

MINUTES OF THE 3/2/23 SCHEDULED FEBRUARY 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 Carnig Nersesian
Commissioner Schmid
Commissioner Leonard Lauricella-absent
Commissioner Al Orecchio
Commissioner Cathy Marchetti

Also present: *J. Barracato- Part time Interim Executive Director*
J. Capizzi-Attorney
Darlene Vetter -Housing Authority Recorder

PREVIOUS MINUTES

Motion was made by Commissioner Nersesian and seconded by Commissioner Marchetti to pass the 1/19/23 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) *Letter from D.C.A. certifying qualifications of James Barracato for Executive Director*

BIDS AND PROPOSALS
NONE

- a) *Received 2 bids for Interior Unit Apartment Renovations*
- 1) *Punjab Restoration \$174,900.*
 - 2) *LIT Group Inc. \$218,222.*
- MOTION** was made by Commissioner Schmid and seconded by Commissioner Nersesian to award contract to lowest bidder who meets requirements.

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

RESOLUTIONS

- a) **RESOLUTION #2023-02 Hiring Part Time Executive Director**
MOTION was made by Commissioner Nersesian and seconded by Commissioner Marchetti to hire James Barracato as Part Time Executive Director as of 1/1/2023.

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

NONE

PAYMENT OF OPERATING BILLS

Motion was made by Commissioner Nersesian **Seconded** by Commissioner Marchetti to pay February 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) Copy Distributed

RAD 525 GREGORY-Project Based Voucher- 94

P.B.V @ 2-4 Potter 5

P.B.V.@ Pleasant 7

P.B.V. @ 4528 Park

SECTION 8 – HCV 219 PBV 27 PORTABLE IN 0 PORTABLE OUT 6

INSPECTORS REPORT TOTAL 16 PASS 14 FAIL 2

NEW BUSINESS

OLD BUSINESS

- a) *I.R.S. Audit Review re: 1099s*
- b) *Open work orders*
- c) *Include a review of 1099s in Audit Values.*

Chairman remarked Family of Eleanor Bez appreciated the WHA members attendance at her wake and service.

EXECUTIVE SESSION

NONE

REMARKS FROM CITIZENS

- a) *Tenant residing in unit 6C thanked the Board for repairs made to the roof vent.*

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 0

*Respectfully submitted
Darlene Vetter
Housing Authority Recorder*