

Minutes of the 6/24/21 Scheduled JUNE 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
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 Schmid and seconded by Commissioner Marchetti to pass the May 24th 2021 meeting minutes.*

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

AYE- 4 ABSTAIN - 2

CORRESPONDENCE

- a) *Before the award of the bid for the Façade Improvements at 525 Gregory Ave, the second lowest bidder contested the lowest bid on a technicality. After reviewing the Instructions to Bidders section 5.3.1 and 5.4.1 by the Board Attorney, Executive Director and Architect, they all are comfortable awarding this project to the lowest bidder.*

- b) **Motion** was made by Commissioner Nersesian and seconded by Commissioner Marchetti to authorize the Executive Director to execute the documents for the first group going into the P.B.V. program.

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

AYE- 6 ABSTAIN -

BIDS AND PROPOSALS

NONE

RESOLUTIONS

RESOLUTION #2021-05 Motion was made by Commissioner Marchetti and seconded by Commissioner Nersesian to award the bid for 525 Gregory Avenue Façade Improvements Project to Punjab Restoration for the amount of \$162,045.

Chairman Dom Facchini-aye

*Commissioner Carnig Nersesian-aye
Commissioner Schmid-aye
Commissioner Eleanor Bez-absent
Commissioner Leonard Lauricella-aye
Commissioner Al Orecchio-aye
Commissioner Cathy Marchetti-aye*

AYE- 6 ABSTAIN -

ACCOUNTANTS REPORT

Mr. Katchen reviewed the financial reports with the board and explained:

- a) *For the Rad program there is an excess of revenue over expense of \$48,838*
- b) *Sundry amounts are increased due to A & E fees and annual maintenance contracts*
- c) *Rental income is decreased due to the pandemic but will start to increase next month with the addition of 3 new tenants.*
- d) *Voucher program is doing fine. Need to lease up more vouchers.*

PAYMENT OF OPERATING BILLS

*Motion was made by Commissioner Marchetti and **Seconded** by Commissioner Schmid to pay JUNE bills.*

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

AYE- 4 ABSTAIN

PAYMENT OF RAD UPGRADE BILLS

NONE

REPORTS

ATTORNEYS REPORT

- a) Finalizing the exhibits of the HAP contracts and execute as of 8/1/21*
- b) Research abandoned apartment issue.*

INSURANCE REPORT

NONE

EXECUTIVE DIRECTOR'S REPORT

NONE

RAD 525 GREGORY-Project Based Voucher- 97

SECTION 8 – HCV 219 PBV 27 PORTABLE IN 1 PORTABLE OUT 20

INSPECTORS REPORT TOTAL 1 PASS 1 FAIL

NEW BUSINESS

Commissioner Bez is retiring from the Board in the near future. Plans are made to recognize her contributions with a small reception and presentation of a plaque. Date and time to be planned.

OLD BUSINESS

- a) HUD approval for revised schedule for Capital Improvements Advancement Re: 20 yr. plan. Mr. DiVincent and Mr. Katchen will send in notice*
- b) Telephone Study*
- c) Last 12 months payments Suez Water bills.*
- d) Nonsmoking policy*

EXECUTIVE SESSION

NONE

REMARKS FROM CITIZENS

NONE

ADJOURNMENT

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

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

6-Ayes: Abstain:

Respectfully submitted
Darlene Vetter
Housing Authority Recorder

