



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

**RESOLUTION #2021-37**

**APPROVING THE MINTUES FOR THE REGULAR BOARD MEETING HELD ON JUNE 9<sup>TH</sup>,  
2021**

Commissioner \_\_\_\_\_ 1<sup>st</sup> 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 July 14<sup>th</sup>, 2021 for the Regular Board Meeting.

WHEREAS, The June 9<sup>th</sup>, 2021, Board Meeting Minutes were delivered to the IHA via e-mail on July 9<sup>th</sup>, 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 #2021-37 (Approving The Minutes for the regular board meeting held June 9<sup>th</sup>, 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

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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, 14<sup>th</sup>, day July 2021.

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

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Darlene Brown  
Chairperson/Board of Commissioners

IRVINGTON HOUSING AUTHORITY  
REGULAR BOARD MEETING  
Wednesday, June 9, 2021

MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWNSHIP  
OF IRVINGTON, HELD ON, WEDNESDAY, JUNE 9, 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 5:05p.m. on June 9,, 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 LAMY-LOCKHART: Here.

MR. BORIN: Commissioner Figueroa?

COMMISSIONER FIGUEROA: (No response)

MR. BORIN: Commissioner Francis, III?

COMMISSIONER FRANCIS, III: Here.

MR. BORIN: Commissioner Salaam?

COMMISSIONER SALAAM: (No response)

MR. BORIN: Commissioner Griffin?

COMMISSIONER GRIFFIN: Yes.

MR. BORIN: Vice Chairwoman Beasley?

VICE CHAIRWOMAN BEASLEY: (No response)

MR. BORIN: Chairwoman Brown?

CHAIRWOMAN BROWN: Present.

ALSO PRESENT:

FRANK BORIN, ESQ.  
PAUL MATTURRO, Accountant

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

**IV. PUBLIC PORTION** No members of the public..

**V. RESOLUTIONS:**

1. 2021-33 APPROVING THE MINUTES FOR MAY 12, 2021.

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

**ROLL CALL:**

**YES:** Commissioner Lockhart, Commissioner Francis, III,  
Commissioner Griffin, Chairwoman Brown

**VI. COMMISSIONER REMARKS:**

COMMISSIONER LOCKHART: No remarks.

COMMISSIONER GRIFFIN: No remarks.

COMMISSIONER FRANCIS, III: No remarks.

CHAIRWOMAN BROWN: No remarks. But she wished everyone happy Father's Day.

**VII. MONTHLY REPORTS:** Mr. Rivera stated there is a finance report in the packet and asked if there were any question. Mr. Matturo was present to answer any question on the finance report. There were no questions.

**EXECUTIVE DIRECTOR RAMON RIVERA:**

Mr. Rivera stated he wanted to focus on this month is last month they talked about pest control which is going well. He said they've gotten feedback from tenants as well as maintenance folks that were there. The rodent population has been severely reduced.

On the agenda are two items and one is the demo/disp plan. He said it is really just something that they have to do for HUD and it doesn't lock them in specifically, but they do need to provide HUD with an outline of what the general plans are and the efforts to

relocate. He said he brings that up because they got the final approval from HUD to demolish and dispose of Crescent Lane which means the individuals in public housing there will be transitioned to what are called a tenant base which allows the tenants to move anywhere where there is public housing in the United States or even abroad, in Hawaii or other places. And so that process has been going on for at least two years. In fact, since 2019. Mr. Rivera stated they will be starting those relocations efforts and the first step is to have the Board pass a resolution so we can send it to HUD advising them.

The second item on the agenda is regarding security. He stated they ended the relationship with the prior security company, which was Aegis, and they have now hired Zara Security on an emergency basis because they did not have a security company in place once Aegis left. Zara is on a month to month basis, meaning their own 30 day contract. And assuming we get through it and the emergency is lifted we can hire someone long term or we can appoint based on the prior RFP that the Board previously approved. Mr. Rivera stated he made the recommendation for a month to month because he didn't want to commit to a long term contract with Zara, because of the prior issues with them and making sure they get up to speed and security is really a primary concern. The owner is Chris Zara was working with us last week to make sure we get fully staffed. They were wearing proper uniforms and they're working hard at their posts. But if it doesn't work out IHA will have other plans for security.

Mr. Rivera stated there are going to be more vaccinations in the community rooms that they can now use for different activities given the COVID restrictions being lifted. He said the Health Department has been reaching out to do different activities at IHA, the farmer's market activities over the summer with the residents. He also wished everyone a happy Father's Day.

#### **CHAIRWOMAN BROWN:**

Chairwoman Brown said she had some reservations about this security company because some things were not in light with what her vision is. And she spent this week having them corrected for the most part and month to month sounds good.

**CLOSED SESSION:** Nothing for closed session.

#### **VIII: RESOLUTIONS**

1. 2021-34 APPROVAL OF MONTHLY BILLS FOR MAY 1 THRU MAY 30, 2021 IN THE AMOUNT OF \$410,105.57.

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

#### **ROLL CALL:**

**YES:** Commissioner Lockhart, Commissioner Francis, III,  
Commissioner Griffin, Chairwoman Brown

2. 2021-35 RESOLUTION AWARDING ZARA SECURITY SERVICES FOR AN AND ANNUAL AMOUNT OF \$334,152 AND THIS WAS SENT TO HUD FOR THEIR APPROVAL. IT STATES IT IS MONTH TO MONTH. AN EMERGENCY WAS DECLARED BY THE URBAN HOUSING AUTHORITY. THE MONTHLY AMOUNT IS 27,846.

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

**ROLL CALL:**

**YES:** Commissioner Lockhart, Commissioner Francis, III,  
Commissioner Griffin, Chairwoman Brown

3. 2021-36 APPROVAL OF DEMOLITION OF THE AMP 1 SITE.

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

Remarks: HUD required that the housing authority formally acknowledge the relocation steps which is done by resolution. So we drafted this resolution to indicate that we did receive approval on May 27, 2021 to use the grant funds which is really the final demo dispo approval for the relocation of the amp one site express lane. They listed the relocation steps which include first they will meet with all the affected residents to discuss transfer options repayment and the tenant voucher process. That will be done by the amp manager in terms of going over the process with them. They will focus their relocation efforts on specific buildings, building with the most vacant units. And will reach out to tenants who are most current on their rent. They will not be able to relocate everyone at once. They have over 230 units but 60 are no occupied, so they have about 170 units of folks to move

The next step is to collaborate with the technical assistant provided by HUD. assistant to deal with the relocation.

MR. BORIN: He stated there was a consultant, William Cathem (phonetic) who was retained to review the financial arrangements concerning the redevelopment of the housing authority properties, but he's not a relocation expert. This is really a specialized field and they have been waiting for HUD to provide a technical assistant.

MR. RIVERA: Suggested they have July meeting because they need to talk about the Silver Street project and because of the relocation project.

**ROLL CALL:**

**YES:** Commissioner Lockhart, Commissioner Francis, III,  
Commissioner Griffin, Chairwoman Brown

(Meeting adjourned - all ayes)

CERTIFICATION

I, JENNIFER WILSON, the assigned transcriber, so hereby certify the foregoing minutes of June 6, 2021, from 05:05 pm to 5:38 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

July 9, 2021  
Date