

**MINUTES OF A REGULAR MEETING FOR
THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF BRIDGETON
HELD ON NOVEMBER 21, 2013**

A regular meeting of the Commissioners of the Housing Authority of the City of Bridgeton was held on Thursday November 21, 2013 in the Conference Room at 429 Oakview Heights on West Vine Street in Bridgeton New Jersey.

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

A motion was made by Commissioner Lugardo-Hemple to approve the minutes from the October 24 meeting and the motion was seconded by Commissioner Cortes. The minutes were approved unanimously via an oral vote.

Report of Secretary/Treasurer

Director presented the year end budget report 2013. Amp I (Maplewood) generated \$809,484 for the year and cost \$876,924. AMP 2 (Senior Sites) generated \$1,676,612 and cost \$1,641,991. Hope 6 generated \$435,072 and cost \$425, 919. Section 8 generated \$109,216 and cost \$113,327. Central Office generated \$412,610 and cost \$354,910.

Director Sbrana also presented financial reports for October to the Board. Amp 1 (Maplewood) generated \$64,687 of operating income and cost \$39,010 in expenses for the month. AMP 2 (Senior Sites) generated \$136,225 in operating income and cost \$75,172 in expenses. AMP 3 (HOPE 6) pulled in \$34,382 through subsidy

which was transferred to HOPE 6. Section 8 generated \$6,882 and cost \$6,128. Central Office generated \$35,453 and cost \$20,940 in expenses. A motion to accept the financial reports and to pay the monthly bills was made by Commissioner MacFarland and seconded by Commissioner Leek. The motion was unanimously approved.

The Board was presented with Resolution 1317 to adopt the federal year ending 2014 budget. Director Sbrana explained that the Board had previously approved the budget at the July 2013 meeting and sent it to the state for approval. Resolution 1317 would allow the Authority to officially adopt the budget. A motion to accept Resolution 1317 was made by Commissioner MacFarland and seconded by Commissioner Leek. All present Board members voted “aye” to accept the Resolution.

Director Sbrana explained to the Board that the Authority is requesting permission from HUD to move seniors currently living at family sites into more suitable senior units at senior sites.

Committee Reports

Commissioner Cortes reported that she had met with a resident at Maplewood Gardens regarding an air conditioner charge that she felt she should not have received. Since the resident was informed that not paying the charge could result in an eviction, she consulted with Legal Aide. Legal Aide did not provide her any legal assistance. There are programs that can provide this resident assistance but she feels she should not have to go to them. It was noted that this resident has always paid for her air conditioning in the past.

There were no other Committee reports.

Public Portion

There were no members from the public present.

Unfinished Business

There was no unfinished business to be discussed.

New Business

There being no further business to discuss, the meeting adjourned to Executive Session at 5:36 PM.

Joanne Sbrana, Secretary

Date