

MINUTES OF THE 4/28/22 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.

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
T, Greco
Darlene Vetter -Housing Authority Recorder

PREVIOUS MINUTES

***Motion** was made by Commissioner Marchetti and seconded by Commissioner Nersesian to pass the 3/28/2022 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

Items A and B on Agenda to be discussed In Executive Session

- 1) *New Phone Vendor Contract – tabled*
- 2) *RFP for Executive Director*

MOTION was made by Commissioner Nersesian and seconded by Commissioner Marchetti to proceed with advertising RFP.

*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

NONE

BIDS AND PROPOSALS

NONE

ACCOUNTANTS REPORT

- a) *Mr. Katchen reviewed the financials with the Board. Excess of revenue over expenses of \$ 12,093*
- b) *Need to lease up more (30-40) vouchers*

PAYMENT OF OPERATING BILLS

Motion was made by Commissioner Nersesian and **Seconded** by Commissioner Lauricella to pay April 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 finalized the RFQ for Professional Services (accountant, attorney, I.T., and Audit) to be advertised.*

INSURANCE REPORT

NONE

EXECUTIVE DIRECTOR'S REPORT

- a) *OCAF Agreement with Secaucus Housing Authority*

MOTION was made by Commissioner Marchetti and seconded by Commissioner Lauricella to authorize Mr. Barracato to sign OCAF agreement when finalized.

*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

- b) *Update wait lists. Develop plan to acquire more applicants for all programs*
- c) *Project Based Voucher Program implemented in both 2-4 Potter place and Pleasant Avenue.*

RAD 525 GREGORY-Project Based Voucher- 93

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

INSPECTORS REPORT TOTAL 20 PASS 17 FAIL 3

NEW BUSINESS

- a) *Additional Maintenance help*

OLD BUSINESS

- a) *OCAF agreement with Secaucus Housing*
- b) *Utility analysis (Phones, water and sewage)*
- c) *Shared services with Township for HQS Inspections*
- d) *Estimate from RSC to update and revise the 20-year plan for RAD*

EXECUTIVE SESSION

Chairman Facchini advised the Board Members that the Authority's computer server was tampered with, and that a lock has since been placed on the door where the computer server is located in order to prevent any future issues. Chairman Facchini recommended that the Authority engage the services of a law firm to draft a code of conduct to be reviewed with Authority employees.

REMARKS FROM CITIZENS

NONE

ADJOURNMENT

At 7:00 PM motion was made by Commissioner Nersesian and seconded by Commissioner Lauricella 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