

A REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SALEM

September 22, 2022

A regular meeting of the Salem Housing Authority (SHA) Board of Commissioners was held on Thursday September 22, 2022, at the Broadway Tower Community Room, 205 Seventh Street, Salem, NJ. The meeting was convened at 5:05 pm.

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

Karen Chiarello proceeded to call the roll at this time. Present were Chairwoman Rebecca Ferguson, Commissioner Cathy Lanard, Commissioner Shalonda Tomlin, Commissioner Annalisa Moritz, and Executive Director Samantha Silvers. Also present were Accountant Ralph Polcari, Solicitor Adam Telsey and SHA staff. Commissioner Crystal Hallman and Commissioner Tim Gregory were absent.

Chairwoman Ferguson asked for a motion to approve the minutes of the July 28, 2022, meeting. Commissioner Lanard made a motion and Commissioner Tomlin seconded. All present were in favor.

Financials

Public Housing

Salem has a MTD operating profit of \$54,425 and a YTD operating profit of \$164,221.

1. MTD operating revenues are \$167,981, or \$14,764 better than budget.
 1. Tenant rental revenue is \$44,073, or \$2,677 below budget.
 2. Operating subsidy revenue is \$100,031, or \$12,531 above budget, due to HUD's allocation methodology. We mentioned last month that there would be a significant increase in operating subsidy due to HUD's allocation methodology. Based on the current authorized funding in eLoccs, next month's subsidy will be \$99,597.
 3. Other revenue is \$6,843, or \$4,926 better than budget, as the Authority charged its tenants for air conditioners in August.
 4. There are no other significant operating revenue items to note. All other revenue categories are above or only slightly below budget.
2. MTD operating expenses are \$113,556 or \$27,047 better than budget.
 1. There are no other significant operating expense items to note.

HCV

Salem has a MTD operating profit of \$317 and a YTD operating loss of \$1,782. Salem's HAP revenue of \$19,028 was enough to cover regular HAP expenses of \$18,965.

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

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

Chairwoman Ferguson asked if there was any new business. Executive Director Samantha Silvers presented the information on Mobile Security System. A flyer was emailed to all the commissioners prior to the meeting. This is a self-contained system that is being tested in Camden. The company would handle the replacement of broken or damaged parts. Commissioner Moritz asked if something like this would change the behavior of the tenants. Chairwoman Ferguson said the system could potentially allow the SHA to view issues like property damage and illegal dumping. Commissioner Moritz was asked to send a list of relevant question to ask the company since this is her area of expertise.

Commissioner Tomlin asked what was being done about the ongoing roach problem and the increased problem with mice. The exterminators were scheduled for service the following week and would be advised so they could act accordingly.

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

At 6:16 pm Chairwoman Ferguson asked for a motion to adjourn the meeting. Commissioner Lanard made a motion and Commissioner Tomlin seconded. All present were in favor.

Samantha Silvers – Secretary

Date