

MINUTES OF THE 11/17/22 SCHEDULED NOVEMBER 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
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
Darlene Vetter -Housing Authority Recorder

PREVIOUS MINUTES

***Motion** was made by Commissioner Nersesian and **seconded** by Commissioner Schmid to pass the 10/27/2022 meeting minutes.*

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

AYE- 5 ABSTAIN 0

CORRESPONDENCE

a) *Regarding the 2023 OCAF, 5.3% contract rent increase*

BIDS AND PROPOSALS

NONE

RESOLUTIONS

a) **Resolution 2022-09** JIF FUND COMMISSIONER

MOTION was mad by Commissioner Nersesian and seconded by Commissioner Marchetti appointing Dom Facchini as 2023 JIF Fund Commissioner.

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

AYE- 5 ABSTAIN 0

b) **Resolution 2022-10** JIF PROXY

MOTION was mad by Commissioner Nersesian and seconded by Commissioner Marchetti to exercise 2023 JIF Proxy

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

AYE- 5 ABSTAIN 0

ACCOUNTANTS REPORT

No reports, too early

PAYMENT OF OPERATING BILLS

Prior board authorized payments for November bills.

Motion was made by Commissioner Orecchio, **Seconded** by Commissioner Nersesian to pay NOVEMBER bills.

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

AYE- 5 ABSTAIN 0

PAYMENT OF RAD UPGRADE BILLS

NONE

REPORTS

ATTORNEYS REPORT

NONE

INSURANCE REPORT

NONE

EXECUTIVE DIRECTOR'S REPORT

- a) *Union City Housing Authority to monitor and update paperwork with an employee that has any conflict of interest with said tenant.*

RAD 525 GREGORY-Project Based Voucher- 96

P.B.V @ 2-4 Potter 5

P.B.V.@ Pleasant 1

P.B.V. @ 4528 Park 0

SECTION 8 – HCV 222 PBV 26 PORTABLE IN 0 PORTABLE OUT 6

INSPECTORS REPORT TOTAL 31 PASS 26 FAIL 5

NEW BUSINESS

NONE

OLD BUSINESS

- a) *Labor Attorney to update existing handbook and once approved will be passed to employees.*
- b) *Draft contract for Executive Director*
- b) *Attorney working on retention record policy*

Motion was made by Commissioner Nersesian, **seconded** by Commissioner Schmid to go into Executive Session.

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

AYE- 5 ABSTAIN-0

EXECUTIVE SESSION

Motion was made by Commissioner Marchetti, **seconded** by Commissioner Nersesian to return to regular meeting session

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

AYE- 5 ABSTAIN-0

REMARKS FROM CITIZENS

NONE

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

AYE- 5 ABSTAIN-

*Respectfully submitted
Darlene Vetter
Housing Authority Recorder*