



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

**APPROVING THE MINUTES FOR THE REGULAR BOARD MEETING  
HELD ON DECEMBER 9, 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 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	_____
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, 13<sup>th</sup>, day of January, 2021.

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

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

IRVINGTON HOUSING AUTHORITY  
REGULAR BOARD MEETING  
Wednesday, December 9, 2020

MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWNSHIP  
OF IRVINGTON, HELD ON, WEDNESDAY, DECEMBER 9, 2020, HELD  
VIRTUALLY AT 5:22 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 5:22 p.m. on Wednesday, December 9th, 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.

**PERSONS PRESENT VIA ZOOM AT MEETING:**

Darlene Brown  
Crystal Bayyan  
Lucy Vasquez  
Z. Figueroa  
A. Francis  
A. Beasley  
M. Lockhart  
A. Acebo (DeCotis)  
A. Lendor (DeCotis)  
V. Giblin (DeCotis)

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

**MR. ACEBO:** State 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. Salaam.

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

"I, Kasim Salaam, 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. And I, Kasim Salaam, 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 Salaam?

COMMISSIONER SALAAM: Yes.

MR. ACEBO: Commissioner Lockhart?

COMMISSIONER LOCKHART: Present.

MR. ACEBO: Commissioner Figueroa?

COMMISSIONER FIGUEROA: Present.

MR. ACEBO: Vice Chairwoman Beasley?

VICE CHAIRWOMAN BEASLEY: Present.

MR. ACEBO: Chairwoman Brown?

CHAIRWOMAN BROWN: Present.

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

**IV. PUBLIC PORTION**

No comments.

**V. COMMISSIONER'S REMARKS**

**COMMISSIONER LOCKHART:**

She reserved her remarks for the Chair.

**COMMISSIONER FIGUEROA:**

She reserved her remarks for the Chair.

**VICE-CHAIRWOMAN BEASLEY:**

She reserved her remarks until after the Chair makes her presentation.

**COMMISSIONER SALAAM:**

No remarks (had hung up).

**CHAIRWOMAN BROWN:**

She welcomed everyone to the meeting and hoped they had a safe holiday and encouraged everyone to remain safe, wear masks, etcetera.

## V. MONTHLY REPORTS

There were no monthly reports.

## VI. RESOLUTIONS

1. 2020-066 APPROVAL OF MONTHLY BILLS FOR NOVEMBER 1, THROUGH NOVEMBER 30, 2020 IN THE AMOUNT OF \$367,526.54.

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

### ROLL CALL:

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

2. 2020-067 APPROVING AND ACCEPTING CVR ASSOCIATES FOR ADMINISTRATIVE SERVICES FOR THE HOUSING VOUCHER PROGRAM NOT TO EXCEED \$287,749, 85 PERCENT OF HUD ADMINISTRATIVE FEE BASED ON CURRENT FUNDING LEVELS SUBJECT TO COUNSEL REVIEW.

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

### ROLL CALL:

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

3. 2020-068 APPROVING AND ACCEPTING THE YEAR 2021\ BOARD MEETING SCHEDULE

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

### ROLL CALL:

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

- 4.. 2020-069 APPROVING AND ACCEPTING THE 2021 HOLIDAY SCHEDULE FOR THE IRVINGTON HOUSING

**AUTHORITY.**

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

**ROLL CALL:**

**YES:** Commissioner Salaam, Commissioner Lockhart,  
Commissioner Figueroa, Vice Chairwoman Beasley,  
Chairwoman Brown

5. 2020-070 AUTHORIZING CLOSED SESSION OF THE BOARD OF COMMISSIONERS TO DISCUSS PERSONNEL, ATTORNEY CLIENT PRIVILEGED COMMUNICATIONS AND LITIGATION ALONG WITH HUD REGULATORY COMPLIANCE ISSUES.

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

**ROLL CALL:**

**YES:** Commissioner Salaam, Commissioner Lockhart,  
Commissioner Figueroa, Vice Chairwoman Beasley,  
Chairwoman Brown.

