

MINUTES OF THE 7/28/22 SCHEDULED JULY 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 Varicella-absent
Commissioner Al Orecchio
Commissioner Cathy Marchetti

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 Schmidt and seconded by Commissioner Nersesian to pass the 6/23/2022 meeting minutes.*

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

AYE- 4 ABSTAIN 1

CORRESPONDENCE

- a) **Motion** was made by Commissioner Nersesian and seconded by Commissioner Marchetti to approve the updated contract for I.T. services

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

AYE- 5 ABSTAIN

- b) **MOTION** was made by Commissioner Marchetti and seconded y Commissioner Nersesian to enter into Shared services contract for HQS, OCAF and Rent Reasonableness between Weehawken Housing Authority and Secaucus Housing Authority.

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

AYE- 5 ABSTAIN

RESOLUTIONS

- a) **RESOLUTION # 2022-06** Motion was made by Commissioner Schmid and seconded by Commissioner Marchetti Board finalizing agreement to enter into a Cooperative Pricing with “Educational Services Commission of New Jersey”

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

AYE- 5 ABSTAIN

BIDS AND PROPOSALS

NONE

ACCOUNTANTS REPORT

Mr. Katchen reviewed the financials with the Board.

- a) Housing Excess of revenue over expenses of \$ 24,793*
- b) Voucher has an excess of revenue over expenses of \$68,811*
- c) RAD compliance, revised 20-year Capital plan updated and submitted to HUD on 7/28/22*
- d) Raise Voucher payment standard to 110% for new HCV tenants and existing tenants at their recertification date (120%. needs approval from HUD)*

PAYMENT OF OPERATING BILLS

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

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

AYE- 5 ABSTAIN

PAYMENT OF RAD UPGRADE BILLS

NONE

REPORTS

ATTORNEYS REPORT

- a) After Attorney review, no longer need to tape meetings as per HUD*

INSURANCE REPORT

- a) JIF Cyber security destruction of records policy*

EXECUTIVE DIRECTOR'S REPORT

- a) HUD server cabinet installed*
- b) Continuing enrollment for Project Base Vouchers at 2-4 and rehab properties*
- c) Looking into possibility of using new Cooperative Pricing membership for contractors to rehab vacant units at 2-4 Potter.*

RAD 525 GREGORY-Project Based Voucher- 97

SECTION 8 – HCV 225 PBV 28 PORTABLE IN 0 PORTABLE OUT 7

INSPECTORS REPORT TOTAL PASS FAIL

NEW BUSINESS

- a) *Mr. Barracato, R.S.C. Architects and Angel Consultants to develop a solution to upgrade existing Verizon lines.*
- b) *I.R.S update on compliance review*
- c) *Architect develop specs for 5-unit upgrades*
- d) *Retain Labor Attorney to update Employee Handbook, personnel matters.*
- e) *Section 8 to advertise open HCV Wait list for 1 day. Ad on website and advertised in local paper (Jersey Journal)*

OLD BUSINESS

- a) *OCAF agreement with Secaucus Housing*
- b) *Change order for additional Duct work at 525*
- c) *Additional Maintenance Staff*

EXECUTIVE SESSION

NONE

REMARKS FROM CITIZENS

NONE

ADJOURNMENT

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

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

5-Ayes: Abstain:

Respectfully submitted
Darlene Vetter
Housing Authority Recorder