

**MINUTES OF A REGULAR MEETING FOR
THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF BRIDGETON
HELD ON MAY 24, 2012**

A regular meeting of the Commissioners of the Housing Authority of the City of Bridgeton was held on Thursday May 24, 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, Vice Chair Thomas, Commissioner MacFarland, Commissioner Lugardo-Hemple, Commissioner Cortes and 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 April 26, 2012 meeting be approved as presented and Commissioner Cortes seconded the motion and upon an oral vote, the motion was approved unanimously

Financial Reports

Director Sbrana presented financial reports to the Board. The reports were broken down by AMP (Asset Management Project) with Amp 1 being Maplewood Gardens and Amp 2 being the collective remaining sites. Amp 1 generated 67,909 of operating income and cost \$59,816 in expenses for the month. AMP 2 generated \$144,108 in operating income and cost \$95,804 in expenses. Section 8 generated \$9,902 and cost \$7,957 in expenses. A motion to accept the financial reports and to pay the previous month's bills was made by Commissioner MacFarland and seconded by Commissioner Thomas.

Report of Secretary/Treasurer

The Board was presented with Resolution Number 1213 authorizing a contract be entered with Waste Management for trash removal services for the Authority. Waste Management had submitted the only bid. A motion to accept the resolution

was made by Commissioner Lugardo-Hemple and seconded by Commissioner Thomas. The motion was unanimously passed.

Committee Reports

There were no committee reports

Public Portion

Mike Abbott presented several complaints. He complained of the men's bathroom in the High Rise being locked. He complained of the High Rise security guard but of nothing in particular. He requested a copy of the agenda for the next meeting and copies of expense reports.

Unfinished Business

Executive Director Sbrana revisited the notion of the Authority raising its flat rents. She presented a table comparing Authority flat rents to rents of other complexes showing that the Authority's are significantly lower. She proposes raising the flat rents by 28%. A motion to accept this proposal was made by Commissioner Leek and seconded by Commissioner Lugardo-Hemple. The motion was unanimously approved.

New Business

Commissioner Cortes proposed the idea of presenting a survey to residents of the High Rise. She had a draft of a survey but wished to get suggestions for other questions from the other commissioners. Chairperson Santiago suggested that the survey be sent to all Authority residents.

The Commissioners announced that on Tuesday May 29 at 6:00 PM, a meeting would be held at the High Rise for the residents of the building to meet and talk with members of the Board.

The option of a tenant committee with floor captains to discuss problems in the building was discussed. This committee would be separate from the "Neighborhood Watch."

Executive Director Sbrana reported that some summer help may be recruited to fix deficiencies in Section 8 files. Commissioners Cortes and Santiago volunteered to possibly assist in this endeavor.

With no further business to discuss, Commissioner Thomas motioned to close the meeting and Commissioner Lugardo-Hemp seconded. The meeting unanimously adjourned at 5:48 PM.