



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

**RESOLUTION #2021-11**

**APPROVING THE MINUTES FOR THE REGULAR BOARD MEETING  
HELD ON JANUARY 13, 2021**

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 January 13, 2021 for the Regular Board Meeting; and

**WHEREAS**, the January 13, 2021, Board Meeting Minutes were delivered to the IHA via e-mail on February 1, 2021; 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 #2021-11 (Approving the Minutes for the Regular Board Meeting held on January 13, 2021, are approved and accepted.

**YES    NO    ABSTAIN    ABSENT**

Commissioner Magalie 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 Virtual Board Meeting held on Wednesday, 10<sup>th</sup>, day of February, 2021.

\_\_\_\_\_  
Ramon Rivera, Secretary  
Interim Executive Director

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

IRVINGTON HOUSING AUTHORITY  
REGULAR BOARD MEETING  
Wednesday, January 13, 2021

MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWNSHIP  
OF IRVINGTON, HELD ON, WEDNESDAY, DECEMBER 13, 2021, HELD  
VIRTUALLY AT 5:06 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 5:06 p.m. on Wednesday January 13th, 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.

**SWEARING IN OF NEW COMMISSIONER, MR. SALAAM:**

MR. ACEBO: Stated his name is Andres Acebo, an attorney with DeCotis, FitzPatrick, Cole and Giblin, attorneys for the IHA. He stated he is going to administer the oath of office to Mr. Griffin.

He asked Mr. Griffin to raise his right hand. The oath was:

"I, Alfonso Griffin, do solemnly swear or affirm that I will support the Constitution of the United States and the Constitution of the State of New Jersey and I will swear true faith and allegiance to the same and to the government established in the United States and in the State under the authority of the people. I, Alfonso Griffin, do further solemnly swear or affirm that I will faithfully, impartially and justly perform all the duties of the office of commissioner of the Irvington Housing Authority according to the best of my ability, so help me God."

**II. ROLL CALL**

MR. ACEBO:: Commissioner Lockhart?

COMMISSIONER LOCKHART: Present.

MR. ACEBO: Commissioner Figueroa?

COMMISSIONER FIGUEROA: Present.

MR. ACEBO: Commissioner Francis?

COMMISSIONER FRANCIS: Yes.

MR. ACEBO: Commissioner Salaam, not here. Commissioner Griffin?

COMMISSIONER GRIFFIN: Here.

MR. ACEBO: Vice Chairwoman Beasley?

VICE CHAIRWOMAN BEASLEY: Present.

MR. ACEBO: Chairwoman Brown?

CHAIRWOMAN BROWN: Present.

**ALSO PRESENT VIA PHONE:**

DAVID DOYLE, ESQ.  
PAUL MATTURO

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

**IV. RESOLUTION APPROVING MINUTES FROM DECEMBER.**

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

**ROLL CALL:**

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

**IV. PUBLIC PORTION**

No comments.

**V. COMMISSIONER'S REMARKS**

**CHAIRWOMAN BROWN:**

She wished everyone a happy new year and wishes that IHA reaches its goals this year and keeps everyone same.

**VICE-CHAIRWOMAN BEASLEY:** Wished everyone a safe new year and let's move forward with progress.

**COMMISSIONER FIGUEROA:** Wished everyone happy new year and hope they can do all they need to for the Housing Authority for the upcoming year and safety for all.

**COMMISSIONER GRIFFIN:** Stated thank you for having him aboard and it's his pleasure to meet everyone.

## V. MONTHLY REPORTS

There were no monthly reports.

**CHAIRWOMAN BROWN:** She welcomed Commissioner Griffin to the Housing Authority for the Commissioners.

**EXECUTIVE DIRECTOR RIVERA:** He said good evening to everyone and went on to introduce himself. He stated he was appointed at the last meeting as the interim director of the Housing Authority. He thanked the commissioners for their support.

He stated he is an attorney and has experience in representing housing authorities and dealing with numerous employment issues and management of public entities since December 9th. He said they immediately got to work on addressing many issues that existed around some of the concerns brought up about security issues and maintenance of apartments so that all of the units are improved.

He said they also addressed problems in terms of vendors that needed to be addressed and that will be on the agenda tonight. He stated they've started working immediately and he believes there have been improvements since with respect to how this entity is running. He added there is a lot of work to be done and he has heard their comments as well. Also addressing the communications with tenants and ensuring that we are addressing their concerns and improving their quality of life every day.

