

MINUTES OF A REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SALEM
May 23, 2019

A regular meeting of Salem Housing Authority (SHA) Board of Commissioners was held on Thursday, May 23, 2019 at the Broadway Tower Community Room. 205 Seventh St. in Salem, NJ. The meeting convened at 5:00 pm.

Chairwoman Ferguson announced the Sunshine Law Requirement had been met, properly posted and advertised.

Denise Smith proceeded to call the roll at this time. Present were: Chairwoman Rebecca Ferguson, Commissioner Kathy Lanard, Commissioner Robert Lanard, Commissioner James Smith, Executive Director/Secretary Paul Dice Also present were Solicitor Adam Telsey and SHA staff.

Chairwoman Ferguson asked for motion to approve minutes from April 25, 2019 meeting. Commissioner C. Lanard made a motion and Commissioner Smith seconded. All present were in favor.

Financial Summary

For the month of April 2019, the SHA posted \$11,309 in positive net income. The SHA maintains \$68,344 in positive year-to-date net income.

Occupancy rates

Our occupancy rate has improved once again and is now at 95%. We currently have 4 vacancies. SHA property managers and maintenance are working very hard to reach our goal of 98%.

Demolition of West Side Court

Paul Dice and staff met with officials from the U.S. Department of Agriculture (USDA). They offer home ownership programs with reduced mortgage rates well below market value. Each tenant case must be evaluated on its own merits. Commissioners should talk to city council. The USDA also confirmed the availability of commercial planning, implementation and loan guarantee programs.

Capital Fund (CF) Bond Refinancing

The closing date is scheduled for June 20, 2019 to pay down \$105,000 debt. We are waiting for HUD approval. If all goes well the capital fund program debt service ratio could be reduced to 30%. Proceeding as previously mentioned, with the possibility altering terms based on HUD input.

Resident Relocation

Paul is scheduled to meet with the City Council on June 17, 2019. There is 25k-40k allocated in relocation costs projected by MHA. There is a lot of work involved in relocating, such as down payments, moving applications, etc. Paul and staff are meeting with Triad on Tuesday to explore all options. We need their level of guidance and expertise.

Chairwoman Ferguson suggested workshop sessions based on motivation for tenants. Yolanda mentioned that individuals will get vouchers from the state and the requirements/eligibility are more stringent under the Section 8 program. Tenants will need money for security deposits and utilities. Yolanda also mentioned that the rentals may not pass inspections.

Commissioner R. Lanard asked if WSC is sellable. He also said that transitional aid from state may be available through housing programs.

Resolutions

Chairwoman Ferguson advised that there were resolutions to approve:

Resolution #15-2019

Approving the payment of Bills for May

Roll Call Vote:

Motion: Commissioner C. Lanard

Second: Commissioner Smith

Roll Call: Unanimous

Commissioner R. Lanard questioned the check for Siemens. Yolanda told the commissioners that this is our annual fire alarm monitoring contract.

Chairwoman Ferguson asked if there was any old business.

Auto outs for all units should be installed by Tuesday, May 28, 2019. This is to help eliminate kitchen cooking fires. Paul mentioned that the Joint Insurance Fund (JIF) is excited about the extinguishers and gave credit to management and maintenance for their efficient work.

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

Chairwoman Ferguson asked if there was any public comment. There was not.

June board meeting cancelled due to Commissioner Smith being on vacation.

Chairwoman Ferguson will have to leave immediately after August board meeting due to an appointment.

At 5:25 pm Chairwoman Ferguson asked for a motion to adjourn the meeting. Commissioner R. Lanard made a motion, Commissioner Smith seconded. All present were in favor.

Paul Dice – Secretary

Date