

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

HELD ON MARCH 8, 2011

A regular meeting of the Commissioners of the Housing Authority of the City of Bridgeton was held on March 8, 2011 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 Chairman Williams at 5:00 PM and upon roll call those present were: Chairman Williams, Vice-Chair Thomas, Commissioner MacFarland, Commissioner Santiago, Commissioner Greene, Executive Director Maier and Attorney Robert Pryor.

Commissioners Johnson and Commissioner Lugardo-Hemple were absent. Assistant Executive Director James Howell joined the meeting while in progress.

At this time the Annual Meeting was held for the purposes of electing officers.

Attorney Pryor then asked for someone to make a motion to open the meeting for the purpose of taking nominations for the office of chair whereupon Commissioner Thomas made said motion which was seconded by Commissioner Santiago and approved unanimously.

Attorney Pryor asked for nominations for the office of Chair.

Commissioner Thomas nominated Commissioner Williams for the office of chair, which motion was seconded by Commissioner MacFarland.

Commissioner Williams then nominated Commissioner Thomas which motion was seconded by Commissioner Greene. Mr. Thomas then declined the nomination leaving Only Commissioner Williams as a candidate for the office.

There being no other nominations, Attorney Pryor asked for a motion to close nominations and Commissioner Thomas made said motion which was seconded by Commissioner Santiago and approved unanimously.

Mr. Pryor then noted that since only one Commissioner was nominated, he asked for the Commissioners show of their vote for the one candidate by a show of hands. Commissioners Thomas, MacFarland and Greene showed their hands. Congratulations were extended to Commissioner Williams.

Attorney Pryor then asked for someone to make a motion to open the meeting for the purpose of taking nominations for the office of Vice-chair whereupon Commissioner MacFarland made said motion which was seconded by Commissioner Greene and approved unanimously.

Attorney Pryor asked for nominations for the office of Vice-Chair.

Commissioner Williams nominated Commissioner Thomas for the office of Vice-Chair.

Commissioner Greene then nominated Commissioner Gladys Lugardo-Hemple for Vice-Chair which motion was seconded by Commissioner Santiago.

There being no other nominations, Attorney Pryor asked for a motion to close nominations and Commissioner Greene made said motion which was seconded by Commissioner Thomas and approved unanimously.

Mr. Pryor asked for the Commissioners to show their votes by raising hands first for Commissioner Thomas and then for Commissioner Lugardo-Hemple. Three hands were raised for Commissioner Thomas and two hands were raised for Commissioner Lugardo-Hemple.

At this time, Attorney Pryor asked if there were a motion to adjourn the Annual meeting and return to the regular meeting which motion was made by Commissioner Greene and seconded by Commissioner Santiago and unanimously approved.

Commissioner Santiago moved that the minutes for the FEBRUARY 8, 2011 be approved as presented, and Commissioner Thomas 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 March 1, 2011 showed an expenditure of \$347.98 in vendor expenses and Section 8 disbursements for HAP payments and utility reimbursements were \$115,444 on March 1, 2011.

The PHA reports were also circulated and reviewed. The disbursement records for February 2011 totaled \$272,920.07 for payments from the general fund and \$69,809.09 for gross payroll total earnings and \$20,992.25 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 MacFarland.

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

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

Commissioner Greene had stepped out of the room for a moment during this vote.

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

RESOLUTION NO. 1109  
AMENDMENT #2 OF EMPLOYEE MANUAL

WHEREAS, the Authority has from time to time adopted changes to its personnel policy; and

WHEREAS, the Authority did adopt resolution 1109 to authorize the adoption of an Employee Manual which updated and changed various aspects of the previous Personnel Policy; and

WHEREAS, the Employee Manual has been in use for several months now and it is appropriate to review it for any clerical errors, ambiguities or desired changes; and

WHEREAS, through a clerical error the Employee Manual omitted the celebration of Martin Luther King Day as a holiday for the employees; and

WHEREAS, the Commissioners wish to remedy this omission and add Martin Luther King Day back into the Employee Manual as an approved holiday; and

NOW THEREFORE BE IT RESOLVED, that the Commissioners of the Housing Authority of the City of Bridgeton do adopt the amendment to the Employee Manual to authorize the inclusion of Martin Luther King Day as an approved holiday for the employees of the Housing Authority and authorize its immediate implementation.

