

**PRINCETON HOUSING AUTHORITY
MINUTES OF THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
February 19, 2020**

The members of the Board of Commissioners of the Princeton Housing Authority met on February 19, 2020, for a regular 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, Logan, McGowen and Attorney Cochran

Absent : Commissioners Pannell, Weiss, Tuck-Ponder, Liaison Williams

Guest: Barbara Johnson and Catherine Hart

Opening Statement

A motion to open the meeting was made by Ms. Logan 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 Wednesday, February 19, 2020 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 advised that the municipality of Princeton was studying parking options in the Clay - Maple/Franklin area for residents without driveways. In response, the Board agreed to have the staff canvas the residents of Clay Street to determine the extent of the problem there.

II. Approval of Minutes

Upon motion made by Ms. Logan and seconded by Ms. Sipprelle, the Board unanimously approved the minutes of the regular meeting of the Board held on January 15, 2020.

III. Payment of Bills

Upon motion made by Ms. Sipprelle and seconded by Mr. McGowen, the Board unanimously approved the payment of December, 2019 and January, 2020 bills.

IV. New Business

Tenant Balances - Ms. Johnson reported that, overall, PHA currently had a 90% collection rate.

Vacancies: Ms. Johnson reported that there are currently 0 vacancies.

Financial Report: Ms. Hart reported on the status of HAP payments from HUD. Karin Court was current on HAP payments through July, 2019, which Redding was current through September, 2019.

Resolution 2020-2 - Sale of Trucks.

Upon motion duly made by Mr. McGowen and seconded by Mr. Newlin, the Board unanimously approved Resolution 2020-2 as attached hereto.

VI. Old Business.

Maple/Franklin: Mr. McGowen reported that a public outreach meeting was being held at the Library from 9am - 12 pm on February 22.

Director's Report: Ms. Hart advised that Jewish Family Services would be beginning its "Mobile Market" of food for residents at Redding Circle beginning March 24, 2020. Rather than be given a pre-packaged container of food, residents would be permitted to "shop" for those items of interest to them.

At the March meeting, the Board will be asked to adopt a resolution terminating the current admission policy and adopting the tenant selection policy under RAD and PBRA.


At 6:49 pm, upon motion made by Ms. Sippelle and seconded by Mr. McGowen, the Board unanimously voted to close the public portion of the meeting to go into executive session in order to discuss the finalization of the CIS contract.

At 6:58 pm, upon motion made by Mr. McGowen and seconded by Ms. Sippelle, the Board unanimously voted to leave executive session and resume the public portion of the meeting.

Upon motion made by Ms. Logan and seconded by Ms. Sippelle, the Board voted to authorize the Director to execute the current draft of proposed contract with CIS, subject to final review and approval of counsel. Mr. Newlin, Ms. Sippelle and Ms. Logan voted in favor. Mr. McGowen abstained.

There being no further business, upon motion made by Mr. McGowen and seconded by Ms. Sippelle, the Board unanimously voted to adjourn at 7:10 pm.

Respectfully submitted,


Glenn R. Cochran, Acting Secretary