

Princeton Housing Authority
Minutes of the Regular Meeting – February 26, 2025 at 6:15 PM
via Zoom

- I. Notice of Meeting:** read by Chairwoman Felicia A. Spitz
- II. Roll Call**
 - a. **Present:** Interim Executive Director-John Clarke; Commissioners: Samuel Becker; Roger Piné; Denny Velazquez; Jeffrey Oakman; Patricia Gillette; Linda Sipprelle; Chairwoman Felicia A. Spitz; Board Attorney-Robert F. Casey; Municipal Liaison Leighton Newlin.
 - b. **Excused:** None.
 - c. **Members of public:** Peggy Brookes, Deputy Director; Katie Hahn; Maria Juega; Lewis Hurd; Wilma Solomon.
- III. Public Comment** – Maria Juega- Proposal to PHA to support civil rights Princeton housing community to result in inclusion of certain residences in Princeton (NJ Anchor program). Wilma Solomon in support as well.
- IV. Reading of Minutes**
 - a. No questions or corrections from January 2025.
- V. Interim Executive Director's Report**

John Clarke reported: on work orders, preparation work for audit and working with accountant on same; March 6, 2025 HUD inspection for Karin Court upcoming; surplus equipment; legal counsel RFP.
- VI. Committee Reports**

Felicia thanks John for his work for PHA over his years of service. Commissioner Sipprelle, Velasquez, and Municipal Liaison Newlin thanked John as well.

 - a. Finance and Legal. Chair Spitz provided OCAF adjustment for 2019; RAD conversion in 2018 may have used the wrong zip code and that impacted our subsidy. HUD picked it up and directed us to resubmit. PHA should have correct benchmark for 2020 going forward. These monies will be a big help to PHA and our bill payment and future projects. We also can change subsidy structure outright as well to help our finances. Asking Board to allow non-profit to lease small space from PHA for \$10.00 per month (3 year lease). Resident Council met.
 - b. Personnel and Operations. None.
 - c. Special Projects: None
 - d. Marketing and Community Relations. None
 - e. Redevelopment. None

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

VIII. Resolutions

- a. Resolution #2025-3. Resolution ratifying the disposition of surplus equipment, tools, and materials through the Public solicitation process with govdeals.com. Motion made by Chairwoman Spitz, seconded by Commissioner Sipprelle, and approved unanimously by the Commissioners in attendance.
- b. Resolution #2024-4. Resolution Authorizing and Approving the award of a contract for legal services for PHA to Robert F. Casey of Lenox Law Firm. Motion made by Commissioner Velasquez, seconded by Commissioner Gillette, and approved unanimously by the Commissioners in attendance.
- c. Resolution #2024-5. Resolution Authorizing and Approving the lease between PHA and Princeton Housing Community Development Corporation for Office Space at 1 Redding Circle. Motion made by Commissioner Sipprelle, seconded by Commissioner Oakman, and approved unanimously by the Commissioners in attendance.
- d. Resolution #2024-6. Resolution to approve the offer of employment to Lewis Hurd as the Executive Director of PHA. Motion made by Chairwoman Spitz, seconded by Commissioner Gillette, and approved unanimously by the Commissioners in attendance.

IX. Consent Agenda

- a. Resolution #2025-2. Resolution Approving and Authorizing payment of bills for the month of January 2025 and the January 2025 Minutes. Motion made by Commissioner Velasquez, seconded by Commissioner Pine, and approved unanimously by the Commissioners in attendance.

X. Unfinished Business. None

XI. New Business. None

XII. Adjournment

Motion to adjourn made by Commissioner Pine, seconded by Commissioner Gillette, and approved unanimously the Commissioners in attendance.