

MINUTES OF A REGULAR MEETING  
OF THE HOUSING AUTHORITY  
OF THE CITY OF SALEM  
March 22, 2018

A regular meeting of the Salem Housing Authority Board of Commissioners was held on Thursday, March 22, 2018 at the Broadway Tower Community Room, 205 Seventh Street in Salem, New Jersey. The meeting convened at 5:42 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 James Smith and Commissioner Matthew Hassler via conference call. Commissioner Gail Walker was absent. Also, in attendance was solicitor Adam Telsey, and SHA employees.

Chairwoman Ferguson asked for a motion to approve the February 22, 2018 minutes. Commissioner Lanard made the motion and Commissioner Smith seconded. All present were in favor.

### **FINANCIALS**

Secretary Dice advised the SHA posted a consolidated month to date operating loss of \$42,160 and a year to date operating loss of \$16,203. Secretary Dice said February 2018 was a particularly difficult month for SHA. Our expenses were almost \$50,000 worse than budget. Gas and Electric expenses were much higher than anticipated. Insurance costs rose significantly. He further reported that our MENAR score dropped to zero. The MENAR ratio calculates the number of months the authority could operate without funding for less than one month. Secretary Dice said the SHA must make a strong effort to minimize controllable expenses in the upcoming months in order for the MENAR score to improve.

### **ONE VILLAGE ALLIANCE**

Secretary Dice submitted a lease amendment to OVA on 2/28/18 which returns the office spaces at both community rooms to the SHA and provides them with what they requested. They have not responded.

### **CLOSED CIRCUIT CAMERAS**

Secretary Dice said cameras should be installed by the end of this week.

## **PROPERTY MANAGER**

We are still searching for a new property manager.

## **RESOLUTIONS**

Chairwoman Ferguson advised there were resolutions to approve:

Resolution #10-2018      Approving the Payment of Bills for the Month of March 2018

Roll Call Vote:

Motion: Commissioner Lanard

Second: Commissioner Smith

Roll Call: Unanimous

Resolution #11-2018      Approving the Implementation of a Smoke Free Public Housing  
Policy at all SHA Locations

Roll Call Vote:

Motion: Commissioner Lanard

Second: Commissioner Smith

Roll Call: Unanimous

Resolution #12-2018      Authorizing the Executive Director to Enter into an Agreement for  
Payroll Services

Roll Call Vote:

Motion: Commissioner Lanard

Second: Commissioner Smith

Roll Call: Unanimous

At 6:00 p.m. Chairwoman Ferguson asked if there was any new business. There was not.  
Chairwoman Ferguson asked if there was any old business. There was none.  
Chairwoman Ferguson asked for a motion to adjourn the meeting. Commissioner Lanard made  
the motion and Commissioner Smith seconded. All present were in favor.

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Paul Dice  
Secretary/Treasurer

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Date