

**MINUTES OF A SCHEDULED MEETING FOR  
THE BOARD OF COMMISSIONERS  
OF THE HOUSING AUTHORITY OF THE CITY OF BRIDGETON  
HELD ON AUGUST 4, 2016**

A meeting of the Commissioners of the Housing Authority of the City of Bridgeton was held on Thursday August 4, 2016 at 5:00 PM 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 Thomas AND Commissioner DeQuinzio. Also present were Executive Director Joanne Sbrana, Attorney Robert Pryor and Assistant Director James Howell. Commissioner Lugardo-Hemple joined the meeting in progress.

A motion was made by Commissioner Thomas to approve the minutes from the June 23, 2016 meeting and the motion was seconded by Commissioner Cortes. 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 \$61,210 of operating income and cost \$63,181 in expenses for the month. AMP 2 (Senior Sites) had 244 of 252 units leased and generated \$130,661 in operating income while costing \$126,114 in expenses. AMP 3 (HOPE VI) pulled in \$33,527 in subsidy which was transferred to HOPE VI. Central Office generated \$31,884 in income and cost \$26,186 in expenses. Section 8 generated \$9,021 and cost \$9,550 in operation costs. Commissioner Thomas moved that the report be accepted and was seconded by Commissioner MacFarland. The motion was unanimously approved.

The Board was presented with Resolution Number 1606 which approved that the Authority enter a contract with Earthtech for solid waste removal services. The

Authority had received bids from Waste Management in the amount of \$50,901 and Earthtech at \$43,064 which were publicly opened on July 22, 2016.

Commissioner Thomas moved that Resolution 1606 be accepted and Commissioner Lugardo-Hemple seconded the motion. Upon oral vote, the motion was passed unanimously.

The Board was presented with Resolution Number 1607 which approved the budget ending fiscal year 2017 pursuant to the laws of the State of New Jersey. Director Sbrana gave an overview of the budget and Commissioners were able to review copies. Commissioner Thomas moved that Resolution 1607 be accepted as presented and Commissioner Lugardo-Hemple seconded the motion. Upon oral vote, the motion passed unanimously.

### **Committee Reports**

There were no Committee reports.

### **Public Portion**

No members of the public spoke.

### **Old Business**

Commissioner Thomas inquired as to whether the Authority had investigated the possibility of solar energy usage. Director Sbrana reported that work was currently going on at the roof of the High Rise regarding the cell tower companies and that there may not be room for solar panels.

Director Sbrana reported that the Authority may be changing the company that it uses to get its background checks. A company called On Line Rental Exchange is being investigated and could potentially save the Authority \$700 per year.

### **New Business**

With no further business to discuss, the meeting adjourned at 5:26 PM. The next meeting shall take place on Thursday September 22, 2016.