He stated they will be focusing on the various projects and three developers will speak tonight about two of the projects at the Housing Authority and one in conjunction with the city which will help to rehabilitate and rejuvenate IHA properties and improve the neighborhood.

He said finally with respect to COVID and the issues there, he is working with the Township Health Department hopefully to bring vaccinations on board when appropriate so that they can address the senior population by bringing vaccinations here. He said they will have more to report as they continue but he is working to try and bring that right on site here and he will have more information on their progress.

He said in closing he looks forward to working with everyone to improve the Housing Authority and make it as shining a star as I know it can be in Essex County.

## **SILVER STREET PROJECT AND GEORGETOWN DEVELOPMENT**

**PARTNERS:** Roger Gendron with Silver Street Development stated they are looking forward to the potential opportunity, with IHA's help and consent, to revitalize, renovate and restore AMP two and three to their former glory. He stated that as they walked the property they noted a plaque in one of the towers that had an outline of President Johnson and lettering indicating that the property is built and funded under the End of Poverty programs. He said he felt it was appropriate that they ought to work with those prior to them by bringing this re-development to fruition. He said it will be a Herculean task that

will require working with you and the City of Irvington, the New Jersey Housing Finance Authority and the deserving tenants at both properties.

Mr. Gendron stated SSDC and Georgetown Development joined forces in 2017 with the intent of bringing their respective skill sets to maximize their ability to improve communities, create areas of growth opportunity and preserve and extend the life of existing affordable housing projects.

He gave a quick summary on Silver Street stating that they have had to redevelop and built from the ground up over 11,000 affordable housing units. They currently own eight affordable housing units in New Jersey totaling 1,522 apartments all financed, through New Jersey Housing Authority and all affordable. He stated their skill sets are redeveloping existing and building from the ground up affordable housing units.

Mr. Gendron went on to state they have a high level of development skills including financial engineering, property management, construction, tenant in place rehabilitation and community outreach. He said they are known for turning around troubled properties and neighborhoods and have renovated approximately 8,000 units with tenants in place.

He added they have expertise in tenant relocation and expertise providing security with tenants and working with partners to achieve common goals. To that end Mr. Gendron stated he would like to recognize Georgetown Development Partners, their joint venture partners. He said Dallas Evans will introduce himself and speak on behalf of Georgetown Development.

Mr. Dallas Evans wished happy new year to the board and new Board members. He said that he and his partner Felix Yeoman were happy to hear what the goals are for IHA in 2021 and that are in line with Georgetown's goals dealing with the quality of life of the residents as it relates to security and their living environment. He said their commitment is to affordable housing and this is what they do. It has been what they have focused on since the founding of the company in 2006.

He added their role will be that of project management and they will also manage and develop the communications plan. Mr. Evans stated they think absolute transparency is essential along with open communication with the Board and the residents as it is very important to manage everyone's expectations. He stated the way that is done is with transparency and openness with the Board and the residents. He added he wanted to thank IHA for the opportunity to present to them this evening. He said in response to the RFU issued in May of 2020 they submitted their response regarding Amp 1 and Amp 2. He said they were notified 9/14/2020 they would have the opportunity to work with IHA.

Mr. Evans stated that Georgetown Development's vision has been one of developing key entities and strengthening the fabric of neighborhoods through a combination of preservation, renovation and new construction. He stated that he and Felix have over 60 years of real estate and finance experience. He added they built the company through hard work and a deep commitment to the communities in which they serve. He said their vision is that of service and using their skills from the financial side as well as from the intellectual side to be able to improve the lives of the communities in which they serve.

Mr. Evans said that both he and Felix are aware of corporate and social responsibilities and both have served on Boards of Directors for healthcare and other various community based organizations and they come with a heightened sensitivity to the families and communities that they serve. He stated that Felix was the Chairman of the Board of Regents for the Prince George Community College and served as Chairman of the Board of Prince George's County Hospital in Maryland. Mr. Evans stated that he served for 26 years as Chairman of the Board of Morgan State University. He said he also had the privilege of serving the residents of the District of Columbia as Deputy Mayor.

Mr. Evans stated that he and Felix work collectively to respond to these challenges and collaboratively with residents in order to have a positive impact.

