
BOARD OF COMMISSIONERS MEETING AGENDA

Meeting No.: 2024-07-31 July 31, 2024, 6:15 PM

Join Zoom Meeting: <https://zoom.us/j/94476045551?pwd=Tk4wMzhjaDMwZGxmVXdsdjJtdjVhUT09>

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 Interim ED John Clarke, PHA Board Attorney Casey, Town Council Liaison Newlin and the public
- III. **Public Comment**
- IV. **Reading of Minutes** – Questions or corrections?
- V. **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](#)
- VI. **Committee Reports & Progress**
 - a. **Finance & Legal** - Policies for Final Reading: 1–Emergency Action and Fire Plan; 2–Financial Control; 3–Hiring Procedures; 4–Internal Control; 5–VAWA Lease Addendum; 6–Procurement; 7–Records Retention and Disposition; 8–Smoke Free; and 9–Travel and Training.
 - b. **Marketing & Community Relations** - Resident Council budget, Closed Session
 - c. **Personnel & Operations** - wait list software, QPA
 - d. **Special Projects** - I-ED report: CDBG Update on Classrooms, Soil at Pannell, Redding Sport Court
 - e. **Ad hoc Redevelopment** - I-ED report HUD response/update
- VII. **Resolutions**

2024-25: Resolution Accepting the Karin Court Associates, LP Audit for FYE 12/31/23

2024-26: Resolution Authorizing and Approving the Budget for FYE 6/30/25 for the Princeton Housing Authority

2024-27: Resolution Approving the Budget of the Resident Council of Princeton Housing Authority

2024-28: Resolution Approving and Adopting the Emergency Action and Fire Plan Policy for use by the Princeton Housing Authority

2024-29: Resolution Approving and Adopting the Financial Control Policy for use by the Princeton Housing Authority

2024-30: Resolution for charge card users and per purchase limits (per Financial Control Policy)

2024-31: Resolution for ACH-authorized individuals (per Financial Control Policy)

2024-32: Resolution Approving and Adopting the Hiring Policy for use by the Princeton Housing Authority

2024-33: Resolution Approving and Adopting the Internal Controls Policy for use by the Princeton Housing Authority

2024-34: Resolution Approving and Adopting the Violence Against Women Act (VAWA) Lease Addendum for use by the Princeton Housing Authority

2024-35: Resolution Approving and Adopting the Procurement Policy for use by the Princeton Housing Authority

2024-36: Resolution Approving and Adopting the Records Retention and Disposition Policy for use by the Princeton Housing Authority

2024-37: Resolution Approving and Adopting the Smoke-Free Policy for use by the Princeton Housing Authority

2024-38: Resolution Approving and Adopting the Travel and Training Policy for use by the Princeton Housing Authority

2024-39: Resolution Approving and Authorizing PHA Staff Travel Expenses for 3Q and 4Q 2024

VIII. **[Consent Agenda](#) - roll call**

a. JUNE Minutes

b. **2024-24:** Resolution Authorizing and Approving Payment of Bills for the Month of JUNE

IX. **Unfinished Business**

X. **New Business**

XI. **Adjournment**

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