

**MINUTES OF A RESCHEDULED MEETING FOR
THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE CITY OF BRIDGETON
HELD ON MAY 28, 2015**

A meeting of the Commissioners of the Housing Authority of the City of Bridgeton was held on Thursday May 28, 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 Cortes, Commissioner Lugardo-Hemple and Commissioner MacFarland. 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 March 26 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 a year to date financial report to the Board. Amp 1 (Maplewood) generated \$105,546 of operating income and cost \$76,717 in expenses for the month. AMP 2 (Senior Sites) generated \$143,464 in operating income and cost \$135,485 in expenses. AMP 3 (HOPE 6) pulled in \$35,331 through subsidy which was transferred to HOPE 6. Central Office generated \$33,675 and cost \$32,469 in expenses. Section 8 generated \$9,053 and cost \$9,973 in expenses. A check detail of expenses from the previous month was presented to the Board before the meeting opened. A motion to accept the financial reports was made by Commissioner Leek and seconded by Commissioner MacFarland. The motion was unanimously approved.

The Board was presented with Resolution Number 1509 which authorized the disposition of surplus property through Gov.Deals.com. This resolution generally allows the Authority to dispose of out dated and broken equipment by auctioning it off online. The Authority has successfully used the GovDeals.com site in the past to auction off obsolete equipment. Commissioner Thomas moved that Resolution Number 1509 be accepted as presented and Commissioner Cortes seconded the motion. The motion passed unanimously and was officially adopted.

Committee Reports

There were no Committee reports.

Public Portion

No members of the public were present and thus there was no public portion.

Unfinished Business

The Board next discussed changes in the by-laws. Updated by-laws had previously been distributed to all Commissioners for review. After some brief discussion and minor corrections, Commissioner Cortes moved the updated by-laws be accepted. Commissioner Thomas seconded the motion. The by-laws were accepted after a unanimous oral vote.

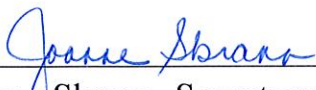
New Business

Director Sbrana addressed the Board regarding audit score with the Public Housing Assessment System. The Authority had originally been scored as a standard performer but this was due to HOPE VI properties being included in the Authority's evaluation. The Authority protested this score with HUD citing that the HOPE VI properties should not be grouped with the public housing properties. HUD agreed and the Authority was re-scored and designated a high performer.

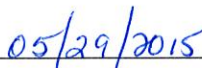
Director Sbrana relayed to the Board the discovery of a note taped to the Authority office door basically accusing someone on the staff of embezzling money. Naturally, this accusation is completely unfounded. The conversation drifted to some residents making complaints to Commissioners regarding incidents at sites that included issues such as prostitution and drug dealing. None of the complaints made to the Commissioners had been reported to the staff. Neither had police been

contacted when the activity was observed. Persons reporting these incidents did not give names of participants.

With no further business to discuss, Commissioner Thomas moved that the meeting be adjourned. Commissioner Lugardo-Hemple seconded the motion. The meeting was adjourned at 5:22 PM.



Joanne Sbrana, Secretary



Date