

Princeton Housing Authority
Minutes of the Regular Meeting – September 18, 2024 at 6:15 PM
via Zoom

- I. Notice of Meeting:** read by Chairwoman Spitz
- II. Roll Call**
- a. **Present:** Interim Executive Director-John Clarke; Commissioners: Samuel Becker; Roger Piné; Denny Velazquez; Jeffrey Oakman; Chairwoman Felicia Spitz; Board Attorney-Robert F. Casey; Municipal Liaison Leighton Newlin
 - b. **Excused:** Linda Sipprelle and Patricia Gillette
 - c. **Members of public:** Peggy Brookes, Deputy Director; Abby Leibowitz; Earlene Baumunk Cancilla; Fay Simeone; Simon Marotte; Wilma Solomon.
- III. Public Comment** – None.
- IV. Reading of Minutes**
- a. No questions or corrections from July 2024 Minutes.
- V. Interim Executive Director's Report**
- John Clarke reported: staff training and two new certified public housing managers (Erika and Peggy); heating season has begun and boilers operational; quality control inspections being performed; 3 RFPs currently out with return date of 10.4.24; lease enforcement; DCA budget revisions (rescind previous budget and approve revised budget); picnic thank yous; Ron Caporelli room dedication completed!; snow removal policy and communication.
- VI. Committee Reports**
- a. Finance and Legal. Chair Spitz reports: Tenant receivable issue that Erica and Peggy are working on. Process needs to include a requirement to sit in financial budgeting meeting for tenants 3 or more months overdue.
 - b. Personnel and Operations. Chair reports waitlist software on hold until we build some new units/redevelop.
 - c. Special Projects: No report.
 - d. Marketing and Community Relations. Chair recognizes Erica and Peggy, Princeton PD and town council members (Leighton included) for attendance and work at the picnic. Thank you to Tenant Council for presenting before Town for their input and tenant's voices in work! Preschool agreements with YWCA are drafted but not finalized. Out for review with YWCA. Need to upload resolutions to website. Resident Council spin-art. Resident Council will hold first event December 8th from 1 to 4 (craft and cookie swap). Inquiry about cross-town vouchers (rideshare)for tenants to have for social service assistance option.
 - e. Redevelopment. No report.

VII. Closed Session – Closed session to discuss personnel matters, Motion made by Chair Spitz and seconded by Commissioner Velasquez.

VIII. Resolutions

- a. Resolution #2024-41. Resolution Authorizing and Approving the appointment of John Clarke as member Representative of the PHA as Fund Commissioner for the NJ Public Housing Authority Joint Insurance Fund for 2025. Motion made by Commissioner Pine, seconded by Commissioner Velasquez and approved unanimously by the Commissioners in attendance.
- b. From the Floor: #2024-42 motion to rescind budget for FY 2025. Motion made by Commissioner Spitz, seconded by Commissioner Velasquez and approved unanimously by the Commissioners in attendance.
- c. From the Floor: #2024-43 motion to submit revised budget for FY 2025. Motion made by Commissioner Spitz, seconded by Commissioner Velasquez and approved unanimously by the Commissioners in attendance.
- d. From the Floor: #2024-44 motion to approve a new budget for FY 2025. Motion made by Commissioner Spitz, seconded by Commissioner Velasquez and approved unanimously by the Commissioners in attendance

IX. Consent Agenda

- a. Resolution #2024-40. Resolution Approving and Authorizing payment of bills for the months of July and August 2024 and July 2024 Minutes. Motion made by Commissioner Pine, seconded by Velaquez and approved unanimously by the Commissioners in attendance.

X. Unfinished Business. None

XI. New Business. None

XII. Adjournment

Motion to adjourn made by Commissioner Velasquez, seconded by Chair Spitz and approved unanimously the Commissioners in attendance. Meeting adjourned at 7:40 p.m.