

**MINUTES OF A SCHEDULED MEETING FOR  
THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF THE CITY OF BRIDGETON  
HELD ON NOVEMBER19, 2015**

A meeting of the Commissioners of the Housing Authority of the City of Bridgeton was held on Thursday November 19, 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 and Commissioner MacFarland. Also present was Executive Director Joanne Sbrana.

A motion was made by Commissioner Thomas to approve the minutes from the October 22, 2015 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 to the Board for the month of October. Amp 1 (Maplewood) generated \$40,575 for October in operating income and cost \$52,533 in expenses for the month. AMP 2 (Senior Sites) generated \$134,484 in operating income and cost \$84,534 for the month in expenses. AMP 3 (HOPE 6) pulled in \$32,904 through subsidy which was transferred to HOPE 6 with the Authority receiving 10% for administration. Central Office generated \$32,183 for the month and cost \$24,584 in expenses. Section 8 generated \$9,360 and cost \$8,684 in expenses. A motion to accept the financial reports was made by Commissioner Thomas and seconded by Commissioner Lugardo-Hemple. The motion was unanimously approved.

The Board was presented with Resolution Number 1518 which authorized the Authority to adopt a Community Service policy. The Department of Housing and Urban Development has mandated that all Public Housing Authorities must

enforce a Community Service program. The Community Service initiative mandates that all Housing residents over the age must perform 8 hours of community service each month. Residents who are over the age of 62, are blind or disabled or the caretaker of such a person, who are employed or a part of a State sponsored work program are exempt from having to participate. Activities that would be acceptable to fulfill the requirement ranges from things such as participating in volunteer work, child care, church programs, school sponsored programs, etc. A motion to accept the resolution was made by Commissioner Lugardo-Hemple and seconded by Commissioner MacFarland. Upon voting, Resolution 1518 passed unanimously.

### **Committee Reports**

There were no Committee Reports.

### **Public Portion**

Dorothea Hall of 433 Oakview Heights appeared after the time originally designated for the public, however, the Board allowed her to speak. Hall wished to have her unit painted. She also claimed that she has mold in her unit. The information will be forwarded to the Authority's maintenance department for investigation.

### **Unfinished Business**

Urban Farm

Director Sbrana will meet with Ed Bethea of the Gateway Community Action agency on Friday November 20. Bethea wishes to discuss with Sbrana what options Gateway has in securing the former Ivy Glen (Mill Street) apartments property in order to proceed with installing a pole barn.

Mr. Pryor is waiting for word back from Gateway's attorney Howard Melnicove who is to produce a variance from the Planning Board.

Commissioner MacFarland feels that the Authority should investigate what potential the Authority has to build on the land.

The Board unanimously agreed that the current arrangement between the Housing Authority and Gateway shall remain in effect until the Board makes its final determination.

Director Sbrana announced that the new generator installed at the High Rise was up and running.

**New Business**

There was no new business

With no further business to discuss the public meeting was closed at 5:44 PM.