



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

RESOLUTION #2021-42

APPROVING THE MINUTES FOR THE REGULAR BOARD MEETING HELD ON JULY 14th, 2021

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 for the Regular Board Meeting.

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

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 of August 2021.

Ramon Rivera, Secretary
Interim Executive Director

Darlene Brown, Chairwoman

IRVINGTON HOUSING AUTHORITY
REGULAR BOARD MEETING
Wednesday, July 14, 2021

MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWNSHIP
OF IRVINGTON, HELD ON, WEDNESDAY, JULY 14, 2021, HELD
VIRTUALLY AT 5:03 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 5:03 p.m. on July 14, 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 LOCKHART: Here.

MR. BORIN: Commissioner Figueroa?

CHAIRWOMAN BROWN: Absent.

MR. BORIN: Commissioner Francis, III?

COMMISSIONER FRANCIS, III: Present.

MR. BORIN: Commissioner Salaam?

COMMISSIONER SALAAM: No response.

MR. BORIN: Commissioner Griffin?

COMMISSIONER GRIFFIN: Yes.

MR. BORIN: Vice Chairwoman Beasley?

VICE CHAIRWOMAN BEASLEY: Present.

MR. BORIN: Chairwoman Brown?

CHAIRWOMAN BROWN: Present.

ALSO PRESENT:

FRANK BORIN, ESQ.
PAUL MATTURRO, Accountant
DOUGLAS DOYLE, ESQ.

III. SALUTE TO THE FLAG/PLEDGE OF ALLEGIANCE

IV. PUBLIC PORTION No members of the public.

V: RESOLUTIONS:

1. 2021-37 APPROVING THE MINUTES FOR THE REGULAR BOARD MEETING ON JUNE 9, 2021.

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

ROLL CALL:

YES: Commissioner Figueroa, Commissioner Francis, III., Commissioner Griffin, Vice Chairwoman Beasley, Chairwoman Brown

COMMISSIONER SALAAM JOINED, NO AUDIO

VI: COMMISSIONER REMARKS:

COMMISSIONER LOCKHART: No remarks.

COMMISSIONER GRIFFIN: No remarks.

COMMISSIONER FRANCIS, III: No remarks.

VII: MONTHLY REPORTS: Mr. Rivera stated there is a finance report which is in the packets and Paul Matturro, the finance consultant, is on and available if there are any questions from the Board. There were no questions.

EXECUTIVE DIRECTOR RAMON RIVERA REMARKS:

Mr. Rivera stated this month and throughout the summer they are going to be focused on relocation efforts concerning AMP one. Chairwoman Brown has been communicating

with Mr. Rivera regarding providing meetings and information to the tenants concerning relocation efforts that will need to be taken in order to start transitioning Amp one toward being ready to be ultimately closed down and demolished.

Mr. Rivera added that at the last meeting he noted that the Demo/Disp application for Amp one was approved by HUD and they are now undertaking the task of hiring a relocation consultant. He said they have an RFP that they have advertised and they are working hard to make sure it gets approved. He added that once they get to that process, he will be bringing a recommendation to hire a relocation specialist based on the responses that they get. That person will assist in meeting with the tenants and answering their questions about relocation, the voucher process of transferring tenants to Section Eight and working with IHA to insure that ultimately all tenants who are at Amp One receive the appropriate information and vouchers in order to move on while IHA then meets with the development company, RPM, which was selected last year. He added that the good news is that they have put out the RFP and are waiting for those responses to come back, so they are going to be busy this summer working on that.

The next issues is Amps Two and Three, which is the rehab project for the two senior buildings. They have been working on negotiating a development agreement with that developer and will be presenting that to the Board. to review changes and comments that have come back from the developer and things we are pushing for to ensure that the housing authority gets the best deal it can while protecting the employees here that the Housing Authority would like to keep. Mr. Rivera added it is still a work in progress and nothing has been finalized. He added they may need some meetings during the summer as they go through these important items.

Mr. Rivera stated that the rodent issue, they have made really great strides. They were able to bring in a new company which took an aggressive tack to clean out the rodent issue in the compactor rooms around the buildings and in the administrative areas. Also, the maintenance people are saying it has improved and Mr. Rivera is not hearing any complaints as he was before.

Mr. Rivera said regarding the leasing of units this month, they have several vacant units in two and three, 624 and 81, which are going to be coming on line this month. Maintenance is saying they are hopefully going to be able to lease up to 20 units to get the vacancy numbers lowered, which will be good for those two buildings and will increase the revenue.

He added that security is improving and they did transition from a prior security company, a rocky transition, but as of today it is getting better. He said if the security company is not up to doing the job, he will be coming back and requesting a change.

CHAIRWOMAN BROWN: She asked if anyone had any questions.

VICE CHAIRWOMAN BEASLEY: She asked when will the tenants be getting their vouchers and how will they be disbursed.

Mr. Rivera said he is planning on having a meeting in two weeks, which he just finalized

this afternoon, but he is looking at a potential date of Tuesday the 27th to meet with the tenants. He said they may do it over the course of two days just to give people an opportunity to come out. This would be like an introductory meeting again. He said the tenants were met with back in 2019, but it's been so long he thinks they are going to need to go through the process again. We will let them know that a DEMO was approved and then here are the steps they need to take. Ultimately we wouldn't be able to provide any vouchers until at least 90 days have passed from the date of approval which was the end of May. So vouchers wouldn't be given out at the earliest until the end of August and more likely September. He said he wanted to focus on the tenants that are up to date in their rent first and then the tenants who entered into a repayment plan second. And then third the last category of folks who may owe, which we will deal with at the end.

