

Approving the Annual Contribution Contract between the Department of Housing and Urban Development (HUD) and the Salem Housing Authority

WHEREAS, the Housing Authority of the City of Salem, a Public body created and organized pursuant to and in accordance with the provisions of the Laws of the State of New Jersey had entered into an Annual Contributions Contract (ACC) with HUD on February 6, 1968 providing for a loan and for annual contributions to be made by the PHA to assist the Local Authority in developing and in achieving and maintaining the low-rent character of, low-rent housing projects;

AND WHEREAS, the ACC terms and conditions have become obsolete through the passage of legislation or the promulgation of regulations by HUD;

AND WHEREAS, this ACC covers all projects listed under the most recent Consolidated ACC entered into between HUD and the Salem Housing Authority bearing the same ACC number as this ACC, and any amendments thereto, as well as any additional project (s) that may be added as a result of future amendments to the ACC;

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF SALEM on September 24, 2015 the Annual Contributions Contract No. _____ between HUD and the Salem Housing Authority is approved.

Rebecca Gower Ferguson

Veronica Santos

Cathy Lanard

Ethel Mae Hayes

Matthew Hassler

Date:

Attest:

Paul F. Dice, Secretary

**SALEM HOUSING AUTHORITY 2015 ADOPTED BUDGET RESOLUTION
FOR THE STATE OF NEW JERSEY
FISCAL YEAR FROM OCTOBER 1, 2015 TO SEPTEMBER 30, 2016**

WHEREAS, the Housing Authority of the City of Salem, a public body created and organized pursuant to and in accordance with the provisions of the laws of the State of New Jersey, is required by statute 40A:5A-10 to submit its budget to the State of New Jersey;

WHEREAS, the Annual Budget and Capital Budget for the Salem Housing Authority for the fiscal year beginning **October 1, 2015** and ending **September 30, 2016** has been presented for **adoption** before the Board of Commissioners of the Salem Housing Authority at its open public meeting of **September 24, 2015**; and

WHEREAS, the Annual Budget, the Capital Budget and all supplemental schedules as presented for **adoption** reflects each item of revenue and appropriation in the same amount as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Governmental Services; and

WHEREAS, the Annual Budget as presented for **adoption** reflects Total Revenues of \$1,750,100, Total Appropriations, including any Accumulated Deficit if any, of \$1,714,200 and no Fund Balance to be utilized; and

WHEREAS, the Capital Budget as presented for **adoption** reflects Total Capital Appropriations of \$56,000 and no Fund Balance to be utilized; and

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Salem Housing Authority, at an open public meeting held on **September 24, 2015**, that the Annual Budget, including appended Supplemental Schedules, and the Capital Budget/Program of the Salem Housing Authority for the fiscal year Beginning **October 1, 2015** and ending **September 30, 2016** is hereby **adopted** and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, the Annual Budget, the Capital Budget/Program and all Supplemental Schedules as presented for **adoption** reflects each item of revenue and appropriation in the same amount as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Governmental Services.

Rebecca Gower-Ferguson

Cathy Lanard

Veronica Santos

Matthew Hassler

Ethel Mae Hayes

DATE:

Attest:

Paul F. Dice, Secretary

**Approving the Salem Housing Authority's
Annual Audit for FYE 09/30/14**

WHEREAS, the Housing Authority of the City of Salem, a public body created and organized pursuant to and in accordance with the provisions of the laws of the State of New Jersey, is required by statute 40A:5A-15 to perform an annual audit of its records;

AND WHEREAS, the annual audit for the fiscal year ending **09/30/14** has been completed and filed with the U. S. Department of Housing and Urban Development (HUD);

AND WHEREAS, statute 40A:5A-15 requires the Board of Commissioners to certify that each member thereof has personally reviewed the Annual Audit report, and specifically, the sections of the report entitled "**General Findings and Recommendations**";

AND WHEREAS, in accordance with statute 40A:5A-15, each Board member has received the annual Audit and has reviewed the report and specifically, the section entitled "**General Findings and Recommendations**";

NOW THEREFORE, BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF SALEM certifies to the Local Finance Board of the State of New Jersey that each member has personally reviewed the Annual Audit report and specifically, the section entitled "**General Findings and Recommendations**" and has attested the same by the accompanying signed group affidavit;

AND BE IT FURTHER RESOLVED THAT the Executive Director is hereby authorized to submit these documents to the Local Finance Board

