

The Housing Authority of the City of Salem

Resolution No. 38 of 2024

**2024 HOUSING AUTHORITY ADOPTION OF THE BUDGET RESOLUTION**

**FISCAL YEAR: October 01, 2024 to September 30, 2025**

WHEREAS, the Annual Budget and Capital Budget/Program for the Housing Authority of the City of Salem for the fiscal year beginning October 01, 2024 and ending September 30, 2025 has been presented for adoption before the governing body of the Housing Authority of the City of Salem at its open public meeting of July 18, 2024; and,

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and,


WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$2,596,290.00, Total Appropriations including any Accumulated Deficit, if any, of \$2,134,529.00, and Total Unrestricted Net Position utilized of \$0.00; and,

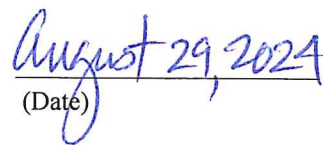
WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$150,000.00 and Total Unrestricted Net Position Utilized of \$0.00.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Housing Authority of the City of Salem at an open public meeting held on August 29, 2024 that the Annual Budget and Capital Budget/Program of the Housing Authority of the City of Salem for the fiscal year beginning October 01, 2024 and ending September 30, 2025 is hereby adopted and shall constitute appropriations for the purposes stated; and,

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

	Motion	Second	Yea	Nay	Abstain	Absent
Vice Chairman Nichols			X			
Commissioner Henson		X	X			
Commissioner Johnson			X			
Commissioner Lewis	X		X			
Commissioner Wood			X			

  
(Secretary's Signature)

  
(Date)

The Housing Authority of the City of Salem

Resolution No. 39 of 2024

**RESOLUTION REJECTING ALL BIDS SUBMITTED IN RESPONSE TO THE INVITATION FOR BIDS FOR ROOF REPLACEMENTS FOR SOUTH FRONT STREET, WEST SIDE COURT AND W.C. ANDERSON DRIVE**

**WHEREAS** the Housing Authority of the City of Salem (“SHA”) advertised for invitation for bids for roof replacement to be submitted on August 8, 2024, and issued various locations for roof replacements; and,

**WHEREAS**, on August 1, 2024 a pre-bid meeting was held along with a walk through of the properties that were included in the bid specifications; and,

**WHEREAS**, two (2) bids were submitted to the SHA by two (2) contractors: Servpro Green Fleet Services, L.L.C. and NM Property Business, L.L.C., and;

**WHEREAS**, the Local Public Contract law states a contracting unit may reject bids that exceed the cost estimate for the goods and services pursuant to NJSA 40A:11-13.2; and,

**WHEREAS**, ServPro Green Fleet Services, L.L.C. submitted a cost of \$581,185.27 which exceeded SHA’s budget; and,

**WHEREAS**, NM Property Business, L.L.C. submitted a cost of \$173,549.00; but, failed to submit required documents which are incurable; i.e., Business Registration Certificate and Bid Bond; and,

**WHEREAS**, the Local Public Contract law pursuant to NJSA 40A:11-1 states failure to submit required documents is incurable and the bid cannot be awarded; and,

**WHEREAS**, the Local Public Contract law states a contracting unit shall reject a bid if the required documents are not provided in the bid submission; and,

**WHEREAS**, Servpro Green Fleet Services, L.L.C. costs were \$581,185.27 which exceeds the SHA’s cost estimate of \$150,000.00 and NM Property Business, L.L.C. failed to provide certain required documents in its bid submission; and;

**WHEREAS**, the SHA has determined that it is not in the best interest of SHA to award a contract to either company that submitted bids because the bids either exceed the cost estimate for goods and services pursuant to NJSA 40A:11-13.2 or the bid failed to include documents that were required and were considered incurable pursuant to NJAC 17:12-2.2.

**NOW THEREFORE, BE IT RESOLVED, that** all bids submitted in response to the invitation for bids for roof replacements dated August 8, 2024 for the SHA Roof Replacements are hereby rejected; and,

**IT IS FURTHER RESOLVED**, that notice shall be provided to the two (2) contractors that all bids were rejected.

		Motion	Second	Yea	Nay	Abstain	Absent
Vice Chairman Nichols		X		X			
Commissioner Henson				X			
Commissioner Johnson			X	X			
Commissioner Lewis				X			
Commissioner Wood				X			

The Housing Authority of the City of Salem

Resolution No. 40 of 2024

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO  
ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH  
THE CITY OF SALEM**

