

BOARD OF COMMISSIONERS MEETING AGENDA

Meeting No.: 2026-01-21 January 21, 2026, 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 Executive Director Tyler Martin, Board Attorney Bob Casey, and members of the public
- III. **Annual Reorganization – Attorney Casey**
 - a. **Chair, First Vice Chair, Second Vice Chair**
 - b. **Ethics Pledge** – Link included in board packet email and [here](#).
 - c. **Conflict of Interest** disclosure – Link included in board packet email and [here](#).
- IV. **Public Comments**
- V. **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.
- VI. **Executive Director Update**
 - a. **Financial and Operations**
 - b. **Reports for November & December:**
 - i. [Vendor Contract](#)
 - ii. [General Ledger](#)
 - iii. [Balance Sheet - Operating Statement](#)
 - iv. [Tenant Account Aging](#)
 - v. [Work Orders](#)
 - vi. [Unoccupied Units](#)
- VII. **Committee Reports & Progress**
 - a. **Finance & Legal** - PHA Tenant Selection Plan for PBRA Program 1st reading, CLOSED Session
 - b. **Marketing & Community Relations** - PHA Free Pantries, Holiday Craft Event & Cookie Swap
 - c. **Personnel & Operations** - Bathtubs, Snow & Ice, Vehicle Review, Independence!
 - d. **Special Projects** - Soil removal, NHA Interlocal & Escrow
- VIII. **Resolutions**

2026-0121-01: Consent Agenda

 - a. November Minutes
 - b. Resolution Authorizing and Approving Payment of Bills for the Months of November and December

2026-0121-02: Resolution Awarding and Approving a Contract for General Legal Services for the Princeton Housing Authority with Lenox, Socey, Formidoni, Giordano, Lang, Carrigg & Casey, LLC for the Princeton Housing Authority in an Amount Not to Exceed \$36,750

2026-0121-03: Resolution Approving the Award of Contract for Audit Services for FYE 6/30/25 and up to 4 Additional Years to Novogradac & Company LLP for the Princeton Housing Authority in an Amount Not to Exceed \$14,870



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2026-0121-04: Authorizing and Approving a Payment of \$17,500 to Newark Housing Authority for Expenses Related to the Transfer of at least 500 Faircloth Units from Newark Housing Authority to Princeton Housing Authority

IX. Unfinished Business

X. New Business

XI. Adjournment

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