

MINUTES OF A REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SALEM
February 22, 2018

A regular meeting of the Salem Housing Authority Board of Commissioners was held on Thursday, February 22, 2018 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.

Paul Dice, Secretary, proceeded to call the roll at this time. Present were: Chairwoman Rebecca Gower Ferguson, Commissioner Cathy Lanard, Commissioner Matthew Hassler and Commissioner James Smith. Commissioner Gail Walker was absent. Also, in attendance was solicitor Adam Telsey, SHA employees, tenants and members of the public.

Chairwoman Ferguson asked for a motion to approve the January 25, 2018 minutes. Commissioner Lanard made the motion and Commissioner Hassler seconded. All present were in favor.

FINANCIALS

Secretary Dice advised the SHA posted a consolidated month to date operating loss of \$ 2,315 and a year to date operating profit of \$25,957. He further advised he has had to bring in a general contractor to do the repairs that our maintenance staff cannot do. He is hoping the contractors won't be needed much longer.

OCCUPANCY

Secretary Dice said there were 12 or 14 empty units reported in January 2018. He is happy to report we are down to 6 vacant units. Our occupancy rate has improved from 92.2% in December to 95.5% in January. Secretary Dice is happy we are getting back to where we need to be. He thanked Yolanda Mendibles and Laurie Frisby for their great work filling these units.

UNDERGROUND ELECTRICAL

Secretary Dice reported there are electrical problems at Anderson Drive. The problem is not in the conduit. A wire was run, and lights are now on.

ONE VILLAGE ALLIANCE

Secretary Dice presented Ms. Pitts and Calvin with a draft license agreement, as they stated they do not wish to proceed with a lease agreement. They would like to proceed on a month-to-month basis through the end of June 2018. Ms. Pitts has mentioned before that she would like the SHA to donate \$50,000 for services rendered. Secretary Dice has repeatedly told her we can only donate space for their program. Secretary Dice said that if OVA vacates this summer, we will contact the summer food program and make sure the summer food truck happens.

CLOSED CIRCUIT CAMERAS

Kevin Timm advised the cameras at WSC now have internet availability. In order to view the tape from cameras at Anderson Drive and Broadway Towers, the police will have to review from inside these buildings. Kevin also advised the Intercom problem at Broadway Towers has finally been corrected. It was a Comcast issue. It took them over two days to get it fixed.

PROPERTY MANAGER

We will be performing another round of interviews next week.

APPRAISALS

Secretary Dice is still awaiting the final report from the appraiser for West Side Court and Anderson Drive. He will provide it to the board members as soon as he gets it.

RESOLUTIONS

Chairwoman Ferguson advised there were resolutions to approve:

Resolution #08-2018 Approving the Payment of Bills for the Months of February 2018

Roll Call Vote:

Motion: Commissioner Lanard

Roll Call: Unanimous

At 6:00 p.m. Chairwoman Ferguson asked if there was any new business. There was not. Chairwoman Ferguson asked if there was any old business. There was none. 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