**WHEREAS**, on July 4, 2022, the U.S. Department of Housing and Urban Development (HUD) issued the Choice Neighborhoods Planning Grants Notice of Funding Opportunity (NOFO) for Fiscal Year 2022. Choice Neighborhoods Planning Grants are two-year grants that assist communities with severely distressed public or HUD-assisted housing in developing a successful neighborhood transformation plan and building the support necessary for that plan to be successfully implemented. Choice Neighborhoods Planning Grants are two-year planning grant that demonstrate a commitment to “doing while planning.” Experience shows that tangible, early actions help communities build momentum for further planning and the eventual transition from planning to implementation of that plan. These actions improve neighborhood confidence, which in turn sustains the community’s energy, attracts more engagement and resources, and helps convince skeptical stakeholders that positive change is possible; and,

**WHEREAS**, The Housing Authority of the City of Salem (“SHA”) HUD-approved 5-year Public Housing Authority Plan, Annual Public Housing Plan and Strategic Plan affirm SHA’s commitment to evaluate all SHA-owned properties for modernization, development, demolition and/or disposition and prioritize as to highest and best use. SHA commits to ongoing public input into any redevelopment plans by soliciting input from residents, advocates, neighborhood groups and other stakeholders. SHA also commits to ensuring that a one-for-one replacement of all affected public housing units is met and there will be no loss of public housing inventory; and,

**WHEREAS**, the Choice Neighborhoods Planning Grant Provides up to \$500,000 toward the development of a comprehensive neighborhood revitalization strategy and a Transformation Plan to guide the redevelopment of the Westside Court Public Housing site while simultaneously directing the transformation of the surrounding neighborhood, positive outcomes for families, and investments in well-functioning services, high quality public schools and education programs, early learning programs, public assets, public transportation and employment opportunities and access to jobs; and,

**WHEREAS**, the City of Salem has significant experience in neighborhood planning and plan implementation with a long history of working with HUD programs such as the Community Development Block Grant Program to improve low-income neighborhoods in the City, the Neighborhood Stabilization Program, and the HOME Program that have helped improve the quality of life for the community; and,

**WHEREAS**, the SHA and City of Salem would like to enter into a Memorandum of Understanding (the “MOU”) which outlines the roles and responsibilities of the City of Salem and the SHA in connection with the Choice Neighborhoods Planning Grant, which is attached hereto as Exhibit A.

**NOW THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF SALEM THAT:**

1. The MOU attached hereto as Exhibit A is approved.
2. The Executive Director is authorized to sign the MOU on behalf of the SHA.

	Motion	Second	Yea	Nay	Abstain	Absent
Vice Chairman Nichols			X			
Commissioner Henson			X			
Commissioner Johnson			X			
Commissioner Lewis	X		X			
Commissioner Wood		X	X			

The Housing Authority of the City of Salem

Resolution No. 41 of 2024

**RESOLUTION AWARDING ROOF REPLACEMENT TO SKY GENERAL CONSTRUCTION**

**WHEREAS** the Housing Authority of the City of Salem (“SHA”) advertised for invitation for bids for roof replacement on August 28, 2024, and issued various locations for the roof replacements pursuant to NJSA 40A:11-1 et seq.; and,

**WHEREAS**, on August 21st a mandatory pre-bid meeting was held along with a walk through of properties; and,

**WHEREAS**, three (3) bids were submitted to the SHA as follows:

- 1. **Sky General Construction- \$299,656**
- 2. **Winchester Roofing Corp- \$337,000**
- 3. **Detwiller Roofing- \$459,700; and,**

**WHEREAS**, the Local Public Contract NJSA 40A:11.6 states a contracting unit may make an award within 60 days to the lowest responsible bidder; and,

**WHEREAS**, Sky General Construction was the lowest and responsible bidder; and,

**WHEREAS**, the recommendation is to award the identified roof replacements in said invitation for bid for South Front Street, West Side Court, and Anderson Drive to Sky General Construction.

**NOW THEREFORE, BE IT RESOLVED**, that all the roof replacements bids for West Side Court, Anderson Drive and South Front Street contract is awarded to Sky General Construction, and further,

**BE IT RESOLVED**, that the Executive Director is hereby authorized to provide a notice to proceed.

	Motion	Second	Yea	Nay	Abstain	Absent
Vice Chairman Nichols			X			
Commissioner Henson			X			
Commissioner Johnson	X		X			
Commissioner Lewis			X			
Commissioner Wood		X	X			

The Housing Authority of the City of Salem

Resolution No. 42 of 2024

**Resolution Approving the Payment of Bills  
for  
The Housing Authority of the City of Salem**

**WHEREAS**, the City of Salem Housing Authority has incurred bills for the months of July and August of 2024; and,

**WHEREAS**, the Board of Commissioners have reviewed the attached list of invoices and charges for services rendered.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF SALEM THAT** the attached list of invoices and charges incurred are authorized and approved for payment. The designated Board of Commissioners are authorized to sign the checks.

	Motion	Second	Yea	Nay	Abstain	Absent
Vice Chairman Nichols		X	X			
Commissioner Henson			X			
Commissioner Johnson			X			
Commissioner Lewis	X		X			
Commissioner Wood			X			