



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

RESOLUTION #2022-01

**APPROVING THE MINUTES FOR THE REGULAR BOARD MEETING HELD ON DECEMBER 8TH,
2022**

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 will meet on January 12th, 2022 for the Regular Board Meeting.

WHEREAS, The December 8th, 2021, Board Meeting Minutes were delivered to the IHA via e-mail on January 7, 2022.

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 #2022-01 (Approving the Minutes for the Regular Board Meeting held (December 8th, 2021) is approved.

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, 12th, day of January 2022.

Ramon Rivera, Secretary
Interim Executive Director

Darlene Brown, Chairwoman

IRVINGTON HOUSING AUTHORITY
REGULAR BOARD MEETING
Wednesday, December 8, 2021

MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWNSHIP
OF IRVINGTON, HELD ON, WEDNESDAY, DECEMBER 8, 2021, HELD
VIRTUALLY AT 5:05 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 5:05 p.m. on December 8, 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.

II. ROLL CALL

MR. BORIN: Commissioner Lockhart?

COMMISSIONER LOCKHART: Here.

MR. BORIN: Commissioner Figueroa?

COMMISSIONER FIGUEROA: Here.

MR. BORIN: Commissioner Francis, III?

COMMISSIONER FRANCIS, III: Present.

MR. BORIN: Commissioner Salaam?

COMMISSIONER SALAAM: No response.

MR. BORIN: Commissioner Griffin?

COMMISSIONER GRIFFIN: Here.

MR. BORIN: Vice Chairwoman Beasley?

VICE CHAIRWOMAN BEASLEY: Present.

MR. BORIN: Chairwoman Brown?

CHAIRWOMAN BROWN: Present.

ALSO PRESENT:

PAUL MATTURRO, Accountant
 FRANK BORIN, ESQ.
 ESTHE7777R EVEILLARD, Finance
 DOUGLAS DOYLE, ESQ.

III. SALUTE TO THE FLAG/PLEDGE OF ALLEGIANCE

IV. PUBLIC PORTION: No members of the public

VI: RESOLUTIONS:

1. 2021-58 APPROVING THE MINUTES FOR THE REGULAR BOARD MEETING ON NOVEMBER 10, 2021.

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

ROLL CALL:

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

VII: COMMISSIONER REMARKS:

COMMISSIONER LOCKHART: Will save her remarks for the Chair.

COMMISSIONER FIGUEROA: Will save her remarks for the Chair.

COMMISSIONER GRIFFIN: Will save remarks for the Chair.

VICE-CHAIRWOMAN BEASLEY: Will save remarks for the Chair.

CHAIRWOMAN BROWN: She wished everybody happy holidays.

PAUL MATTURRO: He stated if you look at the results of the month of November, you will see that the rent has been fairly consistent. The total rent charge was \$152,000. He stated rent collections fell below the level, which had a lot to do with the fact that a lot of individuals from Amp one were relocated and didn't pay and they did cut off a little bit earlier this month. He stated he will be revising that number. He said they ran this report probably two or three days before the end of the month so he believes that 117,309 was collections which ran at 77 percent and will probably go up. That was number one.

Number two, at the last board meeting we agreed and got HUD's permission to give a retroactive rent abatement for all the tenants in the Amp one that were relocated. Those were all the buildings in Crescent Lane, which was Amp one. He said they will revise that number down in September by 26,633 and that will be the adjustment in next month's report. We did not see, and Esther, you can correct me if I'm wrong, but I don't believe we collected any additional rent from the State from any of the programs, although we did sign up a significant number of additional people applying for rental assistance from the different municipalities. He asked Esther if she had any specific numbers that the event managers supplied to her and whether there were any additional collections even after November that she is aware of.

ESTHER EVEILLARD: She stated they only applied seven new people.

PAUL MATTURRO: He stated in total they are close to 40 people who have applied.

CHAIRWOMAN BROWN: Only seven received something?

