

MINUTES OF A REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SALEM
November 16, 2017

A regular meeting of the Salem Housing Authority Board of Commissioners was held on Thursday, November 16, 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 and Commissioner Matthew Hassler. Commissioner Gail Walker joined the meeting via cell phone. Solicitor Adam Telsey arrived at 5:44 p.m.

Chairwoman Ferguson asked for a motion to approve the September 28, 2017 minutes. Commissioner Lanard made the motion and Commissioner Hassler seconded. All were in favor.

Chairwoman Ferguson announced the Board would go directly into Resolutions.

Resolution #30-2017 Approving the Payment of Bills for the Months of October and November 2017

Roll Call Vote:

Motion: Commissioner Lanard

Second: Commissioner Hassler

Roll Call: Unanimous

Resolution #31-2017 Approving a Contract for Architectural Services

Roll Call Vote:

Motion: Commissioner Lanard

Second: Commissioner Hassler

Roll Call: Unanimous

Resolution #32-2017 Resolution Approving the Addition of Services to the SHA Software System

Roll Call Vote:

Motion: Commissioner Lanard

Second: Commissioner Hassler

Roll Call: Unanimous

Resolution #33-2017

Resolution to Adopt the SHA Budget for the State of NJ for FYE
10/01/2017-09/30/2018

Roll Call Vote:

Motion: Commissioner Lanard
Second: Commissioner Hassler
Roll Call: Unanimous

Executive Director Report

Executive Director Paul Dice showed those present a schedule of amortization for the current debt service. This schedule goes to the year 2025. He showed how the payments started out low at \$55,000 per year and how they will be \$140,000 per year by 2025. Mr. Dice stated the SHA financials show that we are starting the Fiscal Year off reasonably well.

REAC Inspections

Executive Director Paul Dice advised we must paint the West Side Court community room to prepare for the REAC inspections within the next two weeks. He is working with Solicitor Telsey to send notice to One Village Alliance.

Property Manager

Executive Director Dice advised we are currently trying to recruit a Property Manager for Salem. We have a vacancy in Millville that Yolanda Mendibles will be filling.

One Village Alliance

Executive Director Dice discussed an email he sent to Chandra Pitts of One Village Alliance. In that email he told her the SHA would be moving our main office to the West Side Court Community Room location and that they will need to vacate by 12/29/17. He further stated that they are welcome to lease the Anderson Drive Community Room for \$500.00 per month, plus utilities.

Joint Insurance Fund

Executive Director Dice reviewed a notice from the New Jersey Public Housing Authority Joint Insurance Fund stating we will be assessed a 32.66% increase in our assessment as well as a \$10,000 per property claim deductible.

HAI Group

Executive Director Dice advised many years ago the SHA was insured by the HAI Group. He has gotten them to agree to re-pay \$15,850.66 in surplus funding. This was money retained to pay potential losses. It is now clear to them that they no longer need to retain those funds.

At this time, Chairwoman Ferguson asked if there was any new business.

The Commissioners present advised there would be no meeting in December 2017. The next meeting will be held on January 25, 2018.

Chairwoman Ferguson asked if there was any old business. There was none.

Chairwoman Ferguson asked if there was any public comment. There was none.

At 5:50 p.m. Chairwoman Ferguson asked for a motion to adjourn the meeting. Commissioner Lanard made the motion and Commissioner Hassler seconded. All present were in favor.

Paul Dice
Secretary/Treasurer

Date