
BOARD OF COMMISSIONERS MEETING AGENDA

Meeting No.: 2024-01-17 January 17, 2024, 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 – Attorney Casey:** 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 – Attorney Casey:** Call to order, Commissioners: Becker, Gillette, Oakman, Piné, Sippelle, Spitz and Velazquez. Welcome Interim ED John Clarke, PHA Board Attorney Casey, Town Council Liaison Newlin and the public
- III. **Annual Reorganization – Attorney Casey**
 - a. **Chair, First Vice Chair, Second Vice Chair**
 - b. **Ethics Pledge** – Chair emails to all for signatures
- IV. **Public Comment**
- V. **Reading of Minutes** – Questions or corrections?
- VI. **Interim Executive Director's Report**
 - a. Update on Properties, Programs and Operations
 - b. Financial Reports:
 - i. [Checks & Payments](#)
 - ii. [Progress Against Annual Contracts, Not to Exceed Agreements, MOUs, etc.](#)
 - iii. [Operating Statements](#)
 - iv. [Tenants with High Balances](#)
 - v. [Housing Needs, Vacancies, & Actions](#)
- VII. **[Committee Reports & Progress](#)**
 - a. **Finance & Legal** - Personnel Policy (2nd reading) Conflict of Interest Policy (1st reading)
 - b. **Marketing & Community Relations** - website launch, senior event at Spruce 1/12 10 AM
 - c. **Personnel & Operations** - job descriptions, performance evaluations, linked to PP&P Manual
 - d. **Special Projects** - YWCA partnership, construction updates, requested PILOT meeting
 - e. **Redevelopment** - initial plan under development, exploring funding programs & partners
- VIII. **[Resolutions](#)**
 - a. **From Executive Director**

2024-01: Resolution Approving a Change Order Not to Exceed 20% for the Current Contract for Consulting Management Services with Sunbelt Industries, Inc. for the Princeton Housing Authority

2024-02: Resolution Ratifying and Approving the Hiring of Erika Peterson as Office Manager for the Princeton Housing Authority
 - b. **From Committee Chairs**

2024-03: Resolution Approving and Adopting a Revised Personnel Policies and Procedures Manual for use by the Princeton Housing Authority

IX. [Consent Agenda](#) - roll call

- a. DECEMBER Minutes
- b. **2024-04**: Resolution Ratifying, Authorizing and Approving Payment of Bills for the Month of December, 2023

X. Unfinished Business

XI. New Business

XII. Adjournment

Note: *The meeting may also include other PHA business matters deemed necessary by the Board of Commissioners*