PAUL MATTURRO: He stated no, seven new ones were processed.

CHAIRWOMAN BROWN: She asked how many out of the 40 received, be Esther had said a couple of people some months ago, but how many?

ESTHER EVEILLARD: She stated in total it would be like 64. She stated a person owed \$15,000. We received 10,000 for her. After that we received \$2,000 for another tenant, also for Crescent Lane. She owed \$13,000 and we received \$2,000 for her. And after that like 200, 500 we received. money for.

PAUL MATTURRO: He stated so in total they have only gotten payment for five people at this point in time and unfortunately applying to the DCA. And the DCA at this point is a lottery phase, so we won't know whether or not we're going to get additional funds for applying. He said he does know that the DCA still has a significant amount of funds, because as they were talking with FEMA, the State was given a significant amount of funds that they are still holding. So we are still applying for applications and hopefully in the next several months we will be seeing this rental assistance. He added it has been a struggle collecting rent from more normal tenants.

VICE CHAIRWOMAN BEASLEY: She stated Mr. Maturro stated the normal collections was \$250,000. We fell below because of people being in hotels. We only collected \$1,709?

PAUL MATTURRO: No, our dwelling rent charge was 150 to 152,000 over the last four or five months consistently. Our collections have been running 130, but then went

down to 117 because of the disaster, people just didn't pay because they were relocating.

VICE CHAIRWOMAN BEASLEY: She asked so they will see an adjustment for September on Amp one of \$26,633, that's the amount that will be in our next report in December?

PAUL MATTURRO: He replied that would be correct. He added that all that will really do, it will not improve our financial results or cash flow, but what it will do is show our rent was \$26,000 less but yet our collections were higher. He said in the month of September, if you look at this report, it shows only 74 percent of the rent charged, but by changing that number down, it will probably go up to 82 or 83 percent because we're reducing the rent charge. We are giving them a rent abatement.

He stated the goal is to get up to at least 85 percent in the very near future of rent collections over rent charges. He said HUD's goal is 95, but they haven't hit that in years, but will do their best to try to get there. Hopefully with rental assistance they will get some significant money in.

He said he mentioned at the Finance Committee meeting they just had, they anticipate increasing our dwelling rent because they have approximately 18 apartments which have been completely refurbished and ready for rental. They anticipate within the next month or two to get 12 new tenants into these locations and that is 624. So he would expect to see Amp 3's dwelling rent significantly to increase over the \$60,000, 61 or two thousand we're charging each month. He said slowly you will see Amp one's rent diminish because they are working very hard to give out vouchers in Amp one and as these people will be leaving the residence, they will be relocating to Amp one's rentals will go down.

He stated they will not be penalized, because Amp one is going to be taken out of our evaluation as public housing units. So they will be re-evaluated on Amp's two and three going forward in 2022.

VICE CHAIRWOMAN BEASLEY: She asked when Silver Street comes in to do all the apartments in 624, the 18 apartments that have been refurbished by IHA people, they won't have to touch those apartments will they? Because she said if she remembers correctly, Silver Street is going to do electrical, plumbing and the whole scenario.

RAMON RIVERA: He stated Silver Street may rehab those apartments to the extent they need plumbing, electrical work or HP/AC work. He said what IHA folks have done is make those units safe, clean and habitable, but they are still having sewage issues, elevator issues, unbalanced heat. So if you drive by you'll see a lot of people have their windows open, they have AC units because the heat is unbalanced in some places and in others it's minimal. He said that's where a complete rehab of the heating system will mean opening up walls, seeing where things are and where there are problems, either blockages or leaks that are causing those issues and could impact units they have already rehabed.

So to answer Vice Chairman Beasley's question, it is likely that units we've already turned over and cleaned up might need more work.

CHAIRWOMAN BROWN: She said IHA guys did turn over these apartments, but when Silver Street comes in why wouldn't they complete these apartments like the other ones will be completed?

