

MINUTES OF A REGULAR MEETING FOR THE BOARD OF  
COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE CITY OF BRIDGETON

HELD ON AUGUST 10, 2010

A regular meeting of the Commissioners of the Housing Authority of the City of Bridgeton was held on August 10, 2010 in the Commissioners Conference Room at 429 Oakview on west Vine Street, in Bridgeton New Jersey. Adequate notice for the meeting was provided by publication in the Bridgeton Evening News, and the Atlantic City Press, and by notification of the City Clerk.

The meeting was called to order by Vice-Chair Thomas at 5:03 PM and upon roll call those present were: Vice-Chair Thomas, Commissioner Johnson, Commissioner, Commissioner MacFarland, Commissioner Santiago, Commissioner Greene, Executive Director Maier, Attorney Robert Pryor, and staff members Susan Brown and James Howell.

Commissioners Lugardo-Hemple was absent. Chairman Williams joined the meeting while in progress.

Commissioner MacFarland moved that the minutes for the June 22, 2010 be approved as presented, and Commissioner Johnson seconded the motion and upon a voice vote the motion was approved unanimously.

The commissioners received reports from James Howell and Susan Brown regarding the eviction of Linda Gaskill. After some questions and discussions Chairman Williams thanked the staff for their work and Mrs. Brown was excused.

The Section 8 reports were circulated and reviewed: The Disbursement Records for the month ending July 1, 2010 showed an expenditure of \$490.23 in vendor expenses and Section 8 disbursements for HAP payments and utility reimbursements were \$117,236.00 on July 1, 2010.

The PHA reports were also circulated and reviewed. The disbursement records for June 2010 totaled \$217,909.48 for payments from the general fund and \$73,118.27 for gross payroll total earnings and \$21,827.38 for electronic payments including the employees' contribution from their paychecks as well as the Bridgeton Housing Authority's share.

The Section 8 reports were circulated and reviewed: The Disbursement Records for the month ending August 1, 2010 showed an expenditure of \$455.12 in vendor expenses and Section 8 disbursements for HAP payments and utility reimbursements were \$119,002 on July 1, 2010. Executive Director Maier noted that there had been a steady trend in the last few months of increasing HAP costs. It is believed the main reason for this trend is that people are out of work and no longer are receiving unemployment benefits. It is doubtful that the Section 8 Participants can continue to meet their obligations to make a tenant payment or pay their utility bills. Section 8 landlords who do not report the violation of the HAP agreement may be subject to reimbursement of HAP payments they receive. In any case, the situation will have to be monitored as the funds for the Section 8 Program cannot sustain the number of participants at the current levels of payments.

The PHA reports were also circulated and reviewed. The disbursement records for July 2010 totaled \$287,198.53 for payments from the general fund and \$106,522.19 for gross payroll total earnings and \$34,470.52-for electronic payments including the employees' contribution from their paychecks as well as the Bridgeton Housing Authority's share.

Subsequent to examination of these reports, Commissioner Thomas moved that the reports be approved and that the payment of the bills is approved and said motion was seconded by Commissioner Greene.

Upon a roll call vote, the Commissioners voted as follows:

	AYES	NAYS
Chairman Williams	YES	
Vice-Chair Thomas	YES	
Commissioner Johnson	YES	
Commissioner MacFarland	YES	
Commissioner Santiago	YES	
Commissioner Greene	YES	

The following Resolution was introduced by Commissioner Thomas read in full, and considered:

RESOLUTION NO. 1033  
MANDATORY PAYROLL DEDUCTION FOR  
HEALTH BENEFITS COVERAGE

WHEREAS, the NJ State Legislature enacted a law, Chapter 2, P.L. 2010, on March 22, 2010 which made changes to public employees' health benefits which provides that effective May 21, 2010, employees shall pay a minimum of 1.5% of their base salary through a mandatory payroll deduction for medical benefits coverage, and

WHEREAS, the Board of Commissioners of the Bridgeton Housing Authority wishes to comply with Chapter 2, P.L. 2010; and

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Vineland authorizes the mandatory deduction of 1.5% of employees base salary each pay period effective May 21, 2010 for medical benefits coverage from employees enrolled in the Bridgeton Housing Authority's health benefits plan.

