

MINUTES OF THE 12/17/2024 REGULAR SCHEDULED 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 6:20 PM, THE MEETING WAS CALLED TO ORDER. CHAIRMAN FACCHINI READ THE STATEMENT OF COMPLIANCE AND LED THE FLAG SALUTE.

ATTENDEES:

Chairman Dom Facchini
Commissioner Marie Schmid
Commissioner Catherine Marchetti
Commissioner Al Orecchio
Commissioner Anthony Bez
Commissioner Silvia Mendez

Also present: James Barracato – Executive Director
Antoinette Visaggio – Recorder
Jason Capizzi – Esq.
William Katchen – Accountant

PREVIOUS MINUTES

Motion was made by Commissioner Marchetti seconded by Commissioner Bez to pass the 11/19/2024 meeting minutes.

Chairman Dom Facchini-aye
Commissioner Al Orecchio-aye
Commissioner Marie Schmid -aye
Commissioner Catherine Marchetti-aye
Commissioner Silvia Mendez - Abstain
Commissioner Anthony Bez - Abstain
AYE- 4 ABSTAIN 2

Motion was made by Commissioner Marchetti, seconded by Commissioner Schmid to pass the 2025 Meeting dates

Ayes : 6

CORRESPONDENCE

Motion was made by Commissioner Marchetti, seconded by Commissioner Bez, to file with HUD and keep the fair market rents at 110% payment standard.

Ayes: 6

Motion was made by Commissioner Bez, seconded Commissioner Marchetti to hire Victor Cirillo & Associates as our re-development consultant.

Ayes: 6

**RECEIPT OF
BIDS AND PROPOSALS
NONE**

RESOLUTIONS/MOTIONS

Motion was made by Commissioner Marchetti, seconded by Commissioner Schmid to pass resolution to appoint Dom Facchini ad JIF Fund commissioner to represent the Authority.

ATTORNEYS REPORT ACCOUNTANTS REPORT

Mr. Katchen went over 2025 Budgets.

Motion was made by Commissioner Bez, seconded by Commissioner Schmidt to pass HUD Budgets.

Ayes: 6

Motion was made by Commissioner Marchetti, seconded by Commissioner Bez to approve late filing of the budgets.

Ayes: 6

Motion was made by Commissioner Marchetti, seconded by Commissioner Schmidt to submit the budgets to the DCA.

Ayes: 6

NONE

PAYMENT OF OPERATING BILLS

Motion was made by Commissioner Schmid and seconded by Commissioner Marchetti to approve payment of December bills for W.H.A.

Ayes: 6

REPORTS AND UNFINISHED BUSINESS

INSURANCE REPORT

NONE

EXECUTIVE DIRECTOR'S REPORT

- a) Executive Director states we have 2 vacant apartments at 525 Gregory
- b) Executive Director said painting and repairs are underway for the conference room, comm. Room and common area bathrooms.
- c) Bids were advertised for the first phase of office renovation.
- d) Executive Director reported Pleasant Ave. and 4800 Park Ave 100% occupancy.

Section 8 Report

RAD 525 GREGORY-Project Based Voucher- **525-**

P.B.V @ 2-4 Potter

P.B.V. @ Pleasant

P.B.V. @ 4528 Park

6- Port Outs

SECTION 8 – *We have 217 Vouchers leased up.*

INSPECTORS REPORT - None

OLD BUSINESS

- a) Rescheduling of H.O.T.M.A. Training for early 2025

NEW BUSINESS

REMARKS FROM CITIZENS

None

ADJOURNMENT

At 7:00 PM MOTION was made by Commissioner Schmid and seconded by Commissioner Marchetti to adjourn meeting.

Ayes- 6

Respectfully submitted,
Antoinette Visaggio

MINUTES OF THE 12/17/2024 REGULAR MONTHLY MEETING OF THE BOARD OF TRUSTEES OF THE WEEHAWKEN SENIOR HOUSING AGENCY HELD IN THE CONFERENCE ROOM OF THE “GREGORY AVENUE APARTMENTS” AT 525 GREGORY AVENUE, WEEHAWKEN, COUNTY OF HUDSON, STATE OF NEW JERSEY.

At 8:00 PM, the meeting was called to order.

ATTENDEES:

Trustee Dom Facchini
Trustee Silvia Mendez
Trustee Doretta Gasorek
Trustee Cathy Marchetti
Trustee Al Orecchio
Trustee Marie Schmid
Trustee Ana Miranda
Trustee Anthony Bez

Also present were:

William Katchen – Accountant
Jason Capizzi – Esq.
James Baraccato – Executive Director
Antoinette Visaggio – Recorder

PREVIOUS MINUTES

Motion was made by Trustee Miranda seconded by Trustee Marchetti to pass the 9/24/24 minutes.

Ayes: 5 Abstain: 3

BIDS/PROPOSALS

None

CORRESPONDENCE

Motion was made by Trustee Marchetti seconded by Trustee Miranda to pass the 2025 meeting dates.

Ayes: 8

REPORTS AND UNFINISHED BUSINESS

**ATTORNEY REPORT -
ACCOUNTANT REPORT
PAYMENT OF BILLS
INSURANCE REPORT
NEW BUSINESS
OLD BUSINESS
REMARKS FROM CITIZENS
ADJOURNEMENT**

At 7:10 PM, motion was made by Trustee Schmid, seconded by Trustee Miranda
To adjourn meeting.

Ayes: 8

Respectfully submitted
Antoinette Visaggio
Recorder