

Minutes of the 4/22/21 Scheduled APRIL 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-absent
Commissioner Al Orecchio
Commissioner Cathy Marchetti

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

PREVIOUS MINUTES

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

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

AYE- 5 ABSTAIN

CORRESPONDENCE

NONE

BIDS AND PROPOSALS

Motion was made by Commissioner Marchetti and seconded by Commissioner Nersesian to approve proposal from Lifestation for Tenant Alert System

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

AYE- 5 ABSTAIN

ACCOUNTANTS REPORT

Mr. Katchen reviewed the financials with the aboard.

- a) *For the RAD program, Excess of revenue over expense cumulative thru March is \$32,335*
- b) *For Voucher program, Excess of revenue over expense cumulative thru March is \$11,622*
- c) *Mr. Katchen explained that in the last 30 days, HUD has released the 2021 HCV funding and has strongly urged that we open up our section 8 wait list and lease up units. It is going to be a strong year for funding and we can increase the size of our program if we can lease up soon. PBV should help and he recommends to sign additional tenants within 30 days. Bill will send HUD analysis and we should be able to lease up an additional 20 units.*

RESOLUTIONS

NONE

PAYMENT OF OPERATING BILLS

Motion was made by Commissioner Marchetti and **Seconded** by Commissioner Nersesian to pay APRIL bills.

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

AYE- 5 ABSTAIN

PAYMENT OF RAD UPGRADE BILLS
NONE

REPORTS

ATTORNEYS REPORT

- a) *Mr. Capizzi reported he is:*
- 1) *continuing to work along with Mr. Burke on memorializing and restating the social worker policy and:*
 - 2) *working with Mr. DiVincent and Mr. Katchen on the P.B.V. Contracts.*

INSURANCE REPORT
NONE

EXECUTIVE DIRECTOR'S REPORT

*Moving forward with the P.B.V, Program for 2-4 Potter and REHAB
Re- advertising RFP for PBV asap.*

RAD 525 GREGORY-Project Based Voucher- 93
SECTION 8 – HCV 219 PBV 28 PORTABLE IN 1 PORTABLE OUT 28
INSPECTORS REPORT TOTAL PASS FAIL

NEW BUSINESS
NONE

OLD BUSINESS

- b) *11/19/20Mr. DiVincent meeting with architect on site regarding 525 Soffit repairs to put together an RFP and Executive Director to Notify Hud of need to revise RAD Cap. Impro. Advancement Re: 20 yr. plan.*
- c) *Received Hud approval for P.B.V. Vouchers. Attorney, Accountant and Executive Director working on next step.*

EXECUTIVE SESSION
NONE

REMARKS FROM CITIZENS
NONE

ADJOURNMENT

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

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

5-Ayes: Abstain:

Respectfully submitted
Darlene Vetter
Housing Authority Recorder