

MINUTES OF A REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SALEM
December 15, 2016

A regular meeting of the Salem Housing Authority Board of Commissioners was held on Thursday, December 15, 2016 at the Broadway Tower Community Room, 205 Seventh Street in Salem, New Jersey. The meeting convened at 5:04 p.m.

Chairwoman Ferguson 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 Ferguson, Commissioner Cathy Lanard, Commissioner Matthew Hassler and Commissioner Gail Walker. Commissioner Julian LeFlore arrived at 5:35 p.m. Solicitor Andrea Rhea was also present.

Chairwoman Ferguson asked for a motion to approve the October 27, 2016 minutes. Commissioner Lanard made a motion to approve the minutes and Commissioner Hassler seconded. All present were in favor.

New Solicitor

Executive Director Dice welcomed Andrea Rhea, Esquire, who is replacing Adam Telsey as SHA General Counsel. She is with Puma & Rhea. He explained that Adam Telsey is no longer with the firm of Puma, Telsey & Rhea. There is a bid that is being publicly advertised this week for both General Counsel and Landlord-Tenant.

Financial Summary

Executive Director Dice advised the SHA posted a positive monthly net income of \$22,951 in November 2016. Year-to-date it has a positive \$43,601. Mitch Moore advised there are a number of things that are going to hit our cash that won't show up on financial statement. There is only \$9,000 left to draw in the capital fund. Mr. Dice advised we need \$20,000 - \$30,000 to invest in new Boilers at Anderson Drive.

Fire at 139 and 141 Anderson Drive

Executive Director Dice advised the SHA suffered another fire (the 4th this year) on November 21, 2016. There have now been nine fires since June 2010. The Joint Insurance Fund premiums have gone up. The lack of an overall trend in these nine fires makes it difficult to determine what corrective actions, if any, can be implemented.

Cameras

Kevin Timm advised our 15 new cameras and digital video recorder at West Side Court are now fully functional. The police department has remote access to the system. Commissioner Hassler asked if our agreement with the Salem Police Department is helping. Executive Director Dice said we aren't seeing much of a difference. Commissioner Hassler suggested we invite the Chief to one of our board meetings.

Joint Insurance Fund (JIF)

Executive Director Dice explained that some JIF's can invest their funds. Our JIF is seeking to expand their investment options. Senator Sweeney recently sponsored Senate Bill S2663 that "allows certain joint insurance fund to invest in bonds of State and Federal agencies and to form joint cash management and investment programs". Our JIF is encouraging all of its members to pass resolutions in support of S2663 and its Assembly counterpart – A4234. Executive Director Dice advised he sees no reason why we should not pass a resolution to support these bills.

Salem City Commerce Department

Executive Director Dice advised he attended the Commerce Department meeting on Dec. 12th. He advised the Mayor told him that when he first heard that we might sell West Side Court he was appalled. However, he told E.D. Dice that he now understands the rationale behind it and thinks we should move tenants to vacant homes in Salem with Section 8 vouchers.

Smoke Free

Betsy Loyle advised HUD passed a law that all public housing authority's must move forward toward becoming smoke free. We will have 18 months from February 2017 to enforce this law. Betsy advised we will be introducing this law to the tenants in the next few months. She will keep the Commissioners abreast of the situation.

At this time, Chairwoman Ferguson advised there were resolutions to approve.

Resolution #34-2016

Approving the Payment of Bills for November and December 2016

Roll Call Vote:

Motion: Commissioner Lanard

Second: Commissioner Hassler

Roll Call: Unanimous

Resolution #35-2016 Approving a Contract for Auditing Services

Roll Call Vote:

Motion: Commissioner Lanard

Second: Commissioner Hassler

Roll Call: Unanimous

Resolution #36-2016 Approving a Contract for Trash Hauling Services

Roll Call Vote:

Motion: Commissioner Lanard

Second: Commissioner Hassler

Roll Call: Unanimous

Resolution #37-2016 Appointing a Fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund

Roll Call Vote:

Motion: Commissioner Walker

Second: Commissioner Lanard

Roll Call: Unanimous

Resolution #38-2016 Approving a Resolution Supporting S-2663 and A-4234

Roll Call Vote:

Motion: Commissioner Walker

Second: Commissioner Hassler

Roll Call: Unanimous

Resolution #39-2016 Approving a Contract for Architectural Services

Roll Call Vote:

Motion: Commissioner Lanard

Second: Commissioner Hassler

Roll Call: Unanimous

Old Business: Commissioner Lanard asked whether a tenant had moved from West Side Court. Secretary replied that the tenant had not moved.

New Business: There was no new business.

Public Comment: There was no public comment.

At 5:50 p.m. Chairwoman Ferguson asked for a motion to adjourn the SHA public meeting. Commissioner Hassler made the motion and Commissioner LeFlore seconded. All present were in favor.

Paul Dice
Secretary/Treasurer

Date