

BOARD OF COMMISSIONERS MEETING AGENDA

Meeting No.: 2026-02-18 February 18, 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. **Public Comments**
- 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 Update**
 - a. **Financial and Operations**
 - b. **Reports:**
 - i. [Vendor Contract](#)
 - ii. [General Ledger](#)
 - iii. [Balance Sheet - Operating Statement](#)
 - iv. [Tenant Account Aging](#)
 - v. [Work Orders](#)
 - vi. [Unoccupied Units](#)
- VI. **Committee Reports & Progress**
 - a. **Finance & Legal** - Tenant Selection Plan second reading, OCAF update
 - b. **Marketing & Community Relations** - community room use, RC Yarn Crafts Club
 - c. **Personnel & Operations** - ACH implementation
 - d. **Special Projects** - Nonprofit update. CLOSED SESSION.
- VII. **Resolutions**

2026-0218-05: Consent Agenda

 - a. January ▾ Minutes
 - b. Resolution Authorizing and Approving Payment of Bills for the Month of January ▾

2026-0218-06: Approving and Adopting a Tenant Selection Plan for use by the Princeton Housing Authority

2026-0218-07: Ratifying and Approving a Change Order Not to Exceed 20% for the Current Contract for Snow/Ice Services for the Princeton Housing Authority with Coombs Fencing LLC DBA Reliable Industries

2026-0218-08: Approving and Adopting the Authorization of Designated Individuals to Use the ACH System for the Princeton Housing Authority

2026-0218-09: Approving and Adopting the Approved List of Vendors to receive payment via ACH from the Princeton Housing Authority

2026-0218-10: Approving the Award of Contract for Audit Services for FYE 12/31/25 and up to 4 Additional Years to Novogradac & Company LLP for Karin Court Associates, LP in an Amount Not to Exceed \$9,900

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*