

**MINUTES OF A SCHEDULED MEETING FOR  
THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF THE CITY OF BRIDGETON  
HELD ON FEBRUARY 25, 2016**

A meeting of the Commissioners of the Housing Authority of the City of Bridgeton was held on Thursday February 25, 2016 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, Commissioner Thomas, Commissioner Williams, Commissioner Leek and Commissioner Cortes. Also present were Executive Director Joanne Sbrana, Assistant Executive Director James Howell and Attorney Robert Pryor.

A motion was made by Commissioner Thomas to approve the minutes from the January 28, 2016 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 the monthly financial report to the Board. Amp 1(Maplewood) had 98 of 100 units leased and generated \$85,287 of operating income and cost \$76,784 in expenses for the month. AMP 2 (Senior Sites) had 249 of 252 units leased and generated \$140,119 in operating income while costing \$140,505 in expenses. AMP 3 (HOPE VI) leased 95 of 96 units and pulled in \$34,533 in subsidy which was transferred to HOPE VI. Central Office generated \$33,442 in income and cost \$30,310 in expenses. Section 8 leased 120 units and generated \$9,472 with an additional \$426 from fraud recovery for a total of \$9,934 and cost \$9,560 in operation costs. A motion to accept the financial reports was made by Commissioner Williams and seconded by Commissioner Thomas. The motion was unanimously approved.

## **Committee Reports**

Commissioner Cortes (Drug Elimination) reported a concern that had been brought to her attention from residents of Maplewood Garden. The concern was of people who did not live at the complex coming there and causing problems. The difficulty with addressing this issue is that residents do not call police when problems occur. When incidents occur, police must be contacted and persons causing the disturbances must be identified. People causing problems will be sent Notices to Cease if they are residents or will be added to the Authority's "No Trespass" list if they are visitors. Continued violations can lead to arrests and evictions.

## **Public Portion**

There were no members of the public present.

## **Old Business**

A question was asked regarding the previous request made of the Housing Authority to host the Meals on Wheels program at the Oakview Heights Community Room. Director Sbrana reported that Barbara Nedohon of the Office on Aging had surveyed the site and determined that there was not sufficient parking available to support the volume of people who would come to administer the program and be serviced by the program.

Director Sbrana reported on the situation with High Rise resident Jerry Gradia. Gradia had been exhibiting escalating aggressive over the last few weeks which culminated in his throwing a bed frame and striking Sbrana. Due to this behavior, he has been asked to leave.

## **New Business**

Director Sbrana reported that Marcus Weaver of Gateway Community Action Agency's Urban Farm Program had proposed that the Housing Authority rent space from Gateway. A building on Manheim Avenue had recently been purchased by Gateway to headquarter the program and there is available office space. Unfortunately, the Authority is unable to spend federal dollars on a non-federal building so this proposed collaboration cannot take place.

With no further business to discuss, Commissioner Williams moved that the meeting be adjourned. Commissioner Thomas seconded the motion. The meeting adjourned at 5:35 PM.

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Joanne Sbrana, Secretary

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Date