

**PRINCETON HOUSING AUTHORITY  
BOARD OF COMMISSIONER'S MEETING AGENDA  
Regular Meeting, October 20, 2021**

**Opening of Meeting**

**Agenda Item I- Public Comment Period**

**Agenda Item II- Approval of Minutes of Regular Meeting – September**

**Agenda Item III- Approval of Payment of Bills – September**

**Agenda Item IV- New Business**

- Tenant Balances
- Vacancy Report
- Financial Reports

**Agenda Item V- Unfinished Business**

- Report from Ms. Foglio/CIS
- Snow Removal 2021-2022

**Agenda Item VI- New Business**

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

The members of the Board of Commissioners of the Princeton Housing Authority met on October 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, Pannell, Weiss, Tuck-Ponder, Attorney Cochran, Liaison Dwaine Williamson

Staff: Alice Ringus, CIS

Absent:

Guests: Elizabeth Bates

**Opening Statement**

A motion to open the meeting was made by Ms. Logan 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, October 20, 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 September, 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 Ms. Logan, the Board unanimously voted to approve the payment of bills through October, 2021.

**IV. Financial Reports**

Tabled.

**V. Tenant Balances**

Tenant balances continue to exceed \$100,000.00. Attorney Cochran reported that a recent Executive Order prohibits the prosecution of any summary dispossess action for unpaid rents during the period March 2020 and August 2021. Consequently, any action to collect these unpaid rents must be done in a collection action in Special Civil Part of the Law Division if the amount due exceeds \$15,000.

**VI. Vacancies**

There are 6 vacancies expected by the end of September.

**V. New Business**

**CIS Report.**

Ms. Foglio reported that PHA had received three bids for the snow removal contract for 2021-2022. Based upon all relevant considerations in the statute, CIS was recommending awarding the same to Kumms. Upon motion made by Mr. Weiss and seconded by Ms. Sippelle, the Board unanimously awarded the contract to Kumms.

Both the tenant transfer policy and the new wifi will be discussed at the November meeting. Princeton sent an MOU for the wifi which will be discussed.

Commissioner Tuck-Ponder and Chairman Newlin reviewed th efforts undertaken to hire a new Executive Director. A nationwide survey revealed that salaries are in the \$140,000 to

\$180,000 range for a full time Director.

Commissioner Weiss reported that the YMCA would evaluate its programs at the Pannell Center and PHA agreed to look at how we could work with the Y. One of the primary issues to be resolved is whether the Y will take the responsibility for reaching out to neighborhood residents for inclusion in its programs. Mr. Pannell inquired about resident use of the Pannell Center for their affairs (*e.g.*, birthday parties, engagement parties, anniversary parties, etc.). This, and other uses will be fully discussed at the November meeting.

It was reported that the unit transfer policy applies only to income qualified tenants.

Mr. Weiss reported that the Princeton Planning Board had approved Maple/Franklin as an area in need of redevelopment, which was an integral step in the ultimate redevelopment of Maple/Franklin.

ISLES will begin its work at Maple/Franklin in November.

There being no further business, upon motion made by Ms. Sippelle and seconded by Ms. Logan the Board unanimously voted to adjourn at 7:20 pm.

Respectfully submitted,

Glenn R. Cochran, Acting Secretary