

MINUTES OF THE 12/19/18 SCHEDULED NOVEMBER 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-absent

Commissioner C. Marchetti

Commissioner A. Orecchio

Also present were:

Robert DiVincent – Executive Director

William Katchen – Fee Accountant

Darlene Vetter – Housing Authority Recorder

PREVIOUS MINUTES

*Motion was made by Commissioner Marchetti, **Seconded** by Commissioner Schmid to pass the 11/15/2018 Scheduled November meeting minutes.*

Chairman D. Facchini -aye

Commissioner C. Nersesian-abstain

Commissioner M. Schmid-aye

Commissioner E. Bez-abstain

Commissioner L. Lauricella-absent

Commissioner C. Marchetti-aye

Commissioner A. Orecchio-aye

Ayes: 4 Abstain: 2

BIDS/PROPOSALS

NONE

RESOLUTIONS

***RESOLUTION #2018-05** – Motion was made by Commissioner Nersesian and seconded by Commissioner Bez to Appoint Robert DiVincent as Fund Commissioner for N.J.P.H.A.JIF*

Chairman D. Facchini -aye

Commissioner C. Nersesian-aye

Commissioner M. Schmid-aye

Commissioner E. Bez-aye

Commissioner L. Lauricella-absent

Commissioner C. Marchetti-aye

Commissioner A. Orecchio-aye

Ayes: 6 Abstain:

RESOLUTION # 2018-06 – Motion was made by Commissioner Marchetti and seconded by Commissioner Bez to appoint Robert DiVincent as Proxy for N.J.P.H.A.JIF

Chairman D. Facchini -aye
Commissioner C. Nersesian-aye
Commissioner M. Schmid-aye
Commissioner E. Bez-aye
Commissioner L. Lauricella-absent
Commissioner C. Marchetti-aye
Commissioner A. Orecchio-aye
Ayes: 6 Abstain:

RESOLUTION # 2018-07 – Motion was made by Commissioner Nersesian and seconded by Commissioner Marchetti approving 2019 Meeting Dates with amendment to reschedule December 26th 2019 meeting to December 19th 2019

Chairman D. Facchini -aye
Commissioner C. Nersesian-aye
Commissioner M. Schmid-aye
Commissioner E. Bez-aye
Commissioner L. Lauricella-absent
Commissioner C. Marchetti-aye
Commissioner A. Orecchio-aye
Ayes: 6 Abstain:

RESOLUTION # 2018-08 – Motion was made by Commissioner Nersesian and seconded by Commissioner Bez approving the 2019 HUD Budget

Chairman D. Facchini -aye
Commissioner C. Nersesian-aye
Commissioner M. Schmid-aye
Commissioner E. Bez-aye
Commissioner L. Lauricella-absent
Commissioner C. Marchetti-aye
Commissioner A. Orecchio-aye
Ayes: 6 Abstain:

RESOLUTION # 2018-09 – Motion was made by Commissioner Marchetti and seconded by Commissioner Nersesian approving DCA late filing

Chairman D. Facchini -aye
Commissioner C. Nersesian-aye
Commissioner M. Schmid-aye
Commissioner E. Bez-aye
Commissioner L. Lauricella-absent
Commissioner C. Marchetti-aye
Commissioner A. Orecchio-aye
Ayes: 6 Abstain:

RESOLUTION # 2018-10 – Motion was made by Commissioner Bez and seconded by Commissioner Marchetti accepting the 2019 Housing Authority Budget Resolution.

Chairman D. Facchini -aye
Commissioner C. Nersesian-aye
Commissioner M. Schmid-aye
Commissioner E. Bez-aye
Commissioner L. Lauricella-absent
Commissioner C. Marchetti-aye
Commissioner A. Orecchio-aye
Ayes: 6 Abstain:

Mr. DiVincent explained to the Board that Mr. Leanza is no longer representing the Authority thru interlocal agreement with West New York Housing Authority. Mr. Leanza has moved on to the Meadowlands Commission. The Board congratulates Mr. Leanza, notes he will be missed and thanks him for his years of service. In lieu of that:

RESOLUTION # 2018-11 – Motion was made by Commissioner Nersesian and seconded by Commissioner Marchetti approving a resolution to authorize Mr. DiVincent to go out to advertise to seek proposals for General Legal Service for Weehawken Housing Authority

Chairman D. Facchini -aye
Commissioner C. Nersesian-aye
Commissioner M. Schmid-aye
Commissioner E. Bez-aye
Commissioner L. Lauricella-absent
Commissioner C. Marchetti-aye
Commissioner A. Orecchio-aye
Ayes: 6 Abstain:

CORRESPONDENCE

- a) Mr. Katchen reviewed with the Board, the 2019 D.C.A. Budget.

ACCOUNTANTS REPORT

Mr. Katchen reviewed the financials with the Board. He reported that Voucher would be reimbursing the RAD program for services performed by D. Vetter and D. Perez on behalf of W.S.H.C. in administering the HAP contract. Mr. Katchen also explained that more administrative fees received would allow accelerated payment on 525 Debt.

PAYMENT OF OPERATING BILLS

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

Chairman D. Facchini -aye
Commissioner C. Nersesian-aye
Commissioner M. Schmid-aye
Commissioner E. Bez-aye
Commissioner L. Lauricella-absent
Commissioner C. Marchetti-aye
Commissioner A. Orecchio-aye
Ayes: 6 Abstain:

REPORTS

ATTORNEYS REPORT

Nothing to report.

INSURANCE REPORT

Nothing to report.

EXECUTIVE DIRECTOR'S REPORT

Section 8 behind on lease ups

RAD 525 GREGORY-Project Based Voucher- 95

SECTION 8 – Project base vouchers-27

Housing Choice vouchers-217

Port out vouchers-25

Port in vouchers

INSPECTORS REPORT

Total- Pass- 4 Fail – 5 Inconclusive –

NEW BUSINESS

- a) *Chairman Facchini explained Soffit at 525 in need of repair, authorized specs from contractor for spring 2019.*
- b) *Elevator modernization to tentivily begin week of March 25th 2019.*

OLD BUSINESS

- a) *Mr. Katchen spoke to Lakeland Bank and they recommended investments remain in money market account at a higher rate than a CD account.*

REMARKS FROM CITIZENS

NONE

ADJOURNEMENT

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

*Chairman D. Facchini -aye
Commissioner C. Nersesian-aye
Commissioner M. Schmid-aye
Commissioner E. Bez-aye
Commissioner L. Lauricella-absent
Commissioner C. Marchetti-aye
Commissioner A. Orecchio-aye
Ayes: 6 Abstain:*

Respectfully submitted
Darlene Vetter
Housing Authority Recorder