Mr. Rivera stated with the assistance of the relocation consultant and our realtor, Remax, and any other realtors that might have apartments, they are looking to give people a lot of options. Section Eight people have a consultant that works with IHA called CRV sections. They will assist us in making sure we can transition all the tenants. The tenants will be provided with tenant base vouchers and will be able to take that voucher and go anywhere there is public housing in the United States that takes Section Eight. They will have to go through a screening process to ensure that they have lived here longer than a year and a half or two years, so if they moved in after a certain time they may not be eligible for that tenant base voucher. If they meet all the requirements and fill out the appropriate application, IHA will provide them with the voucher so they can move on.

In addition they will be focusing on looking at certain buildings, like different buildings in Crescent Lane as a whole, so they can be completely emptied out. Then they will have to brick them up and secure them.

VICE CHAIRWOMAN BEASLEY: Asked what is the time span if they get their voucher say the end of August or middle of August, how much time do they have to relocate?

Mr. Rivera replied there is not a definitive time frame. In speaking to others who have done this, Mr. Rivera said they can go on for upwards of a year and a half, two years for the entire relocation. He said he will find out if there is a deadline when that may expire.

CHAIRWOMAN BROWN: She asked what if they have tenants that have moved out and received their vouchers, what is the plan for people that may want to come into those apartments as squatters?

Mr. Rivera stated that if they empty those apartments and unfortunately they would have sealed them up with brick and mortar and would hire a company to do that immediately. He would then engage the Township Police Department to assist in removing any illegal squatters because they would have no legal rights as tenants if it is got on quickly and it will be in a dangerous condition as they will have no electricity or water and these places could be hazardous.

CHAIRWOMAN BROWN: She said she thinks they need to discuss a plan for the last phase of tenants who have outstanding balances and come up with a number which may

be say if somebody owes \$15,000 versus someone that owes eight or 10, we need to come up with a solution for those people.

Mr. Rivera said he thinks it best to put them in the last category, but at some point IHA may have to write it off or put them on a repayment plan, but you know that they are not going to want to go out in the world of Section Eight with potentially a balance when they're being screened by landlords. So there may be a way to give them incentive if they are willing to listen and at least enter into a repayment plan with IHA over time. He added the IHA does have relocation funds budgeted for this year and next. Those might be able to pay for their moving expenses and first month security or whatever is necessary.

CHAIRWOMAN BROWN: Regarding possibly paying for their first month's security, if they have a rent deposit, can't we give them back and have them use that.

Mr. Rivera said there are deposits and he has that for each person but it is not as much as when you go out in the market because the rents at IHA are not as high as what is out there.

CHAIRWOMAN BROWN: She said that some people have purposely stopped paying rent because they are aware that they are getting the vouchers and some just never paid it for whatever reason.

VINCE TAYLOR: Vince Taylor, 624 Nye Avenue asked to ask a question and Chairwoman Brown allowed it since he is the only one here.

He said he is hearing from the tenants that things are not settled with the security and he wants to know the role of the manager and their responsibilities. He wants to know if there is a roadmap that these tenants can have about the transfers.

CHAIRWOMAN BROWN: She stated they have to sit down with their attorneys and get everything out and that has not happened yet. She said they will definitely have that.

Mr. Rivera said they are planning on having the meeting in the large community room, probably 181. And perhaps can have a Zoom component for it also.

VII: RESOLUTIONS

1. 2021-38 APPROVAL OF MONTHLY BILLS FOR JUNE 1 THRU
JUNE 30, 2021n
\$455,996.79.

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

ROLL CALL:

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

2. 2021-39 FOR INVESTORS BANK AUTHORIZING AN ESCROW ACCOUNT TO BE CREATED TO FUND REDEVELOPMENT FOR AMPS 1, 2 AND 3 WITH DEVELOPERS RPM AND SILVER GEORGETOWN.

A motion to approve was made by Commissioner Figueroa, Commissioner Griffin seconded

ROLL CALL:

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

3. 2021-40 APPROVING FUNDING AGREEMENT BETWEEN IRVINGTON HOUSING AUTHORITY AND RPM DEVELOPMENT, LLC.

DOUGLAS DOYLE: (Re resolution). This is a repeat of what you did with Silver Georgetown. He said two years ago, pursuant to an RFP process, Silver Street was selected for Amps 2 and 3 and RPM was selected as a redeveloper of Amp 1. They have had Silver Street execute funding agreements so that the costs associated with negotiating a developer's agreement for Amps 2 and 3 would not be at the tenants' expense but would be at the developer's expense with respect to demolition and reconstruction of Amp 1.

RPM was the selected developer for Amp 1 and an agreement will be reviewed by the Commissioners with the advice of the attorneys and with guidance from the consultant they brought on board, Bill Katchem (phonetic), so that the cost should not be borne by the tenants but by the developer who will be making money off of these buildings.

This resolution is approving a funding agreement that has them pay the legal fees and other professional fees, including those of Bill Katchem, associated with negotiating the developer's agreement. It is essentially identical to the Silver Street agreement.

A motion to approve was made by Commissioner Francis, III, Vice Chairwoman Beasley seconded

ROLL CALL:

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

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4. 2021-41 ACCEPTING AND AWARDING EMERGENCY PEST SERVICES TO BUG X PEST CONTROL, LLC.

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

ROLL CALL:

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

(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

August 10, 2021

Date