(Commissioners enter closed session for approximately one hour)

**SUMMARY OF CLOSED SESSION BY MR. ACEBO:**

He stated the discussions in the closed session are confidential until the Housing Authority determines the need for confidentiality is no longer needed.

He stated the commissioners deliberated about employment action involving Executive Director Carmelo Garcia and legal issues involving the Department of Housing and Urban Development compliance notices and the Authority's legal resources.

Mr. Acebo stated formal action will be taken on the employment issue at this time and there are two resolutions for this that will be signed off by the Chairwoman and Vice-Chairwoman should it carry and will be kept on file by the Authority for public inspection.

**RESOLUTIONS (Continued):**

- 6.. 2020-071 APPROVAL OF TERMINATION OF EXECUTIVE DIRECTOR CARMELO GARCIA WHEREAS THE HOUSING AUTHORITY OF THE TOWNSHIP OF IRVINGTON IS A PUBLIC ENTITY ORGANIZED AND EXISTING PURSUANT TO THE CODE OF FEDERAL LAW REGULATION, THE DEPARTMENT OF

HOUSING AND URBAN DEVELOPMENT AND THE LAWS AND REGULATIONS OF THE STATE OF NEW JERSEY AND WHEREAS THE HOUSING AUTHORITY EMPLOYS AN EXECUTIVE DIRECTOR TO OVERSEE AND MANAGE DAY TO DAY OPERATIONS AND BUSINESS AND WHEREAS THE PUBLIC'S TRUST AND CONFIDENCE IN THE HOUSING AUTHORITY'S OFFICERS, EXECUTIVES AND STAFF IS OF PARAMOUNT CONCERN TO THE BOARD OF COMMISSIONERS TO INSURE THE AGENCY'S DELIVERY OF PUBLIC SERVICE AND WHEREAS CONDUCT THAT HAS A TENDENCY TO DESTROY RESPECT FOR PUBLIC EMPLOYEES AND CONFIDENCE IN THE OPERATION OF PUBLIC SERVICES AND THAT ADVERSELY AFFECTS THE MORALE OR EFFICIENCY OF A GOVERNMENT ENTITY CONSTITUTES CONDUCT UNBECOMING A PUBLIC EMPLOYEE.

AND WHEREAS THE UNITED STATES ATTORNEY'S OFFICE FOR THE DISTRICT OF NEW JERSEY ON NOVEMBER 19TH, 2020 FILED A DETAILED CRIMINAL COMPLAINT AGAINST EXECUTIVE DIRECTOR CARMELO GARCIA ALLEGING CHARGES OF PUBLIC CORRUPTION AND WHEREAS EFFECTIVE NOVEMBER 25TH, 2020 EXECUTIVE DIRECTOR CARMELO GARCIA WAS PLACED ON ADMINISTRATIVE LEAVE PENDING CONSIDERATION OF HIS CONTINUED EMPLOYMENT WITH THE HOUSING AUTHORITY AND WHEREAS THE EXECUTIVE DIRECTOR CARMELO GARCIA WAS PROVIDED TIMELY NOTICE OF THE BOARD'S CLOSED SESSION DELIBERATION AND WAIVED HIS RIGHT TO PUBLIC DELIBERATION BUT SUBMITTED CORRESPONDENCE FROM HIS LEGAL COUNSEL DATED DECEMBER 8TH, 2020 FOR THE BOARD'S CONSIDERATION.

AND NOW THEREFOR BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS OF THE IRVINGTON HOUSING AUTHORITY, COUNTY OF ESSEX, STATE OF NEW JERSEY, THAT THE BOARD OF COMMISSIONERS HEREBY DETERMINE THAT JUST CAUSE EXISTS TO TERMINATE EXECUTIVE DIRECTOR CARMELO GARCIA'S EMPLOYMENT WITH THE HOUSING AUTHORITY EFFECTIVE IMMEDIATELY SUBJECT TO ALL REQUISITE NOTICES OF SAME AND BE IT FURTHER RESOLVED THAT THE BOARD RETROACTIVELY RATIFIES MR. GARCIA'S ADMINISTRATIVE LEAVE THAT WAS EFFECTIVE NOVEMBER 25TH, 2020.

