

## BOARD OF COMMISSIONERS MEETING AGENDA

Meeting No.: 2025-10-15      October 15, 2025, 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, Sipprelle, Velazquez and Chairwoman Spitz. Welcome ED Lewis Hurd, PHA Board Attorney Casey, Town Council Liaison Newlin and members of the public
- III. **Public Comment**
- IV. **Reading of Minutes.** Questions or corrections? **Artificial Intelligence (AI) Prohibition.** AI meeting assistants, notes or summaries are prohibited. Official minutes of each meeting are kept and posted to the website after review and approval by the Board of Commissioners.
- V. **Executive Director**
  - a. **Update:** Properties, Programs and Operations
  - b. **Reports:**
    - i. [Vendor Contract](#)
    - ii. [General Ledger](#)
    - iii. [Operating Statement, Balance Sheet, & Bank Reconciliations](#)
    - iv. [Tenant Account Aging](#)
    - v. [Work Orders](#)
    - vi. [Unoccupied Units](#)
- VI. **Committee Reports & Progress**
  - a. **Finance & Legal:** One Strike distribution, OCAF payment delay, board reports
  - b. **Marketing & Community Relations:** RC Annual Budget, Mural, Holiday Craft & Cookie Event
  - c. **Personnel & Operations:** ED search, staff reviews, HUD REAC update, fee accountant RFP, snow & ice RFP, hydrant move; and RFP for nonprofit, Faircloth acquisition, cost sharing.
  - d. **Special Projects:** CDBG update
- VII. **Resolutions**

**2025-26:** Consent Agenda

  - a. [September](#) Minutes
  - b. Resolution Authorizing and Approving Payment of Bills for the Month of [September](#)

**2025-27:** Resolution Approving the FYE 6/30/26 Budget of the Resident Council of the Princeton Housing Authority
- VIII. **Unfinished Business**
- IX. **New Business**
- X. **Adjournment**

**Note:** The meeting may also include other PHA business matters deemed necessary by the Board of Commissioners