RAMON RIVERA: He said Silver Street may need to do more works in those units, but what IHA folks are doing now is focused on each unit. Silver Street is going to rehab the entire building because they may need to do the roof, they may need to do the elevators, the doors and it may impact the units because they may be rehabing or replacing the entire sewer line for let's say the Y line. The entire Y line is going to get a new sewer unit because it's backing up or the plumbing in that entire unit is a problem. But right now we are just making the unit on the Y line operations. You know, doing the drywall, putting on new doors, new fire protection and electrical. They are making the unit operations but Silver Street may still come in and fix some of the things that have to do with the unit.

CHAIRWOMAN BROWN: She stated Mr. Rivera is confusing the issue because they're saying "they may" but that's not what was agreed on, not the resolution that was approved. It should be they will. What is "may"? Do you have a question mark somewhere? Do you see some doubts somewhere?

RAMON RIVERA: He stated no doubts, it's more what our folks are doing now, they're turning over units that are vacant and making them more habitable now. Those units might be impacted by what Silver Street does because Silver Street may be doing work to elevators, to the plumbing, the HVAC.

CHAIRWOMAN BROWN: Asked to hear from Mr. Doyle.

DOUGLAS DOYLE: He said one of the things that they needed to do and it was recommended to do for financing reasons was to get a number of the units back on line, back generating rent, because that goes to the ultimate refinancing. So they are getting those units back on online and making them habitable so that we can get rent going again. But at the end of the day ultimately all of these units are going to be upgraded and they're going to all be improved based on whatever needs to be done with the units and that was the presentation that was made.

He said Bill Catchen (phonetic) was saying we can't wait for these to be redone, we've got to get them fixed and back online. He said as it has been explained to the director and himself, that's part of the refinancing process, they are going to want to see all those units are up and operating so they're all going to be rehabed.

RAMON RIVERA: He said yes, they are all going to be rehabed, but what they are doing now is just putting them back in service so ultimately everything gets rehabed and back as basically new units.

CHAIRWOMAN BROWN: Asked if they know how many people have actually moved out on Section 8 vouchers?

RAMON RIVERA: He said they have had several folks move out, not necessarily move out, but they have at least 12 units that 12 individuals have moved to Section 8 and we have over 75 units that are in the Section 8 process and we are working to move all those 75 towards Section 8 units. They have 25 of those 75 that are in the process and are working to move folks every week toward more Section 8 vouchers.

CHAIRWOMAN BROWN: She said her question was what is the count of people that have already vacated the premises? That have gotten vouchers?

RAMON RIVERA: He replied 20 units have moved to Section 8 so far.

CHAIRWOMAN BROWN: Asked if those 20 people have left the premises and moved out already?

RAMON RIVERA: He stated he doesn't have the information of how many have moved out.

ESTHER EVEILLARD: She stated when we get the move out, we pay the security deposit for them and pay a moving company to move them. Only two families.

CHAIRWOMAN BROWN: She said so those two people, plus there was a couple of more that she spoke to Esther about this and they are gone, correct?

ESTHER EVEILLARD: She they are gone and have returned their keys.

CHAIRWOMAN BROWN: She said there are other people that have not lived in these units, there were other people living in these units, so these people have not lived here but the building manager didn't catch it, because they didn't re-certify these people, because if the person did re-certification, they would know that this person didn't live there.

She said the issue is, and she spoke to Mr. Rivera and also Esther about it, you have these people that have moved out and vacated the premises. So now that they're off of this Section 8, they have other people living in the apartment that they vacated, but the person on the lease is going to come back and claim the Section 8 voucher.

She asked what do we do with the people that have allowed to move into their apartment.

RAMON RIVERA: So those people, the people that are in the apartment that have not been approved, are not covered by the Section 8 process.

CHAIRWOMAN BROWN: She said that was not her question. What are we going to do with them, because we don't even know how long they've been living there because the building manager did not re-certify and did not close the original tenant out.

