

**MINUTES OF A REGULAR MEETING FOR
THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF BRIDGETON
HELD ON MAY 23, 2013**

A regular meeting of the Commissioners of the Housing Authority of the City of Bridgeton was held on Thursday May 23, 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 Santiago, Vice-Chair Thomas, Commissioner Lugardo-Hemple, Commissioner Leek and Commissioner MacFarland. Also present were Executive Director Joanne Sbrana, Attorney Robert Pryor and Assistant Executive Director James Howell.

Minutes from the previous minutes were approved unanimously with a voice vote.

Report of Secretary/Treasurer

Director Sbrana presented financial reports to the Board. Amp 1 (Maplewood) generated \$86,648 of operating income and cost \$83,729 in expenses for the month. AMP 2 (Senior Sites) generated \$164,420 in operating income and cost \$122,971 in expenses. AMP 3 (HOPE 6) pulled in \$33,672 through subsidy which was transferred to HOPE 6. Central Office generated \$33,287 and cost \$25,063 in expenses. Section 8 generated \$8,731 and cost \$8,515 in expenses. A motion to accept the financial reports and to pay the monthly bills was made by Commissioner Thomas and seconded by Commissioner Lugardo-Hemple. The motion was unanimously approved.

The Board was presented with Resolution 1307 designating Wayne Holt as the Purchasing Agent for the Housing Authority. Commissioner Leek moved that the resolution be approved. The move was seconded by Commissioner Lugardo-Hemple. The motion was unanimously approved upon voting.

Committee Reports

There were no Committee reports.

Public Portion

No one from the public commented.

Unfinished Business

Commissioner Thomas asked about the status regarding resident Harold Clarke who had appeared at the previous meeting complaining of needing a one bedroom apartment because he did not have space in an efficiency unit oxygen tank.

Clarke's situation was assessed by Social Service Supervisor Wendy Mitsui and she concluded that the apartment he was currently in was more than adequate to suite his needs.

New Business

Director Sbrana presented the Board with a letter from HUD showing that the Authority was no longer in "troubled" status and had risen to the level of "standard" performer.

Director Sbrana informed the Board that the High Rise was currently being evaluated by the engineer to determine the costs for cameras in the building.

A question was asked regarding former High Rise security guard Abram Brown. To date, the Authority has heard nothing else from him or his representative.

Director Sbrana announced that Authority Social Service employee Lillian Horsey resigned. The Authority will begin a search for her replacement.

Director Sbrana will be attending a HUD sponsored program on May 30 for the Rental Assistance Demonstration (RAD) program. This training would be useful if the Authority is offered another opportunity like the site based Section 8 management of Oakview Heights in Millville recently presented by HUD.

There being no further business to discuss, the meeting adjourned at 5:22 PM.

Joanne Sbrana, Secretary

Date