



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

**RESOLUTION #2020-47**

**APPROVING THE MINUTES FOR THE REGULAR BOARD MEETING  
HELD ON JULY 29, 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 July 29, 2020 for the Regular Board Meeting; and

WHEREAS, the July 29, 2020, Emergency Board Meeting Minutes were delivered to the IHA via e-mail on September 2, 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 #2020-047 (Approving the Minutes for the Regular Board Meeting held on July 29, 2020, are approved and accepted.

**YES    NO    ABSTAIN    ABSENT**

Commissioner Magalie Lamy-Lockhart	_____
Commissioner Zorana Figueroa	_____
Commissioner Andre L. Francis III	_____
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, 9<sup>h</sup>, day of September, 2020.

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

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

IRVINGTON HOUSING AUTHORITY  
EMERGENCY BOARD MEETING  
Wednesday, July 29, 2020

MINUTES OF THE EMERGENCY BOARD MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWNSHIP OF IRVINGTON, HELD ON, WEDNESDAY, JULY 29, 2020, HELD VIRTUALLY AT 5:02 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 5:02 p.m. on July 29, 2020, and we are convening virtually and I do hereby announce publicly that notice of this emergency board meeting has been provided in accordance with the law, that said notice containing date, time and location was delivered or telephoned to the Irvington Herald or the 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 Lockheart?

COMMISSIONER LOCKHEART: Present.

CARMELO G. GARCIA: Commissioner Figueroa?

COMMISSIONER FIGUEROA: Here.

CARMELO G. GARCIA: Vice Chairwoman Beasley?

VICE CHAIRWOMAN BEASLEY: Present.

CARMELO G. GARCIA: Chairwoman Brown?

CHAIRWOMAN BROWN: Present.

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

**III. COMMISSIONERS' REMARKS**

VICE CHAIRWOMAN BEASLEY: No remarks.

COMMISSIONER FIGUEROA: No remarks.

COMMISSIONER LOCKHEART: No remarks.

**CHAIRWOMAN BROWN:** No remarks.

**IV. CARMELO G. GARCIA REMARKS:** He stated it has been a heat wave and they have been doing the wellness checks for the seniors and residents.

He stated they did open up, with the fire department, the fire hydrant in order to provide our young people with refreshing fun and they had a lot of fun with it. Also while applying the social distancing so they can run in pods. He stated it was good that they are practicing those kinds of things. No mask of course, because it was wet.

Mr. Garcia stated they have been very fortunate in that they have not had any new cases of COVID and pretty much the reasons for the resolutions that are on this agenda is for the purposes that they have to get additional waivers under the 2020-05 in by July 31st, which was pertinent. He said they have their mass communication technology and partnership with T-Mobile to provide all the residents with a free tablet and limited WiFi access so that they can get a real time Amber alert communication tool so that IHA can better communicate with them during COVID and all future emergencies that they can be alerted on or all future procedures and policies, because there was some confusion for things like ACH enrollment and they had to clarify that for residents that if they don't have a bank account, they can't be forced to open up a bank account. If a resident gets a check manually and it's not direct deposited, IHA can't force you to do that. So this tool will help with better communication with residents.

He stated he had a very successful call with Congressman Payne today. Next week they will be with the senator's office regarding them supporting IHA and getting a letter for IHA with respect to their Section 18 demo/dispo application for Crescent Lane, as well as for a security and public safety credit that they are going to be pursuing in September, once it comes out along with inviting, hopefully, any congressman and of course all the dignitaries and the residents to be a part of the distribution of the tablets which they are shooting for the last week in August to make that happen. He added again they got a strong commitment from the congressman and they are going to get a couple letters of support from the congressman and from Senator Booker.

Mr. Garcia said he was excited about having them push HUD. He said they know how HUD has treated IHA in the past and through the partnership it has been at times hit and miss and they cannot take any chances of not being able to get the approval for the Section 18. He said it is imperative that the congressmen and the senators know about what is happening with HUD because Mr. Garcia does not think anyone has been able to tell the story the way it should be told given the last the two and a half years, three years of reform and transformation and really making IHA a better place and taking it out of the financial straits that it was in.

**CHAIRWOMAN BROWN:** She asked if Mr. Garcia could explain to the commissioners when you get to resolution 48 as far as the CARES Act and the where the funds are coming from.

