

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

I. Notice of Meeting: read by Attorney Robert F. Casey

II. Roll Call

- a. **Present:** Interim Executive Director-John Clarke; Commissioners: Samuel Becker; Patricia Gillette; Jeffrey Oakman; Roger Piné; Linda Sipprelle; Felicia Spitz; and Denny Velazquez. Board Attorney, Robert F. Casey; Municipal Liaison, Leighton Newlin
- b. **Excused:** None.
- c. **Members of public:** Peggy Brookes, Deputy Director; Erika Peterson, Housing Manager; Dosier Hammond; Robert McNaught; Wilma Solomon; Lewis Hurd; Rhinhold Ponder.

III. Public Comment – None.

IV. Annual Reorganization

Robert F. Casey began the meeting with nominations for officers.

Chairperson: Denny Velasquez nominated Felicia A. Spitz as Chairwoman; seconded by Patricia Gillette; all Commissioners voted in favor of Felicia A. Spitz as the next Chairwoman.

Vice Chairperson: Felicia A. Spitz nominated Denny Velasquez; seconded by Samuel Becker; all Commissioners voted in favor of Denny Velasquez as the next Vice Chairman.

Second Vice Chairperson: Felicia A. Spitz nominated Samuel Becker; seconded by Jeffery Oakman; all Commissioners voted in favor of Samuel Becker as the next Second Vice Chairman.

V. Presentation of Conflict of Interest Policy and Ethics Pledge by Chairwoman Felicia A. Spitz.

VI. Reading of Minutes

- a. No questions or corrections from December 2024.

VII. Interim Executive Director's Report

John Clarke reported: on snow removal and off site contractors; ongoing projects, closing out Karin Court project, budget and audit; annual 6/30/24 audit being due; unoccupied units and work orders status will now be a part of Board packet.

Chair Spitz relayed that Hank Pannell passed away on December 21, 2024. Chair Spitz recognized his enormous contributions and dedication to the PHA and his advocacy for the community's youth.

VIII. Committee Reports

- a. Finance and Legal. Chair Spitz expressed her gratitude for the work of the Residents Council; article in Town Topics expressing PHA and Town relationship; HUD is aware of the lack of cooperation agreement with Princeton.

b. Personnel and Operations. Chair reported that we are on to part two of the ED hiring process having narrowed 7 applications down to 4. There are 3 candidates coming in for interviews with the hiring committee via Zoom. Final candidates will visit PHA with John and any Commissioner that would like to attend.

c. Special Projects: Chair reported on the Redding Sport Court is being canceled because of the expense and environmental remediation that would be required. Those monies may now be allocated for remediation only.

d. Marketing and Community Relations. Chair reported that the Resident's Council has the BOE coming to speak about the referendum on 1/20/25 for a Q and A session.

e. Redevelopment. Chair Spitz reports that another meeting to look at feasibility analysis and HUD for OCAP adjustments and exit out of RAD and into project-based subsidy are ongoing.

f. Ad hoc. No reports.

IX. Closed Session – None.

X. Resolutions

- a. Resolution #2024-53. Resolution Authorizing and Approving the a change order not to exceed 20% for the contract with Sunbelt Industries Inc. Motion made by Chair Spitz, seconded by Commissioner Pine and approved unanimously by the Commissioners in attendance.
- b. Resolution #2024-54 Resolution Authorizing and Approving the award of a contract for audit services for FYE 6/30/24 to Polcari & Co. for PHA in an amount not to exceed \$12,500.00. Motion made by Commissioner Becker, seconded by Commissioner Sipprelle and approved unanimously by the Commissioners in attendance.

IX. Consent Agenda

- a. Resolution #2025-1. Resolution Approving and Authorizing payment of bills for the month of December 2024 and the December 2024 Minutes. Motion made by Chair Spitz, seconded by Commissioner Sipprelle, and approved unanimously by the Commissioners in attendance.

X. Unfinished Business. None

XI. New Business. None

XII. Adjournment

Motion to adjourn was made by Commissioner Sipprelle, seconded by Commissioner Oakman and approved unanimously by the Commissioners in attendance. Meeting adjourned at 6:41 p.m.