



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

RESOLUTION #2020-54

**APPROVING THE MINUTES FOR THE REGULAR BOARD MEETING
HELD ON SEPTEMBER 9, 2020**

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 September 9, 2020 for the Regular Board Meeting; and

WHEREAS, the September 9, 2020, Board Meeting Minutes were delivered to the IHA via e-mail on October 5, 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 #2020-054 (Approving the Minutes for the Regular Board Meeting held on September 9, 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, 14th, day of October, 2020.

Carmelo G. Garcia, Secretary
Executive Director

Darlene Brown
Chairperson/Board of Commissioners

IRVINGTON HOUSING AUTHORITY
REGULAR BOARD MEETING
Wednesday, September 9, 2020

MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWNSHIP
OF IRVINGTON, HELD ON, WEDNESDAY, SEPTEMBER 9, 2020, HELD
VIRTUALLY AT 5:00 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 5:00 p.m. on September 9, 2020, and we are 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 Lockhart?

COMMISSIONER LOCKHART: Present.

CARMELO G. GARCIA: Commissioner Figueroa?

COMMISSIONER FIGUEROA: Yes.

CARMELO G. GARCIA: Commissioner Francis, III?

COMMISSIONER FRANCIS, III: Yes.

CARMELO G. GARCIA: Vice Chairwoman Beasley?

VICE CHAIRWOMAN BEASLEY: Yes.

CARMELO G. GARCIA: Chairwoman Brown?

CHAIRWOMAN BROWN: Present.

(Counselor and corporation general counsel also present)

III. SALUTE TO THE FLAG/PLEDGE OF ALLEGIANCE

IV. COMMISSIONERS' REMARKS

COMMISSIONER LOCKHART: No remarks at this time.

COMMISSIONER FRANCIS, III: No remarks at this time.

COMMISSIONER FIGUEROA: No remarks at this time.

VICE CHAIRWOMAN BEASLEY: She will wait until the Executive Director finishes his reports.

CHAIRWOMAN BROWN: She welcomed everyone back and stated they did some great things over the summer. She added she hopes this is going to be a great year.

V. CARMELO G. GARCIA REMARKS: He started his remarks with the tenant rent roll relative to rent collections, tenant account receivables. He noted that they have been unfortunately hurt due to COVID with respect to the rent collection and losses are running between 15 to \$20,000. He stated they do however have a strategy to redirect CARES Act funds to plus in the gap, because they do allow you to utilize them for preventative preparedness and responsive methods to how the pandemic has affected the agency. He stated they have taken these funds and purchased cleaning supplies, PPE companies that have disinfected all the buildings, the mass communication vehicle for the WIFI network and the tablet distribution program so IHA can better communicate with their residents.

He stated that for the months of May, June and July IHA has been aggressive and strong because of the ACH enrollment increase, because of the policy that the commissioners adopted, they were able to increase by 22 to 25 percent in average on range and he will get back with what the increase is reflective of in the number of tenants. He said that on average they have 93 percent to 94 and a half percent. So they have been more successful on policy and enrollment and it's only applicable to those who have an existing account. They can't force people to open up a bank accounts in order for the funds to be electronically withdrawn.

He stated on the vacancies and occupancies, there was an exodus due to COVID. He said while they were doing wonderful in getting the units leased up, some people decided to go back down south or to go with their children. IHA currently has 93 vacant units but 55 of them are in AMP 1, Crescent Lane. He added the magic number would be 39, but 55 are in Crescent Lane because they are waiting for the approval from HUD to relocate those residents. So the magic number would be 36 there. They can keep the wait list open and eventually close the wait list in late October probably. He recommends that if we know any institutions or resources that can get the information out to residents who are looking to transition, senior citizens looking to transition from their homes or rentals into Irvington Housing Authority to that help get the word out just in case.

Mr. Garcia stated that T-Mobile private public partnership of Operation Care is the project that was unveiled and deployed and was a huge success on August 31st and September 1st. They were able to distribute over 300 tablets to residents who were very happy and liked the new modernized intercom system so they can see someone at their front door. He added that in 81 they still haven't locked that front door because the goal is that when they get that door repaired in the front, both doors were opening up at the

same time with the second entry door being delayed by 20 to 30 seconds. So no longer will they pass the first entry and then wait in the foyer at the intercom and go into the second entry. Now it's from outside of the building, which is presenting a better public safety measure. The residents are happy with these results. He stated that initiative was a huge success and will only get better with the quick alert notification.

