

**MINUTES OF A RESCHEDULED MEETING FOR  
THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF THE CITY OF BRIDGETON  
HELD ON JANUARY 30, 2014**

A meeting of the Commissioners of the Housing Authority of the City of Bridgeton was held on Thursday January 30, 2014 in the Conference Room at 429 Oakview Heights on West Vine Street in Bridgeton New Jersey. This meeting was rescheduled from Thursday January 23 because not enough members showed to have a quorum.

The meeting was called to order by Chairperson Santiago at 5:00 PM and upon roll call, those present were: Chairperson Santiago, Commissioner Leek, Lugardo-Hemple, Commissioner Cortes 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 December 18 meeting and the motion was seconded by Commissioner MacFarland. The minutes were approved unanimously via an oral vote.

**Report of Secretary/Treasurer**

Director Sbrana presented financial reports for December to the Board. Amp 1 (Maplewood) generated \$64,352 of operating income and cost \$54,261 in expenses for the month. AMP 2 (Senior Sites) generated \$134,567 in operating income and cost \$134,193 in expenses. AMP 3 (HOPE 6) pulled in \$34,383 through subsidy which was transferred to HOPE 6. Central Office generated \$34,981 and cost \$32,457 in expenses. A motion to accept the financial reports and to pay the monthly bills was made by Commissioner Leek and seconded by Commissioner MacFarland. The motion was unanimously approved.

The Board was presented with Resolution 1401 in which the Authority would approve a Risk Management Consultant. The Authority's choice for this position shall be the firm of Colson and Gosweiler. The Risk Management Consultant serves as an advisor to the Authority in the matters of insurance. A motion to accept the resolution was made by Commissioner Lugardo-Hemple and seconded by Commissioner MacFarland. Upon a call of names, all Commissioners present voted "aye" and Resolution 1401 unanimously passed.

The Board was presented with Resolution 1402 which was to authorize the Executive Director to enter into a contract in behalf of the Authority for the installation of security cameras at the High Rise. Bids were received from Cummings Electric, Integrated Systems & Services, CM 3, SMS and Gill Electric with SMS providing the lowest responsible bid at \$93,330. A motion to accept the resolution was made by Commissioner Leek and seconded by Commissioner Lugardo-Hemple. Upon a call of names, all Commissioners voted "aye" and Resolution 1402 was unanimously passed.

### **Audit**

All Commissioners were presented with a final copy of the audit which was presented at the previous month's meeting.

### **Committee Reports**

There were no Committee reports. Commissioner Cortes stated that she felt she has not accomplished anything. She wished to know that if she receives a call from a resident or employee with an issue, should she contact the Executive Director. Protocol is to check with the Executive Director since some issues may have already been touched on through the regular chain of command. If that subject needs to be taken further, it can be brought before the Board.

### **Public Portion**

Mike Abbott of E. Commerce Street spoke and said that he thought that if a person who calls a person calls a Commissioner, that Commissioner should not go to the Executive Director.

Deborah Childers of Birch Street spoke regarding an excess utilities charge being assessed towards her. Childers insists that she should not have to pay the additional charge despite the fact that it is Authority policy and every other resident that has an air conditioner pays an excess utilities fee. Childers claimed that Patrick Morris of the Department of Housing and Urban Development (HUD) told her she did not have to pay the fee. Executive Director Sbrana countered that she had spoken to Morris on several occasions and he had clearly stated that Childers was required to pay. Childers also claimed that she had signed a document stating that she did not have to pay for air conditioning but unable to produce this document despite having paperwork dating back to 1973. Commissioner Leek, who is also an Authority tenant, stated that she pays her air conditioner charge. Childers immediately responded that Leek was white, insinuating that there was some sort of racial bias involved. The Commissioners immediately dismissed this accusation. Childers abruptly left the meeting when the Board insisted that she was still responsible for paying the charge.

### **Unfinished Business**

There was no unfinished business to be discussed.

### **New Business**

A motion was made by Commissioner Lugardo-Hemple that the Board convene to executive session. The motion was seconded by Commissioner Leek. The meeting adjourned to Executive Session at 5:48 PM.

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Joanne Sbrana, Secretary

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Date