

**Princeton Housing Authority
Minutes of the Regular Meeting – April 17, 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; Patricia Gillette; Jeffrey Oakman; Roger Piné; Linda Sippelle; Chairwoman Felicia Spitz; Denny Velazquez; Board Attorney-Robert F. Casey; Council Liaison Leighton Newlin
 - b. **Excused:** None
 - c. **Members of the public:** None
- III. Public Comment:** None
- IV. Reading of Minutes**
 - a. No questions or corrections from March 20, 2024 Minutes except Linda Sippelle was added as in attendance; Attorney Casey typo corrected.
- V. Interim Executive Director's Report**

John Clarke reported: formulating new budget beginning July 1 and to be expected for review at the May 2024 meeting; tree-removal delays because of weather; Spruce Building roof repair and siding on office work to begin; Pannell Center 80% complete; Redding Senior Center 75% complete; Reggie moving to 1 Redding; tenant high balances discussed and handed over to Attorney Casey for eviction complaints.
- VI. Committee Reports**
 - a. Finance and Legal. Chair reports still awaiting meeting to be scheduled with Princeton on cooperation agreement. Also, discussions in Closed Session.
 - b. Personnel and Operations. All Conflict of Interest policies have been signed. Capital Health coming out for a lunch and learn; Arm In Arm providing food assistance for our tenants.
 - c. Special Projects: CDBG- Chair and Leighton discuss meeting with Justin Lesko of Princeton Planning Department re: CDBG projects and the cause for the delays in approvals; currently the relationship (or lack of relationship) makes these CDBG projects too expensive for PHA due to unnecessary requirements from the Planning Department; Clay Street Historic District conversation and removing Clay Street from any historic district with aid of Elizabeth Kim and Princeton; PHA did not apply for last CDBG tranche because the projects become prohibitively expensive because of the seemingly unnecessary requirements of planning/zoning with Princeton.
 - d. Marketing and Community Relations. Discussed in Closed Session.
 - e. Redevelopment. No report.

VII. Resolutions

- a. Resolution #2024-12. Resolution awarding and approving contract for bid for Henry Pannell Learning Center renovations to J.H. Williams, Inc. in an amount not to exceed \$138,000.00. Motion made by Spitz, seconded by Becker and approved unanimously by the Commissioners voting. Commissioner Pine was not present and did not vote.
- b. Resolution #2024-13. Resolution awarding and approving contract for bid for Henry Pannell Learning Center play area to J.H. Williams, Inc. in an amount not to exceed \$144,000.00. Motion made by Spitz, seconded by Sippelle and approved unanimously by the Commissioners voting. Commissioner Pine was not present and did not vote.
- c. Resolution #2024-14. Resolution awarding and approving contract for bid for Landscaping Services to Camilo Pirone & Son in an amount not to exceed \$42,000.00. Motion made by Sippelle, seconded by Velasquez and approved unanimously by the Commissioners voting. Commissioner Pine was not present and did not vote.

VIII. Consent Agenda

- a. Resolution #2024-11. Resolution ratifying, approving, and authorizing the Consent Agenda to include payment of bills for the month of March 2024 and the March 20, 2024 minutes, as revised. Motion made by Velasquez, seconded by Becker and approved unanimously by the Commissioners voting. Commissioner Pine was not present and did not vote.

IX. Unfinished Business

- a. None.

X. New Business

- a. None.

XI. Adjournment

- a. Motion to adjourn made by Sippelle, seconded by Spitz and approved unanimously the Commissioners in attendance. Meeting adjourned at 8:01 p.m.