

MINUTES OF REGULAR MEETING JANUARY 25, 2021

Minutes of Scheduled Regular Meeting of the Board of Commissioners of the Housing Authority of the Town of West New York, in the County of Hudson, State of New Jersey held via zoom.

Secretary Robert DiVincent called the meeting to order at 7:00 p.m.

ADEQUATE NOTICE OF THIS SCHEDULED MEETING HAS BEEN PROVIDED BY WAY OF THE SCHEDULED CAUCUS MEETING, SCHEDULED REGULAR MEETING AND THE ANNUAL RE-ORGANIZATION MEETING DATED DECEMBER 21, 2020 POSTED ON THE BULLETIN BOARD, FORWARDED TO THE JERSEY JOURNAL, EL ESPECIALITO, THE CLERK OF THE TOWN OF WEST NEW YORK

Saluted the Flag

The roll was called as follows:

PRESENT: Chairman Martell, Commissioner Fuentes, Commissioner Gomez, Commissioner Martorony and Jason Capizzi

ABSENT: Vice-Chairperson Reyes, Commissioner Fernandez and Commissioner Velasquez

At this time Mr. DiVincent referred to item # 3 A - Minutes of Previous schedule meeting and Reorganization Meeting dated December 21, 2020. Board was asked to approve as presented. Asking for a motion to accept as presented. Said motion was made by Chairman Martell and seconded Commissioner Gomez. The roll was called as follows:

YEAS: Chairman Martell, Commissioner Fuentes, Commissioner Gomez, Commissioner Martorony

NAYS: None

At this time Mr. DiVincent referred to items #4- Claims – General Fund, #5- Claims – Capital Fund Program #6 – Claims – Section 8 Voucher Program. Board was asked to approve as presented. Asking for a motion to accept as presented. Said motion was made by Chairman Martell and seconded Commissioner Fuentes. The roll was called as follows:

YEAS: Chairman Martell, Commissioner Fuentes, Commissioner Gomez, Commissioner Martorony

NAYS: None

At this time Mr. DiVincent referred to Item #7

At this time Resolution No. 2021-001 was read as follows:

WHEREAS, the West New York Housing Authority (member) is a member of the New Jersey Public Housing Authority Joint Insurance Fund; and

WHEREAS, the bylaws of said Fund require that each member Housing Authority appoint a FUND COMMISSIONER to represent and serve the Authority as its' representative to said Fund; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the West New York Housing Authority does hereby appoint Rafael Martell as its FUND COMMISSIONER for the New Jersey Public Housing Authority Joint Insurance Fund for the Fund Year 2021.

Mr. DiVincent asked if there were any questions, there were none. Since there were none, he asked for a motion to approve. Said motion was made by Commissioner Martorony and seconded by Commissioner Fuentes. The roll was called as follows:

YEAS: Chairman Martell, Commissioner Fuentes, Commissioner Gomez, Commissioner Martorony

NAYS: None

At this time Mr. DiVincent informed the Board that he had been working with Mr. Capizzi and Mr. Katchen putting documents together since now all research on the properties is done and they can move forward with the purchase of the Corporation, which is going to allow the Corporation to start new projects.

Commissioner Martorony asked for a time frame on the purchase and closing of the Corporation. Mr. Capizzi explained to the Board that they may have to go in front of a Financial Board in Trenton. Commissioner Martorony told the Board that he would like to see the possibility of having the closing done in 60 days since everything is in place and this should be a priority for the Housing Authority; he also mention how important is to have all Seniors vaccinate. Mr. DiVincent informed the Board that all Seniors are being register for the vaccine.

Mr. DiVincent informed the Board that additional information is required from WNC, he doesn't foresee any problems but time frame for the closing also depends on them since they hold the mortgage. Commissioner Martorony told Mr. DiVincent that the hardest part was getting all the paperwork together and that has been done; WNC time is up and the closing would be saving money to the Federal Government, this transaction should be easy.

Mr. Capizzi will finalize the application for the Financial Board.

At this time Commissioner Martorony requested a weekly report to be generated by the Executive Director, Accounting (Mr. Katchen) and Attorney (Mr. Capizzi) and send to him and Chairman Martell.

Chairman Martell and Commissioner Martorony offered to be available any time in order to help the process go faster.

Mr. DiVincent informed the Board that all maintenance staff has been vaccinated.

At this time Mr. DiVincent asked if there were any corrections, additions, comments or questions. There were none.

At this time Commissioner Gomez made a motion to adjourn and Chairman Martell seconded.

Meeting adjourned at 7:23 p.m.

Respectfully Submitted,

Robert A. DiVincent
Secretary