Commissioner Thomas moved that the foregoing Resolution No. 1033 be adopted as introduced and read, which motion was seconded by Commissioner Santiago and upon roll call the "ayes" and "nays" were as follows:

	AYES	NAYS
Chairman Williams	YES	
Vice-Chair Thomas	YES	
Commissioner Johnson	YES	
Commissioner MacFarland	YES	
Commissioner Santiago	YES	
Commissioner Greene	YES	

The Chair declared such motion carried and said Resolution No. 1033 is adopted.

The following Resolution was introduced by Commissioner Johnson, read in full,

and considered:

RESOLUTION NO. 1034  
AUTHORIZING TRAVEL & LODGING FOR  
NAHRO'S FALL CONFERENCE

WHEREAS, it is appropriate for Commissioners to attend conferences to keep abreast of changing rules and regulations and methods, as necessary in order to comply with federal regulations affecting our public housing program; and

WHEREAS, National Association of Housing and Redevelopment Officials (NAHRO) is having its fall conference from October 31 through November 2 in Reno Nevada; and

WHEREAS, it is appropriate that Commissioners Greene, and Lugardo-Hemple attends this conference along with Assistant Executive Director James Howell;

NOW THEREFORE BE IT RESOLVED, that the Commissioners of the Housing Authority of the City of Bridgeton authorize the expenditure of reasonable travel and lodging expenses in accordance with the Authority's travel policy for the Chairman to attend this conference;

Commissioner Johnson, moved that the foregoing Resolution No. 1034 be adopted as introduced and read, which motion was seconded by Commissioner Thomas and upon roll call the "ayes" and "nays" were as follows:

	AYES	NAYS
Chairman Williams	YES	
Vice-Chair Thomas	YES	
Commissioner Johnson	YES	
Commissioner MacFarland		NO
Commissioner Santiago	YES	
Commissioner Greene	YES	

The Chair declared such motion carried and said Resolution No. 1034 is adopted.

The following Resolution was introduced by Commissioner read in full, and considered:

RESOLUTION NO. 1035  
CLARIFICATION OF RESOLUTION 0418

WHEREAS, the Board of Commissioners of the Housing of Authority of the City of Bridgeton have authorized the payment or reimbursement of certain retirees since 1986; and

WHEREAS, the Board of Commissioners agreed to join the New Jersey State's Health Benefit Program in March of 2004; and

WHEREAS, the New Jersey Resolution Addendum that was attached to the resolution 0418 along with a list of those covered by the program; and

WHEREAS, the New Jersey Resolution Addendum form provides a column to indicate the Authority wishes to have employees reimbursed for Medicare that requires that the percent of coverage be listed; and

WHEREAS, the New Jersey Resolution Addendum only has "yes" in the column; and

WHEREAS, it was unclear what percentage of Medicare coverage would be covered and by whom; and

WHEREAS, the Executive Director who was present at the meeting in March 2004 was under the impression that Medicare coverage would be covered by a government entity other than the local authority; and

WHEREAS, commissioners and the Executive Director may have thought the column was marked "yes" to indicate that retirees should sign up for Medicare as their primary health insurance when they became eligible rather than continue to be covered solely under Horizon Blue Cross/Blue Shield or similar state health benefits plan; and

WHEREAS, it is now known that the column meant that the local authority would reimburse the employee for Part B coverage; and

WHEREAS, the Executive Director has stated that if he had known that the Authority was going to be responsible for the payment of Medicare Part B for

retirees that he would have made such information clear to the Commissioners and it would have specifically been included in the minutes and the attachments to the resolution; and

WHEREAS, the Executive Director believes that the marking of the form to show “yes” in the Medicare column was due to a misunderstanding or lack of understanding of the program; and

WHEREAS, the Housing Authority has not reimbursed any employee for Part B Medicare coverage; and

WHEREAS, recently some former retirees have been asking why they have not received reimbursement for this coverage; and

WHEREAS, it is appropriate and necessary to clarify the intent and wishes of the Authority with regard to the reimbursement of any Medicare expense.

