



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

**RESOLUTION #2020-32**

**APPROVING THE MINUTES FOR THE REGULAR BOARD MEETING  
HELD ON MAY 27, 2020**

Commissioner \_\_\_\_\_ presents the following Resolution and makes the motion

Commissioner \_\_\_\_\_ 2<sup>nd</sup> the motion on the following Resolution

WHEREAS, the Irvington Housing Authority Board of Commissioners met on March 11, 2020 for the Regular Board Meeting; and

WHEREAS, the April 15, 2020, Regular Board Meeting Minutes were delivered to the IHA via e-mail on April 22, 2020; and

**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 #2020-032 (Approving the Minutes for the Regular Board Meeting held on May 27, 2020, are approved and accepted.

**YES      NO      ABSTAIN      ABSENT**

Commissioner Sean Evans	_____
Commissioner Magalie Lamy-Lockhart	_____
Commissioner Zorana Figueroa	_____
Commissioner Andre L. Francis III	_____
Commissioner Anna Scott	_____
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 Virtual Board Meeting held on Wednesday, 27<sup>th</sup>, day of May, 2020.

\_\_\_\_\_  
Carmelo G. Garcia, Secretary  
Executive Director

\_\_\_\_\_  
Darlene Brown  
Chairperson/Board of Commissioners

IRVINGTON HOUSING AUTHORITY  
REGULAR BOARD MEETING  
Wednesday, April 15, 2020

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWNSHIP OF IRVINGTON, HELD ON, WEDNESDAY, APRIL 15, 2020, HELD VIRTUALLY AT 5:3114 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 5:31 p.m. on April 15, 2020, and we are now convening virtually and I do hereby announce publicly that notice of this regular 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**

CARMELO G. GARCIA: Commissioner Evans?

COMMISSIONER EVANS: Present.

CARMELO G. GARCIA: Commissioner Lockheart?

COMMISSIONER LOCKHEART: Present.

CARMELO G. GARCIA: Commissioner Figueroa?

COMMISSIONER FIGUEROA: Present.

CARMELO G. GARCIA: Commissioner Francis, III?

COMMISSIONER FRANCIS, III: Present.

CARMELO G. GARCIA: Commissioner Scott?

COMMISSIONER SCOTT: Present.

CARMELO G. GARCIA: Vice Chairwoman Beasley?

VICE CHAIRWOMAN BEASLEY: Present.

CARMELO G. GARCIA: Chairwoman Brown?

CHAIRWOMAN BROWN: Present.

**III. COMMISSIONERS' REMARKS**

COMMISSIONER SCOTT: She hopes that everyone will continue to be safe through the crisis that is going on in

the world today. Everyone be safe.

VICE CHAIRWOMAN BEASLEY: She stated she would like everyone to be safe, stay indoors if they can and when they can't, wear the masks and gloves. She said we have to do this now so they can get together later.

COMMISSIONER FIGUEROA: She asked everyone to be safe, keep a safe distance, wear masks and gloves.

CHAIRWOMAN BROWN: She asked for everybody to be together in prayer as a lot of people are being lost to COVID-19. She said if they don't have to go out, please don't. If they do go out, be safe and she hopes to see everybody soon.

#### IV. EXECUTIVE DIRECTOR'S REMARKS - CARMELO G. GARCIA.

Mr. Garcia thanked the Board of Commissioners. He said as they talked in caucus with respect to how this coronavirus has created such pandemonium as a pandemic and what they have had to do to adjust and manage efficiently, given the circumstances during these challenging and turbulent times. He commended the managers, his team and the administration for their hard work. He commended maintenance for their hard work and their courage to be able to stand by throughout this process and this experience that can be very scary. He stated they have been able to step up and protect the residents to the best of their ability implementing a lot of the guidelines and being very encouraging to the residents about the hope and confidence that this too shall pass.

He stated whereas they have shut down the community rooms and any resident service or activities. He stated they have provided masks to all the residents. They are insuring that folks wear their masks and their gloves, especially the staff. Also that they limit interaction with individuals for the purposes of social distancing and protecting themselves and the residents that they serve as well. He added it has been an incredibly exhausting time as they have been going seven days a week, around the clock. He again praised the staff and the fact that the managers are in each of the buildings. He said the maintenance has been diligent and still closing out work orders and responding to residents' needs. He said they continue to manage better than most.

Mr. Garcia stated they have been ahead of the curve deploying a technologically advanced microbial solution that was electro magnetically sprayed in all the buildings and kills the coronavirus and any virus for 90 days. They also continue to regularly clean the buildings and they are sending out notices and bulletins as they receive them from the CDC and the State of New Jersey DOH and the governor's office.

He stated they have had one official case of COVID whereas that individual has passed on, may they rest in peace. He said their hearts go out to the family. In addition, they have had a couple people who have had to be quarantined who apparently were not tested positive, but were probably in contact with an individual that was infected with COVID-19. He added they are following the CDC checklist and are following the City of Irvington's checklist to insure that they are in full compliance and doing everything they can to protect their families and residents during this time of crisis.

