



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

**RESOLUTION #2020-011**

**APPROVING THE MINUTES FOR THE REGULAR BOARD MEETING  
HELD ON JANUARY 8, 2020**

Commissioner \_\_\_\_\_ presents the following Resolution and makes the motion

Commissioner \_\_\_\_\_ 2<sup>nd</sup> the motion on the following Resolution

WHEREAS, the Irvington Housing Authority Board of Commissioners met on January 8, 2020 for the Regular Board Meeting; and

WHEREAS, the January 8, 2020, Regular Board Meeting Minutes were delivered to the IHA via e-mail on January 23, 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 #2020-011 (Approving the Minutes for the Regular Board Meeting held on January 8, 2020, are approved and accepted.

**YES      NO      ABSTAIN      ABSENT**

Commissioner Sean Evans	_____
Commissioner Magalie Lamy-Lockhart	_____
Commissioner Zorana Figueroa	_____
Commissioner Andre L. Francis III	_____
Commissioner Anna Scott	_____
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 Tuesday, 11<sup>th</sup>, day of February, 2020.

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

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

IRVINGTON HOUSING AUTHORITY  
REGULAR BOARD MEETING  
Wednesday, January 8, 2020

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWNSHIP OF IRVINGTON, HELD ON, WEDNESDAY, JANUARY 8, 2020, CONVENING AT 5:02 P.M. AT 624 NYE AVENUE, IRVINGTON, NEW JERSEY, 07111.

**I. OPEN PUBLIC MEETINGS ACT/READING OF SUNSHINE LAW**

I, Darlene Brown, Chairperson of the Board of Commissioners of the Housing Authority of the Township of Irvington and presiding officer at this meeting do hereby state that it is now 5:02 p.m. on January 8, 2020, and we are now convening at 624 Nye Avenue, Irvington, New Jersey. 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 Evans?

COMMISSIONER EVANS: Present.

CARMELO G. GARCIA: Commissioner Lockheart?

COMMISSIONER LOCKHEART: Here.

CARMELO G. GARCIA: Commissioner Figueroa?

COMMISSIONER FIGUEROA: Here.

CARMELO G. GARCIA: Commissioner Francis, III?

COMMISSIONER FRANCIS, III: Present.

CARMELO G. GARCIA: Commissioner Scott?

COMMISSIONER SCOTT: Here.

CARMELO G. GARCIA: Vice Chairwoman Beasley?

VICE CHAIRWOMAN BEASLEY: Present.

CARMELO G. GARCIA: Chairwoman Brown?

CHAIRWOMAN BROWN: Present.

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

### III. PUBLIC PORTION

**CHAIRWOMAN BROWN:** She stated the rules for the public portion for 2020.

1. Speakers are only allowed three minutes. If they go over that time, they will be stopped. If they need more than three minutes, they must ask first.
2. Respect everybody that is speaking and respect the panel. If you have something to say that you know is private, but you want to make it public, leave it private and speak to the panel after the meeting.

**WANDA KING:** 12 Crescent Lane, Apartment 2C. Ms. King stated she just learned that one of the boilers is out because she only had heat in two rooms and has not had hot water every day. She would appreciate help with that.

Ms. King added that the entrance door has been broken since June. She said the handle fell and animals can get in. She said animals are running up and down the hall.

She said she went to her manager and talked to her about the weed situation. She said people are in the hall smoking weed and that can put her in the emergency room. She said she told the manager who it was, but it is still going on.

**JOSEPH C. EPPS, JR.:** Joseph C. Epps, Jr., 624 Nye Avenue, Apartment 7A. Mr. Epps stated this is a new year, new focus, enlightenment and employment. He said he appreciates the fact they now have a pool table and that Mr. Garcia was kind enough to allow for residents to stay and celebrate New Year's Eve beyond the 10:00 p.m. closing time.

He stated that regarding education, employment and enlightenment, a lot of residents are facing emotional abuse, bullying, verbal confrontations that contain expletives without understanding the legal and physical consequences of what they are doing. He said in conjunction with the resident services coordinator, they would like to invite persons with expertise in those areas into the community to do presentations and help address those issues.

Regarding employment, the president has decided that able bodied individuals that are receiving supplemental assistance are going to be removed from the roles, which means they will have to find and seek some kind of employment. Mr. Epps said that as of January 2nd, under the Mature Workers Program, the Urban League of Essex County, he was assigned to the Newark One Stop Career Center. He added Newark has a tremendous amount of resources for training and job placement. He said he brought back information and spoke to Mr. Garcia about having a HUD Section 3 program here at IHA. He said HUD Section 3 is about helping residents to gain employment as well as setting up the possibility of contracts so that they're able to then work and be productive.

He added with that, some residents are unable to work because they have a criminal history, but there are expungement seminars sponsored by the Volunteer Lawyers for Social Justice, which are free. Mr. Epps has a scheduled of that which he can provide to anyone and the telephone number so that persons can sign up to go to these free seminars. He stated he has a brochure that outlines all the legal matters than can be expunged, but a person needs to go these programs to get assistance.

