

MINUTES OF A REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SALEM
February 26, 2015

A regular meeting of the Salem Housing Authority Board of Commissioners was held on Thursday, February 26, 2015 at the Broadway Tower Community Room, 205 Seventh Street in Salem, New Jersey. The meeting convened at 5:01 p.m.

Chairwoman Call 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 Call, Commissioner Cathy Lanard, and Commissioner John Thomas. Commissioner Santos was absent. Also present was Solicitor Adam Telsey. Salem Councilman Groce arrived at 5:15 pm.

Chairwoman Call asked for a motion to approve the January 22, 2015 minutes. Commissioner Lanard made the motion and Commissioner Thomas seconded. All present were in favor.

EXECUTIVE DIRECTORS REPORT

Executive Director Dice explained how the extreme cold weather has resulted in many pipes breaking in SHA buildings. There was even a case where the water in a toilet bowl froze. Anderson Drive in particular is very affected by the cold weather due to the capacity of the radiant heat. The apartments furthest away from the heat source are very cold. Betsy Loyle advised the current heating system is beyond its life expectancy. Yolanda Mendibles advised the first floor of Broadway Towers had a pipe break and the majority of the 1st floor in the building was flooded. She advised the maintenance staff was very quick to react and got the water shut off. She also advised there were two ceilings that caved in at the Anderson Drive apartments due to flooding. The tenants in these apartments were offered hotel rooms, but chose to stay with family while repairs are being completed. Chairwoman Call asked if we could give space heaters to the tenants affected by the extreme cold. Executive Director Dice advised we just received 15 heaters and have begun handing them out to those in need.

Financial Summary

Executive Director Dice advised the SHA posted a positive consolidated net income of \$18,264. Year-to-date it has a positive \$11,676. Mitch Moore advised the SHA would have lost money during the month of January had it not been for an insurance check that was received in the amount of \$24,846. He did advise that January is a three pay month and that is the big reason why the SHA would have lost money had it not been for the insurance check.

Vacancies

We currently have 7 units that are empty. Two of these units are on hold until they have asbestos abatement remediation. Four of these units are in deplorable condition. Due to the fact that we have more than 5 empty units, we will not score well with HUD.

HUD Scoring:

Executive Director Dice advised we scored 80 out of 100 points on our annual HUD scoring for FYE 9/30/14. This is the highest score the SHA has posted since 2011. He advised that cutting expenses and better rent collection has attributed to this score. Unfortunately, we were not assigned a HUD designation. Executive Director Dice said we should receive a "Standard" for this score – but we remain at substandard. Executive Director Dice has petitioned HUD to change this designation.

Commissioner Appointments

Executive Director Dice advised he has not heard anything from the mayor or Governor's office regarding the openings on our board. Councilman Groce said our 5:00 p.m. start time is hindering appointments. Those present advised if Councilman Groce finds individuals willing to sit on the SHA board, the start time will be changed.

SHA Staff

Betsy Loyle praised Yolanda for the performance of the maintenance staff in the midst of the severe weather conditions. She also praised Stephen DeSario, Lease Enforcement for many improvements on the properties. Stephen advised January was a productive month. He is happy that tenants are actually starting to help him. He issued 30 Cease Notices during the month. He found out that a convicted sex offender has been living on our property. Immediate action was taken. He issued 2 one-strike's during January and is working to get these individuals removed from the lease. He further advised another camera has been installed at Westside Court.

One Village Alliance

Heather Santoro advised Chandra Pitts told her that One Village Alliance recently submitted two applications in the hopes of getting a \$50,000 grant for a girls program and a \$50,000 grant for a gentleman's program. She recently received \$2,000 for an arts program. Commissioner Lanard questioned the amount of time One Village Alliance is actually in the building. The agreement we have with the organization says they will have a presence 25 hours per week. Lease Enforcement Officer Stephen DeSario said there has not been a One Village Alliance presence at the West Side Court location in over 10 days. He goes there often at 3pm and the doors are locked. He can attest that they are not there 25 hours per week. Yolanda Mendibles advised she spoke with Chandra Pitts and told her she will put calendars of events in with the tenant rent statements. She has not heard from Chandra since that time.

Councilman Groce advised someone should sit down with the representatives of One Village Alliance to find out what the problem is. He thinks it is important to open up a dialogue. Everyone agreed that communication is important.

At this time Chairwoman Call asked for approval of the following resolutions:

Resolution #09-2015 Approving the Payment of Bills for February 2015

Roll Call Vote:

Motion: Commissioner Lanard

Second: Commissioner Thomas

Roll Call: Unanimous

Old Business: Commissioner Lanard passed out a new handouts regarding a smoke free initiative in Philadelphia.

New Business: Councilman Vaughn Groce introduced himself and everyone present introduced themselves to the Councilman.

Public Comment: There was no public comment.

At 5:55 p.m. Commissioner Lanard made a motion to adjourn the SHA meeting and go into Closed Session. Commissioner Thomas seconded. All present were in favor.

Resolution #10-2015 Approving a Closed Session

Roll Call Vote:

Motion: Commissioner Lanard

Second: Commissioner Thomas

Roll Call: Unanimous

At 6:10 p.m. the public portion of the February 26, 2015 meeting was back in session. Commissioner Lanard made a motion to adjourn the meeting. Commissioner Thomas seconded. All present were in favor.

Paul F. Dice

Paul F. Dice
Secretary/Treasurer

4/15/15

Date