



**Princeton Housing Authority**  
**Minutes of the Regular Meeting – July 16, 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; Patricia Gillette; Linda Sipprelle; Chairwoman Felicia A. Spitz; Board Attorney-Robert F. Casey; Municipal Liaison Leighton Newlin.
  - b. **Excused:** Commissioners: Jeffrey Oakman and Roger Piné.
  - c. **Members of public:** Lewis Hurd, Executive Director, Earlene Baumunk and Sue Urantes.
- III. Public Comment** – None.
- IV. Reading of Minutes**
  - a. No questions or corrections from June 2025. Also Chair Spitz read the artificial intelligence prohibition for recording of meetings and minutes.
- V. Executive Director's Report**

Lewis Hurd reported: Procurement services are out to bid (HVAC /boiler tech); new payroll service bid awarded to VCS to begin January 1; Name changed on bank accounts finally and is following up on escrow accounts from Santander to PNC; recertifications still ongoing; preschool- in touch with Rose of YWCA to finalize contract; no new information of OCAFs but will reach out to HUD on weekly basis re: OCAFs and collection of 2019 OCAF; Chair Spitz also followed up on OCAFs, April is our point person at HUD. No questions for ED Hurd from Commissioners.
- VI. Committee Reports**
  - a. Finance and Legal. Chair Spitz reported there are new reports in board packet. Commissioner Velasquez shares that there is now cash flow insight and financial health and account reconciliation in our board reports to ensure we are cash flow positive. Chair Spitz relayed we can now understand and determine where reserves went, learning most went to new vehicles, community room and office renovations. Attorney Casey reported on HUD investigation with former tenant. Chair Spitz reports on the Parking Policy (second reading) and One Strike Policy (first reading) that will preclude any drug or alcohol related activity or interference with the quiet enjoyment of the premises by other tenants. There were no questions on these policies.
  - b. Marketing and Community Relations. Chair Spitz reports: Resident Counsel meeting in July and Princeton Futures will be back to PHA and still awaiting the "What's New?" page on the website. Summer BBQ is August 23<sup>rd</sup>.



c. Personnel and Operations. Chair Spitz reports ED's "M" number is still not in system. ED Hurd is "still working on it."

d. Special Projects. None.

e. Redevelopment. None.

No questions or comments on Board Reports.

**VII. Closed Session** – None.

**VIII. Resolutions**

- a. Resolution #2025-19. Resolution awarding and approving a contract for compliance management services for the Princeton Housing Authority with L2L Consulting LLC and an amount not to exceed \$17,500. Motion made by Commissioner Sipprelle, seconded by Commissioner Velasquez, and approved unanimously by the Commissioners in attendance.
- b. Resolution #2025-20. Resolution awarding and approving a contract for payroll services for the Princeton Housing Authority with Visual Computer Solutions for an amount not to exceed \$17,500. Motion made by Chair Spitz, seconded by Commissioner Becker, and approved unanimously by the Commissioners in attendance.
- c. Resolution #2025-21. Resolution approving and adopting the Parking Policy for use by the Princeton Housing Authority. Motion made by Commissioner Velasquez, seconded by Commissioner Sipprelle, and approved unanimously by the Commissioners in attendance.

**IX. Consent Agenda**

- a. Resolution #2025-22. Resolution Approving and Authorizing payment of bills for the month of June 2025 and the June 2025 Minutes. Motion made by Commissioner Velasquez, 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 made by Commissioner Sipprelle, seconded by Commissioner Becker, and approved unanimously the Commissioners in attendance. The meeting ended at 6:45 pm.