

MINUTES OF THE 1/27/22 SCHEDULED JANUARY MEETING OF THE BOARD OF COMMISSIONERS OF THE WEEHAWKEN HOUSING AUTHORITY HELD VIRTUALLY USING ZOOM, 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
Commissioner Schmid-absent
Commissioner Leonard Lauricella
Commissioner Al Orecchio
Commissioner Cathy Marchetti

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

PREVIOUS MINUTES

***Motion** was made by Commissioner Nersesian and seconded by Commissioner Marchetti to pass the December 16th 2021 meeting minutes.*

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

AYE- 3 ABSTAIN - 1

The Board of Commissioners would Officially like to welcome Part time Interim Executive Director James Barracato

CORRESPONDENCE

- a) *Application for payment submitted by Punjab Restoration for \$155,374 for Exterior Façade Repairs at 525 Gregory Avenue was discussed and is on the bills list for approval.*

MOTION was made by Commissioner Marchetti and seconded by Commissioner Nersesian to approve payment from C.A.R.E.S. Act

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

AYE- 5 ABSTAIN –

BIDS AND PROPOSALS

NONE

RESOLUTIONS

NONE

ACCOUNTANTS REPORT

Mr. Katchen explained to the Board that the RAD program has an excess of \$139,795 revenue over expense.

Voucher has an excess of \$34,540 revenue over expense.

Both programs doing well

PAYMENT OF OPERATING BILLS

*Motion was made by Commissioner Nersesian and **Seconded** by Commissioner Marchetti to pay January bills.*

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

AYE- 5 ABSTAIN –

PAYMENT OF RAD UPGRADE BILLS

NONE

REPORTS

ATTORNEYS REPORT

- a) *Notified HUD of James Barracato appointment as Part time Interim Executive Director*
- b) *HQS shared services agreement signed, copy sent to township, waiting on Return with required signature.*
- c) *Preparing R.F.P. for Executive director*

INSURANCE REPORT

NONE

EXECUTIVE DIRECTOR'S REPORT

- a) *Progress being made in collecting arrears rent*
- b) *Working on establishing the specific needs to implement the Project Base Voucher programs for 2-4 Potter and Rehab.*
- c) *Continuing to complete required courses for certification.*

RAD 525 GREGORY-Project Based Voucher- 93

SECTION 8 – HCV 217 PBV 28 PORTABLE IN 0 PORTABLE OUT 8

INSPECTORS REPORT TOTAL 17 PASS 9 FAIL 8

NEW BUSINESS

- a) *Attorney, Part time Interim Executive Director and Chairman collectively agree about I.T. Expense.*
- b) *Mr. Barracato to follow up on Phone System Analysis*

OLD BUSINESS

- a) *RPCA need to be refigured for HUD approval for revised schedule for Capital Improvements Advancement Re: 20 yr. plan. Mr. Katchen to work with Acting Executive Director to complete this.*
- b) *Attorney gather information required for R.F.P. for Executive Director*

EXECUTIVE SESSION

NONE

REMARKS FROM CITIZENS

NONE

ADJOURNMENT

*At 7:00 PM **motion** was made by Commissioner Marchetti and **seconded** by Commissioner Nersesian to adjourn meeting.*

*Chairman D. Facchini -aye
Commissioner C. Nersesian-aye
Commissioner M. Schmid-absent
Commissioner L. Lauricella-aye
Commissioner C. Marchetti-aye
Commissioner A. Orecchio-aye*

5-Ayes: Abstain:

Respectfully submitted
Darlene Vetter
Housing Authority Recorder