Commissioner Thomas moved that the foregoing Resolution No. 1109 be adopted as introduced and read, which motion was seconded by Commissioner MacFarland and upon roll call the "ayes" and "nays" were as follows:

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

The Chair declared such motion carried and said Resolution No. 1109 is adopted.

Mr. Howell joined the meeting at this time.

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

RESOLUTION NO. 1110  
CERTIFICATION OF ANNUAL AUDIT REPORT

WHEREAS, New Jersey State Law provides that the governing body of public housing authorities should review the annual audit of the housing authority; and

WHEREAS, New Jersey State Law also provides that the governing body should also certify that each member has reviewed the annual audit report for the fiscal year and that each has specifically reviewed the section of the audit report regarding comments especially those dealing with "Findings and Questioned Costs";

WHEREAS, it is appropriate the Commissioners of the Housing Authority of the City of Bridgeton should comply with this law;

NOW THEREFORE BE IT RESOLVED, that the Commissioners of the Housing Authority of the City of Bridgeton certify that each member has reviewed the annual audit report for the fiscal year ended September 30, 2009 and specifically the sections of the audit report entitled "Findings and Questioned Costs"; and

LET IT FURTHER BE RESOLVED, that the Commissioners of the Housing Authority of the City of Bridgeton will execute the Local Authorities Group Affidavit Form Prescribed by the New Jersey Local Finance Board.

Commissioner Greene that the foregoing Resolution No. 1110 be adopted as introduced and 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 MacFarland | YES  |      |
| Commissioner Santiago   | YES  |      |
| Commissioner Greene     | YES  |      |

The Chair declared such motion carried and said Resolution No. 1110 is adopted.

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

RESOLUTION 1111  
AMENDED SALARY RANGES

Consistent with resolution 1111 regarding employee salaries for the fiscal year ending 9/30/2009, the salary ranges are adjusted as follows:

| Class Level/<br>Rank | Position  | Old<br>Minimum | Old<br>Maximum | New<br>Maximum                 |
|----------------------|---|----------------|----------------|--------------------------------|
| 1                    | Executive Director                                | \$45,188       |                | \$89,500 <b>New ED??</b>       |
| 2                    | Assistant Executive<br>Director                   | \$40,324       |                | \$57,200                       |
| 2.5                  | Secretary to the<br>Executive Director            | \$18,000       |                | \$45,00                        |
| 3                    | Director of Staff<br>Operations                   | \$32,146       |                | \$53,000                       |
| 4                    | Director of<br>Administration                     | \$31,723       |                | \$63,000                       |
| 4                    | Director of<br>Redevelopment<br><br>Redevelopment | \$31,723       | \$89,000       | (Formerly H6<br>Coordinator)?? |
| 4                    | Director of Urban<br>Initiatives                  | \$31,723       | \$49,000       |                                |
| 5                    | Supervising<br>Maintenance Repairer               | \$27,493       |                | \$65,000                       |

|                      |                                      |                          |                           |           |
|----------------------|--------------------------------------|--------------------------|---------------------------|-----------|
| 5.5                  | Assistant Maintenance<br>Supervising | \$25,000                 | \$45,000                  |           |
| 6                    | Coordinator Youth<br>Activities      | \$23,440<br>(\$12.87/hr) | \$48,230<br>(\$26.50/hr.) | \$26.97   |
| 6                    | Youth Opportunities<br>Coordinator   | \$23,440<br>(12.87/hr)   | \$45,500<br>(\$26.00/hr)  |           |
| 6.5                  | Construction                         | \$17,680                 | \$57,000                  | Inspector |
| 7                    | Administrative<br>Secretary          |                          | \$21,854                  | \$45,000  |
| 7.5                  | Senior Purchasing<br>Assistant       | \$25,000                 | \$35,000                  |           |
| Class Level/<br>Rank | Position                             | Old<br>Minimum           | New<br>Maximum            | Maximum   |
| 8                    | Senior Maintenance<br>Repairer (LPL) | \$21,599                 | \$39,000                  |           |
| 9                    | Senior Maintenance<br>Repairer       | \$21,166                 | \$42,378                  |           |
| 10                   | Maintenance<br>(Carpenter)           | \$20,953                 | \$35,000                  |           |
| 11                   | Supervising<br>Account Clerk         | \$21,166                 | \$48,000                  | \$48,124  |
| 12                   | Administrative<br>Clerk              |                          | \$19,034                  | \$45,000  |
| 13                   | Maintenance<br>Repairer (LPL)        | \$17,624                 | \$36,000                  | \$42,000  |