BE IT FURTHER RESOLVED THAT THE BOARD HEREBY AUTHORIZES THE BOARD CHAIR, VICE CHAIR, CONTROLLER, CHIEF FINANCIAL OFFICER, GENERAL COUNSEL AND ANY OTHER NECESSARY OFFICIAL, OFFICER OR EMPLOYEE OF THE HOUSING AUTHORITY BE IN THEY ARE PERMITTED TO EXECUTE ALL DOCUMENTS, TO TAKE ANY NECESSARY ACTIONS TO 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.

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

**ROLL CALL:**

**YES:** Commissioner Salaam, Commissioner Lockhart,  
Commissioner Figueroa, Vice Chairwoman Beasley,  
Chairwoman Brown

7. 2020-072 AUTHORIZING APPOINTMENT ON AN INTERIM BASIS OF A DIRECTOR AND SECRETARY TO THE BOARD OF COMMISSIONERS SUBJECT TO FINAL RATIFICATION AND ENGAGEMENT AGREEMENT.

WHEREAS THE HOUSING AUTHORITY OF THE TOWNSHIP OF IRVINGTON HOUSING AUTHORITY IS A PUBLIC ENTITY ORGANIZED AND EXISTING SUBJECT TO THE CODE OF FEDERAL REGULATIONS OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE LAWS AND THE REGULATIONS OF THE STATE OF NEW JERSEY.

WHEREAS THE HOUSING AUTHORITY'S DESIRES OF INSURING THE EFFICIENT AND UNINTERRUPTED OPERATIONS OF ITS GOVERNMENTAL SERVICES IN LIGHT OF THE SUDDEN VACANCY TO THE OFFICE OF EXECUTIVE DIRECTOR AND SECRETARY TO THE BOARD OF COMMISSIONERS.

WHEREAS THE BOARD, SUBJECT TO ALL STATE AND REGULATORY BRANCHES HAS DETERMINED RAMON RIVERA AS INTERIM ACTING EXECUTIVE DIRECTOR AND SECRETARY TO THE BOARD ON AN EMERGENCY DAY TO DAY BASIS UNTIL A PERMANENT APPOINTMENT CAN BE MADE IN ACCORDANCE WITH STATE AND FEDERAL LAW.

SO 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 AS ACTING/INTERIM EXECUTIVE DIRECTOR AND SECRETARY TO THE BOARD EFFECTIVE IMMEDIATELY SUBJECT TO ALL REQUISITE NOTICES OF SAME AND SUBSEQUENT RATIFICATION OF A FORMAL ENGAGEMENT AGREEMENT.

BE IT FURTHER RESOLVED THAT THE BOARD HEREBY ALSO AUTHORIZES THE BOARD CHAIR, VICE CHAIR, CONTROLLER, CHIEF FINANCIAL OFFICER, GENERAL COUNSEL AND ANY OTHER NECESSARY OFFICIAL OR EMPLOYEE OF THE HOUSING AUTHORITY BE HEREIN PERMITTED TO EXECUTE ANY DOCUMENTS AND TAKEN ANY AND ALL NECESSARY ACTIONS TO REALIZE THE INCUMBENT PURPOSE OF THIS RESOLUTION.

BE IT FURTHER RESOLVED THAT THIS RESOLUTION SHALL TAKE EFFECT IMMEDIATELY AND BE KEPT ON FILE FOR PUBLIC INSPECTION.

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

**ROLL CALL:**

**YES:** Commissioner Salaam, Commissioner Lockhart,  
Commissioner Figueroa, Vice Chairwoman Beasley,  
Chairwoman Brown

**IX. ADJOURNMENT**

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

**ROLL CALL:**

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

(Meeting adjourned at 6:51 p.m.)



CERTIFICATION

I, JENNIFER WILSON, the assigned transcriber, so hereby certify the foregoing minutes of December 9, 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 4, 2021  
Date