



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

RESOLUTION #2021-42

**APPROVING THE MINTUES FOR THE REGULAR BOARD MEETING HELD ON JULY
14TH, 2021**

Commissioner BEASLEY 1st presents the following Resolution and makes the motion

Commissioner FRANCIS III 2nd the motion on the following Resolution

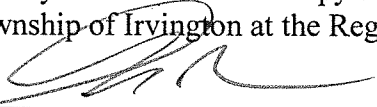
WHEREAS, The Irvington Housing Authority Board of Commissioners will meet on September 8th, 2021 for the Regular Board Meeting.

WHEREAS, The July 14th, 2021, Board Meeting Minutes were delivered to the IHA via e-mail on August 31th, 2021.

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 #2021-42 (Approving the Minutes for the regular board meeting held July 14th, 2021) is approved.

	YES	NO	ABSTAIN	ABSENT
Commissioner Magalia Lamy-Lockhart	<u>X</u>			
Commissioner Zorana Figueroa	<u>X</u>			
Commissioner Andre L. Francis III	<u>X</u>			
Commissioner Quasim Salaam				<u>X</u>
Commissioner Alfonso C. Griffin	<u>X</u>			
Commissioner Annette L. Beasley	<u>X</u>			
Commissioner Darlene Brown	<u>X</u>			

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, 8th, day September 2021.



Ramon Rivera, Secretary
Interim Executive Director



Darlene Brown
Chairperson/Board of Commissioners



RESOLUTION OF THE HOUSING AUTHORITY OF THE TOWNSHIP OF IRVINGTON

RESOLUTION #2021-43

APPROVING THE BILLS LIST FOR THE MONTH OF AUGUST 1, 2021 TO AUGUST 31, 2021 IN THE AMOUNT OF \$432,440.39

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 September 8th, 2021 to approve the Bills List for the month of August 1st, 2021 – August 31st, 2021, in the amount of \$432,440.39; and

WHEREAS, the Interim Executive Director has reviewed the “Bills List for the month of August 1st, 2021 – August 31st, 2021, 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 #2021-43 is approved, and the Interim Executive Director is authorized to pay the bills for the month August 1st, 2021 – August 31st, 2021, in the amount of \$432,440.39.

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

Horizontal lines for voting responses corresponding to the list of commissioners.

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, 8th, day of September 2021.

Ramon Rivera, Secretary
Interim Executive Director

Darlene Brown, Chairwoman



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

RESOLUTION #2021-44

ACCEPTING AND AWARDED EMERGENCY PEST SERVICES TO BUGEX PEST CONTROL, LLC.

Commissioner BROWN 1st presents the following Resolution and makes the motion

Commissioner FRANCIS III 2nd the motion on the following Resolution

WHEREAS, the mission of the Irvington Housing Authority is to provide a safe environment to its residents;

WHEREAS, the Interim Executive Director Ramon Rivera, performed an assessment of the rodent infestation throughout the entire campus;

WHEREAS, the Interim Executive Director Ramon Rivera, has determined the campus to be unsafe and a health hazard to the residents and has declared an emergency;

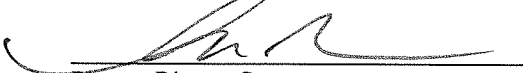
WHEREAS, BugEx Pest Control, LLC has provided a proposal for an intense rat cleanout to be performed weekly for three months, in the amount of \$8,883;

WHEREAS, Irvington Housing Authority agrees with the proposal. Funds are available to be paid out of the General Operating Fund account ending in 6921.

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 #2021-43(Approving BugEx) is approved and accepted.

	YES	NO	ABSTAIN	ABSENT
Commissioner Magalia Lamy-Lockhart	<u>X</u>			
Commissioner Zorana Figueroa	<u>X</u>			
Commissioner Andre L. Francis III	<u>X</u>			
Commissioner Quasim Salaam				<u>X</u>
Commissioner Alfonso C. Griffin	<u>X</u>			
Commissioner Annette L. Beasley	<u>X</u>			
Commissioner Darlene Brown	<u>X</u>			

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, 9th, day September 2021.



