

Minutes of the 2/25/21 Scheduled FEBRUARY meeting of the Board of Commissioners of the WEEHAWKEN HOUSING AUTHORITY held virtually using zoom meeting Weehawken, county of Hudson, state of new jersey. At 6:45 PM, the meeting was called to order. Chairman Nersesian read the Statement of Compliance and led the Flag Salute.

Present were: *Chairman Dom Facchini*
Commissioner Carnig Nersesian
Commissioner Schmid
Commissioner Eleanor Bez-absent
Commissioner Leonard Lauricella
Commissioner Al Orecchio
Commissioner Cathy Marchetti-absent

Also present: *R. DiVincent, Executive Director-absent*
W. Katchen, Accountant-
J. Capizzi-Attorney
R. Gonzalez-Tenant Services Coordinator
Darlene Vetter -Housing Authority Recorder

PREVIOUS MINUTES

***Motion** was made by Commissioner Nersesian and seconded by Commissioner Schmid to pass the February 25th 2021 meeting minutes.*

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

AYE- 4 ABSTAIN - 1

CORRESPONDENCE

NONE

RESOLUTIONS

Motion was made by Commissioner Nersesian and seconded by Commissioner Lauricella rescinding the Authority's prior award to the Weehawken Senior Housing Corporation of a project based voucher contract for 2-4 Potter Place; authorizing the Executive Director to submit a letter requesting HUD approval for a project based voucher contract for 2-4 Potter Place in accordance with HUD's revised regulations; and thereafter re advertising for proposals relating to award of a project based voucher contract for 2-4 Potter Place.

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

AYE- 5 ABSTAIN –

BIDS AND PROPOSALS

NONE

ACCOUNTANTS REPORT

- a) Mr. Katchen reviewed the financial reports with the Board and explained:
- 1) For the RAD program, an excess of revenue over expenses of \$16, 275 for period ending Jan 31, 2021
 - 2) For the Voucher program an excess of revenue over expenses of \$3,316 for period ending Jan 31, 2021

PAYMENT OF OPERATING BILLS

Motion was made by Commissioner Schmid and **Seconded** by Commissioner Nersesian to pay February bills.

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

AYE- 5 ABSTAIN

PAYMENT OF RAD UPGRADE BILLS
NONE

REPORTS

ATTORNEYS REPORT

- a) *Mr. Capizzi reported an issue regarding Section 8 and renting. It was referred to the Executive Director for follow up.*

INSURANCE REPORT

NONE

EXECUTIVE DIRECTOR'S REPORT

NONE

RAD 525 GREGORY-Project Based Voucher- 93

SECTION 8 – HCV PBV 28 PORTABLE

INSPECTORS REPORT

NEW BUSINESS

NONE

OLD BUSINESS

- a) *11/19/20Mr. DiVincent meeting with architect on site regarding 525 Soffit repairs to put together an RFP that was realistic.*
- b) *Section 8 lease up vouchers*
- c) *8/22/2019 Notify Hud of RAD Cap. Impro. Advancement Re: 20 yr. plan. Revised schedule to be sent to HUD.*

EXECUTIVE SESSION

NONE

REMARKS FROM CITIZENS

NONE

ADJOURNEMENT

*At 7:00 PM motion was made by Commissioner Lauricella and seconded by
Chairman Orecchio to adjourn meeting.*

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

5-Ayes: Abstain:

Respectfully submitted
Darlene Vetter
Housing Authority Recorder