|                      |                                     |                |                |                |
|----------------------|-------------------------------------|----------------|----------------|----------------|
| 14                   | Maintenance Repairer                | \$17,271       | \$34,000       | \$40,027       |
| 15                   | Principal Account Clerk             | \$17,130       | \$32,000       |                |
| 16                   | Senior Building Maintenance Worker  | \$16,919       | \$24,000       |                |
| 17                   | Principal Clerk Typist              | \$16,743       | \$31,000       |                |
| 18                   | Senior Account Clerk                | \$15,932       | \$35,000       | \$40,000       |
| 19                   | Senior Home Service Aide/LPN        | \$15,791       | \$40,000       | \$43,757       |
| 20                   | Senior Clerk Typist                 | \$15,298       | \$27,000       | \$29,540       |
| 21                   | Building Maint. Worker/Security Gd. | \$14,099       |                | \$25,000       |
| 21.5                 | Security Guard                      | \$14,099       | \$23,000       | \$25,000       |
| 22                   | Building Maintenance Worker         | \$14,099       | \$20,000       | \$23,130       |
| 23                   | Home Service Aide                   | \$13,394       | \$19,000       |                |
| 24                   | Clerk Typist                        | \$13,013       | \$20,000       | \$29,120       |
| 25                   | Account Clerk                       | \$13,013       | \$15,999       |                |
| 26                   | Clerk                               | \$13,013       | \$19,000       |                |
| Class Level/<br>Rank | Position                            | Old<br>Minimum | New<br>Maximum | New<br>Maximum |
| 27                   | Youth Aide                          | \$13,013       | \$14,819       |                |
| 28                   | Recreation Aide                     | \$13,013       | \$14,819       |                |



|    |                               |                               |                       |          |
|----|-------------------------------|-------------------------------|-----------------------|----------|
| 29 | Domestic Worker/<br>Homemaker | \$13,195                      | \$16,000              | \$20,000 |
| 30 | Building Services<br>Worker   | \$13,195<br>(minimum<br>wage) | \$21,000<br>(\$11.53) |          |
| 31 | Student Assistant             | \$7.25                        | \$9.00                |          |

Commissioner Greene moved that the foregoing Resolution be adopted with suggested adjustments to provide that the minimum wage was reflected for each title, which motion was seconded by Commissioner Santiago and upon roll call the "ayes" and "nays" were as followed:

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

The Chairman said such motion carried and said Resolution 1111 is adopted.

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

**RESOLUTION 1112**  
**AUTHORIZING CONVEYANCE of PROPERTY DESIGNATED**  
**as TAX BLOCK 77, LOT 10 in the CITY of BRIDGETON, NEW JERSEY**

WHEREAS, The Housing Authority of the City of Bridgeton, New Jersey (hereafter referred to as "the Bridgeton Housing Authority"), is the owner of certain lands and premises situate at and commonly known as 214-292 Cohansey Street in the City of Bridgeton, Cumberland County, New Jersey, which said property is designated as Block 77, Lot 10, on the Bridgeton Municipal Tax Map; and

WHEREAS, the aforementioned property once served as the site of various public housing units commonly known as the “Cohansey View Apartments Complex”; and

WHEREAS, in furtherance of the Bridgeton Housing Authority’s participation in the federal HOPE VI Revitalization Program, the various public housing units once comprising the Cohansey View Apartments Complex have been demolished, thereby rendering the property designated as tax Block 77, Lot 10, a vacant parcel of land; and