RAMON RIVERA: He said no, they did, but because of COVID they couldn't do the re-certification last year, so if they haven't been approved and added to the lease they will

not be covered by the Section 8 voucher.

CHAIRWOMAN BROWN: She asked how would the manager know that the tenant moved?

RAMON RIVERA: The tenant would tell us that they moved and there will be paperwork.

CHAIRWOMAN BROWN: She said the paperwork didn't happen, that's not the case.

ESTHER EVELLARD: She said some of them moved out, but they left their family in there illegally.

CHAIRWOMAN BROWN: She said that is what I am saying. If the original leaseholder moved out, why don't we know this?

RAMON RIVERA: He said they may not have told this and they have people that have moved out or that are not in their unit and we are learning now during the re-certification process, because the Section 8, that they're back in the unit. But because of COVID we did not go out and do that re-certification process. So if they didn't tell us, we don't know. And if they've added family members or other people to their units without telling us, we're stuck with the lease as it was in the beginning when it came in.

VICE CHAIRWOMAN BEASLEY: She stated she did not believe they should be stuck, because we talked about this a while ago, as families started moving out we were going to have a company, the maintenance people, come and board those apartments up. She added if we don't, we are going to have squattersville.

CHAIRWOMAN BROWN: She asked those two families that moved out, are their apartments boarded up?

ESTHER EVELLARD: She stated Ms. Moran (phonetic) returned her keys --

RAMON RIVIERA: The answer to that is no, they're not boarded up yet, but we can start boarding up those apartments.

CHAIRWOMAN BROWN: She said her question was again, when somebody moves out of the apartment, it should be boarded up, because if it is not boarded up, that creates more of an issue, a squatter or somebody moving in it.

RAMON RIVERA: He said we lock the apartments up and right now we're looking at the cost to order metal doors which we can actually put on every unit that is exited and we're going to order those metal doors to lock them up because we have wood doors, we've put locks on our vacant units and unfortunately people kick them in and the squatters and different people move into those. So we are going to be putting metal doors on all our units, but absolutely those two units that moved out, we will lock them up and board them up and ultimately put metal doors on them.

CHAIRWOMAN BROWN: She said this should be implemented effective tomorrow when these people move out, you board the apartment up. She added another issue is you have somebody on your maintenance team that when we put these boots on the doors or when these doors are supposed to be locked, they're letting people in. She doesn't know who is doing this, but they have access to keys, because you have people that are in these apartments that should not be and if the maintenance people are locking them up as they should, how are they getting back in, if the door knobs are not off and the doors aren't kicked in, someone is allowing them to enter.

RAMON RIVERA: He said he would have security to an investigation on that issue and they will look into it immediately.

COMMISSIONER LOCKHART: She said she has a question and said we know these people were going to be moving out, how come we didn't have the doors to begin with, so we should have had those in place prior instead of ordering it now.

RAMON RIVERA: He said we had locks. Now we've decided that based on the fact we have people coming in and kicking in our locks and our solid wood doors, which we didn't expect. He said they actually put bolt locks on, so in addition to a bolt lock like you have a home, there is also a lock on top of it with a padlock. We padlocked the doors on top of the bolt lock. He said now the question is since they're kicking in our solid wood doors and this is only in Crescent Lane, the family units, where we don't have the financial ability to put security on each door, because we only have security at 624 and 81 and 141, that's it. He said they have round the clock security guards which costs over \$300,000 a year but that's all they have. If we want to add security for Crescent Lane, which is our family units, which every unit has it's on individual door to the street, it would be very expensive and we can't afford it.

He said they talked about at our last staff meeting we want to put metal doors on because now they're kicking these doors, which is a new thing and has not been done here before. He said candidly they didn't think people would do that, but they are. They're kicking in the doors and that's just the squatters who are trying to come in and occupy the units.