Ramon Rivera, Secretary
Interim Executive Director



Darlene Brown
Chairperson/Board of Commissioners

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

RESOLUTION #2021-45

APPROVING AND AUTHORIZING the Irvington Housing Authority to Enter Housing Assistance Payment Contract with Hilltop Partners Senior Urban Renewal LLC

Commissioner FRANCIS III presents the following Resolution and makes the motion

Commissioner BROWN 2nd the motion on the following Resolution

WHEREAS, on _____, the Irvington Housing Authority (the “Authority”) Executive Director at that time, prepared a correspondence committing project-based vouchers to support the proposed project at 280 Park Place, Building #2, Irvington, New Jersey, also referred to as Hilltop Senior Apartments (the “Project”); and

WHEREAS, the Township of Irvington (the “Township”) designated Hilltop Partners Redeveloper LLC, (the “Redeveloper”) for the Project and entered into a Redevelopment and Purchase and Sale Agreement dated October 12, 2012 with subsequent amendments; and

WHEREAS, by letter dated December 9, 2020, Housing Mortgage and Finance Agency (“HMFA”) awarded Hilltop Partners Senior Urban Renewal, LLC, an affiliate and subsidiary of Redeveloper, a reservation of 9% Low Income Housing Tax Credits for the Project;

WHEREAS, on _____, the Authority adopted Resolution _____ to establish and administer a Project-Based Voucher Program (“PBV”) in accordance with 24 CFR 983 and The Housing Opportunity Through Modernization Act (Public Law 114-201) to allow the Authority to allocate voucher units to various projects; and

WHEREAS, on September 8, 2021, the Authority adopted Resolution _____ authorizing five (5) PBV vouchers to the Redeveloper in support of the Project; and

WHEREAS, the Board of the Authority has determined that assisting the Project serves the mission and direct public purposes of the Authority to provide affordable, quality housing for low income residents of the Township of Irvington.

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 Authority be authorized and instructed to take all steps necessary and appropriate to enter into an Agreement to Enter into a Housing Assistance Payments contract with the Redeveloper for project based voucher units, which, subject to final underwriting and subsidy-layering review, shall total 5, provided that all such documents


shall have been reviewed and approved by appropriate counsel and provided further that all required HUD approvals have been received; and

2. The Interim Executive Director or the Chairperson of the Authority, each acting singly and without the attestation of any other officer is hereby authorized, empowered, and instructed to enter into, acknowledge, amend, and/or deliver on behalf of the Authority any and all instruments and documents, and to take any other action, as may be necessary or appropriate in his sole and continuing discretion, in order to enter into the Agreement to Enter into a Housing Assistance Payments Contract for the five (5) project-based housing vouchers to 280 Park Place (Building #2), Irvington, New Jersey 07111 for Block 324, Lot 1.05.


3. This Resolution shall take effect immediately.

	YES	NO	ABSTAIN	ABSENT
Commissioner Magalie Lamy-Lockhart	<u>X</u>			
Commissioner Zorana Figueroa	<u>X</u>			
Commissioner Andre L. Francis III	<u>X</u>			
Commissioner Quasim Salaam				<u>X</u>
Commissioner Alfonso C. Griffin	<u>X</u>			
Commissioner Annette L. Beasley	<u>X</u>			
Commissioner Darlene Brown	<u>X</u>			

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 08th, day of September 2021



Ramon Rivera, Secretary
Interim Executive Director



Darlene Brown
Chairperson/Board of Commissioners

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, 8th, day of September 2021.