Mr. Garcia said the other reports are that they are pushing strongly to have all residents to convert from a traditional payment of rent to an ACH payment of rent so that it is electronically deducted from their account so that they continue to stay afloat in collecting the rents in order to meet the operating subsidies so they can operate efficiently and provide a good quality of life for the residents.

He stated they are still moving forward with the AMP 1 demo application. They are moving forward with their AMP 2 and AMP 3 for light deck conversion. They are working with different groups, technical assistance people and have had their webinars and conference calls with the Assistant Secretary for HUD who has also issued new regulations and waivers, because it's not just public housing, they have a robust housing choice voucher program and are administering 400 plus vouchers. He stated therefore it has definitely been a yeoman's duty in the work that they are doing. He said he prays for everyone in his staff, the Commissioners and everyone on the call.

V APPROVAL OF MINUTES

1. 2020-025 RESOLUTION APPROVING THE MINUTES FOR MARCH 2020 MEETING

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

ROLL CALL:

YES: Commissioner Evans, Commissioner Lockheart,  
Commissioner Figueroa, Commissioner Francis III,  
Commissioner Scott, Vice Chairwoman Beasley,  
Chairwoman Brown

CARMELO G. GARCIA: He added that they are also enforcing the City of Irvington Operation Lockdown where no resident is allowed to have guests after 8:00 p.m. and they are continuously in communication with Irvington Police Department and collaborating with them to insure that we increase vertical patrols and have them called by the resident neighbors when anyone is in violation so that they can take the proper action either summoning them or whatever they have to do to enforce the threat of potentially one of the individuals violating the rules to infect someone else if they might be a carrier of the virus.

VI APPROVAL OF BILLS

1. 2020-026 APPROVAL OF MONTHLY BILLS OF \$318,881.81 FOR THE MONTH OF MARCH

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

ROLL CALL:

YES: Commissioner Evans, Commissioner Lockheart,  
Commissioner Figueroa, Commissioner Francis III,  
Commissioner Scott, Vice Chairwoman Beasley,  
Chairwoman Brown

VII RESOLUTIONS:

1. 2020-27 APPROVING COLE AND GIBLIN AS GENERAL COUNSEL

A motion to approve was made by Commissioner Francis, III, seconded by Vice Chairwoman Beasley.

ROLL CALL:

YES: Commissioner Evans, Commissioner Lockheart,  
Commissioner Figueroa, Commissioner Francis III,  
Commissioner Scott, Vice Chairwoman Beasley,  
Chairwoman Brown

2. 2020-028 APPROVING AND ACCEPTING AMBLIN AND (inaudible).

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

**ROLL CALL:**

**YES:** Commissioner Evans, Commissioner Lockheart,  
Commissioner Figueroa, Commissioner Francis III,  
Commissioner Scott, Vice Chairwoman Beasley,  
Chairwoman Brown

3. 2020-029 APPROVING AND ACCEPTING KNORR ELECTRIC CORPORATION ELECTRICAL SERVICES

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

**ROLL CALL:**

**YES:** Commissioner Evans, Commissioner Lockheart,  
Commissioner Figueroa, Commissioner Francis III,  
Commissioner Scott, Vice Chairwoman Beasley,  
Chairwoman Brown

4. 2020-030 APPROVING AND ACCEPTING MAGIC DUST CONSTRUCTION FOR PLUMBING, HOT WATER MAINTENANCE AND REPAIR SERVICES

A motion to approve was made by Commissioner Scott, seconded by Commissioner Lockheart.

**ROLL CALL:**

**YES:** Commissioner Evans, Commissioner Lockheart,  
Commissioner Figueroa, Commissioner Francis III,  
Commissioner Scott, Vice Chairwoman Beasley,  
Chairwoman Brown

5. 2020-031 APPROVING AND ACCEPTING EMERGENCY SERVICES THROUGH A-ROTO (PHONETIC) AND HUMANA \$3,035.

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

**ROLL CALL:**

**YES:** Commissioner Evans, Commissioner Lockheart,  
Commissioner Figueroa, Commissioner Francis III,  
Commissioner Scott, Vice Chairwoman Beasley,  
Chairwoman Brown

**CARMELO G. GARCIA:** The electronic resolution will be on the next meeting in May. Chairwoman Brown asked

if Director Garcia was going to reach out to make the conference call. He stated he was shooting for Friday. Chairwoman Brown is going to get a letter done so she can get it over to Mr. Garcia, because they won't know about this until they get it nailed down in the next mail. Mr. Garcia agreed to give them a heads up to walk them through the transition. He added he will text when he gets on so that they can coordinate the conference call on Friday.

Mr. Garcia stated they are going to do that for May, but they are going to put it out for 30 days, just to give everybody a heads up. Then if effective in May, it will take effect so then May 1st it will take effect and they will pass the resolution the second Wednesday of May, so it will only be a week after and hopefully they will believe that it's already been implemented as far as policy wise.

#### VIII. ADJOURNMENT

A motion was made to adjourn and all said aye.

CERTIFICATION

I, JENNIFER WILSON, the assigned transcriber, so hereby certify the foregoing minutes of April 15, 2020 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, 2020

Date