

**MINUTES OF THE REORGANIZATION MEETING FOR  
THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF THE CITY OF BRIDGETON  
HELD ON MARCH 27, 2014**

The annual reorganization meeting of the Commissioners of the Housing Authority of the City of Bridgeton was held on Thursday March 27, 2014 in the Community 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 Williams, Commissioner Lugardo-Hemple, Commissioner Leek, Commissioner Cortes and Commissioner MacFarland. Also present were Executive Director Joanne Sbrana, Attorney Robert Pryor, Liaison to City Council William Spence and Assistant Executive Director James Howell.

Commissioner Lugardo-Hemple moved that the minutes of the February 27, 2014 meeting be approved and Commissioner Thomas seconded the motion and upon an oral vote, the motion was approved unanimously

**Reorganization**

Control of the meeting was handed over to Attorney Robert Pryor in order to conduct nominations and voting for Board positions. Commissioner Cortes moved that the Board accept nominations for the position of Chairperson which was seconded by Commissioner Thomas. The motion was approved via a unanimous voice vote.

Nominations were taken for the position of Chairperson. Iris Santiago was nominated by Commissioner Williams and seconded by Commissioner Thomas. Iris Santiago was voted unanimously to remain Chairperson after a show of hands vote.

Commissioner Williams moved that nominations be taken for the position of Vice-Chairperson. The move was seconded by Commissioner Lugardo-Hemple.

Nominations were taken for the position of Vice-Chairperson. Marvin Thomas was nominated by Commissioner Williams and seconded by Commissioner Lugardo-Hemple. Marvin Thomas was voted to remain Vice-Chairperson after a unanimous show of hands vote.

There was discussion on what periodical should be chosen as the Housing Authority's official newspaper. Mr. Pryor explained that it must be a daily with circulation in the Bridgeton area. A question was asked regarding the advertising of the Board meeting in the press. Director Sbrana explained that a list of meeting dates for the year was already forwarded to the South Jersey Times and the Authority only needs to advertise those times once a year. Meeting dates can also be posted on the website. After more brief discussion, Commissioner Thomas moved that the Authority adopt the Atlantic City Press and the Daily Journal as its official newspapers.

All Committee Chairs will remain the same.

### **Report of Secretary/Treasurer`**

Director Sbrana presented financial reports to the Board. Amp 1 (Maplewood) generated \$66,147 of operating income and cost \$88,838 in expenses for the month. AMP 2 (Senior Sites) generated \$141,539 in operating income and cost \$189,182 in expenses. AMP 3 (HOPE 6) pulled in \$35,152 through subsidy which was transferred to HOPE 6. Central Office generated \$32,736 and cost \$30,107 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 1403 which authorized additions to the Authority's personnel policy. The additions are made at the behest of the Joint Insurance Fund. They consist mainly of a communications media policy, video surveillance, timesheets, use of Authority vehicles and workers compensation. Commissioner MacFarland moved to accept Resolution 1403. Commissioner Leek seconded the motion. Resolution 1403as passed with a unanimous vote of aye.

The Board was presented with Resolution 1404 to authorize the write off of former tenant accounts. A motion to accept the Resolution was made by Commissioner

Williams and seconded by Commissioner Leek. The motion was unanimously passed.

The Board was told about the Authority being contacted by Karen Barnett of the City's Youth-to-Youth Program and its intention to develop a program oriented towards children of Maplewood Garden in the future. Parents in the area will be contacted in an attempt to gather ideas on what type of program might be best suited for the area. Barnett also wished to use the Maplewood Community room for future meetings with various representatives from the area. The Commissioners agreed that before such meetings could take place, a Certificate of Insurance must be produced to protect the Authority in the case of any accidental injuries while using the room.

### **Committee Reports**

There were no Committee reports.

### **Public Portion**

Jeanette Petway of apartment 8-D of the High Rise addressed the Board regarding a parking space in the High Rise lot. Petway formerly had an assigned space but it was taken away due to the fact that she would park in every space of the lot other than the one to which she was assigned. It was revealed that Petway had received several warnings, verbally and in writing, from the Authority that if she did not park in her assigned space, the space would be revoked. Commissioner Williams explained to Petway that she should have parked where she was assigned and that this time could not be issued another space.

### **Unfinished Business**

There was no unfinished business.

### **New Business**

There was no new business.

William Spence congratulated the Board and its new officers.

There being no further business to discuss, the meeting adjourned at 5:52 PM.

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Joanne Sbrana, Secretary

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Date