

MINUTES OF A REGULAR MEETING FOR
THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF BRIDGETON
HELD ON NOVEMBER 15, 2011

A regular meeting of the Commissioners of the Housing Authority of the City of Bridgeton was held on Tuesday November 15, 2011 in the Conference Room at 429 Oakview Heights 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 Chairman Williams at 5:00 PM and upon roll call, those present were: Chairman Williams, Vice-Chair Thomas, Commissioners MacFarland, Commissioner Santiago, Commissioner Lugardo-Hemple, and Commissioner Cortes, Acting Executive Director Jim Howell and Attorney Robert Pryor. Also present from the public was Arnold Patten, Myra Collins and Andrew Collins.

Commissioner Thomas moved that the minutes of the October 11, 2011 meeting be approved as presented and Commissioner Lugardo-Hemple seconded the motion and upon a voice vote, the motion was approved unanimously

Section 8 reports were circulated and reviewed: The disbursement record for vendor expenses was 415,003.95 and disbursements for HAP payments and utility reimbursements was \$113,276.

The PHA reports were also circulated and reviewed and gross payroll earnings were \$61,535.50. Electronic payments including employee's contribution from their paychecks as well as well as the Authority's share were \$16,482.54. Tenant accounts receivable was \$694. Vice-Chair Thomas moved that the reports and payment of bills be approved and the motion was seconded by Commissioner Santiago. The motion was unanimously approved.

The Board was presented with Resolution 1141 which would authorize enrollment for Housing Authority employees in a Section 125 Plan. The Section 125 Plan would allow employees to use pre-tax dollars to pay toward health care expenses and dependent care. There was some discussion regarding the plan and upon an oral vote, it was unanimously passed.

The Board was presented with Resolution 1142 which would authorize J.C.'s Custom Painting as the painter for the Authority for the next two years. Acting Director Howell explained that J.C.'s had filled in when the Authority's former painting contractor retired and J.C.'s was the lowest responsible bidder upon review of bids for a new painter. The resolution was unanimously passed upon an oral vote.

Acting Director Howell reported that there were currently 21 vacancies with 11 pending move-ins.

The Board discussed issues related to the hiring of the new Executive Director for the Authority. Attorney Pryor explained that the Authority's desire to hire Joanne Sbrana had been rejected by the Department of Community Affairs (DCA). According to DCA, it was due to a lack of management experience. Mr. Pryor and Mrs. Sbrana collaborated to create a letter giving finer detail to Mrs. Sbrana's experience. After this second missive, there was still no response from DCA. Mr. Pryor will forward a third letter to DCA noting that since the Authority had gotten no response from, the Authority will assume that they no longer have an issue with Mrs. Sbrana being instated as Executive Director. The letter will note that if there is not a response from the DCA in seven days, it will be accepted as approval of Mrs. Sbrana's hiring.

The Board discussed the appointment of a new Commissioner due to the untimely resignation of Resident Commissioner June Leek. The Mayor and City Council will be contacted to begin receiving resumes.

There were no reports of Committees except for the Drug Elimination Committee headed by Gloria Cortes. Ms. Cortes spoke about the condition of the landscaping at the "mini park" built to close the access to Spruce Street. She proposed creating a project where local children can help maintain the plants

During the Public Portion of the meeting Arnold Patten of the organization “Love Thy Neighbor” spoke. He was accompanied by Andrew and Myra Collins. The group wished to host an event at the Maplewood Gardens complex scheduled for April 21, 2012. The event would be an inspirational type of gathering with speakers and performers aimed at encouraging youth to excel and parents to be more involved with youth and their neighborhoods. The Board wished to have Mr. Pryor speak with Mr. Patten further on the event and what the Authority may require the organization to do.

There was no unfinished or new business.

With there being no further business to discuss, Vice-Chair Thomas moved that the meeting be adjourned. The motion was seconded by Commissioner Santiago. All present unanimously agreed. Chairman Williams closed the meeting at 6:10.