VI. APPROVAL OF MINUTES

1. 2020-047 RESOLUTION APPROVING THE MINUTES FOR THE JULY BOARD MEETING

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

ROLL CALL:

YES: Commissioner Lockhart, Commissioner Figueroa,
Commissioner Francis III, Vice Chairwoman Beasley,
Chairwoman Brown

VII. APPROVAL OF BILLS

1. 2020-048 APPROVAL OF MONTHLY BILLS FOR THE MONTH OF AUGUST FOR \$421,597.23.

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

ROLL CALL:

YES: Commissioner Lockhart, Commissioner Figueroa,
Commissioner Francis III, Vice Chairwoman Beasley,
Chairwoman Brown

VIII RESOLUTIONS:

1. 2020-49 APPROVING AND AUTHORIZING BARCLAY MANAGEMENT FOR ADDITIONAL WATER TREATMENT AT 624 NYE AVENUE IN THE AMOUNT OF \$13,050.00 DUE TO COVID-19 PANDEMIC.

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

ROLL CALL:

YES: Commissioner Lockhart, Commissioner Figueroa,
Commissioner Francis III, Vice Chairwoman Beasley,

Chairwoman Brown

2. 2020-050 APPROVING AND AUTHORIZING CLEANING 19 FOR EMERGENCY DISINFECTING AT IRVINGTON HOUSING AUTHORITY DUE TO COVID-19 PANDEMIC.

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

ROLL CALL:

YES: Commissioner Lockhart, Commissioner Figueroa, Commissioner Francis III, Vice Chairwoman Beasley, Chairwoman Brown

3. 2020-051 ACCEPTING AND APPROVAL TO WRITE OFF AGED TENANT ACCOUNTS AT IHA

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

ROLL CALL:

YES: Commissioner Lockhart, Commissioner Figueroa, Commissioner Francis III, Vice Chairwoman Beasley, Chairwoman Brown

- 4.. 2020-52 ACCEPTING AND AUTHORIZING THE PRELIMINARY DESIGNATION AND QUALIFICATIONS OF SILVER STREET DEVELOPMENT CORPORATION AND RPM DEVELOPMENT GROUP FOR THE REDEVELOPMENT OF APM 1,2 AND 3 OF THE IRVINGTON HOUSING AUTHORITY CAMPUS.

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

ROLL CALL:

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

5. 2020-53 APPROVING AND ACCEPTING ALADDIN PLUMBING AND HEATING FOR EMERGENCY PLUMBING WORK LOCATED AT AMPS 2 & 3 IN THE AMOUNT OF \$22,225.00.

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

ROLL CALL:

YES: Commissioner Lockhart, Commissioner Figueroa,,
Commissioner Francis III, Vice Chairwoman Beasley,
Chairwoman Brown

6. 2020-54 WHEREAS IHA IS DESIROUS OF CONSIDERING PROPOSALS THAT WILL PROVIDE A COST SAVINGS TO THE MANAGEMENT OPERATIONS AND ALLOW FOR THE OUTSOURCING OF PROPERTY MAINTENANCE AND MANAGEMENT.

WHEREAS IHA HAS BEEN DEALING WITH COVID-19 THAT HAS PLACED A HARDSHIP ON THE OPERATIONS AND PERSONNEL.

WHEREAS IHA, IN CONCERT WITH HUD'S APPROVAL AND TO CLOSE OUT THE RECOVERY ACTION PLAN, THIS IS A REQUIRED STEP TO BE MORE EFFICIENCY, COST SAVINGS AND PROFICIENT PROPERTY MAINTENANCE, MANAGEMENT SERVICES.

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

ROLL CALL:

YES: Commissioner Lockhart, Commissioner Figueroa,
Commissioner Francis III, Vice Chairwoman Beasley,
Chairwoman Brown

7. 2020-55 APPROVING AND AWARDED INTERCOM REPLACEMENT AT 624 NYE AVENUE AND 81 UNION AVENUE TO SHI IN THE AMOUNT OF \$84,113.06.

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

ROLL CALL:

YES: Commissioner Lockhart, Commissioner Figueroa,
Commissioner Francis III, Vice Chairwoman Beasley,
Chairwoman Brown

IX. ADJOURNMENT

(Meeting adjourned at 05:25:03 p.m.)

CERTIFICATION

I, JENNIFER WILSON, the assigned transcriber, so hereby certify the foregoing minutes of September 9, 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

October 4, 2020

Date