



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

**RESOLUTION #2020-65**

**APPROVING AND AUTHORIZING THE WAIVER OF ONE (1) MONTH RENT FOR NEWLY  
LEASED TENANTS AMP 1 & AMP 2**

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

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

**WHEREAS, IHA HAS BEEN STRUGGLING WITH LEASING UP ITS APARTMENTS DUE TO  
COVID-19 & MARKET COMPETITION**

**WHEREAS, IHA HAS A HUD ASSIGNED GOAL TO REACH A 98% OCCUPANCY**

**WHEREAS, IHA RECOGNIZES THIS IS A TOOL USED IN PRIVATE SECTOR TO MAKE  
OUR UNITS MORE ATTRACTIVE**

**WHEREAS, IHA IS CONTINUOUSLY TURNING OVER UNITS SO THEY DON'T SIT  
DORMANT AND GENREATE AN INCOME FOR OUR OPERATIONS**

**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 #2020-65 amends its policy in order to lease up units that will reach  
the occupancy goal is approved and authorized.**

**YES      NO      ABSTAIN      ABSENT**

Commissioner Magalie Lamy-Lockhart

Commissioner Zorana Figueroa

Commissioner Andre L. Francis III

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 November 18, 2020.

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

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

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

**RESOLUTION #2020-64**

**ACCEPTING THE EXECUTED MEMORANDUM OF AGREEMENT FOR SUCCESSOR  
COLLECTIVE BARGAINING AGREEMENT**

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

Commissioner \_\_\_\_\_ seconds the motion on the following Resolution

**WHEREAS**, the Irvington Housing Authority (the "Authority") and the Laundry, Distribution & Food Service Joint Board, Workers United/Service Employee International Union, Local 617 (the "Union") have been in negotiations regarding a collective bargaining agreement for over a year; and

**WHEREAS**, after months of document review and discussions regarding proposals and counter-proposals the Authority and the Union (together as the "Parties"), have come to an agreement; and

**WHEREAS**, the attached Memorandum of Agreement for Successor Collective Bargaining Agreement, in the substantial form attached hereto, has been agreed upon by the Parties for execution.

**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 #2020-64 is approving the executed of the Memorandum of Agreement for Successor Collective Bargaining Agreement, in the substantial form attached hereto.
2. This Resolution shall take effect immediately.

	YES	NO	ABSTAIN	ABSENT
Commissioner Magalie Lamy-Lockhart	_____	_____	_____	_____
Commissioner Zorana Figueroa	_____	_____	_____	_____
Commissioner Andre L. Francis III	_____	_____	_____	_____
Commissioner Annette L. Beasley	_____	_____	_____	_____
Commissioner Darlene Brown	_____	_____	_____	_____

I certify that this is a true copy adopted by the Board of Commissioners of the Housing Authority of the Township of Irvington at the Regular Board Meeting held on Wednesday, 18<sup>th</sup> day of November, 2020.

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

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



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

**RESOLUTION #2020-63**

**APPROVING A CONTRACT WITH EDWARD KARUTH & SONS**

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

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

**WHEREAS**, Clarke Caton Hintz, Architects and Kelter & Gilligo, P.C., Mechanical Engineers (the “Professionals”) have certified regarding emergencies regarding the repair and maintenance of the Boilers at the properties for the Irvington Housing Authority (“IHA”); and

**WHEREAS**, the Professionals have determined that the repairs consist of emergencies that are affecting the public health, safety, and welfare of the residents and personnel of the Properties, see attached **Exhibits A and B**; and

**WHEREAS**, as a result, the Professionals recommend that the boilers be repaired by Edward Kurth and Sons immediately to protect the public health, safety, and welfare of the residents and personnel at the Properties; and

**WHEREAS**, pursuant to N.J.S.A. 40A:11-6, “any contract may be negotiated or awarded for a contracting unit without public advertising for bids and bidding therefor, notwithstanding that the contract price will exceed the bid threshold, when an emergency affecting the public health, safety or welfare requires immediate delivery of goods or the performance of services.” 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:

1. The Irvington Housing Authority declares an emergency at its residential properties due to the poor conditions of its boilers as stated by Clarke Caton Hintz, Architects and Kelter & Gilligo, P.C. for the Irvington Housing Authority.
2. Resolution #2020-63 approving a contract with Edward Kurth and Sons to repair the boilers at the Irvington Housing Authority properties in the amount of \$17,400.00 for boiler cleaning and \$32,159.00 for burner repairs, totaling \$49,559.00.
3. This Resolution shall take effect immediately.

