

BOARD OF COMMISSIONERS MEETING AGENDA

Meeting No.: 2025-07-16 July 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**
- IV. **Reading of Minutes.** Questions or corrections? **Artificial Intelligence (AI) Prohibition.** AI meeting assistants, notes or summaries are prohibited. Official minutes of each meeting are kept and posted to the website after review and approval by the Board of Commissioners.
- V. **Executive Director**
 - a. **Update:** Properties, Programs and Operations
 - b. **Reports:**
 - i. [Vendor Contract](#)
 - ii. [General Ledger](#)
 - iii. [Operating Statement, Balance Sheet, & Bank Reconciliations](#)
 - iv. [Tenant Account Aging](#)
 - v. [Work Orders](#)
 - vi. [Unoccupied Units](#)
- VI. **Committee Reports & Progress**
 - a. **Finance & Legal.** OCAF 2020; first reading, One Strike Policy; second reading, Parking Policy
 - b. **Marketing & Community Relations.** Resident Council, Website, Summer BBQ
 - c. **Personnel & Operations.** ED Transition, policy review
 - d. **Special Projects.** On HOLD.
- VII. **Resolutions**

2025-22: Consent Agenda

 - a. [June Minutes](#)
 - b. Resolution Authorizing and Approving Payment of Bills for the Month of [June](#)

2025-19: Resolution Awarding and Approving a Contract for Compliance Management Services for the Princeton Housing Authority with L2L Consulting LLC in an amount not to exceed \$17,500

2025-20: Resolution Awarding and Approving a Contract for Payroll Services for the Princeton Housing Authority with Visual Computer Solutions in an amount not to exceed \$17,500

2025-21: Resolution Approving and Adopting the Parking Policy for use by the Princeton Housing Authority
- 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