forward successfully with the rehabilitation. Given EHA now has the financial resources to support the project, there are several resolutions on for consideration related to the project.

Other Properties

- EHA has 1 vacancy at the Foti Building. The tenant left the apartment without notifying EHA. The tenant handed the key to a neighbor. The apartment has requires extensive rehabilitation.

Public Comments

There was no one from the public present to provide public comment.

Resolutions

A motion was made by Chairwoman Glynn and seconded by Commissioner Correa to approve the adoption of the resolution authorizing a \$10,000 request for additional services for the Lothrop Associates Architects, Inc. contract related to the window replacement and façade repair (specifically brick staining and aluminum panels) at the Vincent K. Tibbs Senior Building. The motion carried with all in favor.

A motion was made by Commissioner Lemelle and seconded by Chairwoman Glynn to authorize the execution a contract for \$2,698,000 with Kameo Systems for the window replacement and façade repairs at the Vincent K. Tibbs Senior Building. The motion carried with all in favor.

A motion was made by Commissioner Lemelle and seconded by Commissioner Lee to authorizing award of a contract to Dancker for office furniture in the amount of \$10,932.50. 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 sum of \$5,344.15 (Tamper Switches) for the contract for Fire Sprinkler Construction at 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 authorize a change order in the amount of \$18,440.40 (Repair of Loose Bricks) for the roof replacement contract with VMG Group at 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 \$715.00 (Retrofit Roof Drains) for the roof replacement contract with VMG Group 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 Lemelle to authorize a change order in the amount of \$57,902.14 (Insulate Basement Pipes) for 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 Vice Chairwoman Cobb to authorize a change order in the amount of \$7,358.19 (Bollards) for 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 Commissioner Correa to authorize a change order in the amount of \$33,696.72 (Removal of Gate Valves) for 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 authorize a change order in the amount of \$21,993.08 (New Storefront) for 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 Vice Chairwoman Cobb and seconded by Commissioner Lemelle to authorize a change order in the amount of \$66,216.45 (Exterior Lighting) for 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 Commissioner Lee to authorize a change order in the amount of \$4,179.12 (Jet Basement Drains) for 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 \$28,013.20 (Sump Pumps/Building Management System) for 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 Lemelle to authorize a change order in the amount of \$32,815.89 (Outlets and Data Lines) for 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 Vice Chairwoman Cobb to authorize a change order in the amount of \$4,028.49 (Connect IT Panel to Generator) for 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 Vice Chairwoman Cobb and seconded by Commissioner Lee to authorize a change order in the amount of \$240,378.94 (Replace Basement Gas Lines) for 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 Vice Chairwoman Cobb and seconded by Commissioner Lee to approve the bills and claims for the month of May. The motion carried with all in favor.

Old Business

N/A

New Business

There was a discussion about the potential negative impact of President Trump's proposed budget on Section 8 housing assistance.

Adjournment

A motion was made by Vice Chairwoman Cobb and seconded by Commissioner Lee to adjourn the meeting at 7:59 PM. The motion carried with all in favor.

Respectfully submitted,

Domingo Senande
Executive Director