**VICTORIA A. YOUNG McKEE:** 101 Union Avenue, Apartment 7. Ms. McKee stated that the museum trip for April is coming up and if residents want to go, they should see their resident leader and make their reservation.

#### **IV. COMMISSIONERS' REMARKS**

##### **COMMISSIONER FRANCIS, III:**

He wished everyone Happy New Year and reserved his remarks to the Chair.

##### **COMMISSIONER EVANS:**

He wished everyone Happy New Year. He his reserving all remarks for the Chair.

##### **COMMISSIONER LOCKHEART:**

She wished everyone Happy New Year and wishes for a safe and prosperous new year in 2020. She reserves all her remarks to the Chair.

##### **COMMISSIONER SCOTT:**

She wished everyone Happy New Year. She said she is hoping this year will be a better year that last year and they will get a lot more done, because she believes there are good things that are going to happen.

##### **COMMISSIONER FIGUEROA:**

She said wished everyone Happy New Year and she concurs with Commissioner Scott.

##### **VICE CHAIRWOMAN BEASLEY:**

She wished everyone Happy New Year and reserved her remarks until after Mr. Garcia gives his report.

##### **CHAIRWOMAN BROWN:**

She stated to Wanda King that she was going to let Mr. Garcia respond to her concerns. She asked Mr. Epps if he had some information that he wanted to give to the commissioners or is it for the residents? Mr. Epps responded both. Chairwoman Brown stated he could make copies and distribute that.

#### **V. EXECUTIVE DIRECTOR'S REMARKS**

Mr. Garcia wished a happy, blessed and prosperous new year to all. He said he was excited about 2020.

Regarding Ms. King, he stated that they did fix that door in the summer time, but it was re-vandalized and they will be replacing it tomorrow. He said regarding the heat circulation, they are in the process of addressing these aged and previously neglected steam lines and some of them have leaks, thus the full steam doesn't go all the way to the apartment. He said they were today looking at these with the contractor and looking at

ways to how to remedy them so the full steam is circulated properly. They have also replaced some of the circulating pumps, since about four or five years ago a mistake was made when they replaced a motor incorrectly with the wrong horsepower and somebody did not monitor or verify that it was the right motor. So they are fixing that.

He said regarding Mr. Epps, the only thing on the Section 3 program, as noted they do it with respect to the Capital Fund program but they do not have a designated individual, as they do not have the resources for that to have a person constantly trying to get those residents to be a part of that working program, however they did do it with Local 55 at one point and they still do it where they hire a resident who is a veteran and they give credit to the contractor when they hire a resident to work on that job.

He said the pool table had been lost in route, but it got here. He added a ping pong table is coming soon.

He thanked Ms. McKee for reminding everyone of the museum trip. He said they would have to know how many people had registered and put down their deposit by a certain date to make a determination that the trip is viable so that folks can go forward and attend that trip.

He stated he is happy to report that they have received on both their PIC public housing score and their Section 8 score 100 percent and 100.28 percent, which is how PIC, HUD headquarters out of Washington, as the Vice Chair asked, reviews every housing authority in the country. The PIC software is what they rely on to measure the operations of every housing authority.

He stated they have received the FSS grant for the next year, this fiscal year. He said they are happy they are one of the recipients out of 674 awards, they were one of them.

He reminded that you have to be a Section 8 participant to take advantage of the Family Self Sufficiency Program.

**MR. CARMELO G. GARCIA:**  
**VI APPROVAL OF MINUTES**

1. 2020-001 RESOLUTION APPROVING THE  
MINUTES FOR DECEMBER 2019 MEETING

A motion to approve was made by (name not given),, seconded by (name not given).

**ROLL CALL:**

**YES:** Commissioner Evans, Commissioner Lockheart,  
Commissioner Figueroa, Commissioner Francis III,  
Commissioner Scott, Vice-Chairwoman Beasley,  
Chairwoman Brown

**VII APPROVAL OF BILLS**

1. 2020-002 APPROVAL OF MONTHLY BILLS OF \$647,178.63  
FOR THE MONTH OF DECEMBER

A motion to approve was made by (name not given),, seconded by (name not given).

**ROLL CALL:**

**YES:** Commissioner Evans, Commissioner Lockheart,  
Commissioner Figueroa, Commissioner Francis III,  
Commissioner Scott, Vice-Chairwoman Beasley,  
Chairwoman Brown

**VIII RESOLUTIONS:**

1. 2020-003 AUTHORIZING REPLACEMENT OF 45 WINDOWS  
TO HOUSE OF GLASS

Remarks: This was an emergency declaration because these units were previously vacant.

A motion to approve was made by (name not given),, seconded by (name not given).

