



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

RESOLUTION #2020-10

**AUTHORIZING TERMS OF EMPLOYMENT FOR EXECUTIVE DIRECTOR AND
SECRETARY TO THE BOARD OF COMMISSIONERS SUBJECT TO HUD APPROVAL**

Commissioner Beasley presents the following Resolution and makes the motion

Commissioner Brown 2nd the motion on the following Resolution

WHEREAS, the Housing Authority of the Township of Irvington ("Housing Authority") is a public entity organized and existing pursuant to the Code of Federal Regulations, the Department of Housing and Urban Development ("HUD"), and the laws and regulations of the State of New Jersey; and

WHEREAS, the Housing Authority is desirous of ensuring the efficient and uninterrupted operations of its governmental services in light of the sudden and unanticipated vacancy to the office of Executive Director and Secretary to the Board of Commissioners (the "Board"); and

WHEREAS, the Board previously subject to all State and federal regulatory clearances has appointed Ramon Rivera, Esq. as Interim/Acting Executive Director and Secretary to the Board on an emergency basis until a permanent appointment can be made in accordance with State and federal law;

WHEREAS, the Board is now desirous of retaining Mr. Rivera as Executive Director for a period of six (6) months commencing on December 10, 2020 through June 10, 2021, with a commitment of a minimum of 35 hours a week for a fixed base salary of \$140,000 payable in semi-monthly payments less than all applicable withholdings and taxes; and

WHEREAS, the Board's employment agreement with Mr. Rivera shall be subject to final approval by HUD.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Irvington Housing Authority, County of Essex, State of New Jersey, that the Board of Commissioners hereby appoint Ramon Rivera, Esq. as Executive Director and Secretary to the Board effective immediately subject to the terms and conditions of the employment agreement approved by HUD; and

BE IT FURTHER RESOLVED that the Board hereby authorizes the Board Chair, Vice Chair, Comptroller, Chief Financial Officer, General Counsel, and any other necessary official, officer or employee of the Housing Authority be and they are hereby permitted to execute any and all documents and to take any and all actions necessary to complete and realize the intent and purpose of this Resolution.


BE IT FURTHER RESOLVED that this Resolution shall take effect immediately and be kept on file for public inspection.

YES NO ABSTAIN ABSENT


Commissioner Magalia Lamy-Lockhart
Commissioner Zorana Figueroa
Commissioner Andre L. Francis III
Commissioner Quasim Salaam
Commissioner Alfonso C. Griffin
Commissioner Annette L. Beasley
Commissioner Darlene Brown

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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, 13th day of January 2021.



Ramon Rivera, Secretary
Executive Assistant



Darlene Brown, Chairwoman



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

RESOLUTION #2021-09

**APPROVING AND AUTHORIZING FIVE HOUSING VOUCHERS FOR THE PROJECT
SPECIFIED AT 722 CHANCELLOR AVENUE, BLOCK 229, LOT 20**

Commissioner Beasley presents the following Resolution and makes the motion

Commissioner Brown 2nd the motion on the following Resolution

WHEREAS, on June 17, 2016, the Irvington Housing Authority (the "Authority") Executive Director at that time, prepared a correspondence committing project-based vouchers to support the proposed project at 722, Chancellor Avenue, Block 229, Lot 20 (the "Project"); and

WHEREAS, on September 9, 2019, the Chancellor and Union Urban Renewal, LLC (the "Redeveloper") as designated redeveloper for the Project by the Township of Irvington (the "Township"); and

WHEREAS, on September 9, 2019, the Township approved a Resolution in support of the Project to the Housing Mortgage and Finance Agency ("HMFA"); and

WHEREAS, the Redeveloper informed the current administration at the Authority, that at least five project-based vouchers constitute a critical component of the financial feasibility of the Project; and

WHEREAS, the Authority proposes to grant five project-based vouchers to the Redeveloper in support of the Project and prior commitments made by the previous Executive Directors.

