

PRINCETON HOUSING AUTHORITY  
BOARD OF COMMISSIONER'S MEETING AGENDA  
Regular Meeting, August 18, 2021

Opening of Meeting

Agenda Item I- Public Comment Period

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

Agenda Item III- Approval of Payment of Bills - July

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 search and contract options regarding Director  
 Scheduled general review of CIS management contract  
 Continuation of PSRC and YMCA agreements going forward

## 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, August 18, 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  
July 21, 2021**

The members of the Board of Commissioners of the Princeton Housing Authority met on July 21, 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, Tuck-Ponder, Attorney Cochran, Liaison Williamson

Staff: Christiana Foglio, CIS, Diane Dabulas

Absent:

Guests: Matt Mleckzko, Earlene Bauman, Elizabeth Bates and Wilma Solomon

**Opening Statement**

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

**III. Payment of Bills**

Upon motion made by Ms. Logan and seconded by Ms. Tuck-Ponder, the Board unanimously voted to approve the payment of bills through July, 2021.

**IV. Financial Reports**

Upon motion made by Ms. Logan and seconded by Ms. Tuck-Ponder, the Board unanimously voted to approve the financial statements through June, 2021.

**V. New Business**

**CIS Report.**

Ms. Foglio followed up on her prior report regarding trash collection. The municipality met with PHA and advised that there had been many different agreements over time, including one that stated that the municipality would be responsible for trash collection at all PHA sites. Now, the municipality wants PHA to contract with third party carters for trash removal and then it will reimburse PHA for the expense.

Ms. Foglio also reported on the \$500,000 grant for ISLES.

The boilers have been evaluated, repaired as needed and are ready for the heating season.

Unit inspections are planned to resume at the end of August.

Ms. Foglio is awaiting receipt of approved vouchers for the food bank.

PHA has secured a \$70,000 Community Development Block Grant. Ms. Foglio is waiting for the complete list of weatherization items to see if all or some of the \$70,000 can be used for those expenses.

Mr. Weiss inquired about the status of WiFi. Ms. Foglio advised that PHA was still awaiting information as all bids for WiFi must be HUD compliant.

Lastly, Ms. Foglio reported that Princeton has rescue plan funding which may be able to

be used to assist tenants in avoiding eviction for non-payment of rent when the stay is lifted in January, 2022.

**Closed Session.**

At 7:08 p.m., upon motion made by Mr. Newlin 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, the snow removal contract and PHA human resources and staffing.

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

At 8:26 p.m., upon a motion made by Ms. Sippelle and seconded by Mr. Newlin, 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 Ms. Logan the Board unanimously voted to adjourn at 8:30 pm.

Respectfully submitted,

Glenn R. Cochran, Acting Secretary

**PRINCETON HOUSING AUTHORITY  
MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF COMMISSIONERS  
August 18, 2021**

The members of the Board of Commissioners of the Princeton Housing Authority met on July 21, 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, Logan, Pannell, Weiss, Tuck-Ponder, Attorney Cochran

Staff: Alice Ringus, CIS, Diane Dabulas, CIS

Absent: Commissioner Sippelle

Guests: Earlene Bauman, Michael Floyd

**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, August 18, 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**

Ms. Baumunk inquired about the results of the Maple Franklin Redevelopment Task Force. Chairman Newlin advised that the Task Force had not finished its report and that a report was anticipated in September.

## **II. Approval of Minutes**

A motion to approve the July, 2021 minutes of the regular Board meeting was made by Mr. Weiss and seconded by Ms. Logan. The motion was unanimously adopted.

## **III. Payment of Bills**

Upon motion made by Mr. Weiss and seconded by Mr. Newlin, the Board unanimously voted to approve the payment of bills through August, 2021.

## **IV. Financial Reports**

Upon motion made by Ms. Logan and seconded by Mr. Weiss, the Board unanimously voted to approve the financial statements through July, 2021.

## **V. Tenant Balances**

Tenant balances now exceed \$100,000.00. Chairperson Newlin reported that there are two large (*i.e.*, \$11,000,000 and \$27,000,000) pools of money available for rental assistance and that PHA should make inquiry as to when the same were going to be distributed.

## **VI. Vacancies**

There are presently 4 vacancies.

## **V. New Business**

### **CIS Report.**

Ms. Dabulas advised that the WiFi proposal was still being evaluated for HUD compliance. She further reported that ISLEs would be out next week in furtherance of the roof and weatherization projects. Finally, Ms. Dabulas reported that a task force was assembled with the YMCA to make the Henry Pannell Center more beneficial to PHA tenants.

### **Closed Session.**

At 6:49 p.m., upon motion made by Mr. Weiss and seconded by Ms. Logan, the Board unanimously voted in favor of closing the meeting for discussion of hiring an Executive Director and to review personnel needs.

Commissioner Tuck-Ponder was appointed to explore the hiring of a permanent Executive Director and to report back to the Board with her findings and recommendations.

Mr. Newlin, Ms. Logan and Ms. Tuck-Ponder were appointed to the ad hoc personnel committee.

At 7:00 p.m., upon a motion made by Mr. Weiss and seconded by Ms. Logan, the Board unanimously voted to leave executive session and return to the open meeting.

There being no further business, upon motion made by Mr. Weiss and seconded by Ms. Logan the Board unanimously voted to adjourn at 7:05 pm.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Glenn R. Cochran".

Glenn R. Cochran, Acting Secretary