

BOARD OF COMMISSIONERS MEETING AGENDA

Meeting No.: 2025-02-26 April 16, 2025, 6:15 PM

Join Zoom Meeting: <https://zoom.us/j/94476045551?pwd=Tk4wMzhjaDMwZGxmVXdscjJtdjVhUT09>

Dial-In Number: 929 436 2866 Meeting ID: 944 7604 5551 Passcode: 558431

- I. **Notice of Meeting.** Notice of this meeting was provided in accordance with the requirements of the Open Public Meetings Act and State regulations governing remote public meetings, including the time, date and location of the meeting and clear and concise instructions to the public for accessing the meeting and making comments. In addition, the agenda was posted electronically and made available to the public on Princeton's meeting portal in advance of the meeting.
- II. **Roll Call.** Call to order, Commissioners: Becker, Gillette, Oakman, Piné, Sippelle, Velazquez and Chairwoman Spitz. Welcome ED Lewis Hurd, PHA Board Attorney Casey, Town Council Liaison Newlin and members of the public
- III. **Public Comment.** Speakers provide name & address and have 3 minutes to comment.
- IV. **Reading of Minutes.** Questions or corrections?
- V. **Executive Director**
 - a. **Update:** Properties, Programs and Operations
 - b. **Reports:**
 - i. [Vendor Contract](#)
 - ii. [General Ledger](#)
 - iii. [Operating Statement & Balance Sheet](#)
 - iv. [Tenant Account Aging](#)
 - v. [Work Orders](#)
 - vi. [Unoccupied Units](#)
- VI. **Committee Reports & Progress**
 - a. **Finance & Legal** - OCAF updates for Karin RAD and Redding RAD
 - b. **Marketing & Community Relations** - Movie Night in March and SNAP for April
 - c. **Personnel & Operations** - Karin REAC Final Score, HMFA Inspection next, CLOSED SESSION
 - d. **Special Projects** - current projects holding until funding is secured.
- VII. **Resolutions**

2025-06: Consent Agenda

 - a. February Minutes
 - b. Resolution Authorizing and Approving Payment of Bills for the Months of February & March

2025-07: Resolution Awarding and Approving a Contract for Electrical Repair and Maintenance for the Princeton Housing Authority with Magic Touch Construction in an Amount Not to Exceed \$75,000

2025-08: Resolution Awarding and Approving a Contract for Plumbing Repair and Maintenance for the Princeton Housing Authority with Magic Touch Construction in an Amount Not to Exceed \$75,000

2025-09: Resolution Approving and Accepting the Princeton Housing Authority Annual Audit for FYE 6/30/2024
- VIII. **Unfinished Business**
- IX. **New Business**
- X. **Adjournment**

Note: The meeting may also include other PHA business matters deemed necessary by the Board of Commissioners