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:

1. The Irvington Housing Authority approves the granting of five project-based housing vouchers to Chancellor and Union Urban Renewal, LLC for 722, Chancellor Avenue, Block 229, Lot 20.
2. This Resolution shall take effect immediately.

YES NO ABSTAIN ABSENT

Commissioner Magalie Lamy-Lockhart

Commissioner Zorana Figueroa

Commissioner Andre L. Francis III

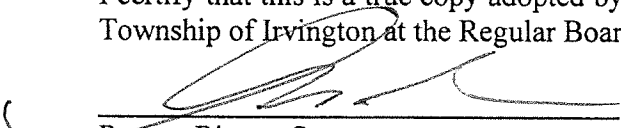
Commissioner Quasim Salaam

Commissioner Alfonso C. Griffin

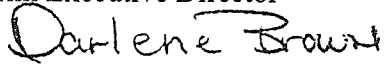
Commissioner Annette L. Beasley

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 Regular Board Meeting held on Wednesday, 13th day of January 2021.



Ramon Rivera, Secretary
Interim Executive Director



Darlene Brown
Chairperson/Board of Commissioners



RESOLUTION OF THE HOUSING AUTHORITY OF THE TOWNSHIP OF IRVINGTON

RESOLUTION #2021-08

APPROVING AND AUTHORIZING THE A SITE ACCESS AGREEMENT WITH RPM DEVELOPMENT GROUP

Commissioner Figueroa presents the following Resolution and makes the motion
Commissioner Lockhart 2nd the motion on the following Resolution

WHEREAS, on May 6, 2020, the Irvington Housing Authority (the "Authority") advertised a Request for Qualifications for the redevelopment of rent-restricted, income restricted housing at Amps 1, 2, and 3 at the Irvington Housing Authority campus within the Township of Irvington utilizing a mixed finance and mixed income approach (the "Project"); and

WHEREAS, on June 3, 2020, RPM Development Group (the "Redeveloper") submitted qualifications and proposals for the Project; and

WHEREAS, after review of the proposals and qualifications of the Redevelopers, the Authority has determined to preliminarily designate the Redeveloper for consideration for the Project; and

WHEREAS, after discussions with Redeveloper, Redeveloper would like to perform additional due diligence at Amp 1 to continue discussions and negotiations with the Authority.

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:

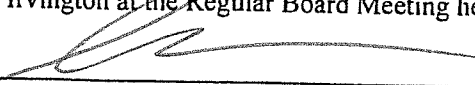
- 1. The Irvington Housing Authority approves the granting of a Site Access Agreement with RPM Development Group for Amp one for 60 days from execution of attached Agreement.
2. This Resolution shall take effect immediately.

YES NO ABSTAIN ABSENT

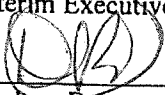
- Commissioner Magalie Lamy-Lockhart
Commissioner Zorana Figueroa
Commissioner Andre L. Francis III
Commissioner Quasim Salaam
Commissioner Alfonso C. Griffin
Commissioner Annette L. Beasley
Commissioner Darlene Brown

Handwritten checkmarks in the voting columns for each commissioner.

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, 13th day of January 2021.



Ramon Rivera, Secretary
Interim Executive Director



Darlene Brown
Chairperson/Board of Commissioners

RESOLUTION OF THE HOUSING AUTHORITY
OF THE TOWNSHIP OF IRVINGTON

RESOLUTION #2021-07

AWARDING CONTRACT FOR HOUSING AUTHORITY MANAGEMENT
CONSULTING SERVICES

Commissioner Beasley presents the following Resolution and makes the motion

Commissioner Figueroa seconds the motion on the following Resolution

WHEREAS, in accordance with applicable law, a request for a request for proposals was advertised and made available on or about December 16, 2020; and

WHEREAS, proposals were received and opened on December 29, 2020 at 12:00 P.M.; and

WHEREAS, proposals were received by (1) William Katchen CPA in the amount of \$55,800, and (2) Bronner Management Consultants in the amount of \$270,000; and

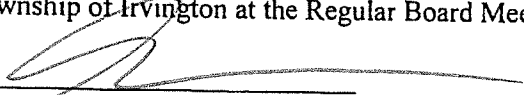
WHEREAS, considering that William Katchen CPA presented the most comprehensive proposal and best price, the Irvington Housing Authority proposes the contract be awarded to William Katchen. Funds are available for this fee to be paid out of the Operating Fund account ending in 6291.

