

**MINUTES OF A REGULAR MEETING FOR
THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF BRIDGETON
HELD ON JANUARY 24, 2013**

A regular meeting of the Commissioners of the Housing Authority of the City of Bridgeton was held on Thursday January 24, 2013 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 Satiago, Vice-Chair Thomas, Commissioner Williams, Commissioner Lugardo-Hemple, Commissioner Leek, Commissioner Cortes and Commissioner MacFarland. Also present were Executive Director Joanne Sbrana, Attorney Robert Pryor and Assistant Executive Director James Howell.

Commissioners Williams expressed a concern with the December 13, 2012 meeting minutes regarding Commissioner Lugardo-Hemple becoming the Personnel Chair. As explained there was only discussion on the matter and she had not actually assumed the role. With no other concerns, Commissioner Lugardo-Hemple moved that the minutes of the December 13, 2012 meeting be approved and Commissioner Williams 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 \$66,573 of operating income and cost \$69,863 in expenses for the month. AMP 2 (Senior Sites) generated \$146,281 in operating income and cost \$152,402 in expenses. AMP 3 (HOPE 6) pulled in \$37,962 through subsidy which was transferred to HOPE 6. Central Office generated \$33,484 and cost \$26,378 in expenses. Section 8 generated \$10,983 and cost \$9,882 in expenses. A motion to accept the financial reports and to pay the monthly bills was made by

Commissioner Williams and seconded by Commissioner Thomas. The motion was unanimously approved.

The Board was presented with Resolution 1301 which would designate William Gosweiler of the firm Colson & Gosweiler, Insurance and Financial Services as the Risk Management Consultant for the Authority. This would generally make him the Authority's advisor in matters of insurance. As a member of the NJ Joint Insurance Fund, the Authority is required to designate such a consultant.

Commissioner Williams made a motion to approve the resolution which was seconded by Commissioner Thomas. Upon an oral vote, the motion was passed.

The Board was presented with Resolution 1302 which would appoint James Howell as the Authority's Fund Commissioner to the NJ Joint Insurance Fund. This would generally make Howell the Authority's representative to attend JIF functions. Commissioner Lugardo-Hemple made a motion to approve the resolution and said motion was seconded by Commissioner Thomas.

Committee Reports

Drug Elimination – Commissioner Cortes reported that she had created a survey for residents of Maple regarding re-starting the After School Program. She has volunteered to manage such a program.

There were no other Committee reports.

Audit

A presentation was made by Anthony Polcari of the firm Polcari and Company regarding the Authority's annual audit. After a brief explanation of the elements of performing an audit, he reported that all deficiencies from the previous audit had been corrected and Bridgeton's "troubled status" rating would be removed.

Public Portion

Mike Abbot reported that a Citywide Neighborhood Watch is being started

High Rise resident Ricky LaDeaux(1-G) spoke regarding the privacy of Housing Authority residents are entitled to. He also pointed out that the residents are working themselves to address some of the issues at the building. He also

addressed Mike Abbott directly and expressed his disapproval regarding Abbott recording a previous meeting without notifying those present.

Harold Clarke of 7-B of the High Rise Expressed his discontent regarding the rising costs of cable. He wanted to know if cable costs could be included in rent. The Authority will investigate to see if there is any kind of arrangement that can be made with Comcast.

Unfinished Business

There was no unfinished business.

New Business

There was no new business. With no new business, the Board adjourned to Executive Session at 6:04 PM