WHEREAS, the Commissioners of the Housing Authority may amend this resolution at any time; and

WHEREAS, it is the desire of the Commissioners that

- (1) the Housing Authority reimburse all future retirees as well as current retirees for Medicare Part B and also reimburse retirees back to March 2004 when the resolution was adopted; OR
- (2) the Housing Authority revise the resolution to provide that no reimbursement be made to any retiree or future retiree; OR
- (3) the Housing Authority reimburse all retirees after March 2004 at some percentage to be clarified by the Commissioners with the adoption of a new resolution and discontinue the practice of providing any; OR
- (4) \_\_\_\_\_

NOW THEREFORE BE IT RESOLVED, that the Commissioners of the Housing Authority of the City of Bridgeton direct the Executive Director to revise the 0418 to comply with their wishes as expressed at the meeting in August 2010 and that said revision shall be brought to the Board of Commissioners in its proper form with the appropriate attachments at the next regular meeting of the Board of Commissioners.

The commissioners discussed the resolution at length and solicited comments from the Authority's attorney, Robert Pryor, whereupon it was deemed appropriate to table the motion until Mr. Pryor had an opportunity to fully research the issue before the commissioners acted on it. Commissioner Thomas made the motion to table the resolution and Commissioner Santiago seconded the motion whereupon the motion was approved unanimously by a voice vote.

Executive Director Maier noted that the tenants account receivable (TAR) as adjusted for the end of July was \$1,031.64.

The draft revision of the personnel policy was distributed to the members present and they were asked to review the revised draft for consideration at the next meeting of the Commissioners.

Attorney Robert Pryor commented on the exchange of letters with HUD regarding the hiring of attorneys for the proposed investigation.

It was noted that the South Jersey Adjusters working for the BHA had submitted a draft of costs for repairs at Oakview Heights due to the May 15<sup>th</sup> wind storm. The adjusters for the insurance company will review those and then determine the extent to which they two firms are in agreement. Once that is resolved, work may begin at Oakview Heights to repair the damages.

It was agreed to give the summer youth workers a raise of \$1.00 per hour for the months of August and September. It was noted that they had worked hard and had good work experience from their time with the Authority. Commissioner MacFarland moved that the workers receive a dollar an hour wage increase beginning at the first week of August and ending the last week of September which motion was seconded by Commissioner Santiago. The votes were as follows:

	AYES	NAYS
Chairman Williams	YES	
Vice-Chair Thomas	YES	
Commissioner Johnson	YES	
Commissioner MacFarland	YES	
Commissioner Santiago	YES	
Commissioner Greene	YES	

Temporary worker Natasha Harden has been working out well during the absence of Valerie Pernell and may be retained through the pregnancy leave of Jakia Palmer but may work no longer than December as a temporary worker.


Executive Director Maier noted that there would be an initiative on the November ballot that would generally require certain apartment complexes to have some security plan approved by the Police Department if their levels of calls for services exceeded certain levels. This initiative does not seem to be as onerous as the proposal of some years ago that would have required many apartment complexes to have security guards 24 hours per day and seven days a week. Nevertheless, it may be problematic for the Authority.

The Authority has received a letter from Tri-County that it did not want to test our High Rise refrigerators for energy efficiency with the possible replacement of high efficiency refrigerators due to bed bug infestation at the Authority. At the time of the meeting, the Executive Director noted he had not had an opportunity to discuss the matter further with Tri-County.

After some discussion, Chairman Williams noted that the next meeting of the Board of Commissioners would be on September 14<sup>th</sup>, 2010.

There were no reports of committees, no public portion, no unfinished business and no new business

There being no further business, Commissioner Santiago moved that the meeting be adjourned. The motion was seconded by Commissioner Greene and upon a voice the vote the motion carried. Chairman Williams declared the meeting adjourned at 6:25 PM.

  
\_\_\_\_\_  
Raymond H. Maier, Secretary  
9/15/2010  
\_\_\_\_\_  
date