

MINUTES OF A REGULAR MEETING FOR
THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF BRIDGETON
HELD ON JANUARY 10, 2012

A regular meeting of the Commissioners of the Housing Authority of the City of Bridgeton was held on Tuesday January 10, 2012 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 5:04 PM and upon roll call, those present were: Chairman Williams, Vice Chairman Thomas, Commissioners MacFarland, Commissioner Santiago, Commissioner Lugardo-Hemple, Executive Director Joanne Sbrana, Assistant Executive Director Jim Howell and Attorney Robert Pryor.

Executive Director Sbrana suggested that the monthly date of the Commissioners meetings be changed to a later day because Commissioners can be presented with more accurate and up to date information. The Board agreed to have the meeting days changed to the fourth Thursday of each month. The next Housing Authority Board of Commissioners meeting will take place on Thursday February 23 at 5:00 PM.

Commissioner Santiago moved that the minutes of the December 13, 2011 meeting be approved as presented and Commissioner Thomas seconded the motion and upon an oral vote, the motion was approved unanimously

The Board was presented with Resolution Number 1201 authorizing the Authority to enter into a contract with Polcari and Company for auditing services. Though Polcari's price (\$11,800) was a bit higher than the only other bid submitted (Bill O'Neil at \$10,200), Polcari scored better in office evaluations. Polcari has experience working with the Authority, has auditors in close proximity to Bridgeton and clearly outlines their procedures in fulfilling the contract. O'Neil did

not complete his bid completely as requested in the specifications. The resolution was unanimously passed.

The Board was presented with Resolution Number 1202 authorizing that James Howell be designated as Fund Commissioner to represent the Authority in matters involving the Authority's membership with the New Jersey Public Housing Authority Joint Insurance Fund for the year 2012. The resolution was unanimously passed.

There were no committee reports this month.

Under Old Business, the vacant Commissioner seat was discussed. Some potential candidates were nominated and they will be contacted to see if they are interested. The potentials are: Eloise Young of 9 Overlook, Helen Morris of 452 Oakview Heights, Dorothea Hall of 433 Oakview and Deborah Childers of 1 Birch Street. These candidates will have to be reminded that they are required to take a series of courses.

Further discussion of the Commissioner course load revealed that a major reason that potential candidates decide not to fill the position is the course requirement. The biggest hurdle appears to be the travel involved in getting to course sites. The suggestion was made that perhaps the Authority could provide a driver for persons taking the classes. The Board felt that this was a reasonable accommodation. Since this issue was what probably caused Commissioner June Leek to vacate her seat, the offer will be made to have a driver provided to said courses if she is willing to return.

Executive Director Sbrana proposed that the Authority go to an every other week pay period. This measure would save the Authority money in that it would lessen the amount of checks issued each month and the amount of service provided by Paychex.

Director Sbrana also spoke about the organization Caring. This organization would act as more or less an assisted living coordinator but would pay the Authority to rent space upon Authority sites. This organization would bring its own staff to assess and care for residents. The group would provide such things as light

housework, arrange transportation and give housekeeping guidance. A minimum of 50 residents would have to participate for the Authority to be paid.

Director Sbrana discussed an upcoming meeting with representatives of Fox-Chase. This group may be interested in providing physical rehabilitation services on site to eligible Authority residents.

With no further business to discuss, the meeting was adjourned at 6:12 PM. The Next meeting shall take place on Thursday February 23 and 5:00 PM.