

**MINUTES OF THE REORGANIZATION MEETING FOR
THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF BRIDGETON
HELD ON MARCH 24, 2016**

The annual reorganization meeting of the Commissioners of the Housing Authority of the City of Bridgeton was held on Thursday March 24, 2016 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 Lugardo-Hemple, Commissioner Leek and Commissioner MacFarland. Also present were Executive Director Joanne Sbrana, Attorney Robert Pryor and Assistant Director James Howell.

Commissioner Thomas moved that the minutes of the February 25, 2016 meeting be approved and Commissioner Leek 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.

Nominations were taken for the position of Chairperson. Iris Santiago was nominated by Commissioner Lugardo-Hemple and seconded by Commissioner Thomas. No other nominations were made. Iris Santiago was voted unanimously to remain Chairperson after a show of hands vote.

Nominations were taken for the position of Vice-Chairperson. Marvin Thomas was nominated by Commissioner MacFarland and seconded by Commissioner Leek. No other nominations were made. Marvin Thomas was voted to remain Vice-Chairperson after a unanimous show of hands vote.

The Board unanimously agreed to allow the monthly meeting day to remain the fourth Thursday of every month. On months when the fourth Thursday is a holiday, the meeting shall take place on the previous Thursday.

The Board unanimously agreed for Housing Authority accounts to remain with Cape Bank.

All Committee Chairs will remain the same.

Control of the meeting reverted back to Chairperson Santiago

Report of Secretary/Treasurer

Director Sbrana next presented financial reports to the Board. Amp 1 (Maplewood) generated \$89,569 of operating income and cost \$94,002 in expenses for the month. Leased units numbered 97. AMP 2 (Senior Sites) generated \$138,745 in operating income and cost \$141,483 in expenses. Number of units leased was 249. AMP 3 (HOPE 6) pulled in \$34,716 through subsidy which was transferred to HOPE 6. Central Office generated \$33,419 and cost \$28,494 in expenses. Section 8 generated \$9,742 and cost \$10,105 in expenses. A motion to accept the financial reports and to pay the monthly bills was made by Commissioner Thomas and seconded by Commissioner Lugardo-Hemple. The motion was unanimously approved.

The Board was presented with Resolution 1601 which authorized the Authority to extend its agreement with Omega Pest Control for another year. The Authority has come to the end of its two year contract with the firm and is satisfied with the services received. This contract allows the agreement to be extended for another year. Commissioner Thomas made a motion to accept the resolution and Commissioner MacFarland seconded. The motion was passed unanimously.

The Board was presented with Resolution 1602 to authorize the write off of former tenant accounts. The accounts of residents who left owing the Authority will be written off but the attorney will continue efforts to collect repayment. A motion to accept the Resolution was made by Commissioner Leek and seconded by Commissioner Thomas. The motion was unanimously passed.

The Board was presented with instructions for completing online training for Elected Officials through the NJ Joint Insurance Fund's MEL Safety Institute. The Authority receives \$100 credit (up to \$500) for each Commissioner successfully completing the course. All members are encouraged to take the course.

Committee Reports

There were no committee reports.

Public Portion

The floor was opened for the public portion of the meeting.

Franco Acevedo of City Reach Network spoke to the Board about his organization. City Reach is an organization that does outreach to teens. The group is interested in using the Maplewood Garden Community Center as a site to conduct this outreach. The group would twice a month have biblically based activities. These activities would focus on a wide variety of subjects including dangers of drugs, bullying, hygiene, peer pressure, abstinence, career finding and etiquette. The group intends to hold community building types of activities such as neighborhood clean ups, homeless feeding, mentoring and fundraisers. The target age group is 13 – 18. The parent organization would insure and handle other paperwork. The programming would be only for Maplewood children and they intend to personally reach out to each household. The group plans to eventually acquire its own build and plans to bus in the Maplewood children to continue participation. Acevedo encouraged all Board members to check the organizations website at cityreachnetwork.org. He also invited all to attend an event the group would be sponsoring at the "Tin Can" on Friday April 8 from 6:00 PM to 8:00 PM.

Unfinished Business

Regarding the Gateway Community Action Agency Community Garden Project, an agreement has been drawn up which will allow Gateway to maintain green houses on the former Ivy Glen (Mill Street Apartments) site.

Commissioner Thomas inquired again regarding the use of solar energy for the Authority. Maintenance Supervisor Wayne Holt is looking into the possibilities of renewable energy for the Authority. In the meantime, roof repairs planned for the

High Rise and Oakview Heights may need to be completed before solar panel usage can be pursued.

New Business

There was no new business.

There being no further business to discuss, the meeting adjourned at 6:06 PM.

Joanne Sbrana, Secretary

Date