WHEREAS, the City of Bridgeton has expressed an interest in developing the aforementioned property for various public purposes, including youth soccer fields, a riverfront promenade or walkway, and public parking facilities; and

WHEREAS, on or around March 30, 2009, the Bridgeton Housing Authority submitted Application No. DDA0003416 to the United States Department of Housing and Urban Development, Special Applications Center, thereby requesting permission to donate the property designated as tax Block 77, Lot 10, to the City of Bridgeton for the aforementioned public purposes; and

WHEREAS, on or around March 3, 2010, the United States Department of Housing and Urban Development, Special Applications Center, granted the application made by the Bridgeton Housing Authority, as aforesaid, and approved the Housing Authority’s proposed donation of the property designated as tax Block 77, Lot 10, to the City of Bridgeton for the aforementioned public purposes;

NOW, THEREFORE, BE IT RESOLVED that the Commissioners of The Housing Authority of the City of Bridgeton, New Jersey, hereby authorize its proper corporate officers to make and execute such Deeds and other documents as may be necessary to effect the conveyance and donation of those lands and premises situate at and commonly known as 214-292 Cohansey Street in the City of Bridgeton, Cumberland County, New Jersey (also known as tax Block 77, Lot 10) to the City of Bridgeton for the purpose of using and developing the same for youth soccer fields, a riverfront promenade or walkway, and public parking facilities. This grant and conveyance of land shall be made upon the explicit condition that the City of Bridgeton must use and develop the subject

premises for the aforementioned public purposes, and must make reasonable and diligent efforts towards the achievement of these ends within eighteen (18) months of the date of the conveyance of title. In the event that the City shall fail to satisfy these conditions within the stated period, then title and ownership of the subject premises shall revert to the Bridgeton Housing Authority.

Commissioner Thomas moved that the foregoing Resolution be adopted with suggested adjustments to provide that the minimum wage was reflected for each title, which motion was seconded by Commissioner Greene and upon roll call the "ayes" and "nays" were as followed:

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

The Chairman said such motion carried and said Resolution 1112 is adopted.

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

RESOLUTION NO 1113  
AUTHORIZING CONTRACT TO FEE ACCOUNTANT FOR  
BRIDGETON HOUSING AUTHORITY'S SECTION 8 PROGRAM

WHEREAS, there exists a need for a fee accountant for the Housing Authority of the City of Bridgeton's Section 8 Program; and

WHEREAS, Joseph E. Kavanaugh did submit a proposal in the amount of \$5,750 for the year to be paid in installments of \$1,437.50 per quarter with additional work to be billed at the rate of \$85 per hour; and

WHEREAS, the local public contract law (NJSA-40A:11-1 et seq) requires that the resolution authorizing the award of a contract for "Professional Services" without competitive bidding must be publicly advertised, and

WHEREAS, Joseph E. Kavanaugh is an accomplished and experienced fee accountant who is familiar with all the Bridgeton Housing Authority's Section 8 Program's accounting; and

NOW THEREFORE BE IT RESOLVED, by the Commissioners of the Housing Authority of the City of Bridgeton, in the County of Cumberland, in the State of New Jersey as follows:

1. That the Officials of the Housing Authority of the City of Bridgeton are hereby directed to execute and deliver the contract to Joseph E. Kavanaugh for the year ending March 31, 2011; and
2. That the contract may be awarded without competitive bidding as a "Professional Service" under the provisions of the local public contracts law, because said law does not require competitive bidding for such services.
3. Notice of this resolution shall be published in the Bridgeton Evening News, a newspaper giving coverage in the county within ten (10) days of its passage; and

Commissioner Thomas moved that the foregoing Resolution No. 1113 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 MacFarland | YES  |      |
| Commissioner Santiago   | YES  |      |
| Commissioner Greene     | YES  |      |

The Chair declared such motion carried and said Resolution No. 1113 is adopted.

