

**MINUTES OF THE 6/23/22 SCHEDULED JUNE 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*  
*Commissioner Leonard Lauricella*  
*Commissioner Al Orecchio*  
*Commissioner Cathy Marchetti-absent*

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

#### **PREVIOUS MINUTES**

***Motion** was made by Commissioner Nersesian and seconded by Commissioner Schmid to pass the 5/26/2022 meeting minutes.*

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

*AYE- 5 ABSTAIN*

**CORRESPONDENCE**

- a) *Attorney email regarding Executive Director Position reviewed by Board*

**RESOLUTIONS**

NONE

**BIDS AND PROPOSALS**

NONE

**ACCOUNTANTS REPORT**

- a) *Mr. Katchen reviewed the financials with the Board. Excess of revenue over expenses of \$ 31,136*  
b) *Voucher has an excess of revenue of \$58,964*  
c) *In regard to RAD compliance, 20-year Capital plan updated and will be submitted to HUD*  
d) *Raise Voucher payment standard to 110%-120%. (needs approval)*  
e) *Tenant account receivables in RAD conversion must show paper trail that we are trying to collect.*

**PAYMENT OF OPERATING BILLS**

***Motion** was made by Commissioner Nersesian and **Seconded** by Commissioner Lauricella to pay JUNE bills.*

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

*AYE- 5 ABSTAIN*

**PAYMENT OF RAD UPGRADE BILLS**

NONE

## REPORTS

### ATTORNEYS REPORT

- a) *Reach out to Township to finalize share services agreements*

### INSURANCE REPORT

- a) *Follow up with JIF regarding checklist*

### EXECUTIVE DIRECTOR'S REPORT

- a) *HUD server area scheduled for upgrades for security*
- b) *Join CO-operative*
- c) ***MOTION** was made by Commissioner Nersesian and seconded by Commissioner Lauricella to join the New Brunswick Co-operative*

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

*AYE- 5 ABSTAIN*

- d) *Follow up on Township shared services agreements*

**RAD 525 GREGORY-Project Based Voucher- 97**

**SECTION 8 – HCV 226 PBV 27 PORTABLE IN 0 PORTABLE OUT 8**

**INSPECTORS REPORT TOTAL 14 PASS 10 FAIL 4**

### NEW BUSINESS

- a) *Letter from HUD regarding RAD Certificate of Completion for first 18months to be submitted online by accountant*
- b) *Prepare Specs for bid to upgrade units at 525 in accordance to 20-year plan.*
- c) *Plan as unit in building becomes vacant, do renovations to upgrade apartments according to Specs.*

**OLD BUSINESS**

- a) *OCAF agreement with Secaucus Housing*
- b) *Shared services with Township for HQS Inspections*
- c) *Agreement with township for Grant writer and Labor Attorney*
- d) *Additional Maintenance Staff*

**EXECUTIVE SESSION**

*MOTION was made by Commissioner Lauricella and seconded by Commissioner Orecchio to go into Executive session*

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

*AYE- 5 ABSTAIN*

- a) *Extension of contract for James Barracato for 6 months*
- b) *Board will follow up on interview process reviewed in Executive session*

*MOTION was made by Commissioner Lauricella and seconded by Commissioner Nersesian to close Executive session*

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

*AYE- 5 ABSTAIN*

**REMARKS FROM CITIZENS**

NONE

**ADJOURNMENT**

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

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

*5-Ayes: Abstain:*

Respectfully submitted  
Darlene Vetter  
Housing Authority Recorder