

PRINCETON HOUSING AUTHORITY  
BOARD OF COMMISSIONER'S MEETING AGENDA  
Regular Meeting, November 17, 2021

Opening of Meeting

Agenda Item I- Public Comment Period

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

Agenda Item III- Approval of Payment of Bills - October

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  
 Pannell Center Update  
 Clay Street Resident Association outreach  
 Interim Executive Director search  
 Tenant Transfer Policy  
 New WiFi

Agenda Item VII- Executive Session  
 Discussion of impending Board of Commissioners vacancies  
 Further negotiations of Maple/Franklin Redevelopment

## 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, November 17, 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

November 17, 2021

The members of the Board of Commissioners of the Princeton Housing Authority met on November 17, 2021.

Due solely to the COVID-19 restrictions, the meeting was held virtually through Zoom

The meeting was called to order at 6:16 p.m. by Chairperson Newlin and upon roll call those present and absent were:

Present: Commissioners Newlin, Sipprelle, Logan, Pannell, Weiss, Tuck-Ponder, Liaison Dwaine Williamson

Staff: Christiana Foglio, CIS; Alice Ringus, CIS; Diane Dabulas, CIS

Absent: Attorney Cochran

Guests: Wilma Solomon, Dosier Hammond

Opening Statement

A motion to open the meeting was made by Ms. Logan and seconded by Ms. Sipprelle

The following is an accurate statement concerning the providing a 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, November 17, 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, 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.

a. Public Comment:

After being welcomed by Mr. Newlin, Ms. Solomon asked if there was any assistance she could provide the PHA. Mr. Newlin replied that the PHA was actively seeking new Commissioners and if she knew of someone who could fill this role, it would be greatly appreciated. There followed a lengthy discussion on permit parking in downtown Princeton. It was decided to postpone further discussion and await the results of a permit parking meeting scheduled for Monday, November 22, 2021 (since postponed).

Commissioner Tuck-Ponder, as a member of the Princeton Board of Education, reported on a meeting she had attended via zoom on establishing cannabis dispensaries in Princeton. After Ms. Tuck-Ponder's presentation it was agreed that the locations of dispensaries should be explored for possible negative impact on residents in the area and rules should be formulated to address marijuana use by individuals living in PHA administered properties. Ms. Ringus noted that even after rules were adopted, enforcement was sometimes a challenge.

b. Approval of Minutes of Regular Meeting, October 20, 2021

Mr. Weiss noted that the snow removal company Cooms was misspelled as Kumms. A motion to approve the Minutes, with the correction included, was made by Ms. Sippelle and seconded by Mr. Weiss.

c. Payment of Bills:

Upon a motion made by Mr. Weiss and seconded by Mr. Newlin, the Board unanimously approved the payment of bills through November, 2021,

d. Financial Report:

Ms. Foglio reported that the PHA was solvent.

e. Tenant Balances:

Mr. Weiss noted that the problem of tenants not paying their rent still existed. Ms. Ringus said that she had processed a number of applications who were in rental arrears but that guidance from Carol Golden, Housing Initiatives of Princeton (HIP) was requested in order to proceed. Subsequent to the PHA meeting, Mr. Newlin sent a letter to Ms. Golden requesting clarification. Note: The issue has been resolved.

f. Vacancies

Ms. Foglio reported that there were currently 6 vacancies. Ms. Ringus suggested it might be a good idea to open up senior vacancies through advertisements in the press and via other means and Ms. Foglio and the Board wholeheartedly agreed.

g. Unfinished Business:

Ms. Foglio reported that ISLES had begun the weatherization process on the predetermined time line but added that some major work would have to be postponed until Spring.

#### h. New Business

##### Pannell Center Update:

Mr. Weiss reported that he and Ms. Logan planned to go through the Pannell Center and carefully check its condition which would be photographed and analyzed for need of minor repairs. The idea of licensing the Center as a prekindergarten facility was a possibility. Ms. Foglio noted that possibly ISLES could assist with funding for repairs. Mr. Weiss said he had enlisted the help of two Princeton High School students with the project to which Ms. Foglio responded the organization "Youth Build" might assist with funds to pay the students. Mr. Newlin suggested that PHA could possibly fund-raise and that this initiative could be explored.

##### Clay Street Resident Association Outreach:

Mr. Newlin said he had recently had a zoom call with Clay Street resident Ms. Patty Yates and community leader Shirley Satterfield during which they discussed the removal of trash on Clay Street. Ms. Sippelle noted that it was important for residents to have access to the Pannell Center in order to enhance community involvement. Subsequent to the meeting, Mr. Newlin drafted and sent a letter to residents (which was approved by the Board), suggesting solutions to the problem.

##### Interim Executive Director Search:

Mr. Newlin reported that the Executive Director job opening would be sent with the changed date of submission and the opening would be advertised on the website of the National Association of Housing and Redevelopment (NAHRO). Note: Since completed.

##### Tenant Transfer Policy:

The issue of the Tenant Transfer Policy was tabled until the next meeting.

##### New WIFI:

Ms. Foglio reported that bid packages on the new WIFI were due and it was hoped that more "Blue Tooth" technology would be included.

Executive Session:

Ms. Sippelle made a motion that the meeting go into Executive Session. It was seconded by Mr. Weiss.

Discussion of Impending Board of Commissioner Vacancies:

Mr. Newlin stated that with his departure for the Princeton Council and as Ms. Tuck-Ponder was also leaving the Board, there would be three Commissioner openings with Mr. McGowen's position also needing to be filled. Mr. Newlin added that the Board might consider awarding long-time Board Commissioners, emeritus status, as younger applicants should be encouraged to join the Board. Mr. Newlin noted that a possible new Commissioner was Ms. Felicia Spitz an individual who has proved she can "get things done."

Further Negotiations of Maple/Franklin Development:

Mr. Weiss said that rather than designate Maple/Franklin as an "area in need of development," designating it under zoning parameters could be more advantageous and added that there were plusses and minusses on both sides of the issue. It was agreed that Planning Board approval would probably not be needed as the development proceeded but might be advisable as a courtesy. Ms. Foglio stated that a good development lawyer would be required and that it might be a good idea to arrange zoom interviews with potential lawyers.

A motion was made at 8:13 PM to leave the Executive Session and the meeting by Mr. Weiss. It was seconded by Mr. Newlin.

Respectively submitted,

Acting Secretary, Linda Sippelle