

MINUTES OF A REGULAR MEETING  
OF THE HOUSING AUTHORITY  
OF THE CITY OF SALEM  
July 26, 2018

A regular meeting of the Salem Housing Authority Board of Commissioners was held on Thursday, July 26, 2018 at the Broadway Tower Community Room, 205 Seventh Street in Salem, New Jersey. The meeting convened at 5:38 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 James Smith and Commissioner Matthew Hassler. Commissioner Gail Walker was absent. Also, in attendance was solicitor Kristen Telsey and SHA employees.

Chairwoman Ferguson asked for a motion to approve the June 28, 2018 minutes. Commissioner Smith made the motion and Commissioner Lanard seconded. All present were in favor.

Executive Director Dice welcomed Solicitor Kristen Telsey to the meeting. He explained Mrs. Telsey was substituting for her husband, Adam.

### **FINANCIALS**

Executive Director Dice reported the SHA had a month-to-date operating profit of \$28,045 and a year-to-date operating profit of \$51,458. He advised our subsidies are up and believes 2019 subsidies will be equally good!

### **ANDERSON DRIVE ELECTRICAL PROBLEMS**

Executive Director Dice advised a bid will be advertised for the electrical work to be done at Anderson Drive. The situation is bad. We have found bare wire eroding under the ground. The architects have estimated the work will cost approximately \$170,000.

### **ANNUAL AUDIT**

Executive Director Dice reported our annual audit was completed and there were no findings. A copy of the audit was distributed to all board members.

### **BUDGET**

The budget was recently received from our Fee Accountant. There have been changes regarding staffing. Krista Seran, Property Manager and an additional Maintenance Tech have been added to the budget. Salaries and benefits will be up from last year. We must vote to approve the

budget and send it to the Department of Community Affairs. Once they have approved it, we will need to formally adopt it.

## **RESOLUTIONS**

Chairwoman Ferguson advised there were resolutions to approve:

Resolution #16-2018      Approving the Payment of Bills for the Month of July 2018

Roll Call Vote:

Motion: Commissioner Lanard

Second: Commissioner Hassler

Roll Call: Unanimous

Resolution #17-2018      Approving the SHA Annual Audit for FYE ending 9/30/2017

Roll Call Vote:

Motion: Commissioner Lanard

Second: Commissioner Hassler

Roll Call: Unanimous

Resolution #18-2018      Approving the Budget Resolution for the State of New Jersey for  
FYE 10/1/2018 – 9/30/2019

Roll Call Vote:

Motion: Commissioner Lanard

Second: Commissioner Hassler

Roll Call: Unanimous

Chairwoman Ferguson advised there was no need to go into Closed Session. She then asked if there was any old business.

Commissioner Lanard said she had done some research and has found that other Housing Authority's charge for damage done to their properties. She wondered why we do not charge. She also inquired why we don't charge for bulk trash pick-up. Executive Director Dice said the SHA ended up spending so much money in legal fees taking tenants to court that it was not worth chasing this money. The laws in New Jersey are very tenant friendly. Additionally, the tenants in Salem are not feeling a better economy. Commissioner Lanard wondered if we could arrange for the City to pick up our bulk trash and have the tenant pay the \$5.00 ticket. Executive Director Dice said he will try to find out if this is possible.

Chairwoman Ferguson asked if there was any new business. There was not.

Chairwoman Ferguson asked if there was any public comment.

Laurie Frisby, Asst. Property Manager, wanted to know who appoints a tenant Commissioner. The Mayor and Council would appoint. Chairwoman Ferguson said she recently spoke to the Mayor about appointing additional Commissioners.

At 6:02 p.m. Chairwoman Ferguson asked for a motion to adjourn the meeting. Commissioner Lanard made the motion and Commissioner Smith seconded. All present were in favor.

---

Paul Dice  
Secretary/Treasurer

---

Date