Rebecca Gower-Ferguson

Cathy Lanard

Veronica Santos

Matthew Hassler

Ethel Mae Hayes

DATE:

Attest:

Paul F. Dice, Secretary

Resolution # _____ - 2015

Approving the Payment of Bills
For the Salem Housing Authority

WHEREAS, THE Salem Housing Authority, a public body created and organized pursuant to and in accordance with the provisions of the Laws of the State of New Jersey has incurred bills for the months of **July, August and September 2015**;

AND WHEREAS, the Housing Authority Commissioners have reviewed the attached list of charges;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE SALEM HOUSING AUTHORITY THAT the attached bills are approved for payment and the Executive Director along with the designated Board members are authorized to sign the appropriate checks.

Rebecca Gower Ferguson

Cathy Lanard

Veronica Santos

Ethel Mae Hayes

Matthew Hassler

Date:

Attest:

Paul F. Dice, Secretary

**CITY OF SALEM HOUSING AUTHORITY
RESOLUTION 2015-
Resolution Authorizing Executive Session**

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12b permits a public body to go into a closed session during a public meeting to discuss certain matters as follows:

(1) *Matters Required by law to be confidential:* Any matter which by express provision of the Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.

(2) Any matter in which the release of information would impair the right to receive federal funding.

(3) *Matters involving individual privacy:* Any matter, the disclosure of which constitutes an unwarranted invasion of individual privacy such as records, data, reports, recommendations or other personal material of any education, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including, but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned .

(4) *Matters pertaining to a collective bargaining agreement:* Any matter involving a collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.

(5) *Matters relating to the purchase, lease acquisition of real property or investment of public funds:* Any matter involving the lease, purchase or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed.

(6) *Matters of public protection:* Any tactic and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection.

(7) *Matters relating to litigation, negotiations and attorney-client privilege:* Any matter of pending or anticipated litigation or contract negotiation other than in (4) above in which the Borough is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required for the attorney to exercise ethical duties as a lawyer.

(8) *Matters relating to the employment relationship:* Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of , promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all of the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed in public.

(9) *Deliberations after public hearing.* Deliberations by the Borough occurring after a public hearing that may result in a civil penalty or the suspension or loss of a license or permit of a responding party; and

WHEREAS, the City of Salem Housing Authority has determined that it is necessary to go into a closed session to discuss certain matters relating to the items as permitted by N.J.S.A. 10:4-12b

NOW, THEREFORE BE IT RESOLVED, by the Commissioners of the Salem Housing Authority that the Authority will go into closed session to discuss the following, in accordance with the aforesaid provisions of the Open Public Meetings Act, after which it will reconvene in the public:

1. Matters Relating to Litigation, negotiations or attorney-client privilege: Albert Fields vs. Francine Dickerson and Betsy Loyle
2. Matters Relating to the Employment Relationship: Isaac Young Termination

BE IT FURTHER RESOLVED that the minutes of the closed session will be made available to the public when the need for privacy no longer exists.

ATTEST:

SALEM HOUSING AUTHORITY

Paul Dice, Secretary

Rebecca Gower Ferguson, Chairwoman

I certify that the foregoing is a true copy of a Resolution adopted by the Commissioners of the Salem City Housing Authority, in the County of Salem, at a regular meeting thereof held on the 24th day of September 2015.

Paul Dice, Secretary

RESOLUTION HIRING SPECIAL COUNSEL

WHEREAS, the matter of Albert Fields Jr. v. Francine Dickerson, et al. under Docket Number 1:14-cv-00778-NLH-KMW was filed in the United States District Court for the District of New Jersey against former employee, Francine Dickerson; and

WHEREAS, due to the unique circumstances of this matter, the Salem Housing Authority (“SHA”) must hire outside legal counsel to represent Francine Dickerson; and

WHEREAS, the Law Offices of David Avedissian is qualified to perform the requested services; and

WHEREAS, because this is a professional service, public bidding is not required under the Local Public Contracts Law.

NOW, THEREFORE, BE IT RESOLVED, by the members of the SHA that the Law Offices of David Avedissian shall be hired to represent Francine Dickerson in the above referenced matter at the proposed rate of \$150 per hour;

AND, BE IT FUTHER RESOLVED, that the Executive Director certify a copy of this Resolution and file it on the public record.

Rebecca Gower Call

Cathy Lanard

Veronica Santos

Ethel Mae Hayes

Matthew Hassler

Date:

Attest:

Paul F. Dice, Secretary