

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

The members of the Board of Commissioners of the Princeton Housing Authority met on August 19, 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, Sipprelle, Logan, Pannell, Weiss, Tuck-Ponder and McGowen; Attorney Cochran; Liaison Williamson

Absent:

Also Present: Barbara Johnson and Catherine Hart; Chris Foglio and Marcus Jackson from CIS
Mia Sachs - municipal councilperson; Dozier Hammond, Wilma Solomon

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, August 19, 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

Ms.Sachs advised that the municipality of Princeton was very pleased and enthused to be involved with PHA in the redevelopment of Maple/Franklin.

II. Approval of Minutes

A motion to approve the July, 2020 minutes of the Board meetings was made by Ms. Sipprelle and seconded by Ms. Logan. The motion was unanimously adopted, but Mr. McGowen abstained.

III. Payment of Bills

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

IV. New Business

Tenant Balances - Ms. Johnson reported that, due to COVID restrictions, rents are 85% current, with an outstanding balance of \$13,469.

Vacancies- Ms. Hart reported that PHA currently has three vacancies, with two units about to be occupied and the other leased but not yet ready for occupancy.

Financial Statements - After a review of the financial reports, upon motion duly made and seconded, the Board unanimously voted to approve the financial statements through July, 2020.

Emergency Preparedness:

Following the July hurricane and the resultant power outages, especially at Redding Circle, the Board requested an examination of PHA emergency preparedness procedures. Mr. Johnson advised that he was working on a comprehensive emergency preparedness plan for PHA which would be modeled by other similar plans in similar developments managed by CIS. Ms. Foglio specifically advised that she is working on securing generators to insure that residents' insulin will remain refrigerated during extended power outages going forward.

Acting Director's Report.

Ms. Foglio reported that she has had conversations with Kate from the YMCA after school program to encourage the enrollment of more resident children.

With respect to the near certainty of remote learning for the upcoming school year, Ms.

Foglio advised that Comcast has available a low/moderate income wifi package for \$9.87 per month. However, the rate does not apply to anyone who has had Comcast within the last year. Ms. Foglio indicated that she will attempt to lobby Comcast for a waiver of that requirement for PHA. She is also preparing to file a Community Development Block Grant application to establish wifi service to students with remote school due to COVID.

Finally, Ms. Foglio advised that she is working with HUD, who is assisting, in revising the PHA RAD application, *nunc pro tunc*, to secure capital funding for boiler replacement and other capital expenditures.

Board of Education Report

Ms. Tuck-Ponder reported that Princeton has gone to the County Superintendent to secure permission to go exclusively to remote learning until at least 10/14/20 due to continuing COVID concerns among the staff and faculty. Thereafter, the plan would be for a hybrid system, with some “in school” days and the others by remote learning.

Executive Session

Upon motion made by Ms. Sippelle and seconded by Ms. Logan, the Board unanimously voted to go into Executive Session for the purpose of discussing the Memorandum of Understanding with the municipality of Princeton for the redevelopment of Maple/Franklin, although Ms. Tuck-Ponder abstained.

Respectfully submitted,

Glenn R. Cochran, Acting Secretary