## **V RESOLUTIONS:**

1. 2020-047 RESOLUTION TO GET EXTENSION ON THE

UNAUDITED FINANCIALS SO THAT THEY ARE FLUENT  
WITH WHAT HUD IS ALLOWING GIVEN THE COVID  
PANDEMIC.

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

**ROLL CALL:**

**YES:** Commissioner Lockheart, Commissioner Figueroa,  
Vice Chairwoman Beasley, Chairwoman Brown

2. 2020-048 RESOLUTION TO ENTER INTO THE AGREEMENT  
WITH T-MOBILE AND PART OF THE MODEL

Remarks: What it is T-Mobile will be the first in New Jersey, other than Nicha who is going to be watching this particular model which is a program that does better outreach. It pretty much closes the digital divide where T-Mobile was launching a \$10 a month for unlimited WiFi in order to better indicate, give and equip the residents with tools that will allow the residents and management to communicate better. Given the situation of what is happening, that's what allowed T-Mobile to launch this kind of a program.

And what this program is doing for IHA is modernizing the intercom system where the residents can actually see by video who is at the door and the intercoms. That is an app that is being uploaded already to the tablet and then on top of that, the mass communication technology app which is Quick Alert, which is the tool that will give the ability to like an Amber Alert in real time to communicate with the tenant. Part of the expense is basically IHA is paying for the residents to have unlimited WiFi access and T-Mobile is giving IHA the \$200 tablets for free to be given to the all the residents. And the CARES Act, what we call is the COVID funding that we receive in order to do things like this where it is a preventative proactive responsive tool measure to deal with COVID because the whole purpose is that they don't want the interaction between management and the residents so that there's no spike and there's no contagious infectious virus with the corona going around and creating a potential outbreak.

He said secondly, as they have learned and experienced, a lot of the residents were hunkered in, did not know really what was happening with respect to the two corona implications, the state of emergency and other folks were giving them false information or rumor information which created a sort of craziness with residents. This eliminates any miscommunication and they have a direct linkage and access to the tenants.

VICE CHAIRWOMAN BEASLEY: She asked if everyone in housing that's including 81, 101, 624, everybody will have a tablet, correct?

CARMELO G. GARCIA: He answered no. The first phase of the deployment will be solely for 624 and 81 because they are going to be disposing of the Crescent Lane amp one assets and thus would have been an unnecessary expense because if in October or November they get the approval to give the tenant protection vouchers and then they

relocate everybody in 90 days, it would be an unnecessary expense to give those residents a tablet when they are going to be relocated.

**VICE CHAIRWOMAN BEASLEY:** She asked the tablets are not nailed down that anybody that goes into the apartment can pick up and walk out with. The second part of the question, when they walk out, who will replace it and you can give people tablets, but if you don't give them training on how to work it, it's just like nothing in their possession.

**CARMELO G. GARCIA:** He stated with respect to the first point, they are setting it up whereby you will be getting the tablet to be mobile only in the apartments. There will be a tracker to the unit. If the tablet is taken outside of the apartment, the tracker will be notifying IHA that someone removed the tablet from the apartment.

He added secondly they have decided that certain individuals who may be irresponsible because of mental health conditions or their disabilities, their tablet would be stationed on the wall nearest their door. Those individuals, and IHA knows who they are, will not have the ability to pretty much be mobile with the tables. He had considered putting the tablets on the wall for all residents, but after listening to the feedback that it was supposed to making it more mobile not just a monitor on the wall. The tablet will be designed like a kiosk where it has certain restrictions. It's only three apps, the Quick Alert, the Comlet app for the intercoms and then the ability for GPS because it's tracking the unit and if you want to go on the Internet. They have a declaration that when the resident receives the tablet they sign, acknowledging that you are responsible for the replacement of that tablet if it is broken or if it is removed. It would be tacked on to the resident's rent.

The tablet has a protective cover for it, the screen and tablet are protected. This will better serve the residents with the alerts and other information such as elevator down, gas leak, burst pipe, any policies.

**CHAIRWOMAN BROWN:** She asked what documentation is in place when they present the tablets to each resident?

**CARMELO C. GARCIA:** So the document would be the declaration that they would acknowledge receiving the tablet. Also, there will be training that T-Mobile will be onsite with IHA IT people and T-Mobile's people to train them when they receive the tablet. He said it is a very user-friendly interface. There will be a demo showing various situations, how it would look if someone was ringing the bell to an apartment, etcetera.

