

MINUTES OF A REGULAR MEETING  
OF THE HOUSING AUTHORITY  
OF THE CITY OF SALEM  
February 23, 2017

A regular meeting of the Salem Housing Authority Board of Commissioners was held on Thursday, February 23, 2017 at the Broadway Tower Community Room, 205 Seventh Street in Salem, New Jersey. The meeting convened at 5:35 p.m.

Chairwoman Ferguson 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 Ferguson, Commissioner Cathy Lanard, Commissioner Matthew Hassler and Commissioner Gail Walker. Commissioner Julian LeFlore arrived at 5:45 p.m.

Chairwoman Ferguson asked for a motion to approve the December 15, 2016 minutes. Commissioner Hassler made a motion to approve the minutes and Commissioner LeFlore seconded. All present were in favor.

**General Counsel and Landlord Tenant Counsel**

Executive Director Dice explained the situation regarding the Request for Proposal for the SHA General Counsel. The bid submitted from Adam Telsey is ultimately the lowest bid because he is not going to charge per hour for any extraordinary work. Andrea Rhea's bid through Chance and McCann includes \$150.00 per hour for extraordinary work. Mr. Dice advised Andrea Puma would not be attending the meeting tonight.

Mr. Dice further advised Robinson & Robinson were the only firm that bid on the Landlord Tenant Counsel.

**Financial Summary**

Executive Director Dice advised the SHA posted a negative monthly net income of \$13,009 in January 2017. The SHA maintains \$33,509 in positive year to date income.

**Re-positioning of Subsidy for West Side Court Residents**

Executive Director Dice advised he has been meeting with members of the Salem City Commerce Department in continuing discussions regarding the possibility of demolishing West Side Court and offering Section 8 vouchers to residents. He recently met with HUD Newark and was told the SHA would have to show that it would be more cost effective by 57.14% to demolish the building than the total development cost of rebuilding. This will be very difficult to do because of our \$800,000 in debt and \$150,000 in relocation fees.

He further advised the mayor gave the impression at the outset that if we did provide vouchers to all the WSC residents, he would like to bring them into empty properties in town whenever possible. He is hoping this could lead to home ownership. However, Executive Director Dice pointed out that we can't make people go to one section of town when they hold a voucher. He continues to believe vouchers are better because it does give people the freedom and ability to move to areas where they may find work. Executive Director Dice emphasized that even though he has submitted an application for disposition to HUD, he is not committing the board to this course of action.

### **New Board Member**

Executive Director Dice advised Ms. Katrina Tatem has been selected by City Commission to join the SHA Board. He recently met with Ms. Tatem and introduced SHA operations.

Executive Director Dice further advised Mr. Matt Hassler has been re-appointed to the board.

### **FIRE PREVENTION Meetings**

The Joint Insurance Fund recently came to Salem and held a fire prevention meeting at Anderson Drive and West Side Court. The meetings were poorly attended. They are going to come back with an evening presentation. Chairwoman Ferguson suggested Mr. Dice contact the local fire department to see if they might bring a firetruck to the sites during the meetings.

### **Smoke Free**

Betsy Loyle advised HUD passed a law that all public housing authority's must move forward toward becoming smoke free. We have 18 months from now to enforce this law. Betsy advised we will be introducing this law to the tenants and holding meetings. She will keep the Commissioners abreast of the situation. Chairwoman Ferguson asked if Betsy would email the board members when she has dates for meetings.

### **Operating Subsidy**

Mitch Moore, CFO made a presentation regarding the operating subsidy we have received from HUD for the past three years. The bottom line is that the SHA's operating subsidy is down \$35,000 from what it was last year at this time.

Chairwoman Ferguson advised there were resolutions to approve.

### **Resolution #01-2017**

Approving the Appointment of Matthew Hassler to the SHA Board

#### **Roll Call Vote:**

Motion: Commissioner Lanard

Second: Commissioner LeFlore

Roll Call: Unanimous

Resolution #02-2017 Authorizing the SHA Board to pay bills for the month of January and February 2017

Roll Call Vote:

Motion: Commissioner Lanard

Second: Commissioner LeFlore

Roll Call: Unanimous

Resolution #03-2017 Approving a Contract for General Legal Counsel

Roll Call Vote:

Motion: Commissioner Walker

Second: Commissioner LeFlore

Roll Call: Unanimous

Resolution #04-2017 Appointing a Contract for Operations Counsel

Roll Call Vote:

Motion: Commissioner Lanard

Second: Commissioner Walker

Roll Call: Unanimous

Resolution #05-2017 Approving a Professional Risk Management Consulting Service

Roll Call Vote:

Motion: Commissioner Lanard

Second: Commissioner Walker

Roll Call: Unanimous

Resolution #06-2017 Approving a Contract for Fee Accounting Services

Roll Call Vote:

Motion: Commissioner Lanard

Second: Commissioner Hassler

Roll Call: Unanimous

Old Business: There was no old business.  
New Business: There was no new business.

Public Comment: A representative from One Village Alliance handed out their February calendar. He stated OVA is interested in renewing their lease with SHA for another year. Commissioner Lanard said she would like to keep the lease on a month-to-month basis. Executive Director Dice agreed.

At 6:10 p.m. Chairwoman Ferguson asked for a motion to adjourn the SHA public meeting. Commissioner Lanard made the motion and Commissioner LeFlore seconded. All present were in favor.

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Paul Dice  
Secretary/Treasurer

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Date