



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

**RESOLUTION #2020-019**

**APPROVING THE MINUTES FOR THE REGULAR BOARD MEETING  
HELD ON FEBRUARY 11, 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 February 11, 2020 for the Regular Board Meeting; and

WHEREAS, the February 11, 2020, Regular Board Meeting Minutes were delivered to the IHA via e-mail on February 24, 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 #2020-019 (Approving the Minutes for the Regular Board Meeting held on February 11, 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 Regular Board Meeting held on Wednesday, 11<sup>h</sup>, day of March, 2020.

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

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

IRVINGTON HOUSING AUTHORITY  
REGULAR BOARD MEETING  
Wednesday, February 11, 2020

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWNSHIP OF IRVINGTON, HELD ON, WEDNESDAY, FEBRUARY 11, 2020, CONVENING AT 5:06 P.M. AT 624 NYE AVENUE, IRVINGTON, NEW JERSEY, 07111.

**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 5:06 p.m. on February 11 2020, and we are now convening at 624 Nye Avenue, Irvington, New Jersey. 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.

COMMISSIONER FIGUEROA: Commissioner Figueroa has acknowledged her absence at today's meeting.

CARMELO G. GARCIA: Commissioner Francis, III?

COMMISSIONER FRANCIS, III: Present.

CARMELO G. GARCIA: Commissioner Scott?

COMMISSIONER SCOTT: Here.

CARMELO G. GARCIA: Vice Chairwoman Beasley has also acknowledged that she will be absent at today's meeting.

CARMELO G. GARCIA: Chairwoman Brown?

CHAIRWOMAN BROWN: Present.

**III. SALUTE TO THE FLAG/PLEDGE OF ALLEGIANCE**

#### IV. PUBLIC PORTION

**CHAIRWOMAN BROWN:** She stated the rules for the public portion for 2020.

1. Speakers are only allowed three minutes time to talk. Please stop at the three minutes to ask permission for further conversation.
2. Respect everybody that is speaking.

**SUSTANI (phonetic) POWELL:** 101 Union Avenue. Ms. Powell stated she had an issue that the tenants and the residents have a concern of. She said before anyone can do anything, they have fun and they have activities, they go out, they play games. She stated they would like to feel safe. She said right now the tenants do not feel safe.

She said the hall monitors are getting into confrontations with the tenants, with the visitors. She said it's a mess. She said she thinks something needs to be done about that, because in order for them to go on, they have to feel safe, not only in their apartments also. She stated right now they are not feeling safe.

She said the intercom system is not working and hasn't been working. She said if IHA could look into that, hopefully they can get it activated and maybe think about having some real security guards come by. She said there are people who don't know and can't interact and have social relationship with, because she said I want to make a change, but they have to all do this together.

She added in the May "thing", the first thing in the policy is "us feeling safe". She asked if they could get just a little bit more security or the intercoms working or something. She said the hall monitors aren't working.

#### V. COMMISSIONERS' REMARKS

**COMMISSIONER FRANCIS, III:**

He reserved his remarks to the Chair.

**COMMISSIONER EVANS:**

He reserved his remarks for the Chair.

**COMMISSIONER LOCKHEART:**

She reserved her remarks to the Chair.

**COMMISSIONER SCOTT:**

No remarks at this meeting.

**CHAIRWOMAN BROWN:**

She stated they are working on monitors and also working on creating better security.

**VI. EXECUTIVE DIRECTOR'S REMARKS - CARMELO G. GARCIA:** Mr. Garcia acknowledged the work that is being conducted by the Chair who has been

volunteering her time to assist.

He said what happened this past week was that they got to install the new Tenant Association offices and he asked that they stand up and congratulate them one more time. Sonia, Viti (phonetic), Val stood up. He said he wanted the tenants to see who the resident tenant association officers are. They have volunteered here to be a voice with the Executive Director and the Board to make sure they improve the quality of life.

He addressed Ms. Powell's concerns and they recognize that there are some folks that are absolutely undesirable, bring in the criminal element and they need to work together, for the residents to continue calling the Irvington Police Department, speaking to Director Fowler and Deputy Chief Townsend who is there constantly reacting and proactively attending to IHA's needs. Mr. Garcia added that the more the residents share with the officers present here, who are here so the residents can talk to them and share some of the things that they know are ongoing and then they can pass it on to the detectives and to the other shift that comes in after them.

Mr. Garcia said they are going to move forward with evictions. He said the issue was that when the police department came and knocked on that individual's door, they didn't open the door, thus they are going to pursue how else to process that complaint against that individual. He said no individual should have any indecent exposure to resident children and women, when in fact they are residing in IHA. He added we do not tolerate that and they will move steadfastly for eviction.

