

**PRINCETON HOUSING AUTHORITY
MINUTES OF THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
January 20, 2021**

The members of the Board of Commissioners of the Princeton Housing Authority met on Wednesday, January 20, 2021 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, Weiss, Tuck-Ponder, Pannell,
Attorney Cochran, Liasison Williamson, Christiana Foglio - CIS

Absent : None

Guest: Earlene Baumun and Elizabeth Bates

Opening Statement

A motion to open the meeting was made by Ms. Tuck-Ponder and seconded by Mr. Pannell. 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, January 15, 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

There being no one present from the general public, there was no public comment.

II. Annual Reorganization/Election of Officers

Attorney Cochran temporarily chaired the meeting and opened the floor to nominations for the following offices: Chairperson; Vice-Chair; and Treasurer.

Upon motion made by Ms. Sippelle and seconded by Ms. Tuck-Ponder, Leighton Newlin was nominated for the office of Chairperson. There being no further nominations, Mr. Newlin was unanimously elected.

Upon motion made by Mr. Newlin and seconded by Ms. Logan, Linda Sippelle was nominated for the office of Vice-Chair. There being no further nominations, Ms. Sippelle was unanimously elected.

Upon motion made by Mr. Newlin and seconded by Ms. Sippelle, Bertha Logan was nominated for the office of Treasurer. There being no further nominations, Ms. Logan was unanimously elected.

A motion to conclude the annual reorganization made by Ms. Tuck-Ponder and seconded by Ms. Sippelle and unanimously adopted by the Board, whereupon Mr. Newlin resumed chairing the meeting.

III. Approval of Minutes

Upon motion made by Mr. Weiss and seconded by Ms. Logan, the Board unanimously approved the minutes of the special meeting of the Board held on December 2, 2020.

IV. Payment of Bills

Upon motion made by Mr. Weiss and seconded by Ms. Sippelle, the Board unanimously approved the payment of the bills for December, 2020.

V. New Business

Tenant Balances - Ms. Foglio reported that tenant balances continue to increase. The Board directed Mr. Cochran to review with Mr. Caporelli the delinquent accounts and to coordinate a plan, consistent with HUD directives and the New Jersey Executive Order, to attempt to reduce the balances.

Vacancies: Ms. Foglio reported that there is currently 1 vacancy, 63 Redding Circle.

Financial Report:

The Board reviewed the financial reports included with the meeting package. Upon motion made by Ms. Logan and seconded by Ms. Sippelle, the Board unanimously approved the financial reports.

VI. Old Business.

Learning Center: Mr. Pannell inquired about the continued use of the Learning Center by the YMCA and expressed his dismay that our residents and their children were not being sufficiently served and were losing the use of the space for a significant portion of the time. He expressed his preference for a return to the use of the Learning Center for a “one-on-one” tutoring/mentoring program between Princeton University students and our residents’ children. Attorney Cochran advised that he would investigate the remainder of PHA’s commitment to the YMCA and report back. Ms. Tuck-Ponder expressed the opinion that any such University program be coordinated with and through the Princeton Regional School system. Ms. Foglio reported on incentive programs for students.

VII. Executive Session.

Princeton Senior Resource Center: Mr. Newlin advised that PSRC had recently made its annual request for a \$20,000.

At 7:39 p.m., upon motion made by Ms. Logan and seconded by Ms. Sippelle, the Board unanimously voted to go into Executive Session to discuss the renewal of the PSRC contact and financial contribution. After an extended discussion, the Board directed Ms. Foglio and Mr. Newlin to meet with PSRC and advise it that PHA would not be making a financial contribution during 2021.

Upon motion made by Ms. Sippelle and seconded by Mr. Newlin, the Board unanimously voted to come out of Executive Session at 7:58 p.m.

There being no further business, upon motion made by Mr. Weiss and seconded by Ms. Tuck-Ponder, the Board unanimously voted to adjourn at 8:00 pm.

Respectfully submitted,



Glenn R. Cochran, Acting Secretary