



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

**RESOLUTION #2020-40**

**APPROVING THE MINUTES FOR THE REGULAR BOARD MEETING  
HELD ON MAY 27, 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 May 27, 2020 for the Regular Board Meeting; and

WHEREAS, the May 27, 2020, Regular Board Meeting Minutes were delivered to the IHA via e-mail on June 11, 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 #2020-040 (Approving the Minutes for the Regular Board Meeting held on May 27, 2020, are approved and accepted.

**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 Virtual Board Meeting held on Wednesday, 17<sup>h</sup>, day of June, 2020.

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

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

IRVINGTON HOUSING AUTHORITY  
REGULAR BOARD MEETING  
Wednesday, May 27, 2020

MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWNSHIP OF  
IRVINGTON, HELD ON, WEDNESDAY, MAY 27, 2020, HELD VIRTUALLY  
AT 5:15 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 5:15 p.m. on May 27, 2020, and we are now convening virtually and I do hereby announce publicly that notice of this regular 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**

CARMELO G. GARCIA: Commissioner Evans?

COMMISSIONER EVANS: Present.

CARMELO G. GARCIA: Commissioner Figueroa?

COMMISSIONER FIGUEROA: Present.

CARMELO G. GARCIA: Commissioner Francis, III?

COMMISSIONER FRANCIS, III: Present.

CARMELO G. GARCIA: Vice Chairwoman Beasley?

VICE CHAIRWOMAN BEASLEY: Present.

CARMELO G. GARCIA: Chairwoman Brown?

CHAIRWOMAN BROWN: Present.

**CHAIRWOMAN BROWN:** She stated they earlier had a moment of silence for Commissioner Anna Scott and that she is going to be truly missed. Chairwoman Brown said Commissioner Scott was a veteran of the commissioner board and was a mentor to her. She added Commissioner Scott was very humble in helping Chairwoman Brown and answering any questions.

**III. COMMISSIONERS' REMARKS**

**COMMISSIONER FRANCIS, III:** Reserved all remarks to the Chair.

**COMMISSIONER EVANS:** He said that truly Anna Scott will be missed and she was a great part of this team and worked very hard. He reserved all of his other remarks to the Chair.

**COMMISSIONER FIGUEROA:** She reserved her remarks for the Chair.

**VICE CHAIRWOMAN BEASLEY:** She reserved her remarks for after the Executive Director's report.

#### **IV APPROVAL OF MINUTES**

1. 2020-032 RESOLUTION APPROVING THE MINUTES  
FOR THE APRIL VIRTUAL 2020 MEETING

**Remarks:** He said as noted earlier in caucus, speaking about COVID-19 and the things that they continue to do to be proactive, to be preventative, to be prepared and to respond to this crisis in every way we can to protect and serve our residents in providing a safe environment. He added some of the things that we talked about at that board meeting to utilize for now May involved securing a COVID care kit that will provide masks, hand sanitizer and bacterial wipes to the residents. They also will continue with the disinfecting of the buildings. He added they also make sure to continue with deploying monitors in the lobby in order to communicate better with the residents. They are also looking to deploy the mass communication app, which is the technology that will also empower and provide greater access to the residents on what is happening in the buildings as part of the policies and operations.

He said that was all part of the last reporting in the April board meeting and he would like to highlight that. They had six prior deaths and then they had four that were being quarantined. He said there have not been any additional cases arise and he believes that is in part due to everyone's hard work and effort to truly protect the residents. He said his maintenance staff and managers who have been in the front lines as essential workers.

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

#### **ROLL CALL:**

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

#### **VI APPROVAL OF BILLS**

1. 2020-033 APPROVAL OF MONTHLY BILLS OF \$256,596.51  
FOR THE MONTH OF APRIL

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

**ROLL CALL:**

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

**VII RESOLUTIONS:**

1. 2020-34 APPROVING AND ACCEPTING THE PROCEDURE REGARDING NEW HIRE

Remarks: This resolution came about through the work of the committee. Mr. Garcia thanked everyone for their input and it will allow IHA to continue to be as transparent as they can with everything moving forward.

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

**ROLL CALL:**

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

2. 2020-035 APPROVING AND ACCEPTING THE FIVE YEAR PLAN FOR FISCAL YEAR BEGINNING APRIL 1ST, 2020.

Remarks: This had been submitted previously and the Commissioners had adopted a resolution for submission. Mr. Garcia stated they received their approval which that means the HUD field office and headquarters has accepted and supported IHA's position on the capital improvements that they will be making this year and the next five years in order to continue to improve the quality of life for the residents and to continue to sustain the property as best they can. given the budgetary restraints and financial footings.

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

**ROLL CALL:**

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

3. 2020-036 APPROVING AND AUTHORIZING BARCLAY MANAGEMENT FOR ADDITIONAL WATER TREATMENT AT 624 NYE AVENUE.

Remarks: This is a continuation which from the Legionnaire's one of the aspects that lead to the COVID pandemic is the airborne pathogens. So they were able to negotiate with the Barclay folks in order to keep it going at a better price given the factors that are in place. This system, while they were using it to address the Legionnaire's water

management system, the scientific benefit is that it also reduces and eliminates to address the Coronavirus for pathogen infectious of letting it contract somebody else. So it was prudent to keep it going for 624.

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

**ROLL CALL:**

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

(Commissioner Figueroa exited the meeting)

- 4.. 2020-37 APPROVING AND ACCEPTING ALL CLEANING SOLUTION FOR THE DISINFECTANT THAT KILLS CORONAVIRUS FOR 90 DAYS IN ALL THE BUILDINGS IN THE AMOUNT OF \$20,070.

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

**ROLL CALL:**

**YES:** Commissioner Evans, Commissioner Francis III,  
Vice Chairwoman Beasley, Chairwoman Brown

5. 2020-38 APPROVING AND ADOPTING IHA'S FIVE YEAR ANNUAL FISCAL YEAR 2020, 2024 WHICH WAS ADVERTISED FOR 45 DAY COMMENTARY.

Remarks: This is a requirement. Once the 45 day window has closed, they have to adopt the resolution to acknowledge that closure.

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

**ROLL CALL:**

**YES:** Commissioner Evans, Commissioner Francis III,  
Vice Chairwoman Beasley, Chairwoman Brown

6. APPROVING AND AUTHORIZING ELECTRONIC TRANSMISSION EIGHT DAYS OF RENT PAYMENT DUE TO COVID-19 PANDEMIC.

Remarks: One of the regulations and the state of mercy by the governor was to remove interaction between the rent collection officer or rent collection office. This resolution

would allow IHA to enforce getting their residents enrolled in an eight days automatic electronic debiting mechanism whereby before they have access to their funds, the rent is paid by their banking institution. This would also help decrease rent collection moving forward.

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

**ROLL CALL:**

**YES:** Commissioner Evans, Commissioner Francis III,  
Vice Chairwoman Beasley, Chairwoman Brown

**VIII. ADJOURNMENT**

A motion was made to adjourn and all said aye.

(End of meeting at 05:33:55 p.m.)

CERTIFICATION

I, JENNIFER WILSON, the assigned transcriber, so hereby certify the foregoing minutes of May 27, 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

June 9, 2020  
Date