

MINUTES OF THE 12/18/19 SCHEDULED DECEMBER 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*

Also present were:

*Robert DiVincent – Executive Director
William Katchen – Fee Accountant
Jason Capizzi- Board Attorney
Raul Gonzalez-Tenant Liaison
Doreta Gasorek
DarleneVetter – Housing Authority Recorder*

PREVIOUS MINUTES

Motion was made by Commissioner Nersesian, ***Seconded*** by Commissioner Marchetti to pass the 12/18/19/ Scheduled DECEMBER meeting minutes.

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

5-Ayes: Abstain: 2

BIDS/PROPOSALS

NONE

RESOLUTONS

*Motion was made by Commissioner Nersesian and seconded by Commissioner Marchetti to approve **Resolution 2019-07: W.H.A. Annual Notice schedule of 2020 regular meeting dates.***

*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-aye*

7-Ayes: Abstain:

CORRESPONDENCE

- a) **Motion** was made by Commissioner Nersesian and seconded by Commissioner Marchetti to appoint Robert DiVincent as 2020 Proxy for JIF*

*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-aye*

7-Ayes: Abstain:

- b) **Motion** was made by Commissioner Marchetti and seconded by Commissioner Nersesian to approve the HUD Annual Plan for 2020*

*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-aye*

7-Ayes: Abstain:

ACCOUNTANTS REPORT

Mr. Katchen reviewed the 2020 HUD budget and 2020 DCA Budget with the Board and explained the contract expenses over budget relating to the Elevator Modernization but that will be made up once the work is completed. He also explained that the Administration Fees generated by the RAD program are substantial and the need to keep leasing up Section 8 Vouchers and possible admin fees paid to The Authority if 2-4 Potter becomes in part Project Base Voucher.

Motion was made by Commissioner Marchetti and seconded by Commissioner Lauricella to accept the 2020 HUD Budget.

*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-aye*

7-Ayes: Abstain:

Motion was made by Commissioner Marchetti and seconded by Commissioner Lauricella to approve the late filing of the 2020 DCA Budget

*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-aye*

7-Ayes: Abstain:

Motion was made by Commissioner Nersesian and seconded by Commissioner Marchetti to approve the 2020 DCA Budget

*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-aye*

7-Ayes: Abstain:

PAYMENT OF OPERATING BILLS

*Motion was made by Commissioner Lauricella and **Seconded** by Commissioner Nersesian to pay DECEMBER 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-aye*

7-Ayes: Abstain:

PAYMENT OF RAD UPGRADE BILLS

*Motion was made by Commissioner Lauricella and **Seconded** by Commissioner Marchetti to pay Application and Certification for payment #5 in the amount of \$66,709.58 to Louis Gargiulo for Elevator Modernization*

*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-aye*

7-Ayes: Abstain:

REPORTS

ATTORNEYS REPORT

Mr. Capizzi will review the HAP Contract and also the By-Laws

INSURANCE REPORT

NONE

EXECUTIVE DIRECTOR'S REPORT

Mr. DiVincent explained in regard to RAD, the need to adjust the RPCA. Also the need of Section 8 to lease up an additional 20 vouchers.

RAD 525 GREGORY-Project Based Voucher- 97

SECTION 8 – Project base vouchers-28

Housing Choice vouchers-197

Port out vouchers-27

Port in vouchers

INSPECTORS REPORT

Total- 49 Pass-25 Fail -24 Inconclusive

NEW BUSINESS

NONE

OLD BUSINESS

- a) Soffit at 525 repair specs.(spring)*
- b) Lease up Section 8 Housing Choice Vouchers*
- c) Elevator upgrade waiting on inspection*
- d) 8/22/2019-Notify HUD of RAD Cap. Improv. Advancement Re: 20 yr. plan*

EXECUTIVE SESSION
NONE

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-aye*

7-Ayes: Abstain:

Respectfully submitted
Darlene Vetter
Housing Authority Recorder