Ramon Rivera, Secretary
Interim Executive Director



Darlene Brown
Chairperson/Board of Commissioners



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

RESOLUTION #2020-47

APPROVING FINANCE COMMITTEE

Commissioner FRANCIS III presents the following Resolution and makes them motion

Commissioner BEASLEY 2nd the motion on the following Resolution

WHEREAS, HUD requested that IHA create a finance committee;

WHEREAS, the Board of Commissioners agree with HUD's recommendation to create a finance committee of three (3) Commissioners

WHEREAS, the Finance Committee members shall serve for at least one (1) year or longer until modified;

WHEREAS, the Finance Committee will meet at least once a month to review the finance report for the IHA and address any other related matters.

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 #2021-47 APPROVING FINANCE COMMITTEE AND SHALL APPOINT THE FOLLOWING COMMISSIONERS OT SERVE ON THE FINANCE COMMITTEE:

ANNETTE BEASLEY

MAGALIE LEMY-LOCKHART

ZORANA M. FIGUEROA

RESOL 2021-47

YES NO ABSTAIN ABSENT

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

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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, 8th, day of September 2021.



Ramon Rivera, Secretary
Interim Executive Director



Darlene Brown
Chairperson/Board of Commissioners

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

RESOLUTION #2020-48

**AUTHORIZING THE SUBMISSION OF THE HOUSING AUTHORITY OF
THE TOWNSHIP OF IRVINGTON ANNUAL PLAN FOR FISCAL YEAR
BEGINNING APRIL 1, 2021**

Commissioner Brown presents the following Resolution and makes them motion

Commissioner Lockhart 2nd the motion on the following Resolution

WHEREAS, the Housing Authority of the Township of Irvington (hereinafter "Authority") acknowledges the submission of the FYB2021 PHA Annual Plan and 5 Year with the proper certifications;

WHEREAS, the Five-Year Plan describes the mission of the agency and the agency's long-range goals and objectives for achieving its mission;

WHEREAS, the Annual Plan provides details about the agency's operations, program participants, programs and services, and the agency's strategy for handling operational concerns, residents' concerns and needs, programs and services for the upcoming fiscal year commencing April 1, 2021;

WHEREAS, the Authority certifies to carry out the public housing program of the agency in conformity with Title VI of the 1964 Civil Rights ACT, Section 504 of 1973 and Title II of the 1990 ADA;

WHEREAS, on April 29, 2021 a letter was received from the U.S. Housing and Urban Development approving Irvington Housing Authority's Annual Plan.

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 #2020-48 ADOPTING THE 2020 IRVINGTON HOUSING AUTHORITY BUDGET.


RESOL 2020-48

	YES	NO	ABSTAIN	ABSENT
Commissioner Magalie Lamy-Lockhart	<u> V </u>			
Commissioner Zorana Figueroa	<u> V </u>			
Commissioner Andre L. Francis III	<u> V </u>			
Commissioner Quasim Salaam	<u> </u>			
Commissioner Alfonso C. Griffin	<u> V </u>			
Commissioner Annette L. Beasley	<u> V </u>			
Commissioner Darlene Brown	<u> V </u>			

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 Wednesday, 08th, day of September 2021.



Interim Rivera Secretary
Executive Director



Darlene Brown
Chairperson/Board of Commissioners



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

RESOLUTION #2021-49

AUTHORIZING AN EMERGENCY CONTRACT WITH AMERICAN BOILER COMPANY

Commissioner Lamy-Lockhart presents the following Resolution and makes the motion

Commissioner Figueroa seconded the motion on the following Resolution

WHEREAS, due to the effects of Hurricane Ida, the Housing Authority of the Township of Irvington (the “Authority”) sustained substantial damage to its AMP 1 family housing units located at 4 Crescent Lane (the “Property”), including damages to the heating system, which have resulted in a loss of heat at the Property; and

WHEREAS, Kelter & Gilligo, Consulting Engineers (the “Professionals”) have certified that emergency action is required in order to restore heat to those units, including the rental of temporary boiler units; and

WHEREAS, the Professionals have determined that the rental of those boiler units is needed on an emergent basis in order to protect the public health, safety, and welfare of the residents and personnel of the Property, see attached Exhibit A; and

WHEREAS, the Authority has sought quotes for the rental and installation of temporary boilers on an emergent basis; and

WHEREAS, American Boiler Company has provided a quote in the amount of \$95,386.12 for a three-month rental period; and

WHEREAS, the Professionals recommend that a contract be awarded to American Boiler Company, see attached Exhibit B; 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.”

