

MINUTES OF THE 9/23/21 SCHEDULED SEPTEMBER 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, AND 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-absent
Commissioner Al Orecchio
Commissioner Cathy Marchetti

Also present: *R. DiVincent, Executive Director-absent*
W. Katchen, Accountant
J. Capizzi-Attorney
D. Gasorek
Darlene Vetter -Housing Authority Recorder

PREVIOUS MINUTES

Motion was made by *Commissioner Nersesian* and seconded by *Commissioner Marchetti* to pass the *Sept. 23rd. 2021 meeting minutes.*

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 -

CORRESPONDENCE

- a) *Indemnity and trust agreement for NJ Joint Insurance Fund (JIF) submitted and approved by Board*

*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 –

- b) ***Motion** was made by Commissioner Nersesian and seconded by Commissioner Marchetti to accept the resignation of Tenant Advocate effective 9/7/2021*

*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 –

- a) ***Motion** was made by Commissioner Marchetti and seconded by Commissioner Schmid to Develop an R.F.P for Executive Director effective for 1/1/2022*

*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 –

BIDS AND PROPOSALS

NONE

RESOLUTIONS

RESOLUTION# 2021-07 Motion was made by Trustee Marchetti and seconded by Trustee Schmid for renewal of membership in N.J. Joint Insurance Plan (JIF)

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 –

RESOLUTION# 2021-06 Motion was made by Trustee Nersesian and seconded by Trustee Schmid to approve and adopt Rent Reasonable Policy

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 –

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 \$100,155
- b) Voucher has an excess of revenue over expenses of \$27,951 Need to lease up more vouchers.
- c) **MOTION** was made by Commissioner Marchetti and seconded by Commissioner Nersesian to write off amount owed by vacant unit (7-G) tenant abandoned.

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 OPERATING BILLS

*Motion was made by Commissioner Nersesian and **Seconded** by Commissioner Marchetti to pay September 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) Drafting shared services agreement with Township for HQS inspections.*
- b) Research Non -smoking guidelines*

INSURANCE REPORT

NONE

EXECUTIVE DIRECTOR'S REPORT

NONE

RAD 525 GREGORY-Project Based Voucher- 96

SECTION 8 – HCV PBV PORTABLE IN PORTABLE OUT

INSPECTORS REPORT TOTAL __ PASS __ FAIL ____

NEW BUSINESS

- a) *Review shared services agreement with The Housing Authority of West New York and The Housing Authority of the Township of Weehawken for management services.*
- b) *Review options for Executive Director position for 2022*

OLD BUSINESS

- a) *RPCA need to be refigured for HUD approval for revised schedule for Capital Improvements Advancement Re: 20 yr. plan.
Shared services agreement with Township for HQS inspector.*
- b) *Non-Smoking Policy-Follow up with Township and research other Housing Authority's Policy's*

EXECUTIVE SESSION

NONE

REMARKS FROM CITIZENS

- a) *Tenant in 8-C approached the Board and addressed following issues:*
 - ISSUE #1- Wall Cracks not repaired for two years.*
 - RESPONSE- Due to Covid, only emergency repairs being done. Will have building maintenance assess these cracks.*
 - ISSUE # 2-Refrigerator Freezer not working correctly and tenant states she waited 8 days for repairs.*
 - RESPONSE. – When brought to attention of main office on 9/23/2021, Maintenance was contacted and repaired freezer.*
 - ISSUE #3-Bed bugs in apartment*
 - RESPONSE- Exterminator called in to assess the apartment, no evidence of Bed Bugs found. Followed up with regular monthly extermination.*
 - All Issues will be revisited as needed.*

- b) *Tenant in 5-E approached the Board and addressed following issue:*
 - ISSUE #1- Tenant asked if Building was Smoke Free.*
 - RESPONSE- The HA is working on a Non-Smoking Policy*
 - ISSUE #2- Tenant states that he has a very strong odor of Marijuana in his apartment.*
 - RESPONSE- Inspection will be done to research where odor is originating.*
 - All issues addressed.*

ADJOURNMENT

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