



**RESOLUTION OF THE HOUSING AUTHORITY
OF THE TOWNSHIP OF IRVINGTON**

RESOLUTION #2021-018

APPROVING THE MINUTES FOR THE REGULAR BOARD MEETING HELD ON MARCH 10, 2021

Commissioner _____ presents the following Resolution and makes the motion

Commissioner _____ 2nd the motion on the following Resolution

WHEREAS, the Irvington Housing Authority Board of Commissioners met on March 10, 2021 for the Regular Board Meeting; and

WHEREAS, the March 10, 2021, Board Meeting Minutes were delivered to the IHA via e-mail on March 23, 2021.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWNSHIP OF IRVINGTON, COUNTY OF ESSEX, STATE OF NEW JERSEY, that Resolution #2021-18 (Approving the Minutes for the Regular Board Meeting held on March 10, 2021) is approved.

YES NO ABSTAIN ABSENT

Commissioner Magalia Lamy-Lockhart
Commissioner Zorana Figueroa
Commissioner Andre L. Francis III
Commissioner Quasim Salaam
Commissioner Alfonso C. Griffin
Commissioner Annette L. Beasley
Commissioner Darlene Brown

I certify that this is a true copy adopted by the Board of Commissioners of the Housing Authority of the Township of Irvington at the Regular Board Meeting held on Wednesday, 14th, day of April 2021.

Ramon Rivera, Secretary
Interim Executive Director

Darlene Brown, Chairwoman

IRVINGTON HOUSING AUTHORITY
REGULAR BOARD MEETING
Wednesday, March 10, 2021

MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWNSHIP
OF IRVINGTON, HELD ON, WEDNESDAY, MARCH 10, 2021 HELD
VIRTUALLY AT 5:11 P.M.

I. OPEN PUBLIC MEETINGS ACT/READING OF SUNSHINE LAW

I, Darlene Brown, Chairperson of the Board of Commissioners of the Housing Authority of the Township of Irvington and presiding officer at this meeting do hereby state that it is now 5:11 p.m. on Wednesday, March 10th, 2021 and we are convening virtually and I do hereby announce publicly that notice of this board meeting has been provided in accordance with the law, that notice of same containing date, time and location was delivered or telephoned to the Irvington Herald or Star Ledger and also filed with the Municipal Clerk of the Township of Irvington and that formal action may be taken if said adequate notice has not been provided.

II. ROLL CALL

MR. BORIN: Commissioner Beasley?

COMMISSIONER BEASLEY: Present.

MR. BORIN: Commissioner Lockhart?

COMMISSIONER LOCKHART: Present.

MR. BORIN: Commissioner Figueroa?

COMMISSIONER FIGUEROA: Present.

MR. BORIN: Commissioner Francis?

COMMISSIONER FRANCIS: Present.

MR. BORIN: . Commissioner Griffin?

COMMISSIONER GRIFFIN: (No verbal response, but is here)

ALSO PRESENT:

FRANK BORIN, ESQ.
RICHARD REGAN, ESQ.
PATRICK LYNCH

III. SALUTE TO THE FLAG/PLEDGE OF ALLEGIANCE

IV. **PUBLIC PORTION** No members of the public wished to make a comment.

VI. **COMMISSIONER'S REMARKS**

CHAIRWOMAN LOCKHART: No remarks.

COMMISSIONER FIGUEROA: No remarks.

COMMISSIONER FRANCIS, III: No remarks.

COMMISSIONER GRIFFIN: No remarks.

VICE-CHAIRWOMAN BEASLEY: No remarks.

CHAIRWOMAN BROWN: She stated they have had some deaths at IHA and would like to take a moment of silence for them.

VII. **EXECUTIVE DIRECTOR RIVERA REMARKS:**

Director Rivera stated that on March 11, 2021, working with the Irvington Health Department, Sonia White and Rochelle Evans, and the County of Essex, Mr. Vincenzo, and the mayor will be hosting COVID vaccine distribution in the community center at 6244 Nye which will begin at approximately 10:30 a.m. for individuals who have already signed up. The list is now full and they will be vaccinating over 150 seniors and Irvington Residents. He will update the Board and the public on future dates.

Mr. Rivera then said he has seen improvements in the maintenance department. They have had numerous repairs to address, including issues concerning the steam lines at 624 Nye Avenue which they have corrected. They are also working on correcting two issues on leaking hot water tanks at 624 Nye Avenue as well as Union Avenue.

He reported they have a contractor coming in to repair the main entrance at 624 Nye Avenue which should be repaired in the next week. Also the door at 101 Union Avenue has been fully repaired and is functional. They have taken steps to insure that the cameras are operational to address any issues of vandalism.

Mr. Rivera stated they set up a protocol at the security desk to insure that maintenance is contacted first for any after hours emergencies and if they don't answer, it moves up the chain to the maintenance supervisor who is overseeing the operation.

