

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

A regular meeting of the Salem Housing Authority Board of Commissioners was held on Thursday, March 23, 2017 at the Broadway Tower Community Room, 205 Seventh Street in Salem, New Jersey. The meeting convened at 5:30 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, Commissioner Gail Walker and Commissioner Julian LeFlore. Commissioner Katrina Tatem was absent. Solicitor Adam Telsey was also present.

Chairwoman Ferguson asked for a motion to approve the February 23, 2017 minutes. Commissioner Lanard made a motion to approve the minutes and Commissioner LeFlore seconded. All present were in favor.

New Solicitor

Chairwoman Ferguson welcomed back Solicitor Telsey! Mr. Telsey thanked everyone for letting him come back. He said he is glad to be with the SHA.

Financial Summary

Executive Director Dice advised the SHA posted a negative monthly net income of \$-3,248 in February 2017. Year-to-date it has a positive \$36,757.

Occupancy

Yolanda Mendibles advised there are currently 13 vacant units. Four of these units were fire units. She advised that there was an electrical fire at 132 and 134 Westside Court. One of the units was vacant. The family located in the other unit was relocated to Anderson Drive. She is currently in the process of getting permits to rebuild 132. Betsy Loyle stated we hope to have 5 units filled by the end of March.

Re-positioning of Subsidy for WSC Residents

Our Architect, Larry Merighi, has concluded that the cost to renovate the Salem Housing Authority's Westside Court project is estimated to be approximately (60) percent of the cost on new construction. Executive Director Dice said this is good news and we are now able to make formal application to HUD. He further stated there is a resolution for consideration. Mr. Dice further advised the board is not committing to demolishing WSC by submitting this application. Commissioner Walker asked if it is necessary to have meetings with the tenants before submitting this application. Executive Director Dice said he does not believe so due to the fact that this application is non-committal and we might not even be able to get to the demolition based on our debt.

CFO Report

Mitch Moore introduced Nick Dowd who assists with the accounting for SHA and Stand Up for Salem. He also gave the Commissioners information regarding the SHA's cash situation. He emphasized that the SHA cash on hand has dropped by almost \$30,000 over the past three years. The current Capital Fund has \$47,000 left, but \$30,662 out of the \$47,000 will go to help with operations. Mitch also stated he expects the Capital Fund for 2017 to be announced in mid-April. He is estimating we will probably only have \$50,000 to spend out of the 2017 cap fund.

Mitch advised HUD has a new way of funding operating. In the past, HUD gave us a total amount and divided that amount by twelve to determine our monthly allowance. He has been advised that HUD may now change the amount we receive every two months or so. Executive Director Dice said he spoke with our Fee Accountant, Tony Polcari, who told him HUD thinks rents will rise by 6% in the next two years. Executive Director Dice is not seeing a rosy picture. He doesn't see how rents could rise that much here in Salem.

Smoke Free

Betsy Loyle advised HUD we are getting ready to have ACOP and ADMIN meetings with the tenants which will include addressing the smoke free policy. She will email the Commissioners regarding dates of meetings.

At this time, Chairwoman Ferguson advised there were resolutions to approve.

Resolution #07-2017

Approving the Appointment of Katrina L. Tatem to the SHA Board of Commissioners

Roll Call Vote:

Motion: Commissioner LeFlore

Second: Commissioner Lanard

Roll Call: Unanimous

Resolution #08-2017

Approving the Payment of Bills

Roll Call Vote:

Motion: Commissioner Walker

Second: Commissioner Lanard

Roll Call: Unanimous

Resolution #09-2017

Authorizing the E.D. to File an Application with HUD

Roll Call Vote:

Motion: Commissioner Lanard

Second: Commissioner LeFlore

Roll Call: Unanimous

Old Business: There was no old business.

New Business: Chairwoman Ferguson asked the Commissioners where everyone stands with their Rutgers courses. Next meeting will be held on April 27, 2017 at 5:30 p.m.

Public Comment: There was no public comment.

At 6:00 p.m. Chairwoman Ferguson asked for a motion to adjourn the SHA public meeting. Commissioner Hassler made the motion and Commissioner LeFlore seconded. All present were in favor.

Paul Dice
Secretary/Treasurer

Date