

IRVINGTON HOUSING AUTHORITY  
REGULAR BOARD MEETING  
Wednesday, February 9, 2022

MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
COMMISSIONERS OF THE HOUSING AUTHORITY OF THE TOWNSHIP  
OF IRVINGTON, HELD ON, WEDNESDAY, FEBRUARY 9, 2022, HELD  
VIRTUALLY AT 5:08 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 5:08 p.m. on February 9, 2022 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?

COMMISSIONER FIGUEROA: Here.

MR. BORIN: Commissioner Francis, III?

COMMISSIONER FRANCIS, III: Present.

MR. BORIN: Commissioner Salaam?

COMMISSIONER SALAAM: Here.

MR. BORIN: Commissioner Griffin?

COMMISSIONER GRIFFIN: Here.

MR. BORIN: Vice Chairwoman Beasley?

VICE CHAIRWOMAN BEASLEY: Present.

MR. BORIN: Chairwoman Brown?

CHAIRWOMAN BROWN: Present.

**ALSO PRESENT:**

FRANK BORIN, ESQ.  
 PAUL MATTURRO  
 ESTHER EVEILLARD, Finance  
 RONALD HUNT, ESQ.

**MR. BORIN;** You have a quorum Madam Chair.

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

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

**V. RESOLUTIONS:**

1. 2022-0 APPROVAL OF MINUTES FOR BOARD MEETING HELD 01/12/2022.

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

**ROLL CALL:**

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

**VI. COMMISSIONERS REMARKS**

COMMISSIONER BEASLEY: Will hold her remarks for the Chair.

COMMISSIONER SALAAM: No remarks.

COMMISSIONER LOCKHART: Will hold her remarks for the Chair.

COMMISSIONER FIGUEROA: Will hold her remarks for the Chair.

COMMISSIONER GRIFFIN: Will hold his remarks for the Chair.

COMMISSIONER FRANCIS, III: Will reserve his remarks for the Chair.

CHAIRWOMAN BROWN: She said at some point they are going to need to go into closed session as she is looking through the agenda and she saw a point where they are going to need to go into closed session.

## VII. MONTHLY REPORTS

**COMMISSIONER FIGUEROA:** She said they are working on finance and have a couple of things they need to address basically as spending has been a lot over this year. She said she is at this month which they're working on and she's hoping that they can come up with a conclusion that will give a better report and a solution to figure out how to figure out our overage.

**CHAIRWOMAN BROWN:** Said to Paul and Mr. Rivera that they were supposed to be sending her those documents that they saw last night but she has not received them.

**EXECUTIVE DIRECTOR RAMON RIVERA:** He stated that they're working to put together those documents and the recommendations they had talked about from the Finance Committee.

**VICE CHAIRWOMAN BEASLEY:** Said she wasn't able to be at the Finance Committee meeting, but there was a question she wanted to ask. She said she is in incentives on moving people out of Crescent Lane and asked how does that work or when did we start that?

**EXECUTIVE DIRECTOR RAMON RIVERA:** He said they started with the first relocation package which includes covering the resident's future security deposit and their moving costs as well as up to \$1,000 to start. He said they are now looking at increasing that amount for tenants who may need more. He added that based on the budget, they have limited funds and capital available to use for relocation, but right now they've paid for the security deposit and the moving expenses they need, depending on whether they're moving internally or moving out of Crescent Lane.

**VICE CHAIRWOMAN BEASLEY:** She stated that so they have a package for people moving out aggressively and the package is security for a new place, a first month's rent, moving them with a moving company that comes in and literally charges you for tape, boxes, string and everything per by the hour. She asked how do we get these companies to do that? Do they submit something as to what their fees are?

She said she was going to be blunt, the tenants that are moving out had nothing to do, that's my question.

**EXECUTIVE DIRECTOR RAMON RIVERA:** He asked if the question was do the tenants get more than that.

**VICE CHAIRWOMAN BEASLEY:** She responded no, when do we stop, when do we start. It's like we're giving them more and more, when does it stop and start? She asked if it stops when they get into their new apartment and who is responsible for their rent?