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

RESOLUTION NO 1114  
AUTHORIZING CONTRACT TO FEE ACCOUNTANT  
FOR THE PUBLIC HOUSING PROGRAM

WHEREAS, there exists a need for a fee accountant for the Housing Authority of the City of Bridgeton's Public Housing Program; and

WHEREAS, the local public contract law (NJSA-40A:11-1 et seq) requires that the resolution authorizing the award of a contract for "Professional Services" without competitive bidding must be publicly advertised, and

WHEREAS, the Authority did receive a proposal for these accounting services from Al Gallner at an annual rate of \$8,400 to be paid at the monthly rate of \$700 per month with additional services to be billed at the hourly rate of \$95.00; and

WHEREAS, Alfred Gallner is an accomplished and experienced fee accountant who is familiar with all the Bridgeton Housing Authority's Public Housing Program's accounting; and

NOW THEREFORE BE IT RESOLVED, by the Commissioners of the Housing Authority of the City of Bridgeton, in the County of Cumberland, in the State of New Jersey as follows:

1. That the Officials of the Housing Authority of the City of Bridgeton are hereby directed to execute and deliver the contract to Alfred Gallner for the year ending March 31, 2010; and
2. That the contract may be awarded without competitive bidding as a "Professional Service" under the provisions of the local public contracts law, because said law does not require competitive bidding for such services.

4. Notice of this resolution shall be published in the Bridgeton Evening News, a newspaper giving coverage in the county within ten (10) days of its passage; and

Commissioner Greene moved that the foregoing Resolution No. 1114 be adopted as introduced and read, which motion was seconded by Commissioner MacFarland and upon roll call the "ayes" and "nays" were as follows:

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

The Chair declared such motion carried and said Resolution No. 1114 is adopted.

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

RESOLUTION NO 1115  
AUTHORIZING SELECTION OF AN ADMINISTRATIVE ATTORNEY

WHEREAS, there exists a need for an administrative attorney for the Housing Authority of the City of Bridgeton, and its Section 8 Program; and

WHEREAS, New Jersey's local public contracts law, NJSA-40A:11-1 et seq, allows an award of "professional services" contracts without competitive bidding; and

WHEREAS, the Housing Authority has received one proposal from Robert J. Pryor, its current attorney; and

WHEREAS, the Housing Authority's current attorney has demonstrated a keen ability to master housing authority law as well as applicable state law; and

WHEREAS, it is the wish of the Commissioners of the Housing Authority of the City of Bridgeton to rehire its present attorney, Robert Pryor, at the following terms and conditions:

a) Compensation of \$7,400 annually for the public housing program; and

b) \$1,200.00 annually for the Section 8 program; and

c) \$200 per eviction plus court costs; and

d) \$75 per repayment agreement; and

e) 33 1/3% plus costs of collections on written off accounts; and

f) \$150 per hour for work completed outside of the normally anticipated scope of work when mutually agreed in advance by the Authority and the Attorney.

g) \$50.00 for every Notice of Lease Termination or Notice to Cease issued by the attorney.

i) Reimbursement for all certified mail expenses.

h) \$150 hourly rate for all other services not within the scope of those defined above.

NOW THEREFORE BE IT RESOLVED, by the Commissioners of the Housing Authority of the City of Bridgeton, in the County of Cumberland, in the State of New Jersey as follows:

1. That the Officials of the Housing Authority of the City of Bridgeton are hereby directed to execute and deliver agreement with Robert J. Pryor, Esquire, as administrative attorney for the Housing Authority of the City of Bridgeton, and it's Section 8 Program for a one year period ending on the last day of March 2011.

2, That the contract may be awarded without competitive bidding as a "Professional Service" under the provisions of the local public contracts law, because said law does not require competitive bidding for such services.

3. Notice of this resolution shall be published in the Bridgeton Evening News, a newspaper giving coverage in the county within ten days of its passage.

Commissioner MacFarland moved that the foregoing Resolution No. 1115 be adopted as introduced and read, which motion was seconded by Commissioner Greeme and upon roll call the "ayes" and "nays" were as follows:

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

The Chair declared such motion carried and said Resolution No. 1115 is adopted.