He added that in the second week of August he hopes to be able to share with everyone the demos in real time as to how it works. And he will choose a couple of senior residents to see if their willingness and their ability to do this is there.

**CHAIRWOMAN BROWN:** She said that there are residents who can't come out of their apartment for whatever reason, will they receive a tablet as well and would you give the option of where they would like to put it for access?

**CARMELO G. GARCIA:** He said they will not give any additional tablets to the home health aids --

**CHAIRWOMAN BROWN:** No, not the home health aides, but to the residents who may have a home health aide because they're not mobile like the other residents.

**CARMELO G. GARCIA:** He stated those tablets would be made stationary on the wall so that they do not have to worry about being mobile. The tablet is converted to work with anyone deaf, blind and mute. For example, if deaf, it would have a vibrating motion.

**CHAIRWOMAN BROWN:** She asked who will be responsible for mounting these tablets to the wall if that's the case.

**CARMELO G. GARCIA:** He stated it would be IHA's contractor, not from T-Mobile, whatever contractor IHA has to do the installation. It needs to be professionally done so there are no issues with coming down, etcetera. They are trying to figure out which arm would hold the tablet, flush in the wall or do they have the arm where the person can swivel it? He asked how would you commissioners think it would better serve those residents?

**CHAIRWOMAN BROWN:** She said some residents, not all, should have the option as to how they wish to operate their tablet, because there are some that might have beds where they're in the bed or walk on a walker, they might want a station by where they spend most of their time versus having to get on the walker and walk to the door.

The other commissioners agreed with that statement and Mr. Garcia said he would add that to the alternatives.

**COMMISSIONER FIGUEROA:** Asked that the buildings that are being knocked down, what happens when they need to have information, are you using flyer?

**CARMELO G. GARCIA:** He stated that is correct. They would still use the original method of communication for those developments. He said because they are waiting to complete the new capital physical needs assessment, if they get that to them in September, they are promising a 30- day turnaround. So if in October we are notified that there is the approval on the tenant protection vouchers, then immediately we'd be acting to the 90 day relocation and begin assisting the tenants with that process.

With the new technology the information will get out to everybody at one time versus the old school method of also having to call everybody and consume a lot of time doing that.

**COMMISSIONER FIGUEROA:** She asked when the new buildings are built, would they have tablets or a new form of intercom?

**CARMELO G. GARCIA:** He said at that point it would be state of the art intercom system, but it would be like a table. He thinks they will be able to develop buildings that are Alexa based. He states everything will be advanced technology and use voice activated commands to interact with residents, security and management.

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

A motion to approve was made by Commissioner Evans, seconded by Commissioner

Figueroa.

**ROLL CALL:**

**YES:** Commissioner Lockheart, Commissioner Figueroa,  
Vice Chairwoman Beasley, Chairwoman Brown

3. 2020-049 ACCEPTING THE ADDENDUM TO THREE G  
DOMINION'S CONTRACT FOR AMP 1.

Remarks: This goes back to the Section 18 demo/dispo application whereas they were going to deny it because the original physical needs assessment was no good and they had to intercede with a suspension request to allow IHA to do a new capital physical needs assessment and before they deny this, let IHA get it up to the 57 percent threshold. They had a conference call and they agreed that they can bring it up from 29 percent to the 57 percent with an elevator 62 percent, which would be 101 and 141.

Chairwoman Brown asked where is this company from, what state? Mr. Garcia said is it's New Jersey, but he doesn't know the exact address. Chairwoman Brown asked if the contact person is Ron Hazleton? Mr. Garcia said no, the gentlemen that he has dealt with are Ian, the Vice President, and the other gentleman Tom or Ryan.

Mr. Garcia said he negotiated the original 19,500 and got it down to 17,500, saving \$2,000.

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

**ROLL CALL:**

**YES:** Commissioner Lockheart, Commissioner Figueroa,  
Vice Chairwoman Beasley, Chairwoman Brown

(Meeting adjourned at 05:33:23 p.m.)

CERTIFICATION

I, JENNIFER WILSON, the assigned transcriber, so hereby certify the foregoing minutes of July 29, 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

September 1, 2020

Date