Mr. Gendron stated he has two properties that they redeveloped under the RAD program. The first one he discussed was Pequot Highlands Apartments in Salem, Massachusetts. It consisted of 250 apartments originally built in 1971. He said they acquired it in 2016 and it has undergone substantial renovation. He said the bricks were falling off the property and it was roped off on the outside.

Mr. Gendron stated that they had a lot of experience with mid rise and high rise buildings and so they were selected as a developer for that reason. It cost \$11 million to overhaul the facade of that building. They re-skinned the property, put in all new bathroom fixtures and finishes, all the kitchen cabinets, new flooring and lighting throughout. Also installed new insulation, heating and water systems, all with the tenants in place. They set up hospitality units where the tenants could spend the day. They provided food for them, TV, etcetera.

He said that property was originally only 59 percent affordable and when they were done it ended up at 96 percent affordable. In addition they extended the life of the building. The building's intended use was only for 40 years and they extended it another 40 years.

The next property is Silver Vistas. Mr. Gendron stated this property was in Neptune City, New Jersey and was 171 units of senior housing which was originally built in 1982. He stated they acquired the property in 2016. The property was only partially covered by HUD and was only 59 percent affordable and they converted it to 96 percent with a similar type of rehab. They redeveloped the common areas and community areas and spent \$9 million revenue renovating the property in 2017. They put solar on the roof, new windows, new elevators, new bathroom fixtures and finishes and the units were basically like new when they were done. And the renovations were done with the tenants in place.

Mr. Evans spoke about Sursum Corda Apartments which was a 200 unit collaborative built in 1968 and had fallen on some very hard times particularly in the '80/s. Mr. Evans stated when he got involved with the collaborative it was functionally obsolete and had vacancies. The cooperative's owners hired Mr. Evans and Felix to represent them to reposition this asset. The apartments are a six acre site 10 blocks from the Capitol and the families had significant challenges with deferred maintenance, operating deficit, etcetera. They were selected to work with owners through a strategy to redevelop the property.

Mr. Evans showed a slide of what the project looks like now. He said they had to go through a significant zoning process and multiple meetings and ultimately got approved to build 1,130 units on the property. In addition the families had a guaranteed right to return and they were able to get them a significant economic benefit. Working with HUD they were able to change their HUD contract to individual Section 8 vouchers. They also managed the relocation for the families off the site and expect to manage the relocation of the families back to the site.

He stated the only way you can do this is by developing a transparency with the Board and the staff and the residents and other various stakeholders. He added to help facilitate this, they developed a communications plan which would allow real time families to know exactly where they were in the development process. They also had virtual meetings and monthly meetings with the families. The families understood that with the right support they can really control their own destinies whereas before they were not being represented. Mr. Evans and Felix were on the side of the families to enable them to improve their life circumstances.

Mr. Evans stated what is important to them is the value that they bring to the residents and families who live there and to improve the quality of life through safety and a great living environment and other amenities. He said they are very sensitive on the safety standpoint as it relates to COVID and they have a COVID plan that is very detailed that they require their project managers and any subcontractors to adhere to. In addition as to the relocation plan, the Board and the staff and the residents will have an opportunity to work with them as they develop the relocation plan.

**SETH PARKER:** Seth Parker is the Development Manager and runs the day to day happenings from inception to finish. He spoke about the time line for development and the scope of the rehab. He stated there is a lot here. Regarding scope of work. That will inform us what needs to be done for amp two and three. He said there were five categories of processes. The first one is capital needs assessment which will inform as to what needs to happen to the buildings to allow them to extend the life of the buildings. It will inform about the finishes of the units, the exterior of the building, energy efficiency, etcetera.

The second process is resident input through a series of meetings with the residents and commissioners and the staff to figure out what is there now and what is not there that residents benefit from. The major take away from the time line is if they started in February and were successful with winning 9 percent credits, that would set them up to start construction in July of 2020. They estimate the period of rehabilitation would be about 16 months.

**ROGER GENDRON:** Mr. Gendron stated to be competitive is immense undertaking to have everything in place under a 9 percent application. If they can act in February, they will able to get off the ground running. He said the funding has to be replaced.

**DOUGLAS DOYLE:** Mr. Doyle stated he understood the completion date is July of 2024, but he assumes that because they are staging the apartments some of the apartments will be able to be released earlier.

**SETH PARKER:** Stated that is correct. So as you get halfway through that 16 month

period of construction, half of the units would be done.

**CHAIRWOMAN BROWN:** Chairwoman Brown asked how much do you know about the Urban Housing Authority and what made you interested in this project? And how affordable would the rent be for our residents?

