

**PRINCETON HOUSING AUTHORITY
MINUTES OF THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
May 20, 2020**

The members of the Board of Commissioners of the Princeton Housing Authority met on May 20, 2020. Due solely to the COVID-19 restrictions, the meeting was held virtually through Zoom.

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, Pannell, Weiss, Tuck-Ponder and Attorney Cochran and Liaison Williams

Guests: Barbara Johnson and Catherine Hart, Chris Folio from CIS

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 Wednesday, May 20, 2020 at 6:15 p.m. via Zoom 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

No one from the public appeared.

II. Approval of Minutes

This item was tabled until the June, 2020 meeting.

III. Payment of Bills

Upon motion made by Mr. Weiss and seconded by Ms. Logan, the Board unanimously voted to approve the payment of bills through April, 2020.

IV. New Business

Tenant Balances - Ms. Johnson reported that, apparently due to COVID restrictions, tenant balances have risen. Through May, 2020, 85% of the rents are current. Due to Governor Murphy's Executive Order, no tenants can be evicted for non-payment of rent during the COVID restrictions, so enforcement must await the easing of those restrictions.

Vacancies- Ms. Hart reported that PHA currently has four vacancies.

Resolution 2020-7- Formal Adoption of FYE 6/31/21 Budget.

Upon motion duly made by Ms. Tuck-Ponder and seconded by Mr. McGowen, the Board unanimously approved Resolution 2020-7 as attached hereto.

Acting Director's Report.

Ms. Hart advised that she was working with T-Mobile which is proposing to provide tenants with free Android tablets provided that they sign up for internet service at \$8-10 per month. Ms. Hart continues to investigate sources to cover the service cost for tenants unable to afford it, but who nonetheless require tablets for their children during the COVID remote learning duration.

VI. Old Business.

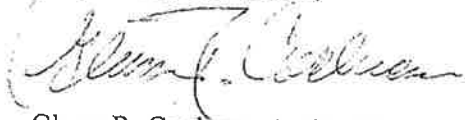
Upon motion made by Ms. Sippelle and seconded by Ms. Logan, the Board unanimously voted to close the open portion of the meeting and to into Executive Session for the purpose of discussing the status of negotiations between the municipality, PHA and PCH as regards the redevelopment of Maple-Franklin.

The Board was given a status update by Chairman Newlin and Mr. McGowen.

Upon motion by Mr. McGowen, seconded by Ms. Logan, the Board unanimously voted to come out of Executive Session at 7:25 p.m.

There being no further business, upon motion made by Ms. Sippelle and seconded by Ms. Logan, the Board unanimously voted to adjourn at 7:30 pm.

Respectfully submitted,

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

Glenn R. Cochran, Acting Secretary

2020 (2020-2021) ADOPTED BUDGET RESOLUTION

PRINCETON HOUSING AUTHORITY Resolution# 2020-7

FISCAL YEAR: FROM: JULY 1, 2020 TO: JUNE 30, 2021

WHEREAS, the Annual Budget and Capital Budget/Program for the Princeton Housing Authority for the fiscal year beginning July 1, 2020 and ending, June 30, 2021 has been presented for adoption before the governing body of the Princeton Housing Authority at its open public meeting of May 20th 2020; and

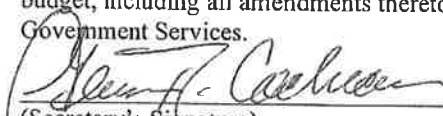
WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$ 2,055,590, Total Appropriations, including any Accumulated Deficit, if any, of \$ 1,606,154 and Total Unrestricted Net Position utilized of \$ 0 ; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$1,125,495 and Total Unrestricted Net Position planned to be utilized of \$ 0 ; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Princeton Housing Authority, at an open public meeting held on May 20th 2020 that the Annual Budget and Capital Budget/Program of the Princeton Housing Authority for the fiscal year beginning, July 1, 2020 and ending, June 30, 2021 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.



(Secretary's Signature)

5/20/20
(Date)

Motion: MTP Second: AMCG

Governing Body Member:	Recorded Vote			
	Aye	Nay	Abstain	Absent
Leighton Newlin	X			
Linda Sippelle	X			
Henry Pannel	X			
Joseph Weiss	X			
Alvin McGowen	X			
Bertha Logan	X			
Michele Tuck-Ponder	X			