They also created a resident maintenance person who will be attending to any maintenance calls after hours who will be Mandell (phonetic) Perket (phonetic) and Jeff Barrett who will be working after hours. They have two new maintenance workers to replace the four that have left and they have two vacancies.

RESOLUTION :

1. 2021-14 APPROVING THE MINUTES FOR FEBRUARY 10, 2021.

A motion to approve was made by Commissioner Lockhart, seconded by Commissioner Figueroa.

YES: Commissioner Lockhart, Commissioner Figueroa,
Commissioner Francis, Vice Chairwoman Beasley,
Chairwoman Brown, Commissioner Griffin.

**MOTION TO GO INTO CLOSED SESSION FOR THE PURPOSE OF
DISCUSSING ATTORNEY/CLIENT PRIVILEGE AND CONTRACT
NEGOTIATIONS**

All ayes. The commissioners and Mr. Rivera go into the closed session along with Mr. Borin and Mr. Reagan.

(CLOSED SESSION - WILL RECONVENE IN PUBLIC AFTERWARDS)

(RETURNED FROM CLOSED SESSION)

VII. RESOLUTIONS

1. 2021-15 APPROVAL OF MONTHLY BILLS FOR FEBRUARY 2021,
IN THE AMOUNT OF \$297,101.91.

A motion to approve was made by Commissioner Figueroa seconded by Vice Chairwoman Beasley.

ROLL CALL:

YES: Chairwoman Lockhart, Commissioner Figueroa,
Commissioner Francis, Commissioner Griffin,
Vice Chairwoman Beasley, Chairwoman Brown.

2. 2021-16 APPROVING AND AUTHORIZING IRVINGTON
HOUSING AUTHORITY TO ESTABLISH AN AGREEMENT
WITH IRVINGTON NEIGHBORHOOD IMPROVEMENT CORP
TO RECEIVE PREFERENCE FOR THREE TO FIVE HOMELESS
INDIVIDUALS ANNUALLY.

Vice Chairwoman Beasley asked if there was a procedure to the homeless persons to get on a waiting list or it's just a matter of turning it over.

Chairwoman Brown said it will go through IHA because they handle the homeless and do shelters and feed them and they would decide who needs it the most.

A motion to approve was made by Commissioner Lockhart, seconded by Commissioner Francis.

YES: Chairwoman Lockhart, Commissioner Figueroa,
Commissioner Francis, Commissioner Griffin,

Vice Chairwoman Beasley, Chairwoman Brown.

3 2021-17 APPROVING ATLAS ELEVATOR EMERGENCY
REPAIR CONTRACT FOR 101 UNION AVENUE ELEVATOR

Vice Chairwoman asked if that was the only elevator repair or are there others and how much to they charge to repair an elevator because it seems like IHA always elevators in repair.

Mr. Rivera stated in addition to Atlas Elevator they had one for hatch door reinforcement and another one from door operators, door closures. This elevator service took a significant amount of time and IHA deemed it an emergency as there were seniors and individuals who cannot use the stairs adequately enough to get out of the building. The cost is \$28,705 and the funds are going to be paid out of the capital fund account.

A motion to approve was made by Commissioner Figueroa, seconded by Commissioner Lockhart.

YES: Chairwoman Lockhart, Commissioner Figueroa,
Commissioner Francis, Commissioner Griffin,
Vice Chairwoman Beasley, Chairwoman Brown.

(Resolutions formerly approved but not signed by the previous Executive Director and are to be voted on again)

4 2020-60 APPROVING MINUTES OF OCTOBER 14, 2020.

A motion to approve was made by Commissioner Figueroa, seconded by Commissioner Lockhart.

YES: Chairwoman Lockhart, Commissioner Figueroa,
Commissioner Francis, Commissioner Griffin,
Vice Chairwoman Beasley, Chairwoman Brown.

5 2020-61 APPROVING THE BILLS FOR OCTOBER 2020 IN THE
AMOUNT OF 301,753.51.

A motion to approve was made by Commissioner Figueroa, seconded by Commissioner Francis.

YES: Chairwoman Lockhart, Commissioner Figueroa,
Commissioner Francis, Commissioner Griffin,
Vice Chairwoman Beasley, Chairwoman Brown.

6 2020-62 APPROVING WAIVER OF RENT FOR ONE MONTH
FOR NEWLY LEASED TENANTS

A motion to approve was made by Chairwoman Brown, seconded by Commissioner Francis.

YES: Chairwoman Lockhart, Commissioner Figueroa,
Commissioner Francis, Commissioner Griffin,
Vice Chairwoman Beasley, Chairwoman Brown.

VII. ADJOURNMENT

(Motion was approved by all ayes)

(Meeting adjourned)

CERTIFICATION

I, JENNIFER WILSON, the assigned transcriber, so hereby certify the foregoing minutes of March 22, 2021, digitally recorded and is prepared to the best of my ability.

/s/ Jennifer Wilson
Jennifer Wilson AD/T 623
AUDIOEDGE TRANSCRIPTION
FLORHAM PARK, NEW JERSEY

March 23, 2021
Date