

**PRINCETON HOUSING AUTHORITY
MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF COMMISSIONERS
December 2, 2020**

The members of the Board of Commissioners of the Princeton Housing Authority met at a special meeting on December 2, 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, Logan, Pannell, Sippelle, Weiss, and Tuck-Ponder;
Attorney Cochran; Liaison Williamson

Absent:

Also Present: Christiana Foglio, Catherine Hart and Barbara Johnson

A guest, identified on screen as "Mian" was present but remained muted throughout the meeting.

Opening Statement

A motion to open the meeting was made by Ms. Tuck-Ponder and seconded by Ms. Sippelle. 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 special meeting of the Board of Commissioners of the Princeton Housing Authority to be held on Wednesday, December 2, 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

None.

II. Approval of Minutes

A motion to approve the October, 2020 minutes of the Board meeting was made by Ms. Logan and seconded by Mr. Weiss. The motion was unanimously adopted.

III. Payment of Bills

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

IV. New Business

Tenant Balances - Ms. Foglio reported that outstanding balances are still well above normal due (*e.g.*, only 55% paid at Redding Circle) to the restriction on summary dispossession actions.

Vacancies- Ms. Foglio reported that PHA currently has three vacancies.

Financial Statements - Ms. Foglio reviewed the financial report with the Board. Upon motion made by Ms. Sippelle and seconded by Ms. Logan, the Board unanimously approve the financial report for November.

V. Unfinished Business:

Internet Availability at PHA:

Ms. Foglio reported that 100% of all students in PHA now have wifi. All but 3% of the senior units have wifi.

Mr. Jackson:

Ms. Foglio advised that Markus Jackson had accepted other employment and would be leaving his position at PHA within the next few weeks.

Community Block Grant:

CIS has requested community block grant funding to pay for proposed facility improvement at PHA which is anticipated to be approved.

Management Plan:

Ms. Foglio advised that the CIS Management Plan would take six months to fully implement.

Ms. Foglio's Report:

Ms. Foglio reported on the following items of importance since the last meeting:

- PHA is actively seeking a Certified Occupancy Specialist now that Mr. Jackson is leaving
- CIS is in the process of attempting to simplify the monthly financial report to make it easier to Board members to review and digest, given that none of the current Board members are accountants
- Regrettably, HUD advises the RAD contract change to the rent structure that PHA has been seeking to have approved *nunc pro tunc* (i.e., "now, for then") cannot be done owing to the absence of any statutory authority permitting such a change after the fact.

At 7:39, upon motion made by Ms. Sipprelle and seconded by Ms. Logan, the Board unanimously voted to go into Executive Session to discuss contract negotiations with the YMCA for the use of the Pannell Learning Center and for an update on the negotiations for the redevelopment of Maple Franklin.

In Executive Session, Ms. Foglio addressed the concerns of Mr. Pannell regarding difficulties encountered by residents in attempting to book time to utilize the Learning Center for meetings and other events.

Ms. Sipprelle inquired of Mr. Weiss about the Maple/Franklin Task Force. Ms. Weiss identified the eight Princeton residents appointed by the Council: Earline Cancilla Baumonk; Heidi Fichtenbaum; Elizabeth Bromley; Harold Heft; Dana Hughes-Morehead; Juan Polanco; Carlos Rodrigues; Joel Schwartz; and Tony Nelessen. The remaining members are: Leighton Newlin; Joseph Weiss; Christianne Foglio; members of the town's professional staff; Council persons David Cohen; Michelle Pirone Lambros and Mia Sacks. Ms. Weiss advised that the Task Force's schedule was behind time.

At 7:59, the Board unanimously voted to leave Executive Session.

There being no further business, upon motion made by Mr. Weiss and seconded by Ms. Logan, the Board unanimously voted to adjourn the meeting at 8:00 p.m.

Respectfully submitted,
Glenn R. Cochran
Acting Secretary

