

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

HELD ON OCTOBER 12, 2010

A regular meeting of the Commissioners of the Housing Authority of the City of Bridgeton was held on October 12, 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.

Prior to calling the meeting to order, former Executive Director William Bowen was given an opportunity to express his appreciation of the Board's consideration of reimbursing him for his Part B Medicare expenses.

The meeting was called to order by Vice-Chair Thomas at 5:07 PM and upon roll call those present were: Chairman Williams, Vice-Chair Thomas, Commissioner Johnson, Commissioner Lugardo-Hemple, Commissioner MacFarland, Commissioner Santiago, Commissioner Greene, Executive Director Maier, Attorney Robert Pryor, Assistant Executive Director James Howell, and guest Paul Dice, Executive Director of the Millville Housing Authority.

Commissioners Williams, Johnson and MacFarland were absent.

Commissioner Lugardo moved that the minutes for the September 14, 2010 be approved as presented, and Commissioner Greene seconded the motion and upon a voice vote the motion was approved unanimously.

The Section 8 reports were circulated and reviewed: The Disbursement Records for the month ending October 1, 2010 showed an expenditure of \$575.05 in vendor expenses and Section 8 disbursements for HAP payments and utility reimbursements were \$121,617 on October 1, 2010.

The PHA reports were also circulated and reviewed. The disbursement records for September 2010 totaled \$225,223.71 for payments from the general fund and \$72,069.97 for gross payroll total earnings and \$75,838.18

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 Lugardo-Hemple moved that the reports be approved and that the payment of the bills is approved and said motion was seconded by Commissioner Santiago.

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

	AYES	NAYS
Vice-Chair Thomas	YES	
Commissioner Lugardo-Hemple	YES	
Commissioner Santiago	YES	
Commissioner Greene	YES	

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

RESOLUTION NO. 1044
AUTHORIZING INTERLOCAL SERVICES AGREEMENT BETWEEN
THE BRIDGETON AND MILLVILLE HOUSING AUTHORITIES

WHEREAS, the Authority has been informed of alleged wrong doing by some employees; and

WHEREAS, the Authority has brought these allegations to the HUD Newark Public Housing Area Office and their Office of Inspector General; and

WHEREAS, the Director of the Housing in the HUD Newark Office, Ms. Dianne Johnson has indicated that it we may wish to conduct an investigation with the assistance of another authority and their investigative staff; and

WHEREAS, the Millville Housing Authority has hired a trained and experienced investigator whose experience includes work with the Cumberland County Prosecutors Office; and

WHEREAS, and whereas it is reasonable and efficient to use the services of the Millville Housing Authority; and

WHEREAS, and whereas New Jersey law permits the Authority to enter into a shared services agreement with another Authority; and

WHEREAS, the Bridgeton Housing Authority and the Milville Housing Authority are in agreement with regard to the terms and cost of said services as specified in the attached agreement which includes:

The MHA shall provide the following professional services pursuant to the terms and conditions of this Contract:

1. The MHA shall have its employees John Mazzeo and Elba Vera provide investigation services as requested by the BHA at the following rates:
 - a. John Mazzeo - \$50 per hour
 - b. Elba Vera - \$35 per hour
2. In addition the BHA shall pay to the MHA mileage reimbursement at the applicable IRS rate and reimbursement for out of pocket expenses incurred.
3. MHA billings shall be submitted to the BHA every two weeks and the BHA shall make payment in full thereon every 30 days.

NOW THEREFORE BE IT RESOLVED, that the Commissioners authorize the Executive Director to execute the agreement with the Millville Housing Authority for this purpose.

Commissioner Greene moved that the foregoing Resolution No. 1044 be adopted as introduced and read, which motion was seconded by Commissioner Lugardo and upon roll call the "ayes" and "nays" were as follows:

	AYES	NAYS
Vice-Chair Thomas	YES	
Commissioner Lugardo-Hemple	YES	
Commissioner Santiago	YES	
Commissioner Greene	YES	

The Vice-Chair declared such motion carried and said Resolution No. 1044 is adopted.

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

RESOLUTION NO. 1045

AUTHORIZE AWARD OF CONTRACT
FOR APARTMENT RENOVATIONS

WHEREAS, the Housing Authority of the City of Bridgeton did advertise for bids renovate severely damaged units whenever the Housing Authority needs the additional assistance; and

WHEREAS, the Authority did receive three bids pursuant to its typical bid spec; and

WHEREAS, the bidders for said work were Farroni Building with a base price of \$16,545.00. Axios Construction with a base price of \$34,810 and B & M Eastern Construction with a base price of \$112,555.16;

WHEREAS, Farroni Building of Williamstown NJ is the lowest responsible bidder;

NOW THEREFORE BE IT RESOLVED, that the Commissioners of the Housing Authority of the City of Bridgeton authorize that a contract be awarded to the firm of Farroni Building for apartment renovation work consistent with the bid specification and bid proposal.