**ROGER GENDRON:** Mr. Gendron stated amps two and three fit into their expertise and they need to apply to the RFU. Additionally they have substantial experience in New Jersey and have over 1500 units there, so it is a landscape they are familiar with. He said the two examples they just showed are examples of how these properties will look.

**VICE-CHAIRWOMAN BEASLEY:** She asked how is the 9 percent housing loan paid back? Is it from rent or how? She said she heard him say that you have to put in an application and she is sure there is a criteria that you have to meet for this loan, but she would like to know exactly what IHA is giving up, because it seems that your Development Company is putting out everything, you're doing it all, but what is IHA losing in the process?

**ROGER GENDRON:** He state the 9 percent credit program is not a loan. It is a low income housing tax credit that they in turn sell. He said this is a joint effort between them, IHA, Silver Streets and Georgetown Development. He said the 9 percent credit does not require IHA to pay it. When an investor pays for the credits, their benefit is a stream of tax benefits for 10 years, but at the end of that time there is no requirement o repay it. The investor at the end of 15 years will want to exit this transaction and they generally exit with a buyout of \$1 which the IHA is the one we are proposing should get that. He said there is no payback, it is equity. It is not a repayable loan. The investor gets the benefit directly from the government.

This is a true joint venture between Silver Streets, Georgetown and IHA. What IHA brings is the knowledge of what's going on, on the ground, and historical perspective and relationships with your tenants and also an idea of what would work best in your community and what they bring to the table is financial expertise, production expertise and management expertise.

**CHAIRWOMAN BROWN:** She asked what do you mean by "ownership"?

**ROGER GENDRON:** He state the ownership would be 51 percent the Housing Authority and 49 percent Georgetown. The investors require guarantees from Georgetown which they will provide. He said the response to the RFU has all of the details in it.

**RPM DEVELOPMENT GROUP:**

**MICHAEL HONG:** Mr. Hong is the Vice President of Development at RPM.

**ED MARTOGLIO:** He said RPM is a New Jersey based developer, contractor and property manager. They have been doing housing in New Jersey since 1986. They do all of those functions in house and they do their own property management. They have about 200 folks and work only in New Jersey. They do affordable housing mostly but a fair amount of mixed income housing. He said they have worked in the various



surrounding areas and in Newark where they have almost 1,000 apartments. He said they have worked extensively under the 9 percent tax program. Since the tax credit program was first introduced, RPM has received funding every single year.

He stated they also work extensively under the LEAD program and have received State and national awards for their sustainability in creating really green sustainable buildings. He said last year in South Jersey they completed a 72 unit senior building which is New Jersey's first net zero building. And what that means is that it is built in such a sustainable fashion of high level energy efficiency and the like. He stated that all of their developments have a commitment to local hiring. Under the State housing program there is a relatively low 15 percent commitment to minority and business hiring, but they often have achieved 50 percent awarded to minority owned firms.

He showed several slides of some of the work they have done. He said the superintendents that work on the building actually live in the building. They also have a full time social service group with RPM and an MSW who is the head of their social service program along with seven or eight social workers. He showed other slides of projects they have done including town homes with 1, 2, 3,4 and 5 bedrooms.

Mr. Martoglio said like the prior developer talked about, they also enter into a partnership arrangement. They propose that they would contribute all the capital necessary to get the project approved and funded. He added that one of the major motivators for developers in doing these projects is the development fee which comes at the end of the project. He said they are proposing to split the development fee 50 percent to RPM and 50 percent Housing Authority. And also over time every year when you collect the rent and pay the expenses, if there's any cash flow payments to investors, they are proposing a 50/50 split to the Housing Authority.

As to the apartments, their approach is high efficiency heating and cooling and attractive bathrooms. They do roof top gardens when they can and sometimes patios for the apartments.

He said they are New Jersey based and have completed 50 or to tax credit 9 percent credit jobs in New Jersey. He said they are excited about the opportunity here.

**BAKARI G. LEE, ESQ.:** He stated he is an attorney with McManimon , Scotland and Baumann. Their firm was founded in 1971 and they are primarily a public finance law firm, although they have recently expanded. He said their business model is working with governmental agencies for a variety of financing projects. He said he "cut his teeth" as a bond lawyer, but over time have transitioned to the affordable housing space work.