CHAIRWOMAN BROWN: She said you've been at the housing authority for about a minute now and she is trying to figure out how did you say that we didn't think that they would do this with all of the stuff that goes on down there? She said you don't put nothing past anybody, you prepare yourself so that you're not going through this. We had this conversation about the metal doors when these people moved out, we had that conversation months ago. She said we, as the housing authority, should have been prepared when these people started moving out, to put this metal on the doors and not go the cheaper route and put a wooden door, because you don't think these people will do this. She added we know what they're capable of doing. She added we all know what they're capable of doing.

RAMON RIVERA: He said they will get the metal doors as soon as they can and they're going to go on every unit that goes vacant. He said they're going to brick up the windows as they clear out the entire building, brick it up with concrete. The first step will be the metal doors, absolutely. He said he has asked the procurement division,

which is Sharon, and they will get the doors as soon as they can get them in.

CHAIRWOMAN BROWN: She asked who will put the metal doors in?

RAMON RIVERA: Stated that their guys will install the metal doors.

COMMISSIONER LOCKHART: She asked who will keep the keys to the doors so they don't all of a sudden have somebody in there?

RAMON RIVERA: He stated maintenance and the security supervisor would keep the keys. He stated he would keep the key in a lockbox in his office and there will be only one key.

VIII EXECUTIVE DIRECTOR RAMON RIVERA'S REPORT:

He said the Township Health Department is going to be doing weekly testing, vaccinations and booster shots at IHA every Thursday. Next Thursday will be at 81 but going forward it will be at 624. This will be going on indefinitely.

He said they are doing major clean outs and turnovers of the units in 624 and then after they are finished with 624, they are going to move to 81. They are planning a tenant meeting on December 14th to discuss any issues at 624 and to introduce those tenants to the folks at Silver Street so they are aware of that project that's coming up. They will be doing that in the evening and notices will be put out.

He said in terms of Crescent Lane, they are working through the Section 8 process. He said initially they had a wave of tenants who were looking to take advantage of the Section 8 process and have gone through most of those tenants and they are now working with tenants who are on the fence about moving. We are working with them and encouraging them to move and putting together a relocation package which covers their security deposit and moving costs. He said he is hopeful they will be successful. He said they have many units available in 624 and they just need qualified applicants.

VICE CHAIRWOMAN BEASLEY: Asked if the meeting on the 14th will be open in the community and will the commissioners be invited?

RAMON RIVERA: He stated it will be in the community room and the commissioners are welcome to attend. He said this was a followup to a meeting more than a month ago with the mayor and introduced them to the fact that we're rehabing the building with Silver Street over the next year or so and they may have to open their units up for inspection and may be relocated while they are rehabing their unit.

CHAIRWOMAN BROWN: She asked that a flyer be sent with the meeting dates to the commissioners so that they can pick and choose which ones to attend. She asked at what point is Crescent Lane deemed unliveable so do we have them move on so we can do the project?

VICE CHAIRWOMAN BEASLEY: She said a lot of people are scared because they have never had to deal with all these things that IHA does, telephone, Comcast, etc. and the reality is frightening even though they are excited to move and have the Section 8 voucher. She doesn't know how IHA is going to exit them out.

CHAIRWOMAN BROWN: She asked how do we plan that so they live somewhere safe and clean wherever they want to live. How do we exit these people the legal way? A lot of them are not reporting their income, they are not coming to the Section 8 because they have to report their income and they don't want to, but they want to live there.

RAMON RIVERA: He said unfortunately Chairwoman Brown is correct, they have not had the correct information on income or the number of people in the home and now that we're setting up these meetings, they are realizing we're not going to be able to accommodate everyone in the house because they're not on the lease. And let's just not even go to income. So now there's a situation where someone has been living with you for a period of time will not be able to take advantage of the Section 8 voucher, so we have a decision as a housing authority. He said they can open it up and allow that extra person in, but we don't have a legitimate basis for it and no one will support it as it's not something legally that the lawyers would say okay, so there's no reason to do it. But they have been living there.

