

**MINUTES OF A REGULAR MEETING FOR
THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF BRIDGETON
HELD ON NOVEMBER 29, 2012**

A regular meeting of the Commissioners of the Housing Authority of the City of Bridgeton was held on Thursday November 29, 2012 in the Conference Room at 429 Oakview Heights on West Vine Street in Bridgeton New Jersey.

The meeting was called to order by Chairperson Santiago at 5:00 PM and upon roll call, those present were: Chairperson Santiago, Commissioner Lugardo-Hemple, Commissioner Leek. Also present were Executive Director Joanne Sbrana, Assistant Executive Director James Howell and Attorney Robert Pryor.

Commissioner Lugardo-Hemple moved that the minutes of the September 27, 2012 meeting be approved as presented and Commissioner Leek seconded the motion and upon an oral vote, the motion was approved unanimously

Report of Secretary/Treasurer

Director Sbrana presented financial reports to the Board. Amp 1 (Maplewood) generated 66,510 of operating income and cost \$42,115 in expenses for the month. AMP 2 (Senior Sites) generated \$151,666 in operating income and cost \$72,282 in expenses. Central Office generated \$32,402 and cost \$27,000 in expenses. Section 8 generated \$10,082 and cost \$7,060 in expenses. A motion to accept the financial reports and to pay the monthly bills was made by Commissioner Cortes and seconded by Commissioner Lugardo-Hemple. The motion was unanimously approved.

The Board was presented with Resolution 1224 which would authorize the creation and designation of a purchasing agent for the Authority. Commissioner MacFarland made a motion to pass the resolution which was seconded by Commissioner Cortes.

The Board was presented with Resolution 1225 which would authorize the Authority to enter into a contract with the company SimplexGrinnell to provide fire alarm and sprinkler services for the Authority. Bids were received from three companies with prices for a year of service. They were SimplexGrinnell (\$3,950), Oliver (\$4,875) and ARK/TDK (\$6,675). There was some concern regarding the large difference in price between the low bidder SimplexGrinnell and the other two. The Resolution was tabled pending further review.

Committee Reports

Drug Elimination – Gloria Cortes presented her case on why the After School Program should be restarted. The main reason being that children at Maplewood need an alternative place to go and avoid negative influences from the “streets.” The Authority will continue investigating opportunities to continue the After School Program or something similar.

Ad Hoc – June Leek reported of a potential need for wheelchair ramps at Oakview as more and more residents are acquiring mobile “scooters” and are unable to get them in and out of their units.

With no more Committee Reports, Commissioner Lugardo-Hemple motioned that the meeting be opened to the public and Commissioner Cortes seconded. The meeting was opened to the public after a unanimous oral vote.

Public Portion

Jean Riley of 3-D of the High Rise brought two concerns to the table. The first was regarding High Rise security guard Abram Brown. Riley says that she and he will be going to court regarding her claims of him harassing and threatening her. She wanted Brown removed from the building but it was explained to her that someone cannot be fired or evicted just on another person’s say so. Protocol must be followed. Riley also complained of the dog of High Rise resident Franklin Miller. She claims that the dog had bitten her on four different occasions but had only reported two. It was explained to Riley that the matter was being investigated but the proper process must be followed.

Nellie Chann of 430 Oakview Heights raised several concerns. She wished to see vines removed from a at the rear of her apartment. She wished to see the site map

posted at the entryway of the complex repaired and the road leading in paved. She also wished to thank the Authority for repairing her porch. She also voiced her disappointment regarding Social Service Coordinator Susan Brown's resignation.

Doris O'Neil of 3-J in the High Rise complained also complained of resident Franklin Miller's dog being aggressive towards her. She also complained of her air conditioner installation charge. It was explained that air conditioners in the High Rise must be specially installed to insure that they do not fall from the windows. She also complained of being charged a \$40 fee to have her locks changed. This fee was charged generally because there was nothing wrong with her lock and she requested that it be changed. She complained of people sleeping in the building overnight and that she has requested a transfer and still waiting.

Jorge Perez of 10-E of the High Rise complained of a leak at his unit.

Mike Abbott claims that he has seen Miller's dog attack someone. He commented that SimplexGrinnell is a good company. He says that he thinks the Executive Director needs training in people skills.

Several residents spoke regarding the resignation of Social Service Supervisor Susan Brown and there desire to have her stay. Brown was asked about her decision and she says the main reason was because she felt that there was a lack of communication between her and the Executive Director.

Unfinished Business

There was no unfinished business.

New Business

There was no new business.

The public meeting adjourned at 7:12 PM.