
**Princeton Housing Authority
Minutes of the Regular Meeting – June 18, 2025 at 6:15 PM
via Zoom**

I. Notice of Meeting: read by Chairwoman Felicia A. Spitz

II. Roll Call

- a. **Present:** Executive Director-Lewis Hurd; Commissioners: Samuel Becker; Denny Velazquez; Jeffrey Oakman; Patricia Gillette; Linda Sipprelle; Roger Piné; Chairwoman Felicia A. Spitz; Board Attorney-Robert F. Casey; Municipal Liaison Leighton Newlin.
- b. **Excused:** None.
- c. **Members of public:** Peggy Brookes, Deputy Director.

III. Public Comment – None.

IV. Reading of Minutes

- a. No questions or corrections from May 2025.

V. Executive Director's Report

Lewis Hurd reported: HVAC RFP out for bid; received conditional approval for State DCA budget; Karin Court audit was clear; there has been a lot of turnover at HUD impacting the OCAF approvals but PHA now has correct HUD group working with us; housing recertifications are still underway; play area to Pannell Center will be permanent site; no questions from Commissioners.

VI. Committee Reports

- a. Finance and Legal. Chair Spitz reported that still working on OCAF 2020 from HUD before we can even submit other years; mission critical to get all years OCAF resolved with HUD; OCAF back to 2018 is having a seriously negative impact on our budget.
- b. Personnel and Operations. Chair Spitz reports: RAD desk update needed from ED Hurd.; policies need review and updating (tenant selection and ACOP in particular).
- c. Special Projects: Retention basin update given by Peggy Brookes. Not a special project per se as now mandatory with the municipality because NJDEP compliance and bringing our basin to current standards.
- d. Marketing and Community Relations. Chair Spitz reports: Resident Counsel met with Princeton PD and Future Princeton regarding future redevelopment ideas. Summer BBQ is August 23rd.
- e. Redevelopment. None

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

VIII. Resolutions

- a. Resolution #2025-14. Resolution accepting the Karin Court Associates, LP Audit for FYE 12/31/24. Motion made by Commissioner Oakman, seconded by Commissioner Velasquez, and approved unanimously by the Commissioners in attendance.
- b. Resolution #2025-15. Resolution Authorizing and Approving Summer BBQ in amount not to exceed \$5,000.00. Motion made by Commissioner Gillette, seconded by Commissioner Oakman, and approved unanimously by the Commissioners in attendance.
- c. Resolution #2025-16. Resolution Approving the late submission of the PHA Budget FYE 6/30/26. Motion made by Chairwoman Spitz, seconded by Commissioner Sippelle, and approved unanimously by the Commissioners in attendance.
- d. Resolution #2025-17. Resolution Authorizing and Approving the award of contract for preschool provider with the YWCA of Princeton for the PHA. Motion made by Commissioner Sippelle, seconded by Commissioner Velasquez, and approved unanimously by the Commissioners in attendance.
- e. From the Floor. Resolution #2025-18. Resolution Approving and Adopting the State approved 2025-26 budget. Motion made by Commissioner Sippelle, seconded by Commissioner Velasquez, and approved unanimously by the Commissioners in attendance.

IX. Consent Agenda

- a. Resolution #2025-13. Resolution Approving and Authorizing payment of bills for the month of May 2025 and the May 2025 Minutes. Motion made by Commissioner Sippelle, seconded by Commissioner Velasquez, and approved unanimously by the Commissioners in attendance.

X. Unfinished Business. None

XI. New Business. None

XII. Adjournment

Motion to adjourn made by Commissioner Oakman, seconded by Commissioner Velasquez, and approved unanimously the Commissioners in attendance. The meeting ended at 7:13 pm.