

## BOARD OF COMMISSIONERS MEETING AGENDA

Meeting No.: 2025-11-19      November 19, 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 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** - One Strike, OCAFs & October Subsidy, Rental Arrears, General Counsel. Nonprofit Developer Partner, Faircloth, Shared Services Agreement
  - b. **Marketing & Community Relations** - Free pantries & food scarcity, Mural progress, 2nd annual Resident Council Holiday event
  - c. **Personnel & Operations** - 2026 Meeting Schedule, ED New Hire, HUD REAC, Snow & Ice Removal, Fee Accountant, Hydrant Relocation
  - d. **Special Projects** - CDBG Amendment
- VII. **Resolutions**

**2025-28:** Consent Agenda

  - a. **October Minutes**
  - b. **Resolution Authorizing and Approving Payment of Bills for the Month of October**

**2025-29:** Resolution Accepting the Substantial Amendment between the Municipality of Princeton and the Princeton Housing Authority for the Community Development Block Grant Entitlement funds for Program Year 2023

**2025-30:** Resolution Approving Write Offs for FYE 6/30/25 totaling \$55,721.60 Deemed to be Uncollectible by Staff and Personnel of the Princeton Housing Authority

**2025-31:** Resolution Approving and Adopting the 2026 Meeting Schedule of the Princeton Housing Authority

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- 2025-32:** Resolution Ratifying and Approving the Award of Contract for Snow and Ice Removal with COOMBS FENCING LLC DBA RELIABLE INDUSTRIES and the Princeton Housing Authority for an amount not to exceed \$75,000
- 2025-33:** Resolution Authorizing and Approving a Contract for Fee Accountant Services for the Princeton Housing Authority with David W. Ciarrocca, CPA, LLC, in an amount not to exceed \$42,000
- 2025-34:** Resolution Ratifying and Approving a Change Order Not to Exceed 20% for the Current Contract for General Legal Services for the Princeton Housing Authority with Lenox, Socey, Formidoni, Giordano, Lang, Carrigg & Casey, LLC
- 2025-35:** Resolution Approving the Appointment of an Executive Director and Authorizing a One Year Contract for the Princeton Housing Authority
- 2025-36:** Resolution Awarding and Approving Princeton Housing and Community Development Corporation as Nonprofit Development Partner for the Redevelopment of Lloyd Terrace, Hageman Homes and other potential Princeton Housing Authority or Municipal Sites
- 2025-37:** Resolution Approving a Shared Services Agreement with the Princeton Housing and Community Development Corporation

**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*