

**MINUTES OF REGULAR MEETING SEPTEMBER 21, 2020**

**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 at 6100 Adams Street, West New York, New Jersey 07093**

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 16, 2019 POSTED ON THE BULLETIN BOARD, FORWARDED TO THE JERSEY JOURNAL, THE BERGEN RECORD, EL ESPECIALITO, THE CLERK OF THE TOWN OF WEST NEW YORK**

Saluted the Flag

The roll was called as follows:

**PRESENT:** Chairman Martell, Commissioner Fernandez, Commissioner Fuentes, Commissioner Gomez, Commissioner Martorony, Commissioner Velasquez, Jason Capizzi and Fee Accounting Mr. Katchen.

**ABSENT:** Vice-Chairperson Reyes.

At this time Mr. DiVincent referred to item # 3 A - Minutes of Previous schedule meeting dated August 17, 2020. Board was asked to approve as presented. At this time Commissioner Martorony requested August minutes to be amended to reflex specifics requested items from prior meetings. August minutes will be amended.

Minutes were table. Said motion was made by Chairman Martell and seconded by Commissioner Fernandez. The roll was called as follows:

**YEAS:** Chairman Martell, Commissioner Fernandez, Commissioner Fuentes, Commissioner Gomez, Commissioner Martorony, Commissioner Velasquez.

**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. Asking for a motion to accept as presented. Said motion was made by Chairman Martell and seconded Commissioner Fernandez. The roll was called as follows:

**YEAS:** Chairman Martell, Commissioner Fernandez, Commissioner Fuentes, Commissioner Gomez, Commissioner Martorony, Commissioner Velasquez.

**NAYS:** None

Claims were approved but Chairman Martell questions payments to DelSano. Mr. DiVincent explain that it was for renovations done at 590-62<sup>nd</sup> Street and at 5806-5814 Park Ave. Mr. DiVincent told the board requisitions are in his office and all are welcome to see them.

At this time Mr. DiVincent referred to Item #7

At this time Resolutions No. 2020-015 / 16 and 17 were table as per board request. Resolutions will be table until the Board receives all documents requested by them at the August meeting.

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 Chairman Martell and seconded by Commissioner Martorony. The roll was called as follows:

**YEAS:** Chairman Martell, Commissioner Fernandez, Commissioner Fuentes, Commissioner Gomez, Commissioner Martorony, Commissioner Velasquez.

**NAYS:** None

At this time Mr. DiVincent informed the Board that the Housing Authority still has a very low rate of exposure to COVID-19. Cleaning of the buildings has been changed to once a week instead of two times a week. Mr. DiVincent explained that pervious problems with maintaining the buildings clean has also been address.

Also, Elevators repairs at 5800 Jefferson are nearly complete, he expects them to be completed by Friday. Roof repairs at 6100 Adams are 90% completed. Next roof to be done will be 6300 Adams but the situation at this building is going to be a little more complicated since the building has only one elevator. The Authority will give the contractors an hour in the morning to go up and we will have maintenance disinfect the elevator after and same will be done in the afternoon.

At this time Chairman Martell question Mr. Katchen on different budget items as follow:

- Budget shows per year but it shows 8,505 months, it appears we are using 8,508 month per total unit per unit. Mr. Katchen explained that it's done by 714 units x 12 months.
- Budget is done from 2020 to 2021 but based on 2020 expenses.

- Question on maintenance increases-no increases.
- Snow removal-In house labor.
- Fuel-Use only on 590-62<sup>nd</sup> Street generator.
- Protected Services-Guard Services-what we actually spend on security services.

At this time Commissioner Martorony question Mr. Katchen on item numbers 6, 9, 10, 11, 12 and 14.

Item 6- Financial Disclosure

Item 9

Item 10- Union Negotiations

Item 11- Food Provided by Housing Authority

Item 12- Travel Expensive

Item 14- Procurement Policy

At this time Mr. Katchen told Commissioner Martorony that he would correct the answer to questions 9, 11 and add all meals and details of all travels.

At this time Commissioner Martorony question budget coming in from Weehawken Housing-Mr. DiVincent explain that it was the Mutual Service Agreement between the West New York Housing Authority and the Weehawken Housing Authority.

At this time Chairman Martell question Mr. Katchen on a difference between the DCA and HUD salary amount. Mr. Katchen explain that one is the budget and the other is actually salaries at the end of 2019.

At this time Mr. DiVincent and Mr. Katchen agreed to send all requested documents and explanations to Chairman Martell and Commissioner Martorony.

At this time Commissioner Martorony mention the buyout of the Corporation and requested to see paperwork. He question if there is any Financial Issue and Mr. Katchen responded yes, the Housing Authority still has another 20 years of compliance with the FMHA. Mr. Katchen requested to have Counsel Capizzi research the Tax Credit Properties and evaluated whether or not the Housing Authority can take over the property.

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

At this time Commissioner Fernandez made a motion to adjourn and Commissioner Fuentes seconded.

Meeting adjourned at 7:54 p.m.

Respectfully Submitted,

Robert A. DiVincent  
Secretary