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, AS FOLLOWS:

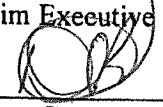
1. Resolution #2021-07 is approved for a contract with William Katchen CPA for Housing Authority Management Consulting Services at the Irvington Housing Authority in the amount of \$55,800 subject to final approval by HUD..
2. This Resolution shall take effect immediately.

	YES	NO	ABSTAIN	ABSENT
Commissioner Magalie Lamy-Lockhart	<input checked="" type="checkbox"/>			
Commissioner Zorana Figueroa	<input checked="" type="checkbox"/>			
Commissioner Andre L. Francis III	<input checked="" type="checkbox"/>			
Commissioner Quasim Salaam				<input checked="" type="checkbox"/>
Commissioner Alfonso C. Griffin	<input checked="" type="checkbox"/>			
Commissioner Annette L. Beasley	<input checked="" type="checkbox"/>			
Commissioner Darlene Brown	<input checked="" type="checkbox"/>			

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, 13th day of January 2021.



Ramon Rivera, Secretary
Interim Executive Director



Darlene Brown
Chairperson/Board of Commissioners



RESOLUTION OF THE HOUSING AUTHORITY OF THE TOWNSHIP OF IRVINGTON

RESOLUTION #2021-06

APPROVING AND AUTHORIZING the Irvington Housing Authority to establish and administer a Project-Based Voucher Program in accordance with 24 CFR 983 and The Housing Opportunity Through Modernization Act (Public Law 114-201).

Commissioner Beasley presents the following Resolution and makes the motion

Commissioner Brown 2nd the motion on the following Resolution

WHEREAS, the Irvington Housing Authority (IHA) will establish and administer a Project-Based Voucher (PBV) Program in accordance with 24 Code of Federal Regulations part 983 and The Housing Opportunity Through Modernization Act (Public Law 114-201). The PBV Program will permit the IHA, with Board Approval, to allocate voucher units to a specific project on the condition the owner agree to either rehabilitate or construct new units, or set-aside a portion of units in an existing development.

WHEREAS, the Irvington Housing Authority may enter into PBV Contracts for terms of no less that fifteen years and up-to forty years.

WHEREAS, the Irvington Housing Authority may project-base up to twenty-percent of its authorized voucher units and an additional 10 percent for projects that serve veterans and homeless populations, and supportive housing for disabled and/or senior populations. Funds have been certified by the Comptroller that they are available for this fee to be paid out of the Section 8 Fund Account ending in #7472.

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 2021-06) Approving and authorizing the Irvington Housing Authority to establish and administer a Project-Based Voucher Program in accordance with 24 CFR 983 and The Housing Opportunity Through Modernization Act (Public Law 114-201).

Table with 4 columns: YES, NO, ABSTAIN, ABSENT. Rows for Commissioners Magalie Lamy-Lockhart, Zorana Figueroa, Andre L. Francis III, Quasim Salaam, Alfonso C. Griffin, Annette L. Beasley, and 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, 13th day of January, 2021.

