

MINUTES OF A REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SALEM
May 22, 2014

A regular meeting of the Salem Housing Authority Board of Commissioners was held on Thursday, May 22, 2014 at the Broadway Tower Community Room, 205 Seventh Street in Salem, New Jersey. The meeting convened at 5:04 p.m.

Executive Director Paul Dice announced the Sunshine Law requirement had been met, properly posted and advertised. He proceeded to call the roll at this time. Present were: Commissioner Rebecca Gower Call, Commissioner John Thomas, Commissioner Cathy Lanard, Commissioner Holland Fields, and Commissioner Santos. Also present was Solicitor Adam Telsey.

Executive Director Dice opened the meeting by reading June Moore's official resignation as Chairwoman and as a Commissioner on the Board of Commissioners of the Salem Housing Authority. Solicitor Telsey stated the first order of business is to nominate a new Chairperson.

Commissioner Call made the motion to accept the resignation of Chairwoman Moore and Commissioner Fields seconded. All present were in favor.

Commissioner Fields made the motion to nominate Rebecca Gower Call as the new SHA Chairwoman. Commissioner Santos seconded the nomination. All present were in favor.

Chairwoman Call asked for a motion to approve the March 27, 2014 and April 24, 2014 minutes. Commissioner Fields advised he is not the Vice Chairman of the Board as stated in the March 27th meeting notes. He asked that the minutes be changed. Commissioner Lanard made the motion and Commissioner Santos seconded. All present were in favor.

EXECUTIVE DIRECTORS REPORT

Executive Director Dice advised the five units at Anderson Drive are still offline due to electrical problems. He has an architect and engineer compiling a report indicating what options are out there and what the cost will be. He believes it will cost quite a bit. HUD is still counting these units against us for vacancies, which does not make any sense! Other than these five units, SHA has only one other vacancy.

MID ATLANTIC STATES CAREER AND EDUCATION CENTER

Executive Director Dice advised Solicitor Telsey sent letters to advise the Mid-Atlantic Career & Education Center that their leases for the community rooms at Anderson and West Side have been terminated. They have until July 30, 2014 to vacate at Anderson and June 30, 2014 to vacate at West Side Court. He advised he recently attended a "Stand Up for Salem" meeting

where the issue of children hanging on corners was brought up. It was discussed how it will get worse in the summer. Executive Director Dice shared his thoughts regarding our community rooms and establishing a place where residents can come for activities. This need was expressed during the Resident Advisory Board meetings by our tenants.

Commissioner Fields said he spoke with Mr. Donaldson of Mid-Atlantic, who said he wanted to negotiate a new monthly price because he realized they had been underpaying. Commissioner Fields said he had hoped Executive Director Dice could have talked to them to find out what adjustment they would be willing to make. E.D. Dice responded that the children at our locations need a place to go. Director of Operations, Betsy Loyle, stated we also need to consider the residents quality of life. We receive numerous complaints from tenants regarding the Mid-Atlantic students. There have been very costly maintenance repairs that we have had to pay for in those buildings. City Liaison Johnson advised Mr. Donaldson has a mentoring program that may be useful to us. Commissioner Call stated the dilemma is that there are people on our property that shouldn't be there. E.D. Dice said the only option he can think of immediately might be to move the SHA offices to West Side Court and lease the SHA offices to Mid-Atlantic. Parking is limited and the streets are more crowded in this area. City Liaison Johnson stated he did not feel this is a good scenario –mixing the demographics of seniors vs. teenagers. E.D. Dice advised the only other option he can come up with is a true sharing of the space. He advised he couldn't open the lease because the former administrator had decided there were no terms. Mid-Atlantic does not pay utilities and there were to be no rent increases. Commissioner Fields said he told Mr. Donaldson he would bring the issue of the possibility of increasing the rent and staying as tenants to Mr. Dice.

Commissioner Lanard stated she believes a neighborhood should be a neighborhood. Strangers in the neighborhood create problems. E.D. Dice said West Side Court is like an island. It is hard for the tenants to get around if they don't have transportation. City Liaison Johnson said he believes the people that live in our units deserve to have the community centers. He does not believe we would be sending the right message to the tenants if we now take more rent money and let Mid Atlantic stay. E.D. Dice ended the discussion by saying we may have to spend some money to find a retired officer or someone with a security background to help push down what is happening at West Side Court. There have been a number of violent problems lately. He stated we do not have the money to have a 24 hour guard or to fence in the property.

ADMISSIONS AND CONTINUED OCCUPANCY POLICY

Betsy Loyle has been working on a new ACOP. We will be delivering a new ACOP and a new Section 8 Admin Plan to all the Commissioners next week. The Commissioners have input in setting the policy. For example: At the moment, SHA policy states "No Pets". HUD says we can't have that policy. We can, however, limit the number and size of the pets.

The new ACOP and ADMIN plan will go on the website and we must publicize that it is available to the public for review. Comments from the public must be forwarded to HUD. Some of the policies (like criminal background checks) must be guided by our legal expert. There are

only two absolutes for denying residency in our units: Megan's Law (convicted Child Abuse offenders) and those convicted of methamphetamine production. Solicitor Telsey will be helping us to re-write the current lease.

CAMERA'S

Kevin Timm said there are 21 camera's on SHA property that work; eleven cameras' that do not work. For the camera's that don't work, he believes either the wiring is bad or the cameras are bad. He believes it will take two or three days of work to fix the cameras. Additionally, the DVR's need to be upgraded. It is hard to determine the cost of this project since we don't know exactly what is wrong. There will have to be a bid created. Chairwoman Call asked if we have been in contact with the Chief of Police to see if he is willing to increase patrols. E.D. Dice advised we have met with the Chief and he is willing to help. Kevin will be working with him to tie our cameras together.

Cell Towers

Executive Director Dice advised he is working with a new law firm to help us create a bid to find cell phone towers without utilizing a broker.

Health Insurance

Allison Corson and Paul Dice are currently researching less expensive health insurance options. We will bring them before the Board.

The monthly payables were presented for approval at this time.

Resolution #24 -2014 Approving the Payment of Bills for April and May, 2014
Roll Call Vote:
Motion: Commissioner Fields
Second: Commissioner Lanard
Roll Call: Unanimous

Chairwoman Call asked if there was any new business. There was not.
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Chairwoman Call asked if there was any public comment.

A resident from the sixth floor of Broadway Towers came to complain once again that the resident located directly below him is doing something in the middle of the night that shakes the walls in his apartment. Property Manager Mendibles was told the man has a home health aide. The tenant believes it is a girlfriend. It was suggested that we try to get a camera aimed at his doorway.

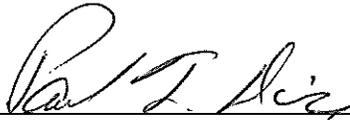
At 6:15 p.m. Executive Director Dice asked for a motion to go into Closed Session.

Resolution #25-2014 Resolution Authorizing a Closed Executive Session

Roll Call Vote:

Motion: Commissioner Fields
Second: Commissioner Santos
Roll Call: Unanimous

At 6:48 p.m. Commissioner Fields made a motion to adjourn the meeting and Commissioner Thomas seconded. All present were in favor.



Paul F. Dice
Secretary/Treasurer



Date