

MINUTES OF THE 3/28/22 RE-SCHEDULED MARCH 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-absent
Commissioner Leonard Lauricella
Commissioner Al Orecchio
Commissioner Cathy Marchetti

Also present: *J. Barracato- Part time Interim Executive Director*
W. Katchen, Accountant
J. Capizzi-Attorney-absent
D. Gasorek
T, Greco
Darlene Vetter -Housing Authority Recorder

PREVIOUS MINUTES

***Motion** was made by Commissioner Marchetti and seconded by Commissioner Nersesian to pass the 2/17/2022 meeting minutes.*

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

AYE- 5 ABSTAIN

CORRESPONDENCE

- a) *RFQ for Professional Services includes: Audit, Attorney, I.T. Consultant, Accountant and Grant Writer.*

MOTION was made by Commissioner Nersesian and seconded by Commissioner Marchetti to publish RFQ request on a date to yet be determined.

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

AYE- 5 ABSTAIN

RESOLUTIONS

Election of Board Officials.

Motion was made by Commissioner Lauricella and seconded by Commissioner Marchetti to allow Mr. Barracato to run the meeting during elections.

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

AYE- 5 ABSTAIN

Motion was made by Commissioner Nersesian and seconded by Commissioner Lauricella to nominate Dom Facchini as Chairman

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

AYE- 5 ABSTAIN

Motion was made by Commissioner Nersesian and seconded by Commissioner Marchetti to close the nominations.

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

AYE- 5 ABSTAIN

Resolution # 2021-01 Election of Board Officials. Motion was made by Commissioner Nersesian and seconded by Commissioner Lauricella to elect Dom Facchini as Chairman.

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

AYE- 5 ABSTAIN

Motion was made by Commissioner Nersesian and seconded by Commissioner Lauricella to nominate Catherine Marchetti as Vice Chairman.

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

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AYE- 5 ABSTAIN

Motion was made by Commissioner Nersesian and seconded by Commissioner Lauricella to close the nominations.

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

AYE- 5 ABSTAIN

Resolution # 2021-02 Election of Board Officials. Motion was made by Commissioner Nersesian and seconded by Commissioner Lauricella to elect Catherine Marchetti as Vice Chairman.

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

AYE- 5 ABSTAIN

Motion was made by Commissioner Nersesian and seconded by Commissioner Marchetti to nominate Commissioner Lauricella as Treasurer.

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

AYE- 5 ABSTAIN

Motion was made by Commissioner Nersesian and seconded by Commissioner Marchetti to close the nominations.

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

AYE- 5 ABSTAIN

Resolution # 2021-03 Election of Board Officials. Motion was made by Commissioner Nersesian and seconded by Commissioner Marchetti to elect Leonard Lauricella as Treasurer

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

AYE- 5 ABSTAIN

3/28/22

Motion was made by Commissioner Nersesian and seconded by Commissioner Marchetti to nominate Commissioner Schmid as Secretary.

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

AYE- 5 ABSTAIN

Motion was made by Commissioner Nersesian and seconded by Commissioner Marchetti to close the nominations.

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

AYE- 5 ABSTAIN

Resolution # 2021-04 Election of Board Officials. Motion was made by Commissioner Marchetti and seconded by Commissioner Nersesian to elect Mari Schmid as Secretary

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

AYE- 5 ABSTAIN

Motion was made by Commissioner Marchetti and seconded by Commissioner Nersesian to close election and return to regular session.

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

AYE- 5 ABSTAIN

BIDS AND PROPOSALS

NONE

ACCOUNTANTS REPORT

- a) *Mr. Katchen reviewed the financials with the Board.*

PAYMENT OF OPERATING BILLS

***Motion** was made by Commissioner Marchetti and **Seconded** by Commissioner Lauricella to pay March bills.*

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

AYE- 5 ABSTAIN

PAYMENT OF RAD UPGRADE BILLS

NONE

REPORTS

ATTORNEYS REPORT

- a) *Mr. Capizzi explained to the board the RFP requirements/ timeline for the Position of Executive Director including an extension requested by the HA from the Commissioner of the DCA.*

***MOTION** was made by Commissioner Marchetti and seconded by Commissioner Nersesian to authorize the submission of Executive Director job notice in accordance with statutory requirement*

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

AYE- 5 ABSTAIN

INSURANCE REPORT

NONE

EXECUTIVE DIRECTOR'S REPORT

- a) *Tenant rent write off for FYE 2021*
- b) *Senior Bingo big success, Tenant meetings to be held quarterly*
- c) *Office Staff working on annual recertifications and Section 8 Landlord Rent increases*
- d) *Working with Township for assistance in property maintenance*
- e) *Meeting with Tenants to discuss outstanding rent.*

RAD 525 GREGORY-Project Based Voucher- 92

SECTION 8 – HCV 216 PBV 27 PORTABLE IN 0 PORTABLE OUT 8

INSPECTORS REPORT TOTAL 22 PASS 14 FAIL 8

NEW BUSINESS

NONE

OLD BUSINESS

- a) *OCAF agreement with Secaucus Housing*
- b) *Utility analysis (Phones, water and sewage)*

EXECUTIVE SESSION

NONE

REMARKS FROM CITIZENS

NONE

ADJOURNMENT

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

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

5-Ayes: Abstain:

Respectfully submitted
Darlene Vetter
Housing Authority Recorder

