

**MINUTES OF A SCHEDULED MEETING FOR  
THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF THE CITY OF BRIDGETON  
HELD ON OCTOBER 22, 2015**

A meeting of the Commissioners of the Housing Authority of the City of Bridgeton was held on Thursday October 22, 2015, 2015 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-Chairperson Thomas, Commissioner Leek, Commissioner Lugardo-Hemple, Commissioner Williams and Commissioner MacFarland. Also present was Executive Director Joanne Sbrana.

A motion was made by Commissioner Thomas to approve the minutes from the September 24, 2015 meeting and the motion was seconded by Commissioner Williams. The minutes were approved unanimously via an oral vote.

**Report of Secretary/Treasurer**

Director Sbrana presented financial reports to the Board for the month of September and the year end. Amp 1 (Maplewood) generated \$100,476 for the month of September and \$ 972,464 for the year in operating income and cost \$83,982 in expenses for the month and \$818,560 for the year. AMP 2 (Senior Sites) generated \$146,024 for the month of September and \$1,697, 784 for the year in operating income and cost \$136,734 for the month of September and \$1,565,300 for the year in expenses. AMP 3 (HOPE 6) pulled in \$32,919 through subsidy which was transferred to HOPE 6 with the Authority receiving 10% for administration. A total of \$400,597 was received for the year. Central Office generated \$32,243 for the month of September and \$402,053 for the year and cost \$30,834 for the month of September and \$366,223 for the year in expenses. Section 8 generated \$9,591 for the month of September and \$119,684 for the year and cost \$8,948 for September and \$114,705 for the year in expenses. A motion to

accept the financial reports was made by Commissioner Thomas and seconded by Commissioner MacFarland. The motion was unanimously approved.

The Board was presented with Resolution Number 1575 which authorized the Authority to write off the accounts of former tenants. These tenant accounts will be removed from the Authority's books of accounts and the names and former addresses will be forwarded to the attorney for collection action. A motion to accept the resolution was made by Commissioner Williams which was seconded by Commissioner Lugardo-Hemple. Upon voting, Resolution 1517 unanimously passed.

### **Committee Reports**

There were no Committee Reports.

### **Unfinished Business**

The subject of the Urban Farm was addressed by the Board. The Urban Farm project is an initiative by Gateway Community Action Agency which wishes to install a pole barn on the site of the former Ivy Glen (Mill Street) apartments. This pole barn would serve as offices for the operation of the hydroponic farm that is currently located at the site. There was discussion regarding the engineering study and a report from the Department of Environmental Protection (DEP) regarding the site and its proximity to wetlands.

There was also discussion regarding the cement floor that was to be laid for the floor. Gateway originally stated that despite the cement floor, the structure would not be permanent. They have since conceded that it would have to be considered permanent. The Board felt that perhaps the Authority could use this land to build some form of new housing. There was also concern that that Gateway may have violated the terms of the agreement originally made with the Authority. There was further concern regarding as to whether the City would install sewer hook ups for the building's plumbing. The Board wishes to review a wetland study, an engineer's study and a DEP study before moving further with a decision.

Commissioner Santiago moved that the decision on the Urban Garden be tabled until next meeting. The Board agreed unanimously.

The Board discussed the requirements for Community Service that the Authority was required to enforce. All members were previously presented with the HUD notice regarding Community Service as well as the written Authority policy regarding the initiative. The Board tabled the issue for further review until next month's meeting.

### **Public Portion**

There were no members of the public present for the public portion.

### **New Business**

There was no new business

High Rise resident Doris O'Neil appeared at the meeting 6:00 PM after the allotted time for the public portion. The Board allowed her to speak. She voiced a complaint regarding work that was to be done in her unit by maintenance. The work she spoke is currently being completed, however, she is responsible for moving and securing items in her unit.

With no further business to discuss the public meeting was closed at 6:30 PM.