

MINUTES OF THE 4/27/23 SCHEDULED APRIL 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 Cathy Marchetti
Also present: *James Barracato Executive Director*
W. Katchen-Accountant
J. Capizzi-Attorney
Darlene Vetter -Housing Authority Recorder

PREVIOUS MINUTES

Motion was made by Commissioner Marchetti Nersesian and seconded by Commissioner Nersesian to pass the 3/27/23 meeting minutes.

Chairman Dom Facchini-aye
Commissioner Carnig Nersesian-aye
Commissioner Schmid-aye
Commissioner Cathy Marchetti-aye

AYE- 4 ABSTAIN 0

CORRESPONDENCE

NONE

BIDS AND PROPOSALS

NONE

RESOLUTIONS
Election of Board Officials.

Motion was made by Commissioner Nersesian and seconded by Commissioner C. Marchetti to nominate Mr. Capizzi to run the meeting during elections.

Chairman Dom Facchini-aye
Commissioner Carnig Nersesian-aye
Commissioner Schmid-aye
Commissioner Cathy Marchetti-aye

AYE- 4 ABSTAIN 0

Motion was made by Commissioner Nersesian and seconded by Commissioner C. Marchetti to nominate:

- a) For Chairman – Dom Facchini*
- b) For Vice Chairman -Carnig Nersesian*
- c) For Treasurer- Leonard Lauricella*
- d) For Secretary- Marie Schmid*

Chairman Dom Facchini-aye
Commissioner Carnig Nersesian-aye
Commissioner Schmid-aye
Commissioner Cathy Marchetti-aye

AYE- 4 ABSTAIN 0

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

Chairman Dom Facchini-aye
Commissioner Carnig Nersesian-aye
Commissioner Schmid-aye
Commissioner Cathy Marchetti-aye

AYE- 4 ABSTAIN 0

Resolution # 2023-03 Election of Board Officials. Motion was made by Commissioner Nersesian and seconded Commissioner Schmid to elect:

- e) For Chairman – Dom Facchini
- f) For Vice Chairman -Carnig Nersesian
- g) For Treasurer- Leonard Lauricella
- h) For Secretary- Marie Schmid

Chairman Dom Facchini-aye
Commissioner Carnig Nersesian-aye
Commissioner Schmid-aye
Commissioner Cathy Marchetti-aye

AYE- 4 ABSTAIN 0

Motion was made by Commissioner Schmid and seconded by Chairman Facchini to close election and return to regular session.

Chairman Dom Facchini-aye
Commissioner Carnig Nersesian-aye
Commissioner Schmid-aye
Commissioner Cathy Marchetti-aye

AYE- 4 ABSTAIN 0

ACCOUNTANTS REPORT

Mr. Katchen reviewed the financials with the Board.

- a) R.A.D. program has an excess of revenue over expense of \$8248
- b) Voucher program has an excess of revenue over expense of \$28348

PAYMENT OF OPERATING BILLS

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

*Chairman Dom Facchini-aye
Commissioner Carnig Nersesian-aye
Commissioner Schmid-aye
Commissioner Cathy Marchetti-aye*

AYE- 4 ABSTAIN 0

PAYMENT OF RAD UPGRADE BILLS

NONE

REPORTS

- a) *Chairman Facchini would like to thank Mr. Barracato, Katchen, and Mr. Capizzi in helping to obtain and initiate a waiver from HUD in order to house a displaced fire victim in our 525 RAD building who did not meet program requirements (over 30% but under 80% income limit)*
- b) *At Chairman's request, Mr. Capizzi to initiate and come up with a ruling on electric bikes. Chairman requests no lithium batteries be allowed on property. Attorney to draw up and pass on to other properties. Also, Attorney to revise leases to reflect no lithium batteries*

ATTORNEYS REPORT

- a) *Attorney will check on Board members appointment dates.*

INSURANCE REPORT

- a) *Chairman stats that at last JIF meeting, insurance rate is going up across the board. JIF will pay from reserve account for 2023. Housing Authority's should expect higher rates in 2024. Assessors to re-evaluate property's*

EXECUTIVE DIRECTOR'S REPORT

a) *Copy Distributed*

RAD 525 GREGORY-Project Based Voucher- 93

P.B.V @ 2-4 Potter 5

P.B.V.@ Pleasant 7

P.B.V. @ 4528 Park

SECTION 8 – HCV 217 PBV 27 PORTABLE IN 0 PORTABLE OUT 8

INSPECTORS REPORT TOTAL 28 PASS 25FAIL3

NEW BUSINESS

- a) *Sewage Authority has advised Housing Authority and Not for Profits of a program for senior disabled tenants to eliminate the facility's charge. This program has been expanded to include units owned by Housing Authority and Not for Profits. Credit should be reflected on next bill.*
- b) *Architect to update RAD20 year plan for review.*

OLD BUSINESS

- a) *IRS review. Filed report. \$14,483 in fines based on 16 vendors that are not corporations that have been paid more than \$600. No issues on payroll or landlord. Appeal drafted for no penalty's, number amount should go down.*

EXECUTIVE SESSION

NONE

REMARKS FROM CITIZENS

NONE

ADJOURNMENT

At 7:30 PM motion was made by Commissioner Marchetti and seconded by Commissioner Nersesian to adjourn meeting.

*Chairman Dom Facchini-aye
Commissioner Carnig Nersesian-aye
Commissioner Schmid-aye
Commissioner Cathy Marchetti-aye
AYE- 4 ABSTAIN 0*

*Respectfully submitted
Darlene Vetter
Housing Authority Recorder*