Ramon Rivera, Secretary Executive Director

Darlene Brown Chairperson/Board of Commissioners

RESOLUTION OF THE HOUSING AUTHORITY
OF THE TOWNSHIP OF IRVINGTON

RESOLUTION #2021-05

AWARDING CONTRACT FOR TECHNOLOGY CONSULTING SERVICES

Commissioner Figueroa presents the following Resolution and makes the motion

Commissioner Beasley seconds the motion on the following Resolution

WHEREAS, in accordance with applicable Local Public Contracts Law, NetTarius Technology Solutions and Derrick E. Law has agreed to provide technology support services to the Irvington Housing Authority; and

WHEREAS, proposed contract amount is for \$16,000.00, which is under the bid threshold specified in Local Public Contracts Law. Funds have been certified by the Comptroller that they are available for this fee to be paid out of the Operating Fund Account ending in #6291.

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, AS FOLLOWS:


1. Resolution #2021-05 is approved for a contract with NetTarius Technology Solutions and Derrick E. Law for Technology support services at the Irvington Housing Authority in the amount of \$16,000.00 subject to final approval by HUD.
2. This Resolution shall take effect immediately.

	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 Regular Board Meeting held on Wednesday, 13th day of January 2021.



Ramon Rivera Secretary
Executive Director



Darlene Brown
Chairperson/Board of Commissioners



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

RESOLUTION #2021-04

ACCEPTING AND APPROVING FEE ACCOUNTANT SERVICES TO POLCARI & CO

Commissioner Figueroa presents the following Resolution and makes the motion

Commissioner Lockhart 2nd the motion on the following Resolution

WHEREAS, The Irvington Housing Authority advertised for the required two weeks plus period soliciting, as well as, advertising on IHA website for an experienced Fee Accountant service provider;

WHEREAS, IHA received one response from Polcari & Co. for \$31,200.00;

WHEREAS, Polcari & Co. also provides services as Chief Financial Officer for \$12,000 per year;

WHEREAS, the fee accountant will manage the finances and its books for IHA during the contract term for one-year January thru December 2021. Funds are available for this fee to be paid out of the Operating Fund account ending in 6291.

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 #2021-04 (Approving Polcari & Co.) are approved and accepted for an amount not to exceed \$43,200 subject to final approval by HUD.

YES NO ABSTAIN ABSENT

- Commissioner Magalia Lamy-Lockhart
- Commissioner Zorana Figueroa
- Commissioner Andre L. Francis III
- Commissioner Quasim Salaam
- Commissioner Alfonso C Griffin
- Commissioner Annette L. Beasley
- Commissioner Darlene Brown

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✓	_____	_____	_____	_____
✓	_____	_____	_____	_____

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, 13th day of January 2021.

Ramon Rivera, Secretary
Executive Director

Darlene Brown, Chairwoman



RESOLUTION OF THE HOUSING AUTHORITY OF THE TOWNSHIP OF IRVINGTON

RESOLUTION #2021-03

ACCEPTING AND AWARDING FOR SECURITY SERVICES TO THE LOWEST BIDDER EZZERRA SECURITY AGENCY

Commissioner Lockhart presents the following Resolution and makes the motion

Commissioner Corliffen 2nd the motion on the following Resolution

WHEREAS, in accordance with applicable law, a request for bids for security services was advertised and made available;

WHEREAS, bids were received and opened on November 23, 2020 @ 10:00am.;

WHEREAS, bids were received by (1) Arrow Security in the amount of \$514,200.96; (2) Ezzerra Security Agency in the amount of \$334,152; (3) Aegis Security Agency in the amount of \$400,507.20;

WHEREAS, considering that Ezzerra Security Agency in the amount of \$334,152 is the lowest responsible bidder, the Irvington Housing Authority proposes the contract to be awarded to Ezzerra Security Agency. Funds are available for this fee to be paid out of the Operating Fund account ending in 6291.

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 #2021-03 (Approving Security Services) are approved and accepted subject to final approval by HUD.

YES NO ABSTAIN ABSENT

Commissioner Magalia 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 Regular Board Meeting held on Wednesday, 13th, day of January 2021.

