

**PRINCETON HOUSING AUTHORITY  
MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF COMMISSIONERS  
July 15, 2020**

The members of the Board of Commissioners of the Princeton Housing Authority met on July 15, 2020. Due solely to the COVID-19 restrictions, the meeting was held virtually through Zoom.

The meeting was called to order at 6:20 p.m. by Chairperson Newlin and upon roll call, those present and absent were:

Present: Commissioners Newlin, Sippelle, Logan, McGowen, Pannell, Weiss, Tuck-Ponder; Attorney Cochran; Liaison Williamson

Also Present: Barbara Johnson and Catherine Hart; Chris Foglio and Marcus Jackson from CIS

**Opening Statement**

A motion to open the meeting was made by Ms. Logan and seconded by Mr. Weiss. 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, July 17, 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**

A motion to approve the June, 2020 minutes of the Board meetings was made by Ms. Sipprelle and seconded by Ms. Logan. The motion was unanimously adopted.

**III. Payment of Bills**

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

**IV. New Business**

**Tenant Balances** - Ms. Johnson reported that, due to COVID restrictions, rents are 75.3% current. Mr. Williamson advised that the municipality had, in light of the COVID restrictions, frozen rents temporarily and asked if the Board might consider doing so also. Ms. Hart and Ms. Foglio advised that the HUD regulations under which PHA operates does not permit us to do that.

**Vacancies**- Ms. Hart reported that PHA currently has two vacancies.

**Financial Statements** - After a review of the financial reports, upon motion made by \_\_\_\_\_ and seconded by \_\_\_\_\_, the Board unanimously voted to approve the financial statements through June, 2020.

**Acting Director's Report.**

Ms. Hart advised that the transition to property management by CIS continues to move forward.

Ms. Foglio reported that Mr. Johnson is paring up with the Princeton Library to sign up for library cards because if they do their children will get free backpacks.

Ms. Tuck-Ponder advised that the Board of Education has decided to begin the school year with virtual classrooms and to facilitate its ability to do so efficiently and enable the students equal access to the virtual classroom, the Board of Education is supply each student with a new laptop for the upcoming year. She pointed out that the only problem with it is that the PHA residents were the weak link in the chain owing to the small percentage with internet access.

The Board was reminded that Ms. Hart had negotiated with T-Mobile to provide internet service to residents (WiFi) for \$8.00 per month and supply each subscribed with a free tablet.

Ms. Tuck-Ponder inquired whether the Board could allocate some funds to assist needy residents in securing the T-Mobile offer for their children.

Ms. Foglio offered to contribute one month of CIS's fee, or \$10,000, to such a fund.

Mr. Williamson reported that we should be aware and educate the residents that they will be received ballots for the upcoming general election on November 4, 2020 by mail.

## **VI. Old Business.**

### Status of Maple Franlin Redevelopment:

Chairman Newlin reported that the municipality had drafted and would be introducing for public comment at a meeting on July 27, 2020 two zoning resolutions for the Maple/Franklin redevelopment:

Option 1: 80 units of low income housing on the Maple/Franklin Lots

Option 2: 160 units of mixed income housing on all three lots.

He reported that the general consensus is that the Council favors Option 2, but will await public comment at the meeting.

The Board then held a discussion about the timing of advising the current tenants of Maple/Franklin about the redevelopment. The general consensus developed that it would be prudent to wait until the choice between Option 1 and Option 2, or any other plan is clear.

There being no further business, upon motion made by Nr. Weiss and seconded by Ms. Logan, the Board unanimously voted to adjourn at 7:20 pm.

Respectfully submitted,

Glenn R. Cochran, Acting Secretary