Mr. Lee stated he represents the Newark Housing Authority, the Housing Authority of Bergen County, Guttenberg Housing Authority, Camden Housing Authority and multiple other housing authorities through the state. He has also represented developers in connection with joint ventures with housing authorities.

He said you can do a RAD transaction or a mixed finance transaction. The section 18 disposition process is part and parcel of the mixed finance transaction. Or you can do a separate standalone section 18 disposition. He explained what disposition is as defined by the Housing Authority. He said what HUD does is they record a declaration of trust

against the site in favor of them and what that means is that because we provide you with money, you are going to put the deed restriction on your site so you can't just sell it without going through us first and getting our approval. He also explained a section 18 approval.

Mr. Lee added that before approving selling of the site, they want to know what is going to be done or what kind of value the Housing Authority is going to get in return because HUD's perspective if you can lease it, you can sell it, but we want to make sure that the site is going to be used for the benefit of low and moderate income residents or that you get enough money from the sale so you can dedicate that for the benefit of low and moderate income residents.

He said there is a process where you have to state what is going to happen with the site and what kind of a product they are getting. They want to know does local government approve, etcetera, are you getting a pilot from a local municipality. Once HUD gives its approval, it will release the declaration of trust and at that point you can move forward with whatever transactions may be. But again analyzing is a significant part of all this.

He spoke about ground leasing the site, but they are not divorced from the site. You would ground lease it to an entity that you are a partner in. He wanted to be clear about that to dispel any concerns about leasing away control or interest in the site. IHA would continue as a partner with the developer, i.e. RPM.

Mr. Lee stated the last thing he wanted to say that with regard to timing, it is not finite, but it tends to take five, six months to put everything together and then HUD reserves to the right to a 60 to 90 day review of the application. So your disposition approval could be as short as five or six months.

**DOUGLAS DOYLE:** Mr. Doyle asked what is the next thing they need from IHA if the Commissioners elected to move forward?

**BAKARI G. LEE:** Mr. Lee stated they would need to negotiate a developer's agreement between RPM and IHA as to what kind of development IHA wants and that will dictate the type of financing RPM pursues and the nature of the disposition.

**ED MARTOGLIO:** Mr. Martoglio added that the Board is interest in a mixed income housing and that is an important component as they look at financing opportunities.

**BAKARI G. LEE:** Mr. Lee added that it would be helpful if they could get an updated understanding as to what is the status of the Section 18 application that was submitted and whether HUD has come back with questions. Also how could they assist with that.

**DOUGLAS DOYLE:** Mr. Doyle said they have had conversations with HUD and have been providing them with information as late as last weeks and were under the impression they were going to get an answer and approval in the coming days.

**RAMON RIVERA:** Mr. Rivera stated they are waiting for a response and are hoping it will be approved. They have submitted all the information they have asked for.

**BAKARI G. LEE:** Mr. Lee stated if that is approved, they will get a disposition approval letter and that is going to be critical because it will speak to whether you have

any replacement obligation.

**MICHAEL HONG:** Mr. Hong briefly explained the 9 percent tax credit again and what other things they might need to get for the tax credit application. He explained how that then allows them to finalize construction, pull construction permits, etcetera. He said they were looking at approximately 18 months construction.

**VICE-CHAIRWOMAN BEASLEY:** She asked if the developer's agreement was a legal document that is binding in a court of law.

**ED MARTOGLIO:** Mr. Martoglio responded that it is and has all the main business terms and enforceable.

**DOUGLAS DOYLE:** Mr. Doyle added that it will have milestones in it also.

**MICHAEL HONG:** He briefly spoke about relocation and they have a network of contacts that do that.

**ED MARTOGLIO:** He state they have probably 2000 plus apartments in Essex County and could help with relocation.

#### **722 PRESENTATION:**

**JENNIFER CARRILLO-PEREZ:** Ms. Perez stated that they are developers for 722. and that is a collaboration. Their project is 100 percent affordable that received a tax credit award in 2019.

**ADENAH BAYOH:** She stated that they have been working on the project for seven years, that is the project at Chancellor and Union. That project was an old movie theater in Irvington. She said they are asking for five vouchers to help with affordability. She feels affordability is very important. She said she grew up in affordable housing and that is important to her.

She said 722 would be the Housing Authority's partner to make sure they continue to make affordability something obtainable in Irvington.

