

**PRINCETON HOUSING AUTHORITY
MINUTES OF THE REGULAR MEETING
December 17, 2019**

The members of the Board of Commissioners of the Princeton Housing Authority met on Tuesday, December 17, 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, Council Liaison Williamson
Catherine Hart, Barbara Johnson

Absent : Commissioners Pannell and Tuck-Ponder

Opening Statement

A motion to open the meeting was made by Ms. Sipprelle 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 regular meeting of the Board of Commissioners of the Princeton Housing Authority to be held on Tuesday, December 17, 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

There was no one from the public present wishing to comment.

II. Approval of Minutes

Upon motion duly made by Ms. Sippelle and seconded by Mr. McGowen, the Board unanimously approved the minutes of the November 18, 2019 meeting.

III. Payment of Bills

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

IV. New Business

Tenant Balances - The current tenant balance report reflect that 93% of current rents due have been paid.

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 Mr. McGowen and seconded by Ms. Sippelle. All were in favor. Ms. Hart reported that HUD had made HAP payment for Karin Court for January, 2019 - April, 2019 and for Redding for January, 2019 - March 2019.

Community Report: Ms. Hart reported that the local Food Bank has committed to provide a “mobile market” at Redding Circle to enable residents to “shop” for available groceries and hygiene items. Ms. Hart further reported that T-Mobile has put forth a proposal to wire PHA units with internet service and WiFi an include tablets for a cost of \$9.00 per month. Lastly, Ms. Hart advised that the YMCA could be providing after school home work assistance to PHA students to be held at Redding Circle.

Resolution 2019-10: Resolution 2019-10 awarding the contract for calendar year legal services, in the form attached, to the Law Offices of Glenn R. Cochran was duly adopted.

V. Unfinished Business

Joseph Weiss, on behalf of the Maple/Franklin redevelopment subcommittee, reported that he, Alvin McGowen and Ed Truscelli of PCH met with a group from the community at large and reviewed the rough draft sketch plans of the proposed redevelopment of “Maple/Franklin”. The primary feedback Mr. Weiss related was the strong opposition of the public to not being told or shown what PHA intended to do with th “excepted” parcel. Mr. Weiss strongly

recommended that we be prepared to address our plans for the parcel to allay fears that something secretive was being planned.

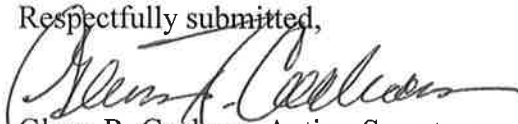
Due to Commissioner Tuck-Ponder's conflict between the PHA Board Meetings and the Board of Education meetings, a discussion was held to determine if the Board could agree on a different day for the PHA Board Meetings going forward which would enable Commissioner Tuck-Ponder to attend. Upon motion made by Mr. McGowen and seconded by Ms. Sippelle, the Board unanimously voted to change all future meeting dates from the third Tuesday of the month to the third Wednesday of the month beginning in January, 2020. Mr. Caporelli will be advised to publish the appropriate OPMA notices.

Lastly, the Board unanimously voted to pay Mr. Caporelli for the balance of his unused 2019 vacation days in accordance with the recommendation of Ms. Hart.

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS
OF
THE PRINCETON HOUSING AUTHORITY**

RESOLUTION 2019-10

At a regular meeting of the Board of Commissioners of the Princeton Housing Authority, held on Tuesday, November 19, 2019 at the Princeton Municipal Building, 400 Witherspoon Street, Princeton, New Jersey, upon motion duly made and seconded, The Board of Commissioners adopted the following Resolution:


WHEREAS, the Authority published and solicited requests for proposals for the provision of legal services for the next fiscal year; and

WHEREAS, the Authority received two proposals from qualified firms, one of which has been providing legal services to the Authority for the past thirty years of years and thus has demonstrated its past professional experience and whose proposal was \$25,000 less than the other firm submitting a proposal; NOW, THEREFORE

BE IT RESOLVED that Board of Commissioners hereby approves the entry into a contract for the provision of legal services for the next fiscal year with the Law Offices of Glenn R. Cochran, LLC at an annual retainer of \$5,000, payable in quarterly installments of \$1,250, plus fees for landlord/tenant actions in accordance with the fee schedule submitted with the proposal.

I, Glenn R. Cochran, acting secretary of the Princeton Housing Authority, do hereby certify that the foregoing is a true copy of a Resolution of the Board of Commissioners as it appears in the records of the corporation and as was duly and legally adopted at a regular meeting of the Board of Commissioners held on November 19, 2019, pursuant to and in accordance with the Certificate of Incorporation and the By-Laws thereof; that it has not been modified, amended or rescinded, and is in full force and effect as of the date hereof.

Dated: December 17, 2019


Glenn R. Cochran, Acting Secretary

Motion: McGowen Second: Logan

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Mr. Newlin	X			
Ms. Sippelle	X			
Ms. Logan	X			
Mr. Pannell				X
Mr. McGowen	X			
Mr. Weiss	X			
Ms. Tuck-Ponder				X