He stated the only option there or where they're falsifying their income is we can offer an incentive package, a price for them to leave as part of their moving package. With the first set of folks, we've said we're offering you your moving expenses, your security deposit and we will assist you in any other way. Everyone who has been willing to leave are processing. Anyone else that wants to stay it's only because of their own issues and for them we might have to increase the package or some incentive, which is not related to security or moving or anything else, we're just going to give you \$500 if you move or \$1000 if you move. He said this is not unique and is something that many housing authorities, when they are disposing of housing like we are, they do. It's part of your relocation expenses.

He they have people who have been living in public housing their entire lives and those folks don't know what it is like to have an electricity bill, PSE&G security deposit, negotiate with a landlord. They may be reluctant to move because they have been used to paying the public housing, whatever that number is. HUD will allow us to use our capital funds to pay them to go.

CHAIRWOMAN BROWN: She said she feels that's extortion. She said there has to be a legal term as they are condemning the property and there as to be something or some loophole or something where you can condemn a property.

DOUGLAS DOYLE: He said they are under the strict guidance and supervision of HUD and if HUD says you have to give them this amount of notice, you've got to have this many meetings and this is how you get rid of them. I don't disagree with any word in your objections or your characterization that it's extortion, but the problem is HUD is our partner in this and for all intents and purposes the supervisor. So we are going to have to do this the way HUD says we have to do this, notwithstanding the fact that others

probably would choose not to pay them to leave, so that's just the way it is.

CHAIRWOMAN BROWN: She said Mr. Rivera mentioned paying them \$500, but if he offered them 500, they're going to want 1000. If he gives them 1000, they're going to text everybody so they might get two or three. That's how these people go. We live here, we work here, we know the people.

VICE CHAIRWOMAN BEASLEY: She said if those are HUD's guidelines, if HUD says give them \$1000, that's in the budget, that's all they can get. They can try to negotiate, but they're not getting a dime over \$1000.

CHAIRWOMAN BROWN: She said HUD is not telling us an amount. HUD is telling us to use our capital funds.

DOUGLAS DOYLE: He stated we didn't get there yet.

RAMON RIVERA: He said we are not there yet, but we have \$380,000 this year for relocation expenses and next year we will have another 300 plus thousand. He said when he had these discussions with HUD about what we might have to spend to relocate people and I said I think we have over \$700,000 to relocate our 300 plus units in Crescent Lane and they said that's not going to be enough because HUD has done many of these demo/dispos for other housing authorities and they know the cost that it might end up being in the end to get your holdouts.

He stated they might end up with people who just refuse to leave and there's no legal mechanism to get them out. The Town of Irvington is not going to come in and condemn the City of Irvington's property. He said it might be worth it, even if some people make ridiculous money that they don't deserve and that's what HUD's kind of guidance to us was.

Mr. Rivera explained the process of applications for Section 8 and what happens next as the application is processed. He said the Section 8 people are saying the tenants are coming in and providing their actual income.

He said the only way to get some of these people to leave is to pay them.

The discussion continued about tenants reasons for not wanting to leave the housing authority.

IX RESOLUTIONS

1. 2021-59 APPROVAL OF MONTHLY BILLS FOR NOVEMBER 1 TO NOVEMBER 30, 2021 IN THE AMOUNT OF \$465,460.76.

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

ROLL CALL:

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

2. 2021-60 ACCEPTING AND AWARDING ARCHITECT
ENGINEER CONTRACTS TO DIFFERENT FIRMS

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

ROLL CALL:

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

3. 2021-61 APPROVING EXECUTION OF A SALARY
RECONCILIATION AGREEMENT AND RELEASE
BETWEEN IHA AND JEROME WALKER

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

ROLL CALL:

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

The commissioners went into closed session and would not be returning to public session afterwards.

CERTIFICATION

I, JENNIFER WILSON, the assigned transcriber, so hereby certify the foregoing minutes of December 8, 2021, from 05:05 pm to 6:16 pm. 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 6, 2022

Date