

MINUTES OF THE 6/27/19 SCHEDULED JUNE MONTHLY 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 7:00 PM, the meeting was called to order. Chairman Facchini read the **STATEMENT OF COMPLIANCE** and led the **FLAG SALUTE**.

Present were:

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

Also present were:

*Robert DiVincent – Executive Director
William Katchen – Fee Accountant
Raul Gonzalez-Tenant Liaison
Darlene Vetter – Housing Authority Recorder*

PREVIOUS MINUTES

Motion was made by Commissioner Marchetti, Seconded by Commissioner Schmidt to pass the 5/23/2019 Scheduled May meeting minutes.

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

Ayes: 6 Abstain:

BIDS/PROPOSALS
NONE

RESOLUTIONS

- a) *After reviewing and contacting bid submitters, Mr. DiVincent recommends to the Board, awarding Contract for Legal Services to Winne Banta. Payment includes a monthly stipend and an hourly rate of \$125. Hr. not to exceed \$17,000 annually. As this is a Professional Services Contract it does not have to be awarded to lowest bidder.*

Resolution # 2019-05 Motion was made by Commissioner Nersesian and seconded by Commissioner Marchetti to award contract for Legal services to Winne Banta for a monthly stipend, and an hourly rate of \$125 hr. not to exceed \$17,000 annually.

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

Ayes: 6 Abstain:

CORRESPONDENCE

- a) *Application and certification for Payment #2 in the amount of \$109,270.00 submitted by Louis Gargiulo Company for work on Elevator Upgrade*

ACCOUNTANTS REPORT

- a) *Mr. Katchen reviewed the financials with the Board. Stated that W.H.A. needs to be reimbursed by the Capital Repairs Account for RAD upgrade work paid for out of operating account. This includes work for Common Area upgrades, Kitchen and Bath fixture upgrades and Elevator Modernization*

PAYMENT OF OPERATING BILLS

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

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

Ayes: 6 Abstain:

PAYMENT OF RAD UPGRADE BILLS

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

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

Ayes: 6 Abstain:

REPORTS

ATTORNEYS REPORT

Nothing to report

INSURANCE REPORT

Nothing to report.

EXECUTIVE DIRECTOR'S REPORT

Mr. DiVincent to prepare Change of Policy in regard to Tenant Rent Delinquency showing Tenant Liaison to intercede before Attorney sends out letter.

RAD 525 GREGORY-Project Based Voucher- 94

SECTION 8 -- Project base vouchers-28

Housing Choice vouchers-187

Port out vouchers-26

Port in vouchers

INSPECTORS REPORT

Total- 20 Pass- 12 Fail -8 Inconclusive

NEW BUSINESS

- a) *Possible Project Base Vouchers for 2-4 Potter for existing tenants that might qualify for Section 8.*
- b) *Landscaping Fencing for perimeters of property.*

OLD BUSINESS

- a) *Soffit at 525 repair for spring 2019 which is not part of RAD plan.*
- b) *Lease up Section 8 Housing Choice Vouchers*

REMARKS FROM CITIZENS
NONE

ADJOURNEMENT

*At 7:10 PM motion was made by Commissioner Schmidt and seconded by
Commissioner Marchetti to adjourn meeting.*

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

Ayes: 6 Abstain:

Respectfully submitted
Darlene Vetter
Housing Authority Recorder