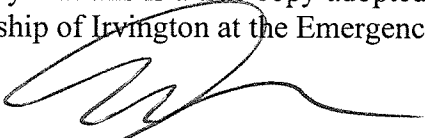
NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWNSHIP OF IRVINGTON, COUNTY OF ESSEX, STATE OF NEW JERSEY, that:

1. The Authority declares that an emergency exists at the Property as a result of the loss of heat due to damage to the boilers at the Property caused by the effects of Hurricane Ida.
2. The Authority hereby awards a contract to American Boiler Company, in the amount of \$95,386.12 for the rental and installation of temporary boilers at the Property.
3. This Resolution shall take effect immediately.


YES NO ABSTAIN ABSENT

Commissioner Magalie Lamy-Lockhart Commissioner Zorana M. Figueroa Commissioner Andre L. Francis III Commissioner Quasim Salaam Commissioner Alfonso C. Griffin Vice-Chairwoman Annette L. Beasley Chairwoman 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 Emergency Board Meeting held on Monday, September 27th, 2021.



 Ramon Rivera, Interim Executive Director
 and Secretary



 Darlene Brown
 Chairwoman



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

RESOLUTION #2021-49

APPROVING THE 2021 CAPITAL FUND AND FIVE-YEAR CAPITAL PLAN

Commissioner Figuroa presents the following Resolution and makes the motion

Commissioner Francis III 2nd the motion on the following Resolution

WHEREAS, the 2021 Capital Funds Program for the Irvington Housing Authority for the fiscal year Beginning April 2021 and ending March 2022 has been presented before the Governing body of the Irvington Housing at its open public meeting September 8, 2021.

WHEREAS, the Capital Fund Program as introduced reflects total Capital Fund Grant of (\$ 1,406,351). Budget Detail is as follows AUTHORITY- WIDE (\$674,983.00) CAMPTOWN GARDENS NJ03700001 (\$397,692.00), CAMPTOWN GARDENS NJ03700002 (\$170,000.00), CAMPTOWN GARDENS NJ03700003 (\$163,675.11),

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 # 2021-49 (Approving 2021 Capital Fund Pan) is approved.

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	YES	NO	ABSTAIN	ABSENT
Commissioner Magalia Lamy-Lockhart	<u> V </u>			
Commissioner Zorana Figuroa	<u> V </u>			
Commissioner Andre L. Francis III	<u> V </u>			
Commissioner Quasim Salaam				
Commissioner Alfonso C. Griffin	<u> V </u>			
Commissioner Annette L. Beasley	<u> V </u>			
Commissioner Darlene Brown	<u> V </u>			

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, 08th, day of September 2021.



Ramon Rivera Secretary
Interim Executive Director



Darlene Brown
Chairperson/Board of Commissioners



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

RESOLUTION #2021-50

**AUTHORIZING AN EMERGENCY CONTRACT WITH
SILVA MECHANICAL SERVICES, INC.**

Commissioner Figueroa presents the following Resolution and makes the motion

Commissioner Francis III seconded the motion on the following Resolution

WHEREAS, due to the effects of Hurricane Ida, the Housing Authority of the Township of Irvington (the "Authority") sustained substantial damage to its AMP 1 family housing units located at 4 Crescent Lane (the "Property"), including damages to the hot water heating system, which have resulted in a loss of hot water at the Property; and

