

Minutes of the Regular Meeting – March 20, 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 Sipprelle; Chairwoman Felicia Spitz; Denny Velazquez; Board Attorney-Casey P. Acker; 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 February 21, 2024 Minutes.

V. Interim Executive Director's Report

John Clarke reported: recent fire event at Redding Circle, all tenants back except tenants that caused the fire; waiting on formal report from fire department and then will hand over to attorney Casey for review. RFP for groundskeeper is out. There are 12 to 13 vacant units in currently. There will be an onsite inspection from HUD in May w sampling of units inspected.

VI. Committee Reports

- a. Finance and Legal. Chair reports cooperation agreement with Princeton and meeting not set up yet with town but attorney Casey is in contact with town on the issue.
- b. Personnel and Operations. All need to sign Conflict of Interest policy asap. Clarke reports need for State/Local Financials Disclosures as well and impact if not completed. Also, the importance of completing classes.
- c. Special Projects: CDBG- Chair discusses ADA accessibility with bathtubs and showers with CDBG grant \$\$ to address and potentially available. John reports on RAD conversion.
- d. Marketing and Community Relations. Chair reports on visit to Capital Health with Commissioner Gillette and the need for additional medical intervention at PHA (Capital Health Life Project that is part of NJ PACE). Another program is available in Hopewell as well. Spitz and Gillette will visit before providing additional information on this resource. Leighton suggested another program in Trenton. More to come.

VII. Resolutions

- a. Resolution #2024-09. Resolution approving and accepting PHA Annual Audit for FYE 6/30/23. Motion made by Spitz, seconded by Becker and approved unanimously by the Commissioners.

- b. Resolution #2024-07. Resolution awarding and approving contract for Management Consulting and Interim Executive Director services with Sunbelt Industries, Inc. for the PHA. Motion for approval made by Velasquez, seconded by Oakman and approved unanimously by the Commissioners.

VIII. Consent Agenda

- a. Resolution #2024-10. Resolution ratifying, approving, and authorizing the Consent Agenda to include payment of bills for the month of February 2024 and the February 2024 minutes. Motion made by Chair Spitz, seconded by Pine and approved unanimously by the Commissioners except Sippelle abstained from February 2024 minute approval as she was not present at that meeting.

IX. Unfinished Business

- a. Commissioner Sippelle questioned what was going on at Maple Franklin which PHA no longer owns. Chair reports she reached out to the Shade Commission and they will pay for the trees required on our current project.

X. New Business

- a. None.

XI. Adjournment

- a. Motion to adjourn was made by Sippelle, seconded by Oakman and approved unanimously by the Commissioners in attendance.