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

I. Notice of Meeting: read by Chairwoman Felicia A. Spitz.

II. Roll Call

- a. **Present:** Commissioners: Samuel Becker; Denny Velazquez; Linda Sipprelle; Patricia Gillette; Roger Pine; Jeffrey Oakman; Chairwoman Felicia A. Spitz.
- b. **Excused:**
- c. **Members of public:** Peggy Brookes, Deputy Director; Board Attorney-Robert F. Casey; Municipal Liaison - Leighton Newlin, Tonymah Harris, Fay Simeone.

III. Public Comment – None

IV. Reading of Minutes

- a. No questions or corrections from September 2025. Also Chair Spitz read the artificial intelligence prohibition for recording of meetings and minutes.

V. Executive Director's Report

No report.

VI. Committee Reports

a. Finance and Legal. Chairperson Spitz reported: national conference (NARO) in Phoenix was a success; Restore Rebuild Program (90 Vouchers / 10 RAD) is what we'll likely be using; many other opportunities not available to small authorities for development; some authorities get bond ratings and issue to finance their own redevelopment which enables them to get out from under HUD; Build America Buy America makes it tough for smaller authorities; also identified some opportunities for PHA to borrow non-federal funds through conversations at the event; large authorities are leaving public housing and have converted everything and their money can be used someplace else, maybe with PHA?; One Strike Policy distribution to residents and waiting on signature pages hopefully by November; OCAF for October '25 and 2019 and 2020 submitted and push back from HUD and rejected but Felicia is working on solution; Board Report and financial statement has been corrected and adjustments made by Erika;

b. Marketing and Community Relations. Chairperson Spitz reports: Resident Council Budget needs ratification; improvements to movie night with a football game for better attendance; mural at Redding Circle artist awarded and being painted on back of maintenance bay; second annual holiday craft and cookie event planned; no questions of Commissioners.

c. Personnel and Operations. Chairperson Spitz reports: ED posting closed yesterday; four response received; interview is 3 parts with site visit portion November 3 and 4; goal is to have resolution for ED hire at next meeting; staff reviews completed, spent an hour roughly with everyone; REAC should be addressed now with help of auditor and fee

accountant; RFPs issued for fee accountant (Peggy has assumed accounts payable role and HR, thanks to Peggy) and snow and ice removal; fire hydrant relocation project ongoing and hopefully done in the next couple weeks.

d. Special Projects. Chairperson Spitz reports: Princeton approved CDBG change, and POs signed for about \$71k for enviro clean up and shower / plumbing repairs.

e. Redevelopment. Commissioner Becker reports: RFP for redevelopment partner due Halloween; Faircloth Unit acquisition update for 500 units(!) 216 units to 716 units; update at November meeting; next ED will need to be involved in the redevelopment thus some cost sharing will be required; finance and legal to research similar agreements with PHAs. No questions from Commissioners.

VII. Closed Session – None.

VIII. Resolutions

- a. 2025-27: Resolution Approving the FYE 6/30/26 Budget of the Resident Council of the Princeton Housing Authority. Motion made by Chairperson Spitz seconded by Commissioner Gillette and approved unanimously by the Commissioners in attendance.

IX. Consent Agenda

- a. Resolution #2025-26. Resolution Approving and Authorizing payment of bills for the month of September 2025 and the September 2025 Minutes. Motion made by Commissioner Sippelle, seconded by Commissioner Becker, and approved unanimously by the Commissioners in attendance.

X. Unfinished Business. None

XI. New Business. None

XII. Adjournment

Motion to adjourn made by Commissioner Sippelle, seconded by Commissioner Oakman, and approved unanimously the Commissioners in attendance. The meeting ended at 6:58 pm.