

**PRINCETON HOUSING AUTHORITY
MINUTES OF THE REGULAR MEETING
November 18, 2019**

The members of the Board of Commissioners of the Princeton Housing Authority met on Tuesday, November 18, 2019, at a regular meeting at the Princeton Municipal Building, 400 Witherspoon Street, Princeton, NJ.

The meeting 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, Logan, and Weiss
Attorney Cochran
Catherine Hart, Barbara Johnson

Absent : Commissioners Pannell and Tuck-Ponder Council Liaison Williamson

Opening Statement

A motion to open the meeting was made by Mr. McGowen and seconded by Ms. Sipprelle. 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 regular meeting of the Board of Commissioners of the Princeton Housing Authority to be held on Tuesday, November 18, 2019 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. Public Comment

Michael Floyd introduced himself as a former employee of the New Jersey Mortgage Finance Association who has an interest in low income housing and the Mount Laurel settlement in Princeton. He questioned why the minutes were not posted in the municipal website. Attorney Cochran advised that due to absences and the need for additions and corrections, a number of prior month's meeting's minutes were scheduled to be approved as the next agenda item. He further advised that once they were approved they would be posted to the Princeton Housing Authority website within a few business days.

II. Approval of Minutes

Upon motion duly made by Mr. Weiss and seconded by Ms. Sippelle, the Board unanimously approved the minutes of the August 13, 2019 meeting with the correction of the typographical error identified by Mr. McGowen.

Upon motion duly made by Mr. McGowen and seconded by Ms. Logan, the Board unanimously approved the minutes of the September 24, 2019 meeting.

Upon motion duly made by Ms. Sippelle and seconded by Mr. Weiss , the Board unanimously approved the minutes of the October 15, 2019 meeting.

Upon motion duly made by Mr. Weiss and seconded by Ms. Sippelle, the Board unanimously approved the minutes of the October 21, 2019 special meeting as amended to include a reference to the discussion of the CIS contract.

III. Payment of Bills

A motion to approve the payment of bills was made by Mr. Weiss and seconded by Mr. McGowen. All were in favor.

IV. New Business

Tenant Balances - The current tenant balance report reflect that the balances are the lowest in years.

Vacancy Report - Cathy Hart of the Housing Authority of the City of Elizabeth ("HACE") reported that there are only 2 vacancies.

Financial Statements - Following a review of the financial statements, a motion to approve them was made by Ms. Logan and seconded by Ms. Sippelle. All were in favor.

V. Executive Session

Upon motion made by Mr. McGowen and seconded by Ms. Sippelle, upon roll call vote

listed below, the Board unanimously voted to enter executive session at 6:50 pm to discuss contractual matters with HUD and contractual matters regarding the redevelopment of Maple-Franklin and the CIS contract.

<u>Name:</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Michelle Tuck-Ponder				X
Joseph Weiss	X			
Alvin McGowen	X			
Bertha Logan	X			
Linda Sippelle	X			
Henry Pannell				X
Leighton Newlin	X			

Messrs. McGowen and Weiss provided the Board with a thorough report of the status of negotiations between PCH, PHA and the municipality of Princeton regarding the Memorandum of Agreement (MOA) for the redevelopment of Maple-Franklin and the development of the adjoining parking lot. Mr. Weiss showed with the Board initial concept design sketches discussed at the most recent meeting the municipal representatives.

Ms. Hart and Ms. Johnson provided a report on the current status of HUD HAP payments.

The consensus of the Board was that a special meeting should be scheduled with a representative of CIS to hash out the remaining contractual issues.

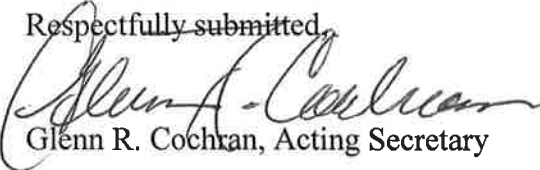
Upon motion made by Mr. McGowen and seconded by Ms.Sippelle, upon roll call vote listed below, the Board unanimously voted at 7:50 pm to leave executive session to return to the special meeting open to the public.

<u>Name:</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Michelle Tuck-Ponder				X
Joseph Weiss	X			
Alvin McGowen	X			
Bertha Logan	X			
Linda Sippelle	X			
Henry Pannell				X
Leighton Newlin	X			

VI. Old Business.

There being no further business, upon motion made by Mr. McGowen and seconded by Ms. Logan, the Board unanimously voted to adjourn at 8:00 pm.

Respectfully submitted,



Glenn R. Cochran, Acting Secretary