**EXECUTIVE DIRECTOR RAMON RIVERA:** Mr. Rivera replied that the Section 8 voucher would cover their rent once they are in their new apartment, but IHA is responsible under HUD government requirements to pay for their moving costs, to pay

for their security deposit and to work with them to relocate by bringing in landlords and finding places for them through the Section 8 office and IHA staff. He added that once they are at least in the new apartment, then IHA is not responsible to pay anything further.

**VICE CHAIRWOMAN BEASLEY:** She asked if once they sign their contract with the new landlord Irvington Housing Authority no longer has any responsibility to them?

**EXECUTIVE DIRECTOR RAMON RIVERA:** He responded that only to the extent that IHA manage the voucher and works with them to make sure the voucher payments are being paid to the landlord. He added that if for some reasons they lose the ability to stay with that landlord, we would still be responsible for that voucher and that tenant and would have to work with them to find a new landlord and a new place, but after that IHA is not required to bring them back into public housing unless they are under what most of these cases will be what's called a TPD section voucher. He said when we ultimately rebuild what will be at Crescent Lane, they will be entitled to the right of first refusal to come back in and fill those units down the road.

**VICE CHAIRWOMAN BEASLEY:** She stated you're telling me --

**CHAIRWOMAN BROWN:** That's not what we said. She asked where did that come from?

**EXECUTIVE DIRECTOR RAMON RIVERA:** He stated that's the rule. All the tenants who are in Crescent Lane who are being relocated as part of the Demo/Dispo, they have an opportunity to come back down the road. He said what they have seen nationwide and in the State is that many of the tenants don't ever come back, but they do get what's called a tenant protection voucher and they have the legal right to come back down the road whenever these units are rebuilt, but most don't ever come back, but they do.

**VICE CHAIRWOMAN BEASLEY:** She stated so you're saying or HUD is saying or the law is saying that our responsibility is never cut off because they can choose to come back. You're saying they have first dibs and that wasn't our thing when we sat down with the mediators.

**CHAIRWOMAN BROWN:** She asked then it will be up to the management company if they take them back, correct?

**EXECUTIVE DIRECTOR RAMON RIVERA:** He said at that point it will be a management company along with IHA which will be similar to the Silver Street deal, but there will be a management company that will be running the building. They will have to provide an opportunity to these folks who want to come back to let them in. And they'll have to be under that management company's scrutiny, they'll have to meet whatever the requirements are to live in this housing. But under the rules, they are given a tenant protection voucher and they do have the ability to come back. But it won't be what we have now, it won't be public housing, they will come back in a Section 8 version of it. But they still have the ability to live here if they choose to come back.

That's always been my understanding of it. The management company can't simply say you can't come back, because now these folks may want to come back and you have to give them the ability to do that under the rules.

**CHAIRWOMAN BROWN:** She asked Frank if it was possible for him to send to her and to Vice Chairwoman Beasley anything you could provide about the tenant protection voucher.

**FRANK BORIN:** He replied sure and the way Ramon explained it is basically the way it is. He said HUD's primary concern is the protection of the tenants and to the extent that they want to come back, they want to return when the new housing is constructed and they're able to and they're able to meet the requirements of the Section 8 program, they have the ability to do that. He added he will get them some information on that.

**CHAIRWOMAN BROWN:** She asked wouldn't it be a combination of Section 8 and working families?

**FRANK BORIN:** He stated Section 8 provides a certain amount of subsidy for each voucher. The balance of the rent payment obligation is put on the tenant themselves, so there's a certain amount of federal subsidy and then the rest of it has to be paid by the tenant.

**VII. EXECUTIVE DIRECTOR RAMON RIVERA'S REPORT:** He said since the last board meeting they have been working on their top priorities which are to increase our occupancy rates and increase our rent collection. He said Mr. Hunt has been working with them on those efforts to increase rent collection from the tenants who are in arrears. He said they sent out notices to those tenants which are as a civil law suit where we would not be seeking to start with eviction, but to actually sue to get a judgment to collect the rent which is owed in the thousands of dollars. He said that will help with the bottom line as Commissioner Figueroa and Chairwoman Brown experienced yesterday.

He added we are suffering from low, low rent collection, low occupancy and expenditures that are higher than budgeted for maintenance. So that is the biggest hurdle is that they have aging buildings, aging facilities that need maintenance and investment, yet there are high vacancy in the buildings and tenants haven't paid rent in the way they have done in the past due to COVID and other issues going on. He said they have been focused on how to fix that now that they are in a post eviction world and they have a team that is looking to do that.

