

**PRINCETON HOUSING AUTHORITY
MINUTES OF THE SPECIAL MEETING
November 5, 2018**

The members of the Board of Commissioners of the Princeton Housing Authority met on Monday, November 5, 2018, at 6:15 p.m., for a special meeting at the Princeton Municipal Building, 400 Witherspoon Street, Princeton, NJ.

The meeting was called to order at 6:15 p.m. by Chairperson Newlin and upon roll call, those present and absent were:

Present: Commissioners Newlin, Sipprelle, McGowen, Tuck-Ponder, Logan and Weiss,
Attorney Cochran, Liaison Liverman

Commissioner Pannell was present by telephone

Opening Statement

A motion to open the meeting was made by Mr. McGowen and seconded by Ms. Logan. All were in favor

The following is an accurate statement concerning the providing of notice of this meeting:

Adequate notice to the public of the time, date and place of this special meeting of the Board of Commissioners of the Princeton Housing Authority to be held on Monday, November 5, 2018 at 6:15 p.m. at the Princeton Municipal Building, 400 Witherspoon Street, Princeton, New Jersey was given by:

1. Providing notice of the same to the Municipality of Princeton, 400 Witherspoon Street, Princeton, New Jersey, for posting on the bulletin board reserved for notices of public meetings, at least 48 hours in advance of the meeting; and
2. Providing notice to and causing to be published in the Princeton Packet, official newspaper of the Princeton Housing Authority, notice hereof; and
3. Filing notice hereof with the Clerk of the Municipality of Princeton at 400 Witherspoon Street, Princeton, New Jersey.

This announcement of the Board of Commissioners' compliance with the notice provisions of the Open Public Meetings Act shall be duly entered in the minutes of the meeting.

I. Adoption of Resolution to Renew Membership in the New Jersey Public Housing Authority Joint Insurance Fund

The Princeton Housing Authority has enjoyed significant savings in worker's compensation and employer liability insurance premiums through its membership in the New Jersey Public Housing Authority Joint Insurance Fund. The Authority's current membership is scheduled to expire on December 31, 2018.

Upon motion made by Mr. Weiss and seconded by Ms. Sippelle, the Board approved the attached resolution to renew the Authority's membership in the NJPHAJIF through December 31, 2021.

II. Executive Session.

Upon motion made by Ms. Sippelle and seconded by Mr. McGowen, the Board unanimously adopted a Resolution to go into executive session to discuss the proposed Memorandum of Agreement ("MOA") between the Authority, Princeton Community Housing and the municipality of Princeton for the development/redevelopment of 80 units of affordable housing on the current Maple/Franklin property and the adjoining parking lot owned by the municipality of Princeton, 60 of which would be credited to the municipality's "Mount Laurel" fair share obligation for the latest round.

Since the last meeting, the proposed MOA was amended to delete any obligation on the part of PHA to make a financial contribution to the feasibility study portion of the undertaking in recognition of the fact that it would be donating the Maple/Franklin tract of land. Instead, the municipality would pay the share previously allocated to PHA.

The Board discussed its goal to increase the number of "low, low income" units on the site from the existing 20 as part of the redevelopment. Both Liaison Liverman and Commissioner McGowen reminded everyone that, under the Mount Laurel guidelines, a minimum of 13% of the units to be constructed would have to be designated and remain, "low, low income" units. However, as both they and other members pointed out, PHA currently has 20 units and 13% of 80 is 10.4 or only half of the existing units.

Ms. Tuck-Ponder argued that transparency and fairness dictated that PHA should make its position known to the other two parties from the outset of the MOA so that all parties knew where it stood. An extended discussion of this proposal ensued. A consensus developed that, at this stage of the negotiations with so many as yet unknown variables, it would be preferable to distinguish between "goals" and "absolute requirements" in presenting PHA's position.

Following a round table discussion with all Board members expressing their opinions, Ms. Tuck-Ponder moved to come out of executive session, which was seconded by Mr. McGowen. The Board unanimously voted to come out of executive session.

III. Approval of Entry into MOA

Mr. McGowen then make a motion that PHA enter into the MOA as presented to the Board at this special meeting. The motion was seconded by Ms. Sippelle. By roll call vote, the Board unanimously adopted the motion.

There being no further business, a motion was made by Ms. Tuck-Ponder at 7:34 pm to adjourn the meeting, which was seconded by Ms. Sippelle and unanimously approved.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Glenn R. Cochran".

Glenn R. Cochran, Acting Secretary