
BOARD OF COMMISSIONERS MEETING AGENDA

Meeting No.: 2024-10-16 October 16, 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** – 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, Sippelle, 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 and job descriptions remain on hold; preschool agreements remain with YWCA; Resolutions for past 4+ years not yet on website
 - b. **Marketing & Community Relations** - holiday craft and cookie swap; PIBH at next RC meeting
 - c. **Personnel & Operations** - HUD Management and Occupancy Review (MOR) in November, all else holding until after MOR; need to reorganize and focus on sustainability
 - d. **Special Projects** - CDBG Classrooms; Redding Sport Court; Spruce Parking; Property Solutions Panel meeting
 - e. **Redevelopment Ad hoc** (as necessary) - NAHRO update, CSG Meeting, Closed Session.
- VII. **[Resolutions](#)**

2024-46: Resolution Authorizing and Approving a Contract for Fee Accountant and HR Consulting Services for the Princeton Housing Authority with CM Accounting LLC in an amount not to exceed \$30,000

2024-47: Resolution Authorizing and Approving a Contract for Architectural and Engineering Service for the Princeton Housing Authority with Joseph F. McKernan Architects & Associates in an amount not to exceed \$80,000

2024-48: Resolution Approving Renewal of Membership in the New Jersey Public Housing Authority Joint Insurance Fund for the Princeton Housing Authority

VIII. **Consent Agenda** - roll call

- a. September Minutes
- b. **2024-45:** Resolution Authorizing and Approving Payment of Bills for the Month of September

IX. **Unfinished Business**

X. **New Business**

XI. **Adjournment**