YES NO ABSTAIN ABSENT

Commissioner Sean Evans \_\_\_\_\_  
Commissioner Magalie Lamy-Lockhart \_\_\_\_\_  
Commissioner Zorana Figueroa \_\_\_\_\_  
Commissioner Andre L. Francis III \_\_\_\_\_  
  
Commissioner Annette L. Beasley \_\_\_\_\_  
Commissioner Darlene Brown \_\_\_\_\_

I certify that this is a true copy adopted by the Board of Commissioners of the Housing Authority of the Township of Irvington at the Regular Board Meeting held on Wednesday, 17<sup>th</sup> day of November, 2020.

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

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Darlene Brown  
Chairperson/Board of Commissioners

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

**RESOLUTION #2020-62**

**APPROVING THE EXECUTIVE DIRECTOR TO NEGOTIATE A CONTRACT WITH  
HMR FOR PROPERTY MANAGEMENT SERVICES**

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

Commissioner \_\_\_\_\_ 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 October 6, 2020; and

**WHEREAS**, proposals were due to be received and opened on October 30, 2020 at 3:00 P.M.; and

**WHEREAS**, one proposal was received from Housing Management Resources, Inc. (“HMR”) in the amount of \$1,917,216.00; and

**WHEREAS**, HMR has a wealth of experience with local, state, and federal housing programs and currently manages properties in Plainfield, New Brunswick, Brown Mills, and Penns Grove New Jersey; and

**WHEREAS**, considering HMR’s experience in New Jersey and throughout the county, the Irvington Housing Authority proposes to enter int a contract with HRM for the proposed amount.

**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 #2020-62 is approved for a contract with Housing Management Resources, Inc. for Property Management Services at the Irvington Housing Authority in the amount of \$1,917,216.00 for a term of one year.
2. This Resolution shall take effect immediately.

	YES	NO	ABSTAIN	ABSENT
Commissioner Magalie Lamy-Lockhart	_____	_____	_____	_____
Commissioner Zorana Figueroa	_____	_____	_____	_____
Commissioner Andre L. Francis III	_____	_____	_____	_____
Commissioner Annette L. Beasley	_____	_____	_____	_____
Commissioner Darlene Brown	_____	_____	_____	_____

I certify that this is a true copy adopted by the Board of Commissioners of the Housing Authority of the Township of Irvington at the Regular Board Meeting held on Wednesday, 18<sup>th</sup> day of November 2020.

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Carmelo G. Garcia, Secretary  
Executive Director

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Darlene Brown  
Chairperson/Board of Commissioners



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

**RESOLUTION #2020-61**

**APPROVING THE BILLS LIST FOR THE MONTH OF OCTOBER 1, 2020 TO  
OCTOBER 31, 2020 IN THE AMOUNT OF \$301,753.51**

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 will meet on November 18, 2020 to approve the Bills List for the month of October 1, 2020 – October 31, 2020, in the amount of \$301,753.51 and

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

**WHEREAS**, funds are available for the bills to be paid.

**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 #2020-55 is approved and the Executive Director is authorized to pay the bills for the month October 1, 2020 – October 31, 2020, in the amount of \$301,753.51

Commissioner Magalie Lamy-Lockhart

Commissioner Zorana Figueroa

Commissioner Andre L. Francis III

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, 18<sup>th</sup> day of November 2020.

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

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



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

**RESOLUTION #2020-60**

**APPROVING THE MINUTES FOR THE REGULAR BOARD MEETING  
HELD ON OCTOBER 14, 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 October 14, 2020 for the Regular Board Meeting; and

WHEREAS, the October 14, 2020, Board Meeting Minutes were delivered to the IHA via e-mail on November 13, 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 #2020-060 (Approving the Minutes for the Regular Board Meeting held on October 14, 2020, are approved and accepted.

**YES    NO    ABSTAIN    ABSENT**

Commissioner Magalie Lamy-Lockhart	_____
Commissioner Zorana Figueroa	_____
Commissioner Andre L. Francis III	_____
Commissioner Annette L. Beasley	_____
Commissioner Darlene Brown	_____

I certify that this is a true copy adopted by the Board of Commissioners of the Housing Authority of the Township of Irvington at the Virtual Board Meeting held on Wednesday, 18<sup>th</sup>, day of November, 2020.

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

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