WHEREAS, Kelter & Gilligo, Consulting Engineers (the "Professionals") have certified that emergency action is required in order to restore hot water to those units, including the installation of new domestic hot water heaters; and

WHEREAS, the Professionals have determined that the installation of the new domestic hot water heaters is needed on an emergent basis in order to protect the public health, safety, and welfare of the residents and personnel of the Property, see attached Exhibit A; and

WHEREAS, the Authority has sought quotes for the installation of the new domestic hot water heaters on an emergent basis; and

WHEREAS, Silva Mechanical Services, Inc. has provided a quote in the amount of \$65,431.00 for the installation of the new domestic hot water heaters; and

WHEREAS, the Professionals recommend that a contract be awarded to American Boiler Company, see attached Exhibit B; 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."

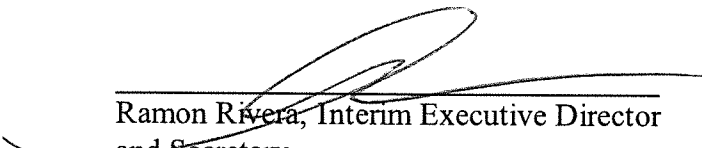
NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWNSHIP OF IRVINGTON, COUNTY OF ESSEX, STATE OF NEW JERSEY, that:

1. The Authority declares that an emergency exists at the Property as a result of the loss of hot water due to damage to the hot water heaters at the Property caused by the effects of Hurricane Ida.
2. The Authority hereby awards a contract to American Boiler Company, in the amount of \$65,431.00 for the installation of new domestic hot water heaters at the Property.
3. This Resolution shall take effect immediately.


YES NO ABSTAIN ABSENT

Commissioner Magalie Lamy-Lockhart	
Commissioner Zorana M. Figueroa	
Commissioner Andre L. Francis III	
Commissioner Quasim Salaam	
Commissioner Alfonso C. Griffin	
Vice-Chairwoman Annette L. Beasley	
Chairwoman 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 Emergency Board Meeting held on Monday, September 27th, 2021.



 Ramon Rivera, Interim Executive Director
 and Secretary



 Darlene Brown
 Chairwoman



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

RESOLUTION #2021-51

**AUTHORIZING AND APPROVING A PREFERNCE FOR HOUSING CHOICE VOUCHER
RECIPIENTS DISPLACED DUE TO DISASTERS SUCH AS FLOODS OR FIRES**

Vice-Chairwoman Beasley presents the following Resolution and makes the motion

Commissioner Lamy-Lockhart seconded the motion on the following Resolution

WHEREAS, due to the effects of Hurricane Ida, the Housing Authority of the Township of Irvington (the "Authority") sustained substantial damage to its AMP 1 family housing units located at 4 Crescent Lane (the "Property"), resulting in the displacement of certain residents; and

WHEREAS, the Authority desires to amend its Housing Choice Voucher ("Section 8") preferences to include a preference for residents that are displaced from housing units due to disasters such as floods or fires, not due to any fault of the applicant or a member of the applicant's household, and which are beyond the applicant's control.


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 Authority hereby amends its Housing Choice Voucher ("Section 8") preferences to include a preference for residents that are displaced from housing units due to disasters such as floods or fires, not due to any fault of the applicant or a member of the applicant's household, and which are beyond the applicant's control, as set forth in Exhibit A hereto.
2. This Resolution shall take effect immediately.

YES NO ABSTAIN ABSENT

Commissioner Magalie Lamy-Lockhart
 Commissioner Zorana M. Figueroa
 Commissioner Andre L. Francis III
 Commissioner Quasim Salaam
 Commissioner Alfonso C. Griffin
 Vice-Chairwoman Annette L. Beasley
 Chairwoman 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 Emergency Board Meeting held on Monday, September 27th, 2021.



Ramon Rivera, Interim Executive Director
and Secretary



Darlene Brown
Chairwoman