

**Princeton Housing Authority
Minutes of the Regular Meeting – April 16, 2025 at 6:15 PM via Zoom**

- I. Notice of Meeting:** read by Chairwoman Felicia A. Spitz
- II. Roll Call**
- Present:** Executive Director-Lewis Hurd; Commissioners: Samuel Becker; Roger Piné; Denny Velazquez; Patricia Gillette; Linda Sippelle; Chairwoman Felicia A. Spitz, Town Council Liaison Newlin;
- Excused:** Jeffrey Oakman, Board Attorney-Robert F. Casey.
- Members of the public:** Peggy Brookes, Deputy Director; Katie Hahn; Maria Juega; Wilma Solomon.
- III. Public Comment – None**
- IV. Reading of Minutes**
- No questions or corrections from March 2025.
- V. Interim Executive Director's Report**
- Lewis Hurd reported: A summary of the inspection score as a High Performer. He recognized the maintenance staff and inspector for doing a fine job of obtaining the high score. He discussed the CDBG application submitted and a brief review of the audit. There were no adverse findings on the audit..
- VI. Committee Reports**
- a. Finance and Legal.
- Chairwoman Spitz updated the board on the status of OCAF adjustments for both Karin Court and Redding Circle. We expect to receive adjustments for all prior years where adjustments were not requested and processed.
- b. Personnel and Operations. Felicia welcomed our new Executive Director, Lewis Hurd, to the PHA as did the rest of the board members
- Felicia discussed the High Performer status we received in our REAC inspection for Karin Court and how it was positively impacted by Peggy Brookes' background and experience in identifying and remedying issues
- c. Special Projects: Current projects holding until funding is secured
- d. Marketing and Community Relations. Residents' movie night was a success, attended by parents and children. Patricia said the next time, we can start 30 minutes earlier since the event ran late, but everyone had a good time. Popcorn, pizza, and baked goods were enjoyed by all.

The family meeting took place on a Sunday evening and was happily attended by staff. An upcoming health fair, where resources and information will be provided to tenants, was announced.

Leighton mentioned that the CARES needs assessment was coming soon and is looking for active participation.

Lewis Hurd mentioned the CDBG meeting is scheduled for 4/30/25 at 1 Redding Circle.

- e. Redevelopment. None

VII. Closed Session – Motion to enter closed session by Chairwoman Spitz and seconded by Commissioner Becker. The motion to re-enter the public session was made by Commissioner Sipprelle, seconded by Chairwoman Spitz, and approved by all Commissioners.

VIII. Resolutions

2025-6. Consent Agenda

a. February Minutes

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

Commissioner Becker made the motion, which was seconded by Commissioner Gillette and approved unanimously by the Commissioners in attendance.

2025-7. 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

Commissioner Becker made the motion, which was seconded by Commissioner Pine and approved unanimously by the Commissioners in attendance

2025-8. 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.

Motion made by Chairwoman Spitz, seconded by Commissioner Siperelle, and approved unanimously by the Commissioners in attendance.

2025-9. Resolution Approving and Accepting the Princeton Housing Authority Annual Audit for FYE 6/30/2024 .

Motion made by Commissioner Siperelle, seconded by Commissioner Velazquez, and approved unanimously by the Commissioners in attendance.

X. Unfinished Business. None

XI. New Business. None

XII. Adjournment: Commissioner Becker motioned, seconded by Commissioner Sipprelle and approved unanimously by the Commissioners in attendance at 7:29 pm.