

MINUTES OF THE 12/21/23 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.

ATTENDEES:

*Chairman Dom Facchini
Commissioner C. Nersesian
Commissioner Marchetti
Commissioner M. Schmid
Commissioner A. Orecchio*

*Also present: J. Barracato- Exec. Director
J. Capizzi -Esq.
J. Marchetti
T. Greco
D. Gasorek
D. Vetter*

PREVIOUS MINUTES

***Motion** was made by Commissioner Nersesian and **seconded** by Commissioner Marchetti to pass the previous meeting minutes.*

*Chairman Dom Facchini
Commissioner C. Nersesian
Commissioner Marchetti
Commissioner M. Schmid
Commissioner A. Orecchio*

AYE- 5 ABSTAIN

CORRESPONDENCE

NONE

12/21/23

**RECEIPT OF
BIDS AND PROPOSALS**

- a) **MOTION** was made by Commissioner Marchetti and seconded by Commissioner Nersesian to approve quote from D'Anna Electric in the amount of \$ 3,125 for updated and improved lighting on entryway and front of building.

*Chairman Dom Facchini
Commissioner C. Nersesian
Commissioner Marchetti
Commissioner M. Schmid
Commissioner A. Orecchio*

AYE- 5 ABSTAIN

RESOLUTIONS

- a) *Resolution # 2023-06 DCA Adopted Budget*
MOTION was made by Commissioner Nersesian and seconded by Commissioner C. Marchetti to adopt the 2024 D.C.A. Budget

*Chairman Dom Facchini
Commissioner C. Nersesian
Commissioner Marchetti
Commissioner M. Schmid
Commissioner A. Orecchio*

AYE- 5 ABSTAIN

b) Resolution # 2023-07 Meeting Dates for 2024

MOTION was made by Commissioner Nersesian and seconded by Commissioner C. Marchetti to adopt the 2024 D.C.A. Budget

*Chairman Dom Facchini
Commissioner C. Nersesian
Commissioner Marchetti
Commissioner M. Schmid
Commissioner A. Orecchio*

AYE- 5 ABSTAIN

c) Resolution # 2023-05- Election of J.I.F. Fund Commissioner

MOTION was made by Commissioner Marchetti and seconded by Commissioner Nersesian to adopt the 2024 D.C.A. Budget

*Chairman Dom Facchini
Commissioner C. Nersesian
Commissioner Marchetti
Commissioner M. Schmid
Commissioner A. Orecchio*

AYE- 5 ABSTAIN

d) Resolution #2024-06-Appointment of J.I.F. Proxy

MOTION was made by Commissioner Nersesian and seconded by Commissioner C. Marchetti to adopt the 2024 D.C.A. Budget

*Chairman Dom Facchini
Commissioner C. Nersesian
Commissioner Marchetti
Commissioner M. Schmid
Commissioner A. Orecchio*

AYE- 5 ABSTAIN

ATTORNEYS REPORT

NONE

ACCOUNTANTS REPORT

Mr. Katchen reviewed the financials with the Board.

a) 525 RAD program has an excess of revenue over expense of \$ 53,266

b) Voucher program has an excess of revenue over expense of \$114,835

PAYMENT OF OPERATING BILLS

MOTION was made by Commissioner Marchetti **Seconded** by Commissioner Nersesian to pay December bills.

Chairman Dom Facchini

Commissioner C. Nersesian

Commissioner Marchetti

Commissioner M. Schmid

Commissioner A. Orecchio

AYE- 5 ABSTAIN

PAYMENT OF RAD UPGRADE BILLS

NONE

REPORTS AND UNFINISHED BUSINESS

INSURANCE REPORT

NONE

EXECUTIVE DIRECTOR'S REPORT

a) *Copy Distributed*

RAD 525 GREGORY-Project Based Voucher- 97
P.B.V @ 2-4 Potter 8
P.B.V.@ Pleasant 11
P.B.V. @ 4528 Park 4

SECTION 8 – HCV 210 4800 PBV 28 PORTABLE IN PORTABLE OUT 12

INSPECTORS REPORT TOTAL PASS FAIL

NEW BUSINESS

- a) *J.I.F. Assessment*
- b) *Resolution # 2023-10 – Develop an R.F.P for up to 10 Vouchers*

MOTION was made by Commissioner Marchetti and seconded by Commissioner Nersesian to authorize the Executive Director to prepare and distribute an R.F.P. for up to 10 Vouchers related to the prevention of Veterans Homelessness.

Chairman Dom Facchini
Commissioner C. Nersesian
Commissioner Marchetti
Commissioner M. Schmid
Commissioner A. Orecchio

AYE- 5 ABSTAIN

OLD BUSINESS

- a) *Amend Section 8 Admin Plan*
- b) *Addendum to lease for lithium batteries and E. Bikes*
- c) *Inter-local agreement*

MOTION was made by Commissioner Nersesian and seconded by Commissioner Marchetti to close regular scheduled meeting.

Chairman Dom Facchini
Commissioner C. Nersesian
Commissioner Marchetti
Commissioner M. Schmid
Commissioner A. Orecchio

AYE- 5 ABSTAIN

EXECUTIVE SESSION

MOTION was made by Commissioner Marchetti and seconded by Commissioner Nersesian to enter into Executive session.

*Chairman Dom Facchini
Commissioner C. Nersesian
Commissioner Marchetti
Commissioner M. Schmid
Commissioner A. Orecchio*

AYE- 5 ABSTAIN

MOTION was made by Commissioner Marchetti and seconded by Commissioner Nersesian to renew James Barracato contract to reflect 32 hours work per week and to include Health Benefits and Pension.

*Chairman Dom Facchini
Commissioner C. Nersesian
Commissioner Marchetti
Commissioner M. Schmid
Commissioner A. Orecchio*

AYE- 5 ABSTAIN

MOTION was made by Commissioner Nersesian and seconded by Commissioner Marchetti to assign the title of Assistant to the Director to Darlene Vetter and increase salary \$10,000 effective November 1, 2023

*Chairman Dom Facchini
Commissioner C. Nersesian
Commissioner Marchetti
Commissioner M. Schmid
Commissioner A. Orecchio*

AYE- 5 ABSTAIN

MOTION was made by Commissioner Marchetti and seconded by Commissioner Nersesian to return to regular scheduled meeting

*Chairman Dom Facchini
Commissioner C. Nersesian
Commissioner Marchetti
Commissioner M. Schmid
Commissioner A. Orecchio*

AYE- 5 ABSTAIN

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
Commissioner C. Nersesian
Commissioner Marchetti
Commissioner M. Schmid
Commissioner A. Orecchio*

AYE- 5 ABSTAIN

*Respectfully submitted
Darlene Vetter
W.H.A. recorder*