

Princeton Housing Authority
Minutes of the Regular Meeting – May 21, 2025 at 6:15 PM
via Zoom

- I. **Notice of Meeting:** read by Chairwoman Felicia A. Spitz
- II. **Roll Call**
 - a. **Present:** Executive Director-Lewis Hurd; Commissioners: Samuel Becker; Denny Velazquez; Jeffrey Oakman; Patricia Gillette; Linda Sippelle; Chairwoman Felicia A. Spitz; Board Attorney-Robert F. Casey; Municipal Liaison Leighton Newlin.
 - b. **Excused:** Roger Piné.
 - c. **Members of public:** Peggy Brookes, Deputy Director; Erika Peterson, PHA; Dosier Hammond.
- III. **Public Comment** – Dosier Hammond welcomed Executive Director Hurd to PHA.
- IV. **Reading of Minutes**
 - a. No questions or corrections from April 2025.
- V. **Executive Director's Report**

Lewis Hurd reported: balancing budget for presentation to State in next few days; recertification status; play area – plan to use remaining funds to relocate play area to Pannell Center for our young residents; OCAF applications to be filed for maximum funding opportunities. Commissioner Velasquez made correction to page M4 of budget and salary item and had question on CDBG amount already awarded. Chair Spitz reported that the \$167k for remediation work was not anticipated and as a result that those monies are being reallocated to the play area. Deputy Director Brooks was recognized for her creative options for re-allocation of the funds.
- VI. **Committee Reports**
 - a. Finance and Legal. Chair Spitz reported that tomorrow the 2020 OCAFs would be submitted to HUD and the need to perhaps resubmit a budget if we do not hear back from HUD on 2020 and 2021 OCAFs.
 - b. Personnel and Operations. Chair Spitz reports: still transitioning to our new Executive Director Lewis Hurd and that she has asked ED Hurd to review our Control Policies to enable proper oversight and control for PHA.
 - c. Special Projects: None
 - d. Marketing and Community Relations. Chair Spitz reports: Resident Counsel meeting speakers did not show up but there was a discussion with the residents about redevelopment and their input on same; June 2025 visit from Princeton PD scheduled; the potential for adding a "What's new?" section in website; the Summer BBQ is August 23rd.
 - e. Redevelopment. None

VII. Closed Session – Motion to enter closed session by Commissioner Becker and seconded by Commissioner Sippelle. Motion to re-enter public session made by Commissioner Oakman, seconded by Commissioner Sippelle, and approved by all Commissioners.

VIII. Resolutions

- a. Resolution #2025-11. Resolution approving the submission of the PHA Budget for fiscal year ending June 20, 2026. Motion made by Commissioner Velasquez, seconded by Chair Spitz, and approved unanimously by the Commissioners in attendance.
- b. Resolution #2025-12. Resolution Approving the award of a contract from the RFP for landscaping services to Pirone Duncan, LLC in an amount not to exceed \$45,000.00. Motion made by Commissioner Sippelle, seconded by Commissioner Becker, and approved unanimously by the Commissioners in attendance.

IX. Consent Agenda

- a. Resolution #2025-10. Resolution Approving and Authorizing payment of bills for the month of April 2025 and the April 2025 Minutes. Motion made by Commissioner Sippelle, seconded by Commissioner Gillette, and approved unanimously by the Commissioners in attendance.

X. Unfinished Business. None

XI. New Business. None

XII. Adjournment

Motion to adjourn made by Commissioner Becker, seconded by Commissioner Oakman, and approved unanimously the Commissioners in attendance. The meeting ended at 6:55 pm.