

MINUTES OF A REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SALEM
December 1, 2014

A regular meeting of the Salem Housing Authority Board of Commissioners was held on Monday, December 2, 2014 at the Broadway Tower Community Room, 205 Seventh Street in Salem, New Jersey. The meeting convened at 5:15 p.m.

Chairwoman Call announced the Sunshine Law requirement had been met, properly posted and advertised. Allison Corson, Director of Administration, proceeded to call the roll at this time. Present were: Chairwoman Rebecca Gower Call, Commissioner John Thomas, Commissioner Cathy Lanard, and Commissioner Veronica Santos. Also present was Solicitor Adam Telsey.

Chairwoman Call asked for a motion to approve the October 23, 2014 minutes. Commissioner Lanard made the motion and Commissioner Thomas seconded. All present were in favor.

Chairwoman Call explained that since there wasn't a quorum on November 20, 2014, an official board meeting could not take place. This December 1st meeting is being held in place of the meeting missed in November.

EXECUTIVE DIRECTORS REPORT

Executive Director Dice introduced Chandra Pitts from One Village Alliance. Ms. Pitts distributed information to those present regarding a ribbon cutting ceremony to take place on December 3rd at the Community Room located at West Side Court. She explained that this will be a soft opening. She asked the board to help her decide on a later date for the opening of the Anderson Drive facility. The board agreed to the date of January 13, 2015 at 4:00 p.m. Ms. Pitts said the Mayor of Salem was available to attend on this date.

Financial Summary

For the month of October 2014, the Salem Housing Authority posted a negative consolidated net income of \$-244.00. The public housing program alone posted a negative -\$865.00. Mr. Dice advised this is primarily a result of the additional maintenance costs we've incurred in order to turn vacant units. The cost of turning units at the SHA remains quite costly because of the deferred maintenance that was not completed under the prior administration. We hope to bring in additional forces from Millville again soon to help. Executive Director Dice is currently reviewing select public housing program expenses to determine if they can be capitalized. If they can, the net income situation will improve as the expenses would be recorded as a Balance Sheet, as opposed to an Income Statement entry.

Occupancy

There are currently 8 vacancies. Mr. Dice explained we need to have fewer than 4 vacancies on average to be in an acceptable position. He does believe we are moving in the right direction. Alan Gregory advised that four of the eight units vacant are in a deplorable condition. Property Manager Mendibles advised a tenant who had come to the last board meeting regarding infestation in her apartment turned down treatment. This tenant was given a Cease Notice. Commissioner Santos asked how many times a tenant can receive a Cease Notice. Ms. Mendibles advised after a tenant has received two Cease Notices they will then receive a Notice to Quit. The owner of our current contracted extermination company advised he would like to address the tenants in order to encourage them to report problems.

No Smoking Policy

Executive Director Dice advised he attached an article in the board packets regarding establishing a "No Smoking Policy" at SHA. Executive Director Dice supports establishing this policy. He advised 20 to 30 housing authorities in New Jersey have established this policy. Commissioner Santos said she believes we should table this conversation for the time being. She believes we should concentrate on the issues of maintenance and gaining the respect of the tenants. Commissioner Thomas asked if he would be evicted because he smokes. Chairwoman Call said she believes in "less government", however, she would certainly consider instituting this policy for financial reasons. Commissioner Lanard said she has done more research and would like to distribute it to the board members at the next meeting. No action was taken on this potential change in policy.

HUD Scoring

Executive Director Dice advised our HUD scoring stayed the same this month but he believes we are moving in the right direction.

Renewal of Contract

Executive Director Dice advised the Shared Services Agreement with the Millville Housing Authority is up for renewal on December 10, 2014. The proposal submitted is to renew our contract with the same terms and conditions. The only difference is the MHA is asking for a two year contract with a reopener at one year for rate only. Solicitor Telsey advised there are no differences in the contract with the exception that it is for two years instead of one. Chairwoman Call said she believes the board is ready to vote without going into closed session. She thanked the staff for their time, energy and hard work.

At this time Chairwoman Call asked for approval of the following resolutions:

Resolution #47-2014

Approving the Payment of Bills for November 2014

Roll Call Vote:

Motion: Commissioner Lanard

Second: Commissioner Thomas

Roll Call: Unanimous

Resolution #48-2014

Approving a Contract for Executive Director Management Services with the Millville Housing Authority

Roll Call Vote:

Motion: Commissioner Lanard

Second: Commissioner Santos

Roll Call: Unanimous

Resolution #49-2014

Approving a Closed Executive Session

Roll Call Vote:

Motion: Commissioner Lanard

Second: Commissioner Santos

Roll Call: Unanimous

Old Business: None

New Business: None

At 6:15 p.m. Commissioner Lanard made a motion to go into Closed Session. Commissioner Santos seconded. All present were in favor.

At 6:30 p.m. the Commissioners came out of Closed Session and went back into Open Session.

Resolution #50-2014

Approving the Settlement Agreement in the Matter entitled Maldonado and Shorter v. Housing Authority of the City of Salem, in the Superior Court of New Jersey, Docket Number SLM-43-14

Roll Call Vote:

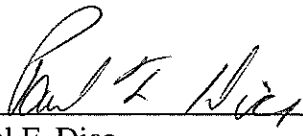
Motion: Commissioner Lanard

Second: Commissioner Thomas

Roll Call: Unanimous

Public Comment: None

At 6:35 p.m. Commissioner Lanard made a motion to adjourn the meeting. Commissioner Santos seconded. All present were in favor.



Paul F. Dice
Secretary/Treasurer

1/22/2015
Date