

MINUTES OF THE 1/19/23 SCHEDULED JANUARY MEETING OF THE BOARD OF COMMISSIONERS OF THE WEEHAWKEN HOUSING AUTHORITY HELD IN THE CONFERENCE ROOM OF THE "GREGORY AVENUE APARTMENTS" AT 525 GREGORY AVENUE, WEEHAWKEN, COUNTY OF HUDSON, STATE OF NEW JERSEY AT 6:45 PM, THE MEETING WAS CALLED TO ORDER. CHAIRMAN FACCHINI READ THE STATEMENT OF COMPLIANCE AND LED THE FLAG SALUTE.

Present were: *Chairman Dom Facchini*
Commissioner Carnig Nersesian-absent
Commissioner Schmid
Commissioner Leonard Lauricella-absent
Commissioner Al Orecchio
Commissioner Cathy Marchetti

Also present: *J. Barracato- Part time Interim Executive Director*
W. Katchen, Accountant
J. Capizzi-Attorney-absent
Darlene Vetter -Housing Authority Recorder

PREVIOUS MINUTES

Motion was made by Commissioner Marchetti and seconded by Commissioner Schmid to pass the 12/15/2022 meeting minutes.

Chairman Dom Facchini-aye
Commissioner Carnig Nersesian-absent
Commissioner Schmid-aye
Commissioner Leonard Lauricella-absent
Commissioner Cathy Marchetti-aye
Commissioner Al Orecchio-aye

AYE- 4 ABSTAIN 0

CORRESPONDENCE

- a) *RFP for 525 Gregory Kitchen and Bath Improvements Bid documents*
MOTION *was made by Commissioner Schmid and seconded by Commissioner Marchetti to approve request for proposals for 525 Gregory Kitchen and Bath Improvements Bid documents.*

Chairman Dom Facchini-aye
Commissioner Carnig Nersesian-absent
Commissioner Schmid-aye
Commissioner Leonard Lauricella-absent
Commissioner Cathy Marchetti-aye
Commissioner Al Orecchio-aye

AYE- 4 ABSTAIN 0

BIDS AND PROPOSALS
NONE

RESOLUTIONS

a) RESOLUTION #2023-01

Motion was made by Commissioner Marchetti and seconded by Commissioner Schmid to adopt the 2023 Capital Budget

*Chairman Dom Facchini-aye
Commissioner Carnig Nersesian-absent
Commissioner Schmid-aye
Commissioner Leonard Lauricella-absent
Commissioner Cathy Marchetti-aye
Commissioner Al Orecchio-aye*

AYE- 4 ABSTAIN 0

b) MOTION was made by Commissioner Marchetti and seconded by Commissioner Schmid to approve draft of Employee Policy Handbook.

*Commissioner Carnig Nersesian-absent
Commissioner Schmid-aye
Commissioner Leonard Lauricella-absent
Commissioner Cathy Marchetti-aye
Commissioner Al Orecchio-aye*

AYE- 4 ABSTAIN 0

c) MOTION was made by Commissioner Marchetti and seconded by Commissioner Schmid to rehire labor attorney for onsite employee training at 525 Gregory Ave.

*Commissioner Carnig Nersesian-absent
Commissioner Schmid-aye
Commissioner Leonard Lauricella-absent
Commissioner Cathy Marchetti-aye
Commissioner Al Orecchio-aye*

AYE- 4 ABSTAIN 0

- a) *Let the minutes reflect Employee state health Benefit contribution not to exceed 3% as seen below:*

Increasing Employee Contribution 3%	
2022 Total Health Cost:	<u>101,342.24</u>
2022 Employee Contribution:	15,544.57
Net Cost 2022 Housing:	85,797.67
2023 Total Health Cost:	<u>122,295.48</u>
2023 Employee Contribution Increasing 3%:	16,010.91
Net Cost 2023 Housing:	106,284.57
Increase from 2022 Increasing Rates 3% to Employees: 20,486.90	

ACCOUNTANTS REPORT

Mr. Katchen reviewed the financials with the Board.

- a) *In RAD program at the end of the 12 -month period the excess of revenue over expense is \$84,329*
- b) *In Voucher program at end of 11-month period excess of revenue over expenses is \$126,201*

PAYMENT OF OPERATING BILLS

*Motion was made by Commissioner Orecchio **Seconded** by Commissioner Schmid to pay January bills.*

*Chairman Dom Facchini-aye
 Commissioner Carnig Nersesian-absent
 Commissioner Schmid-aye
 Commissioner Leonard Lauricella-absent
 Commissioner Cathy Marchetti-aye
 Commissioner Al Orecchio-aye*

AYE- 4 ABSTAIN 0

PAYMENT OF RAD UPGRADE BILLS

NONE

REPORTS

ATTORNEYS REPORT
NONE

INSURANCE REPORT

- a) *January 2023 J.I.F premium paid*

EXECUTIVE DIRECTOR'S REPORT

- a) *2023 DCA Budget submitted and waiting on feedback / approval*
b) *Employee Health Benefits contribution not to exceed 3%*
c) *Preparing SEMAP with Mr. Katchen*

RAD 525 GREGORY-Project Based Voucher- 95

P.B.V @ 2-4 Potter 5

P.B.V. @ Pleasant 1

P.B.V. @ 4528 Park 0

SECTION 8 – HCV 219 PBV 26 PORTABLE IN 0 PORTABLE OUT 6

INSPECTORS REPORT TOTAL 48 PASS 22 FAIL 2

NEW BUSINESS

- a) *32 open work orders in addition to 2-4 Potter amount. Not including work on 525 vacant units*
b) *Include a review of 1099s in Audit Values.*

OLD BUSINESS

- a) *990 review*
b) *I.R.S. Audit Review*
c) *Submitted certification for Executive Director to H.U.D. and waiting on response*

EXECUTIVE SESSION

NONE

REMARKS FROM CITIZENS

- a) *Tenant residing in unit 6C at 525 Gregory questioned the Board regarding the ventilation fans not being run at night. Board responded to tenant that they will follow up.*

ADJOURNMENT

At 7:30 PM motion was made by Commissioner Marchetti and seconded by Commissioner Schmid to adjourn meeting.

*Chairman Dom Facchini-aye
Commissioner Carnig Nersesian-absent
Commissioner Schmid-aye
Commissioner Leonard Lauricella-absent
Commissioner Cathy Marchetti-aye
Commissioner Al Orecchio-aye*

AYE- 4 ABSTAIN 0

*Respectfully submitted
Darlene Vetter
Housing Authority Recorder*