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

RESOLUTION NO 1116  
APPROVAL OF OFFICIAL NEWSPAPERS AND BANKS

BE IT RESOLVED, by the Commissioners of the Housing Authority of the City of Bridgeton, that the following newspapers be approved for the year 2011-2012:

Bridgeton Evening News  
Atlantic City Press



FURTHERMORE BE IT RESOLVED, that the Secretary/Treasurer and the Chair and Vice-Chair are authorized to maintain deposits for the Housing Authority in the following lending institutions:

T-D Bank  
Bank of America  
Colonial Bank  
Sun National Bank  
Susquehanna Bank

Commissioner Santiago moved that the foregoing Resolution No. 1116 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 MacFarland | YES  |      |
| Commissioner Santiago   | YES  |      |
| Commissioner Greene     | YES  |      |

The Chair declared such motion carried and said Resolution No. 1116 is adopted.

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

RESOLUTION NO. 1117  
AUTHORIZING ATTENDANCE AT THE MARC  
MAY CONFERENCE IN ATLANTIC CITY

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, Mid-Atlantic Region (MARC) of the National Association of Housing and Redevelopment Officials (NAHRO) is having its May Conference in Atlantic City beginning on May 1 through May 4, 2011; and

WHEREAS, the Commissioners have reviewed the agenda and costs for attendance at the MARC NAHRO Confernece; and

WHEREAS, the Commissioner Greene wishes to attend some or all of the sessions;

NOW THEREFORE BE IT RESOLVED, that the Commissioners of the Housing Authority of the City of Bridgeton authorize the expenditure of funds for reasonable registration, travel and lodging expenses in accordance with the Authority's travel policy.

Commissioner Greene moved that the foregoing Resolution No. 1117 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 MacFarland | YES  |      |
| Commissioner Santiago   | YES  |      |
| Commissioner Greene     | YES  |      |

The Chair declared such motion carried and said Resolution No. 1117 is adopted.

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

RESOLUTION NO. 1118  
AUTHORIZING WRITE OFFS OF FORMER TENANT ACCOUNTS

BE IT RESOLVED by the Commissioners of the Housing Authority of the city of Bridgeton that the attached list of delinquent tenant accounts, whom

have vacated, be written off of the authority's books of account and that the names and former addresses be forwarded to the Authority's attorney for collection purposes, thereof.

Commissioner Greene moved that the foregoing Resolution be adopted as introduced and read, which motion was seconded by Commissioner MacFarland and upon roll call the "ayes" and "nays" were as followed:

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

The Chair said such motion carried and said Resolution 1118 is adopted.

The Executive Director noted that the Tenant's Accounts Receivable at the end of February is just \$362.62.

There were 23 vacancies of which 9 were maintenance ready for occupancy and 7 units at Oakview were either having work bid or were being repaired by the insurance company's contractor.

It was noted that the public adjuster and the insurance company adjuster were still working towards a settlement of our insurance claim from the May 14, 2010 windstorm that ripped through Oakview and Overlook apartments.

The Search Committee for the next Executive Director is meeting again on Thursday night to review possible candidates resumes.

It was noted that the next meeting of the board would be April 12, 2011.

There were several people at the public portion of the meeting.

Robbye Walker of 15 Ramblewood complained of mold in her apartment and Executive Director Maier said he would have someone look into it.

Janet Childers-Peterson told a story of having to spend money for a lawyer to defend herself against someone saying she had stolen things from another tenant. Mr. Pryor asked several questions and reviewed her documents and expressed the opinion that this was a matter for Ms. Childers-Peterson to resolve with the person who had apparently falsely accused her.

Debbie Childers of 1 Birch Street was present to say she still did not have her fence. Executive Director Maier tried to relay some of the discussion he heard that Ms. Childers had with Mr. Barber but was unsuccessful. Mr. Maier did agree to send Mr. Barber's specifications and pricing to Ms. Childers.

There being no further business, Commissioner Greene moved that the meeting be adjourned. The motion was seconded by Commissioner MacFarland and upon a voice the vote the motion carried. Chairman Williams declared the meeting adjourned at 6:18 PM.



---

Raymond H. Maier, Secretary

4/13/2011

---

date