**ROLL CALL:**

**YES:** Commissioner Evans, Commissioner Lockheart,  
Commissioner Figueroa, Commissioner Francis III,  
Commissioner Scott, Vice-Chairwoman Beasley,  
Chairwoman Brown

2. 2020-004 EMERGENCY ROOF REPAIR FOR \$15,200  
TO ALLIED ROOFING

Remarks: This was an amendment not to exceed \$17,500, but this after further negotiation is to pay \$15,200. It was an emergency roof repair and replacement of 3200 square feet. There was water coming down into the units in 2 Crescent Lane and in the hallway.

A motion to approve was made by (name not given), seconded by (name not given).

**ROLL CALL:**

**YES:** Commissioner Evans, Commissioner Lockheart,  
Commissioner Figueroa, Commissioner Francis III,  
Commissioner Scott, Vice-Chairwoman Beasley,  
Chairwoman Brown

3.. 2020-005 ACCEPTING AND AWARDDING EMERGENCY  
CONTRACT TO ROTO-ROTOR PRO

Remarks: This was for a backup caused on a weekend at 121 Union. The clogging is all the way into the trap therefore they needed a professional to flush it out.

A motion to approve was made by (name not given),, seconded by (name not given).

**ROLL CALL:**

**YES:** Commissioner Evans, Commissioner Lockheart,  
Commissioner Figueroa, Commissioner Francis III,  
Commissioner Scott, Vice-Chairwoman Beasley,  
Chairwoman Brown

The next three resolutions all pertain to the modernization and capital improvements that were made to the exterior of the building and to the interior of the building. These are the hallways that were painted, the ceiling tiles that were replaced in all the lobbies, and the exterior painting that took effect for the buildings.

4. 2020-006 AUTHORIZING THE CONTRACT TO KODO (phonetic)  
MASON

A motion to approve was made by (name not given),, seconded by (name not given).

**ROLL CALL:**

**YES:** Commissioner Evans, Commissioner Lockheart,  
Commissioner Figueroa, , Commissioner Francis III,  
Commissioner Scott, Vice-Chairwoman Beasley,  
Chairwoman Brown

5. 2020-007 APPROVING CONTRACT FOR IBT CONSTRUCTION  
AND SERVICES

A motion to approve was made by (name not given),, seconded by (name not given).

**ROLL CALL:**

**YES:** Commissioner Evans, Commissioner Lockheart,  
Commissioner Figueroa, Commissioner Francis III,  
Commissioner Scott, Vice-Chairwoman Beasley,  
Chairwoman Brown

6. 2020-008 APPROVING AND AUTHORIZING CONTRACT TO  
SERTA (phonetic) PRO PAINTERS

A motion to approve was made by (name not given),, seconded by (name not given).

**ROLL CALL:**

**YES:** Commissioner Evans, Commissioner Lockheart,  
Commissioner Figueroa, Commissioner Francis III,  
Commissioner Scott, Vice-Chairwoman Beasley,  
Chairwoman Brown

7. 2020-009 APPROVING FIRE ALARM PANEL FOR BUILDING  
101 AWARDING TO FIRE SECURITY TECH

Remarks: This is an amended resolution for the fire alarm panel that they had to award for building 101.

A motion to approve was made by (name not given),, seconded by (name not given).

**ROLL CALL:**

**YES:** Commissioner Evans, Commissioner Lockheart,  
Commissioner Figueroa, Commissioner Francis III,  
Commissioner Scott, Vice-Chairwoman Beasley,  
Chairwoman Brown

Mr. Garcia added they have finished replacement of a fire alarm panel in 141 Union that is fully functional and communicating to the central monitoring station so that a fire watch will no longer have to continue there. They also replaced the fire alarm panel at 624 Nye. They have also awarded a contract to replace the fire alarm panel at 101 Union Avenue.

8. 2020-10 APPROVING AND ACCEPTING BARCLAY  
MANAGEMENT IN THE AMOUNT OF \$20,880

Remarks: They have had three testings. This building at one point it was declared that they had a case or cases of Legionnella. The situation was remediated through the Barclay System and it was eradicated and has been non-existent. However because the Department of Health New Jersey statutory laws, they have to maintain monitoring the system for at least another six months and that's why this is required to keep Barclay on board.

A motion to approve was made by (name not given),, seconded by (name not given).

**ROLL CALL:**

**YES:** Commissioner Evans, Commissioner Lockheart,  
Commissioner Figueroa, Commissioner Francis III,  
Commissioner Scott, Vice-Chairwoman Beasley,  
Chairwoman Brown

**MR. CARMELO G. GARCIA:** Mr. Garcia stated that the mayor, Dr. Hackett, superintendent of schools and the chairwoman of the Democratic party all have invited him to be the keynote speaker at the January 18th Martin King legacy tribute. He invited everyone to be there.

**V. ADJOURNMENT**

A motion was made to adjourn and all said aye.



CERTIFICATION

I, JENNIFER WILSON, the assigned transcriber, so hereby certify the foregoing minutes of January 8, 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

January 23, 2020

Date