So it has been something that they've done and some tenants would have received those letters from Mr. Hunt's firm. They have delivered those to all the tenants that are over \$1,000 or three months. He said that is the first phase and the next phase is whether they want to see convictions of those tenants. He said that is a more difficult process given the backlog in the landlord/tenant court as well as for Amp One folks who we do want to move out that we just talked about. He said if they seek to evict them and they were successful, that could hurt them with a future landlord who says well, you have an

eviction on your record, I don't necessarily want to take you and your Section 8 voucher. Mr. Rivera stated it puts them in a tough spot.

Mr. Rivera stated they continue to do vaccination and testing programs at 624. He said they weathered the snow storms pretty well and were able to have the truck operational for salting and snow removal and the efforts were pretty good. He said they lagged a little bit in the back of building 81 and he reached out to the City who solved that for them. He added Commissioner Francis kept him abreast of some of the areas that needed to be fixed with at least salt and they did that.

He said they have been meeting and working with Silver Street about the project for the redevelopment at 84 and 621 and their third party company called Dominion was there to inspect those two properties and they have been mapping those two buildings so they can really get an assessment of what it's going to cost for the rehabs and repair.

Mr. Rivera stated that Doug has been participating on calls with him just to make sure we're on track with them. He said they have had to turn over financial information, building information, utility information over the last few weeks so they can move to our closing. He added that the closing with them will result in an up front payment of \$5 million to the Housing Authority as well as turning over management, security and other costs and responsibilities.

They have given us a time frame and we are still talking about doing it all in one, not broken down in phases, of 18 months which would put it into April to July 2023. He said that is potentially the closing high influx of cash and that presents a problem because IHA has to make it until then and by making it until then means they have to either cut our costs or increase our revenue and those are some of the efforts underway and we're going to have to talk in closed session about a settlement. He said Doug and Ron are going to lead that.

Also an old matter to talk about in closed and also a couple of employment matters. He added that they are working on more accountability for the maintenance staff that will yield some improvement. Also, they are going to start opening up to having some events. He said they got some requests for this month as it is Black History month. He said the COVID requirements are starting to ease which will start to allow those things to happen.

**VICE CHAIRWOMAN BEASLEY:** She said she had questions for Mr. Rivera. First she asked how many apartments are still available in 624 off the top of your head?

**EXECUTIVE DIRECTOR RAMON RIVERA:** He said they leased up two more and he was told that we should have eight available.

**VICE CHAIRWOMAN BEASLEY:** She asked with the building managers what is the process and how long does it take them to process an applicant's application and at the end of the day do they report to you? Who's checking up on the building managers, because in some kind of way they're dragging their feet on a lot. She said she doesn't know why but do they have to report to you or see you at the end of the day and say this is what I did, I cleared this, this is what I've processed, I'm waiting for and get your stamp

of approval?

**CHAIRWOMAN BROWN:** Could w go into closed session, because I also have something to piggyback off of Vice Chair Mrs. Beasley?

(Motion to go into closed session - unknown who moved it or seconded)

CLOSED SESSION

BACK IN OPEN SESSION

**VIII: RESOLUTIONS:**

2. 2022-05 APPROVING THE BILLS LIST FOR JANUARY 1 TO JANUARY 31, 2022 IN THE AMOUNT OF \$544,192.56.

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

**ROLL CALL:**

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

2. 2022-06 ACCEPTING AND AWARDED EMERGENCY SECURITY SYSTEM REPLACEMENT AT CRESCENT LANE TO CITY FIRE EQUIPMENT COMPANY, INCORPORATED.

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

**ROLL CALL:**

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

3. 2022-07 ACCEPTING AND APPROVING COMPUTER NETWORK AND INFORMATION TECHNOLOGY SERVICES. LOOK FIRST TECHNOLOGY BEING RETAINED FOR COMPUTER NETWORK AND INFORMATION TECHNOLOGY SERVICES

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

**ROLL CALL:**

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

4. 2022-08 ACCEPTING AND APPROVING PEST CONTROL SERVICES CONTRACT WITH BUGX PEST CONTROL LLC.

