

**MINUTES OF A SCHEDULED MEETING FOR
THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF BRIDGETON
HELD ON MAY 26, 2016**

A meeting of the Commissioners of the Housing Authority of the City of Bridgeton was held on Thursday May 26, 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: Commissioner Leek, Commissioner MacFarland, Commissioner Cortes, Commissioner Williams and Commissioner Lugardo-Hemple. Also present were Executive Director Joanne Sbrana and Assistant Director James Howell. Commissioners Thomas joined the meeting in progress.

A motion was made by Commissioner Cortes to approve the minutes from the April 28, 2016 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 the monthly financial report to the Board. Amp 1 (Maplewood) had 97 of 100 units leased and generated \$103,351 of operating income and cost \$71,493 in expenses for the month. AMP 2 (Senior Sites) had 248 of 252 units leased and generated \$169,563 in operating income while costing \$183,000 in expenses. AMP 3 (HOPE VI) pulled in \$34,954 in subsidy which was transferred to HOPE VI. Central Office generated \$32,907 in income and cost \$31,696 in expenses. Section 8 generated \$9,107 and cost \$12,085 in operation costs. An increase in the amount that the Authority had expended for insurance was noted by Attorney Pryor. Director Sbrana will check records to indicate why this increase occurred. Commissioner Williams moved that the report be accepted pending any corrections that may be needed. The motion seconded by Commissioner Leek. The motion was unanimously approved.

Committee Reports

Commissioner Cortes noted that a person recently housed by the Authority wished to express their thanks

Public Portion

Charles Alvarez of 431 Oakview addressed the Board regarding an issue he had. According to Alvarez, while he was in the hospital, his apartment had broken into and some items taken. Alvarez suggested that perhaps the Authority could have security cameras installed at Oakview Heights. The Authority will look into the possibilities.

Old Business

The matter regarding Jacqueline Harris of apartment 7-G was discussed. Harris has complained of medical issues due to what she has described as a toxic substance being sprayed in the building. Investigations by the Housing Authority and the County Department of Health have failed to discern what is causing Harris' alleged problems. As a result, the Department of Community Affairs (DCA) has issued an emergency medical voucher which will allow Harris to move to more suitable accommodations elsewhere and still have her rent subsidized. Harris originally refused the voucher saying that she would not leave. She has since relented and agreed to take the voucher, however, to date, she has made no attempt to come to the Main Office and sign the appropriate paperwork. Harris will have to leave either way in September as her lease will not be renewed.

New Business

It is with regret that the Housing Authority has accepted the resignation of Tyrone Williams from the Authority Board of Commissioners. In appreciation of his 24 years of service, the Authority presented him with a plaque in his honor. Mr. Williams' leadership and guidance will be missed in the days to come but he has left a lasting legacy with the Authority.

With no further business to discuss, the meeting adjourned at 5:32 PM.