Regarding the intercoms, Mr. Garcia said they were discussing that with the Board Commissioners, giving them a report as to where they are with that transformation of the four buildings getting an intercom system. He added the goal and vision is to put security fencing all around the campus so you have only in and our access way. That is the reason for them wanting the pictures of their scan cards, so the card can't be passed off to someone else. The system will generate a report of when and how many times a resident entered and left the building, so if someone is in and out 20 times in 24 hours, that is a red flag. If that happens, they will pull the video and see who the person is at that access way and they will move for eviction because that is violating the lease.

He said they are still waiting for the one strike evictions that they have right now in the courts. He added people tend to think that if those individuals have not been evicted, they think they can remain here. He said that is not the case. He said the person who was a nuisance to this building here, which is a matter of public record, the guy Jack who was tormenting some of the residents and they ended up evicting him. He said they are not going to tolerate anyone who is not going to follow the rules and respect the peaceful enjoyment of their neighbors.

Mr. Garcia said at the March meeting they are going to have a presentation for the Board so they can look at the two systems and the system that they're choosing to replace the intercoms.

**MR. CARMELO G. GARCIA:**

**VII APPROVAL OF MINUTES**

1. 2020-011 RESOLUTION APPROVING THE MINUTES FOR JANUARY 2020 MEETING

A motion to approve was made by (name not given),, seconded by (name not given).

**ROLL CALL:**

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

**VIII APPROVAL OF BILLS**

1. 2020-012 APPROVAL OF MONTHLY BILLS OF \$140,261.42  
FOR THE MONTH OF JANUARY

A motion to approve was made by (name not given), seconded by (name not given).

**ROLL CALL:**

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

**IX RESOLUTIONS:**

1. 2020-13 REJECTING TUTECH (phonetic) IT SERVICES BID.

Remarks: This was a bid for a new IT company to service and maintain the IT and IS systems. Their bid was 168,000, which is way over budget and has to be rejected.

A motion to approve was made by (name not given),, seconded by (name not given).

**ROLL CALL:**

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

2. 2020-014 APPROVING AND ACCEPTING INTRODUCTION  
OF THE 2010 IHA BUDGET.

Remarks: This the State budget. There are three budgets that IHA operates under that reconcile each one together. A HUD budget, a State budget and the asset managing budget for each building.

A motion to approve was made by (name not given), seconded by (name not given).

**ROLL CALL:**

**YES:** Commissioner Evans, Commissioner Lockheart,  
Commissioner Francis III, Commissioner Scott,

Chairwoman Brown

3. 2020-015 APPROVING AND ADOPTING THE INDEPENDENT AUDITOR'S REPORT FOR FISCAL YEAR

Remarks: For the first time in 10 years, there were no findings in the audit.

A motion to approve was made by (name not given), seconded by (name not given).

**ROLL CALL:**

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

4. 2020-016 APPROVING AND AUTHORIZING THE PURCHASE OF NATURAL GAS WHICH THERE WAS A REVERSE AUCTION FOR

Remarks: This is the public use of an online auction website and they are going to go with Direct Energy for the supply of natural gas at .039 cents of a therm.

A motion to approve was made by (name not given), seconded by (name not given).

**ROLL CALL:**

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

5. 2020-017 APPROVING AND ACCEPTING SUPERIOR WELDING AND BOILER COMPANY FOR EMERGENCY SERVICES IN THE AMOUNT OF \$24,336.65 FOR DURING THE HEARING SEASON

Remarks: This was due to a crack in the main boiler of 101 that required the company to do the scaling within the walls and to weld new plates on to the boiler in order to provide heat for the residents.

A motion to approve was made by (name not given), seconded by (name not given).

**ROLL CALL:**

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

6. 2020-018 APPROVING AND ACCEPTING FINAL PAYMENT TO BARUCH (phonetic) BUSINESS IN THE AMOUNT OF \$25,000

A motion to approve was made by (name not given), seconded by (name not given).

**ROLL CALL:**

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

**CARMELO G. GARCIA:** He addressed a question pertaining to the security deposit and is it placed in an interest bearing account. He said by statute, in the State of New Jersey, when a landlord leases an apartment they issue a security deposit and it is in fact deposited into an interest bearing account. The IHA comptroller has announced that all of IHA accounts are in full compliance with respect to that.

He added that a tenant will get that security deposit 30 days after the tenant has transitioned out of the development.

**CHAIRWOMAN BROWN:** (Inaudible) is the 27th at 11:30, they have their (inaudible) 3 program. It will be at 624.

**CARMELO G. GARCIA:** He said some of the students will do the African dance, they will have an African drummer.

**X. 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 February 11, 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

February 24, 2020

Date