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

**ROLL CALL:**

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

5. 2022-09 APPROVING THE AGREEMENT BETWEEN IRVINGTON HOUSING AUTHORITY AND RTB PARKING BOOT ENFORCEMENT LLC FOR TOWING SERVICES.

A motion to table the resolution was made by Chairwoman Brown, seconded by Commissioner Lockhart.

**ROLL CALL:**

**YES:** Commissioner Figueroa,  
Commissioner Francis, III, Commissioner Salaam,  
Commissioner Griffin, Vice Chair Beasley,  
Chairwoman Brown  
(Commissioner Lockhart's phone died)

Mr. Doyle asked if Chairwoman Brown wanted to discuss it and she said no.

**EXECUTIVE DIRECTOR RAMON RIVERA:** He stated they had talked about this last meeting to bring it back before the Board to vote on and he attached the agreement of the fees. He said they have dozens of vehicles that have been in the parking lot since he got here that have not moved and need to be towed out.



He added they cannot start the process of towing and giving decals if we don't engage this company to do this. The rates are there and it's an agreement IHA can terminate whenever they want and he doesn't see why it wouldn't be approved and it's not going to cost IHA any money.

**CHAIRWOMAN BROWN:** She said she understands Mr. Rivera is convinced, but she is not convinced and she can't speak for anybody else, but she is not convinced and thinks it's going to cause problems because people are going to put a boot on someone's car and/or tow it, right? And we are the people at the Irvington Housing Authority and we know when it comes to putting a boot on a car, you've got to give cash at me, \$200, to take the boot off. The person is going to go I don't have \$200. She said she's telling you how this is going to fall back on the Housing Authority. She asked if these are the only people they can get?

**EXECUTIVE DIRECTOR RAMON RIVERA:** He said no, he brought MCS in here and MCS would tow any vehicle to the Police Department that had been here more than 72 hours, but they would still have to pay the same money and it would be more to MCS, their fees are a little higher.

**CHAIRWOMAN BROWN:** She said if he is saying these people don't want any money from us -- you said nothing from us?

**EXECUTIVE DIRECTOR RAMON RIVERA:** Yeah, correct.

**CHAIRWOMAN BROWN:** Free ain't always free, it's going to cost us something. She said or Mr. Rivera would be giving people money because he feels sorry for them because their car got booted and the only way their car could get booted is if somebody --

**EXECUTIVE DIRECTOR RAMON RIVERA:** He said nobody is getting towed until he approves it, but we need somebody to tow. He said he is looking out at two burgundy vehicles where he parks that have not moved in 14 months. So he just wants to start with towing those vehicles. No one will get towed until he approves it, but we need to start with towing those vehicles because we don't know what's in those trunks and they're sitting there and we've got to move them at least.

**CHAIRWOMAN BROWN:** She said Mr. Rivera could start with MCS and have the police come mark them to tow, so why can't we start there with the police marking the tire to tow? She added at least MCS is within the township. So I think we need to table this, I'm speaking for myself until we dig a little deeper here because they're going to come to the Housing Authority if their car has a boot on it, but if their car is put on a tow truck and rolled away, that's different.

**EXECUTIVE DIRECTOR RAMON RIVERA:** He said he would start with MCS and see if he could get the police department to mark tires. He said he would make the request.

AGREEMENT AND RELEASE BETWEEN THE HOUSING  
AUTHORITY OF THE TOWNSHIP OF IRVINGTON AND DENNIS  
REDICK:

A motion to table the resolution was made by Commissioner Figueroa,  
seconded by Commissioner Francis, III.

**ROLL CALL:**

**YES:** Commissioner Lockhart, Commissioner Figueroa,  
Commissioner Francis, III, Commissioner Salaam,  
Commissioner Griffin, Vice Chairwoman Beasley,  
Chairwoman Brown  
(Commissioner Lockhart's phone died)

7. 2022-11 APPROVING THE EXTENSION OF A MEDICAL LEAVE  
OF ABSENCE FOR NORMA CARTY.

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

**ROLL CALL:**

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

(MEETING CLOSED BY VOTE OF ALL AYES)

CERTIFICATION

I, JENNIFER WILSON, the assigned transcriber, so hereby certify the foregoing minutes of January 12, 2022, from 05:08 pm to 05:41 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

March 6, 2022

Date