Ramon Rivera, Secretary
Executive Director

[Signature]

Darlene Brown, Chairwoman



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

RESOLUTION #2021-02

**APPROVING THE BILLS LIST FOR THE MONTH OF DECEMBER 1, 2020 TO
DECEMBER 31, 2020 IN THE AMOUNT OF \$323,903.23**

Commissioner Beasley presents the following Resolution and makes the motion

Commissioner Figueroa 2nd the motion on the following Resolution

WHEREAS, the Irvington Housing Authority Board of Commissioners will meet on January 13, 2021 to approve the Bills List for the month of December 1, 2020 – December 31, 2020, in the amount of \$323,903.23 and

WHEREAS, the Executive Director has reviewed the “Bills List for the month of December 1, 2020 – December 31, 2020, are approved for payment; and

WHEREAS, funds are available for the bills to be paid out of Operation Fund Account ending in 6291.

**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 #2021-02 is approved and the Executive Director is authorized to pay the bills for the month December 1, 2020 – December 31, 2020, in the amount of \$323,903.23

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

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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, 13th day of January 2021.

Ramon Rivera
Secretary
Executive Director

Darlene Brown
Chairperson/Board of Commissioners



RESOLUTION OF THE HOUSING AUTHORITY
OF THE TOWNSHIP OF IRVINGTON

RESOLUTION #2021-01

AUTHORIZING EXECUTIVE SESSION PURSUANT TO N.J.S.A. 10:4-12(b)

Commissioner Brown presents the following Resolution and makes the motion

Commissioner Francis III 2nd the motion on the following Resolution

WHEREAS, the New Jersey Open Public Meetings Act permits the exclusion of the public from a meeting of the Board of Commissioners of the Irvington Housing Authority in certain circumstances as set forth in N.J.S.A. 10:4-12(b); and

WHEREAS, the Board of Commissioners has determined that a need for executive session exists in accordance with New Jersey law,

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Irvington Housing Authority, County of Essex, State of New Jersey, that the Board of Commissioners shall hereby enter an executive session closed to the public, pursuant to N.J.S.A. 10:4-12(b), to discuss the following items:

Contract negotiations and attorney-client privileged HUD compliance matters.

BE IT FURTHER RESOLVED that the minutes of this closed session shall be available to the public as per N.J.S.A. 10:4-13(b) at such time as the matters necessitating the discussion of these confidential and privileged matters have concluded, to the extent disclosure is not prohibited by other law; and

BE IT FURTHER RESOLVED that formal action may be taken upon return to public session.

	YES	NO	ABSTAIN	ABSENT
Commissioner Magalia 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 Regular Board Meeting held on Wednesday, 13th day of January 2021.

Ramon Rivera
Ramon Rivera, Secretary
Executive Director

Darlene Brown
Darlene Brown, Chairwoman



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

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

Commissioner Beasley presents the following Resolution and makes the motion

Commissioner Lockhart 2nd the motion on the following Resolution

WHEREAS, the Irvington Housing Authority Board of Commissioners met on December 9, 2020 for the Regular Board Meeting; and

WHEREAS, the December 9, 2020, Board Meeting Minutes were delivered to the IHA via e-mail on January 6, 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 #2021-01 (Approving the Minutes for the Regular Board Meeting held on December 9, 2020, are approved and accepted.

	YES	NO	ABSTAIN	ABSENT
Commissioner Magalie Lamy-Lockhart	<input checked="" type="checkbox"/>			
Commissioner Zorana Figueroa	<input checked="" type="checkbox"/>			
Commissioner Andre L. Francis III	<input checked="" type="checkbox"/>			
Commissioner Quasim Salaam				<input checked="" type="checkbox"/>
Commissioner Alfonso C. Griffin	<input checked="" type="checkbox"/>			
Commissioner Annette L. Beasley	<input checked="" type="checkbox"/>			
Commissioner Darlene Brown	<input checked="" type="checkbox"/>			

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, 13th, day of January, 2021.



Ramon Rivera, Secretary
Executive Director



Darlene Brown
Chairperson/Board of Commissioners