**JENNIFER CARRILLO-PEREZ:** She stated that 722 was not a housing authority property. They were designated as a developer and received their entitlements for joining and land use in 2019 with the tax abatement and resolution of support. Those are items that were needed for the low income housing tax credit applications. They also have zoning approval. The one thing that is missing is just for them to finalize the vouchers they have received for the commitment. She said Samantha Hennessy will walk through the project.

**SAMANTHA HENNESSY:** She showed a slide and said 722 Chancellor is a 56 unit tax credit project. To be competitive they have mixed the incomes and 10 percent of it has to for income at 30 percent AMIA. This is why they are asking the Housing Authority for the five vouchers. The project has a multipurpose community room, onsite management leasing and live in superintendent. People can park underneath the building and can enter the building from there. On the second floor there will be a fitness room and there will be laundry rooms on each floor. There is an indoor playground.

There are also five special needs units. She said the Urban League is providing social services. This is a mix of one, two and three bedroom units.

Ms. Hennessy said the time line on the project was they have to provide a commitment for the five vouchers and they have the building permits so they can close and start construction in the beginning of March.

**CHAIRWOMAN BROWN:** She asked with the five vouchers would the people getting the five vouchers go through you normal process?

**SAMANTHA HENNESSY:** Yes.

**CHAIRWOMAN BROWN:** Welcome Mr. Rivera.

**VICE-CHAIRWOMAN BEASLEY:** She also welcomed Mr. Rivera.

(CLOSED SESSION BEGINS WITH APPROVED MOTION)  
(END CLOSED SESSION - APPROXIMATELY 35 MINUTES)

**ANDRES ACEBO:** Mr. Acebo stated during the closed session the Commissioners deliberated about the redevelopment projects and consulted with legal counsel in an attorney/client privilege setting They evaluated the presentations and the benefits to the residents, the pros and cons. Executive session minutes will be prepared when the it is deemed no longer confidential.

## **VI. RESOLUTIONS**

1. 2021-02 APPROVAL OF MONTHLY BILLS FOR DECEMBER 1 , THROUGH DECEMBER 30, 2020 IN THE AMOUNT OF \$323,903.23.

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

### **ROLL CALL:**

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

2. 2021-03 APPROVING AND AWARDING AZIRA (phonetic) ZERO SECURITY AGENCY SECURITY SERVICES CONTRACT IN THE AMOUNT OF \$334,402.

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

### **ROLL CALL:**

**YES:** Commissioner Lockhart, Commissioner Francis,  
Commissioner Griffin, Vice Chairwoman Beasley,  
Chairwoman Brown

**ABSTAIN:** Commissioner Figueroa.

3. 2021-04 APPROVING AND awarding a company for T account services in the amount of \$32,200.

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

**ROLL CALL:**

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

- 4.. 2021-05 APPROVING AND ACCEPTING MATERIALS TECHNOLOGY SOLUTIONS FOR IT CONSULTANT SERVICES IN THE AMOUNT OF \$16,000.

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

**ROLL CALL:**

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

5. 2021-06 APPROVING AND ACCEPTING BP PROGRAM PROJECT BASED VOUCHER.

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

**ROLL CALL:**

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

6. 2021-07 APPROVING AND AWARDING WILLIAM PATCHET CPA FOR MANAGEMENT CONSULTING SERVICES IN THE AMOUNT OF \$55,800 FOR A CONTRACT TERM, AN ANNUAL CONTRACT.

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

**ROLL CALL:**

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

7. 2021-08 APPROVING SITE ACCESS AGREEMENT WITH RPM DEVELOPMENT GROUP.

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

**ROLL CALL:**

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

8. 2021-096 APPROVING AND AUTHORIZING FIVE HOUSING VOUCHERS FOR THE PROJECT 722 CHANCELLOR AVENUE BLOCK 229, Lot 20.

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

**ROLL CALL:**

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

9. 2021-10 AUTHORIZING THE TERMS FOR EMPLOYMENT FOR THE EXECUTIVE DIRECTOR AND SECRETARY TO THE BOARD OF COMMISSIONERS.

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

**ROLL CALL:**

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

(Commissioners enter closed session for approximately one hour)

**IX. ADJOURNMENT** Motion made by Commissioner Figueroa.  
Unanimously approved.

(Meeting adjourned)

CERTIFICATION

I, JENNIFER WILSON, the assigned transcriber, so hereby certify the foregoing minutes of January 13, 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

January 25, 2021  
Date