

PRINCETON HOUSING AUTHORITY  
BOARD OF COMMISSIONER'S MEETING AGENDA  
Regular Meeting, July 21, 2021

Opening of Meeting

Agenda Item I- Public Comment Period

Agenda Item II- Approval of Minutes of Regular Meeting - June

Agenda Item III- Approval of Payment of Bills - June

Agenda Item IV- New Business

- Tenant Balances
- Vacancy Report
- Financial Reports

Agenda Item V- Unfinished Business

- Report from Ms. Folio/CIS

Agenda Item VI- New Business

Agenda Item VII - Executive Session

- Discussion of options regarding the snow removal contract
- Discussion of human resources/staffing of PHA
- Discussion of community engagement strategies
- Scheduled general review of CIS management contract
- Continuation of PSRC and YMCA agreements going forward
- Spruce Circle trash/recycling contracts

## OPENING STATEMENT

The following is an accurate statement concerning the providing of notice of this regular meeting of the Board of Commissioners:

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 virtually on Wednesday, July 21, 2021 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 notice 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, the official newspaper of the Princeton Housing Authority, notice hereof; and
3. Filing notice hereof on with the Clerk of the Municipality of Princeton, 400 Witherspoon Street, Princeton, New Jersey; and
4. Solely as a result of the COVID -19 pandemic and the Executive Orders of the Governor of the State of New Jersey, the meeting is being conducted virtually by internet.

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 this meeting.

**PRINCETON HOUSING AUTHORITY  
MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF COMMISSIONERS  
June 16, 2021**

The members of the Board of Commissioners of the Princeton Housing Authority met on June 16, 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, Pannell, Weiss, Attorney Cochran,  
Liaison Williamson

Staff: Christiana Foglio, CIS

Absent: Commissioner Tuck-Ponder

Guests: Maria Juega, Matt Mleckzko, Earlene Bauman and Wilma Solomon

**Opening Statement**

A motion to open the meeting was made by Ms. Sipprelle and seconded by Mr. Newlin. 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, June 16, 2021 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

Maria Juega inquired about plans to expand the Pannell Center usage which she states needs improvement and whose facilities the community needs.

Ms. Foglio recommends that someone be on a Task Force to be created to investigate the improvement and increased usage of the Pannell Center. She recommends that:

- A. Commissioner Pannell be a member representing PHA
- B. The Mayor and Council appoint members;
- C. Once he hears from Liaison Williamson, Attorney Cochran email the Mayor and Council through Mr. Williamson that Mr. Pannell is the PHA Member.

## II. Approval of Minutes

A motion to approve the May, 2021 minutes of the regular Board meeting was made by Ms. Sipprelle and seconded by Mr. Newlin. The motion was unanimously adopted.

A motion to approve the June 9, 2021 minutes of the Special 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 Mr. Weiss and seconded by Ms. Sipprelle, the Board unanimously voted to approve the payment of bills through June, 2021, **with the exception of the Royal bill for which further information is required.**

## IV. New Business

**Tenant Balances** - Ms. Foglio reported that tenant balances now total \$88,620. Attorney Cochran reported that Governor Murphy just extended the stay on tenant lock outs through December 31, 2021.

**Vacancies**- Ms. Foglio reported that PHA currently has only one vacancy- 64 Redding Circle.

**Financial Statements** - After a review of the financial reports, upon motion made by Ms. Logan and seconded by Mr. Weiss, the Board unanimously voted to approve the financial statements through June, 2021, **with the exception of the Royal bill for which further information is required.**

### **CIS Report.**

Ms. Foglio advised that CIS had provided the services of a full-time social worker, Ashley, to identify issues requiring attention. Ashley wrote a report identifying such issues including:

- A. Addressing language barriers with new tenants;
- B. New Jersey Fresh Vouchers for seniors to use at the Farmer's Market

Ms. Foglio reported that she received a notice from the Department of Public Works regarding trash collection. The DPW advised that some of our containers are too big and that some have been overflowing. It recommends employing compactor containers to reduce the volume. Ms. Foglio advised that a Community Development Block Grant would cover compactors if the compactors were bolted to the ground.

Chairman Newlin pointed out that, although PHA pays PILOT fees to Princeton, Redding Circle Family units do not receive municipal trash collection, and asked, rhetorically, "Why not?" The Chairman further noted that PHA has been paying PILOT fees for decades on the Franklin property despite the fact that the municipality required that it be deeded back to it in the 1970s.

Ms. Foglio stated that PHA can either be categorized as "subject to PILOT" or "exempt". She opined that for so long as PHA is not exempt, it should get more services for the PILOT payments it is making.

### **New Business.**

Upon motion duly made by Ms. Logan and seconded by Mr. Newlin, Resolution 2021-7, Approving the 2020 Audit of Financial Statements was unanimously adopted as set forth in the attached copy of the adopted resolution.

### **Closed Session.**

At 7:29 p.m., upon motion made by Mr. Weiss and seconded by Ms. Sippelle, the Board unanimously voted in favor of closing the meeting for discussion of contract renewal issues for the Princeton Senior Resource Center and the YMCA.

Following an extended discussion, the Board decided to continue and conclude the discussions at the July meeting.

At 8:20 p.m., upon a motion made by Ms. Logan and seconded by Ms. Sippelle, the Board unanimously voted to leave executive session and return to the open meeting.

There being no further business, upon motion made by Ms. Sippelle and seconded by Mr. Newlin the Board unanimously voted to adjourn at 8:25 pm.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Glenn R. Cochran". The signature is written in dark ink and is positioned above the printed name.

Glenn R. Cochran, Acting Secretary

**RESOLUTION OF THE BOARD OF COMMISSIONERS  
OF  
THE PRINCETON HOUSING AUTHORITY**

**RESOLUTION 2021-7**

At a regular meeting of the Board of Commissioners of the Princeton Housing Authority, held on Wednesday, June 16, 2021 via Zoom, upon motion duly made and seconded, The Board of Commissioners adopted the following Resolution:

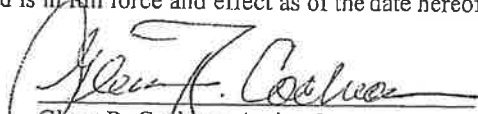
**WHEREAS**, the Authority is required to have its financial statements reviewed annually by a qualified independent auditor; and

**WHEREAS**, the Authority received the results of the audit performed by Polcari & Company for the fiscal year 2020; NOW, THEREFORE

**BE IT RESOLVED** that Board of Commissioners hereby approves the independent audit by the firm of Polcari & Company as the same was submitted to the Board.

I, Glenn R. Cochran, acting secretary of the Princeton Housing Authority, do hereby certify that the foregoing is a true copy of a Resolution of the Board of Commissioners as it appears in the records of the corporation and as was duly and legally adopted at a regular meeting of the Board of Commissioners held on June 16, 2021, pursuant to and in accordance with the Certificate of Incorporation and the By-Laws thereof; that it has not been modified, amended or rescinded, and is in full force and effect as of the date hereof.

Dated: June 16, 2021

  
Glenn R. Cochran, Acting Secretary

Motion: Logan

Second: Newlin

Mr. Newlin  
Ms. Sippelle  
Ms. Logan  
Mr. Pannell  
Mr. Weiss  
Ms. Tuck-Ponder

Aye

Nay

Abstain Absent

X  
X  
X  
X  
X

X