

MINUTES OF THE 6/27/2024 SCHEDULED 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 6:15PM, THE MEETING WAS CALLED TO ORDER. CHAIRMAN FACCHINI READ THE STATEMENT OF COMPLIANCE AND LED THE FLAG SALUTE.

ATTENDEES:

*Chairman Dom Facchini
Commissioner C. Nersesian
Commissioner M. Schmid
Commissioner A. Orecchio*

*Also present: J. Barracato- Exec. Director
J. Capizzi -Esq.
W. Katchen - Accountant
D. Vetter*

PREVIOUS MINUTES

***Motion** was made by Commissioner Nersesian seconded by Commissioner Schmid to pass the 5/23/2024 meeting minutes.*

*Chairman Dom Facchini-aye
Commissioner C. Nersesian-aye
Commissioner M. Schmid-aye
Commissioner A. Orecchio*

AYE- 4 ABSTAIN

CORRESPONDENCE

NONE

**RECEIPT OF
BIDS AND PROPOSALS**

NONE

RESOLUTIONS

NONE

ATTORNEYS REPORT

- a) *Attorney to look at concept of Purchasing Agent for Authority*

ACCOUNTANTS REPORT

- a) *Accountant reviewed the reports with the Board
For 5-month period ending 5/24/24:
RAD excess of revenue over expense of \$ \$6089.00
Voucher excess of revenue over expense of \$113,298*
- b) *Accountant explained Cost Allocation Plan was to shift employees expense to Voucher.*
- c) *Chairman stated that the 2023 Audit began today.*
- d) *SEMAP score returned 100%. High Performance Authority*
- e) *Accountant explained that 2024 funding for Vouchers is not adequate to continue to put applicants on the program. No more vouchers to be issued. Only ones to be fulfilled are those already on the street. The authority can apply for a waiver for under leasing.
Average amount of rent is more than 2% of funding evaluation.
The Authority can also talk to HA Exec. Directors about absorbing Port- outs*

PAYMENT OF OPERATING BILLS

As per Attorney:

Resolution #2024-03 *Approving and Ratifying the JUNE 2024 Bills list conditionally approved by WEEHAWKEN HOUSING AUTHORITY*

*Chairman Dom Facchini-aye-phone
Commissioner C. Nersesian-aye-email
Commissioner C. Marchetti-aye-email
Commissioner M. Schmid-aye-phone
Commissioner A. Orecchio-aye phone*

AYE- 5 ABSTAIN

REPORTS AND UNFINISHED BUSINESS

INSURANCE REPORT

NONE

EXECUTIVE DIRECTOR'S REPORT

a) Executive Director reported we have one vacancy at 525 and one at Pleasant.

RAD 525 GREGORY-Project Based Voucher- 99

P.B.V @ 2-4 Potter 8

P.B.V.@ Pleasant 11

P.B.V. @ 4528 Park 4

SECTION 8 – HCV 214 4800 PBV 28 PORTABLE IN PORTABLE OUT 10

INSPECTORS REPORT TOTAL PASS FAIL

NEW BUSINESS

- a) *\$100,000 asset limit amendment for Section 8'*

OLD BUSINESS

- a) *To complete 5-year plan in fall*
- b) *Redo layout of offices*
- c) *Policy on replacing Board Members*
- d) *Recognize long standing Board Members, retiring Board Members and Staff.*

**REMARKS FROM CITIZENS
ADJOURNMENT**

*At 6:20 PM MOTION was made by Commissioner Orecchio and seconded by
Commissioner Schmid to adjourn meeting.*

*Chairman Dom Facchini-aye
Commissioner C. Nersesian-aye
Commissioner M. Schmid-aye
Commissioner A. Orecchio-aye*

AYE- ABSTAIN

*Respectfully submitted
Darlene Vetter
W.H.A. recorder*