Commissioner Greene moved that the foregoing Resolution No. 1045 be adopted as introduced and read, which motion was seconded by Santiago and upon roll call the "ayes" and "nays" were as follows:

	AYES	NAYS
Vice-Chair Thomas	YES	
Commissioner Lugardo-Hemple	YES	
Commissioner Santiago	YES	
Commissioner Greene	YES	

The Vice-Chair declared such motion carried and said Resolution No. 1045 is adopted.

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

RESOLUTION NO. 1046
AUTHORIZING CONTRACT FOR CONSULTING SERVICES
PURSUANT TO THE PREPARATION OF THE ANNUAL PLAN

WHEREAS, the Housing Authority of the City of Bridgeton prepares an annual plan consistent with federal regulations; and

WHEREAS, it is appropriate at this time to hire consultants to assist with this effort; and

WHEREAS, sufficient consulting help may be obtained at a cost under the bid solicitation limit of \$3,900; and

WHEREAS, Paul Capra of Roy Rogers and Associates has proved to be experienced with this work; and

NOW THEREFORE BE IT RESOLVED, that the Commissioners of the Housing Authority authorize the Executive Director to enter into a contract with the firm Roy Rogers & Associates at a cost of \$3,850 does not exceed the current bid solicitation limits;

Commissioner Lugardo-Hemple moved that the foregoing Resolution No. 1046 be adopted as introduced and read, which motion was seconded by Commissioner Greene and upon roll call the "ayes" and "nays" were as

follows:

	AYES	NAYS
Vice-Chair Thomas	YES	
Commissioner Lugardo-Hemple	YES	
Commissioner Santiago	YES	
Commissioner Greene	YES	

The Chair declared such motion carried and said Resolution No. 1046 is adopted.

At this time the Commissioners reconsidered the interpretation of resolution 0418. Attorney Robert Pryor reviewed the issues before the Commissioners whereupon Commissioner Greene indicated that she would make a motion that resolution 0418 be interpreted to mean it would apply to qualified retirees before the resolution 0418 was adopted which motion was seconded by Commissioner Lugardo-Hemple and by roll call the vote was:

	AYES	NAYS
Vice-Chair Thomas	YES	
Commissioner Lugardo-Hemple	YES	
Commissioner Santiago	YES	
Commissioner Greene	YES	

Attorney Robert Pryor indicated he would draft a resolution in an appropriate format to document and certify this decision of the board which will become the official resolution of record.

The Executive Director reported that the Tenant's Accounts Receivable was currently at \$537.27 at the end of September.

It was also noted that there were 21 vacancies but 10 units were ready for occupancy and another 7 units were Oakview units that would probably rent up quickly once the storm damage and other repairs were made. Accordingly, Executive Director Maier is hopeful that the number of vacancies should drop considerably over the next few months.

The Executive Director noted that our public adjuster and the insurance company adjuster are still debating the scope of the storm damages and will move onto the scope of the coverage. It is hope that a conclusion will be reached soon and repairs could begin.

Executive Director Maier noted that the he expected that temporary worker Natasha Harden would work her last day on December notwithstanding the good work she has done while filling in for office workers who were ill or on maternity leave.

Executive Director Maier indicated that he had not heard anything further about the overflow parking at the city parking lot on McCormack Place. Commissioner Lugardo-Hemple stated she believed the Authority would be hearing from Bridgeton officials in the near future.

Executive Director Maier noted the board of supervisors of the Overlook Cemetery was not interested in having the Authority construct drains that would flow onto the cemetery's property. There being no objections from the Commissioners, Executive Director Maier will ask Mr. Fralinger to complete his survey work of the area to see if any of his other solutions will in fact be workable at an affordable cost.

Executive Director Maier emphasized that the Commissioners will make the selection of the next Executive Director and they needed to give some thought as to what process they wanted pursue in identifying an appropriate replacement. Considerable discussion ensued although more discussion on the subject is likely.

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

There being no further business, Commissioner Lugardo-Hemple moved that the meeting be adjourned. The motion was seconded by Commissioner

Santiago and upon a voice the vote the motion carried. Vice-Chairman Thomas declared the meeting adjourned at 5:58 PM.



Raymond H. Maier, Secretary

11-10-2010

date