

## BOARD OF COMMISSIONERS MEETING AGENDA

Meeting No.: 2025-09-17      September 17, 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, Sipprelle, 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:** N/A
  - 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** - second reading One Strike Policy, July & August subsidy delay, OCAFs 2019 and 2020, OCAF 2021, bank reconciliation report
  - b. **Marketing & Community Relations** - Resident Council, Mural, Website, Summer BBQ
  - c. **Personnel & Operations** - ED role, HUD REAC Deficiency, Policy Review, JIF member representative appointment resolution, Snow and Ice Removal RFP
  - d. **Special Projects** - CLOSED SESSION CDBG processing
- VII. **Resolutions**

**2025-22:** Consent Agenda

  - a. July and August Minutes
  - b. Resolution Authorizing and Approving Payment of Bills for the Months of July and August

**2025-23:** Resolution Approving and Adopting the One Strike Policy for use by the Princeton Housing Authority

**2025-24:** Resolution Awarding and Approving a Contract for HVAC for the Princeton Housing Authority with Air Care of NJ
- 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