

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

A regular meeting of the Salem Housing Authority Board of Commissioners was held on Thursday, March 26, 2015 at the Broadway Tower Community Room, 205 Seventh Street in Salem, New Jersey. The meeting convened at 5:04 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 arrived at 5:15 p.m. Also present was Solicitor Adam Telsey.

Chairwoman Call asked for a motion to approve the February 26, 2015 minutes. Commissioner Lanard made the motion and Commissioner Thomas seconded. All present were in favor.

**EXECUTIVE DIRECTORS REPORT**

Executive Director Dice gave the board members a copy of the NAHRO newsletter and then explained how the RAD (Rental Assistance Demonstration) program works. The government can't afford to provide the funding for housing authority's to rehab their units. They devised the RAD program so housing authorities are able to go out and obtain private sector funding. The government has promised that if we get private sector funding they will combine what we currently receive in operating and capital funds and guarantee we will receive that amount for 20 years. Executive Director Dice further advised that since Salem still owes 1.2 million of 1.8 million capital fund financing that was borrowed twelve years ago, we cannot be a part of the RAD program. He explained there are two options available to Salem. The first option being "Voluntary Conversion" (where we would give all of our current residents a Section 8 voucher and then sell the buildings). The second option that might be available to us is "Replacement Housing Factor Funds". These are funds HUD has available for new construction. Salem has \$79,324.00 available in the 2015 RHF funds. Executive Director Dice advised he is going to be meeting with HUD to ask if we can utilize these funds for modernization.

**Financial Summary**

Executive Director Dice advised the SHA posted a positive consolidated net income of \$20,057 in February 2015. Year-to-date it has a positive \$64.00. We are struggling financially at the moment because of higher than normal maintenance, utility and legal fees.

### **Vacancies**

We currently have 7 units that are empty. Two of these units are on hold until they have asbestos abatement remediation. We now have approval from the insurance company to hire a contractor for that work.

### **Miscellaneous**

Executive Director Dice advised he was told by a Joint Insurance Fund representative that Isaac Young has contacted the JIF and has asked for representation. If the JIF provides this representation, it will affect the SHA loss ratio. Solicitor Telsey is going to find out if Dr. Young has filed an appeal regarding his first guilty verdict. If he did not, the board discussed terminating his employment at the next board meeting in April.

### **Adopting the Annual and Capital Budget**

Mitch Moore explained the reason the board must adopt the Annual and Capital Fund Budget. The budget was already approved. Commissioner Lanard asked if the \$56,000 in capital funds will go for improving the buildings. Executive Director Dice said it will and he will show the Commissioners what we plan to spend it on.

### **Lease Enforcement**

Stephen DeSario advised there have been several banning notices issued. Residents are stepping up to the plate and assisting him with investigations. He is currently working with the City to bring charges against someone who is illegally dumping trash at the Anderson Drive site. Kevin Timm advised all of our video feeds can go to one location. Both Stephen and the local police have the feed. There are currently 10 cameras at WSC. Two of these cameras are pan-tilt-zoom. There are 6 cameras at Anderson Drive. Chandra Pitts, One Village Alliance, asked if her organization can be notified of individuals who are problems. Stephen will provide her with all the information he can.

### **One Village Alliance**

Chandra Pitts invited everyone to come into the community room at WSC any day after school at 3:00 p.m. However, she advised they are not usually open on Tuesday's. She discussed the new programs coming to WSC. Chandra introduced two of her young students who advised they help other children with their homework. They also told everyone about a clean-up project they have started. The girls have recruited other students to help clean the area. Recently, they secured their first contract for \$500 with the City of Salem to keep WSC and Anderson Drive clean.

Commissioner Lanard said she received a call from a resident who lives on the western edge of Hedge Street. The resident always picks up trash that blows from WSC. This resident is now sick and can't pick up the trash. Commissioner Lanard has reached out to Carol Wright, City Housing Office, to see if prisoners could help clean up Hedge Street. She will have an answer in another week.

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

Resolution #11-2015      Approving the Payment of Bills for March 2015

Roll Call Vote:

Motion: Commissioner Lanard

Second: Commissioner Santos

Roll Call: Unanimous

Resolution #12-2015      Adopting the State Budget for FYE 10/01/2014 to 09/30/2015

Roll Call Vote:

Motion: Commissioner Santos

Second: Commissioner Thomas

Roll Call: Unanimous

Resolution #13-2015      Approving a Contract for Auditing Services

Roll Call Vote:

Motion: Commissioner Lanard

Second: Commissioner Thomas

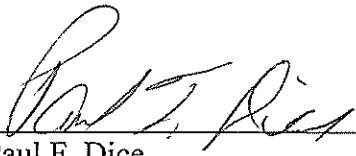
Roll Call: Unanimous

Old Business:      None

New Business: Commissioner Thomas advised someone was hiding in the big holly bush outside the entrance to Broadway Towers at 1:30 a.m. in the morning. He would like the bush to be cut down.

Public Comment: Ursula Wilson, Anderson Drive, advised she has a problem with items missing from an apartment belonging to a former tenant Walter Minter. Mr. Minter passed away and she is claiming she was designated by the family to clean the apartment. They want to be reimbursed for the missing items. Executive Director Dice will look into the situation.

At 6:30 p.m. Commissioner Lanard made a motion to adjourn the SHA meeting. Commissioner Santos seconded. All present were in favor.

  
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Paul F. Dice  
Secretary/Treasurer

5/28/2015  
Date