

MINUTES OF THE 12/15/22 SCHEDULED DECEMBER 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-absent
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 Marchetti to pass the 11/17/2022 meeting minutes.*

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

AYE- 4 ABSTAIN 0

CORRESPONDENCE

NONE

BIDS AND PROPOSALS
NONE

RESOLUTIONS

- a) **Resolution 2022-11** 2023 H.U.D. Budget

MOTION was mad by Commissioner Schmid and seconded by Commissioner Nersesian to approve H.U.D. Budget for 2023

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

AYE- 4 ABSTAIN 0

- b) **Resolution 2022-12** 2023 D.C.A. Budget

MOTION was mad by Commissioner Marchetti and seconded by Commissioner Nersesian to approve for submittal the D.C.A. Budget for 2023

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

AYE- 4 ABSTAIN 0

- c) **Resolution 2022-13** 2023 Budget late filing

MOTION was mad by Commissioner Schmid and seconded by Commissioner Nersesian to approve late filing of Budget

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

AYE- 4 ABSTAIN 0

ACCOUNTANTS REPORT

Mr. Katchen reviewed the financials with the Board.

- a) In RAD program at the end of the 11-month period the excess of revenue over expense is \$59,277*
- b) In Voucher program at end of 11-month period excess of revenue over expenses is \$119,037*

PAYMENT OF OPERATING BILLS

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

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

AYE- 4 ABSTAIN 0

PAYMENT OF RAD UPGRADE BILLS

NONE

REPORTS

ATTORNEYS REPORT

NONE

INSURANCE REPORT

NONE

EXECUTIVE DIRECTOR'S REPORT

- a) New Phone System to be implemented*
- b) 4 vacant units to be leased up as soon as repairs are complete*
- c) Continuing to enroll new and existing tenants for Project Based Voucher Program*
- d) Emergency replacement of Hot Water Boiler at 2-4 Potter complete*

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 220 PBV 26 PORTABLE IN 0 PORTABLE OUT 6

INSPECTORS REPORT TOTAL 22 PASS 17 FAIL 5

NEW BUSINESS
NONE

OLD BUSINESS

- a) *Employee Handbook update*
- b) *Have proposal from R.S.C. Archit. to upgrade empty units at 525. Each unit per hourly basis*

MOTION was made by Commissioner Schmid and seconded by Commissioner Marchetti to accept the proposal for upgrades based on an hourly basis.

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

AYE-4 ABSTAIN 0

- c) *Draft contract for Executive Director*
- d) *Board Attorney to implement retention record policy*

Motion was made by Commissioner Nersesian, **seconded** by Commissioner Marchetti 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-absent

AYE-45 ABSTAIN-0

EXECUTIVE SESSION

a) Resolution #2022-15

MOTION was made by Commissioner Nersesian and seconded by Commissioner Marchetti to appoint Darlene Vetter as Custodian of Records

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

AYE- 4 ABSTAIN-0

b) MOTION was made by Commissioner Marchetti and seconded by Commissioner Nersesian to adjust the Salary of Jessica Ventura

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

AYE- 4 ABSTAIN-0

c) MOTION was made by Commissioner Schmid and seconded by Commissioner Marchetti to freeze Employee Benefits Contributions. WHA will mirror what Township implements. Not to exceed 4%

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

AYE- 4 ABSTAIN-0

d) Regarding Executive Director, the Board decided to offer James Barracato the position of Executive Director, pending HUDS approval after submittal of qualifications

Motion was made by Commissioner Nersesian, **seconded** by Commissioner Marchetti 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-absent*

AYE- 4 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-absent*

AYE- 4 ABSTAIN-

*Respectfully submitted
Darlene Vetter
Housing Authority Recorder*