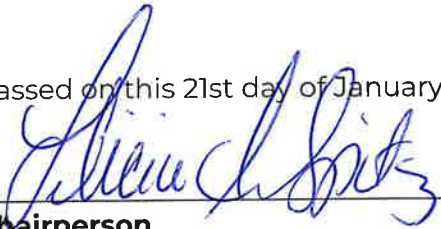


**VII. Resolutions** [\(Return to Agenda\)](#)

**2026-0121-01: Consent Agenda**

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

Passed on this 21st day of January 2026 (See below Vote Box)

  
 \_\_\_\_\_  
**Chairperson**

  
 \_\_\_\_\_  
**Vice Chairperson**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
BECKER			✓			
GILLETTE			✓			
PINÉ			✓			
OAKMAN		✓	✓			
SIPPRELLE	✓		✓			
SPITZ			✓			
VELAZQUEZ			✓			

**RESOLUTION 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 in an amount not to exceed \$36,750**

**WHEREAS**, the Princeton Housing Authority (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (N.J.S.A. 40A:12A-1 et seq.) (the "Local Housing Law");

**WHEREAS**, the Housing Authority has issued an RFP and solicited proposals for General Legal Services and has received and scored responses to the RFPs; and

**WHEREAS**, the highest scoring responsive proposal from Lenox, Socey, Formidoni, Giordano, Lang, Carrigg & Casey, LLC is being recommended for contract.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Princeton Housing Authority does hereby approve a contract for General Legal Services for the Princeton Housing Authority with Lenox, Socey, Formidoni, Giordano, Lang, Carrigg & Casey, LLC in an amount not to exceed 36,750 dollars.

Passed on this 21st day of January 2026 (See attached Vote Box)

  
\_\_\_\_\_  
**Chairperson**

  
\_\_\_\_\_  
**Vice Chairperson**



179 Spruce Circle, Princeton, NJ 08540

Phone: (609) 924-3448

Fax: (609) 924-1663

**RESOLUTION 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 in an amount not to exceed \$36,750**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
BECKER			✓			
GILLETTE			✓			
PINÉ			✓			
OAKMAN			✓			
SIPPRELLE		✓	✓			
SPITZ	✓		✓			
VELAZQUEZ			✓			

**RESOLUTION 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**

**WHEREAS**, the Princeton Housing Authority (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (N.J.S.A. 40A:12A-1 et seq.) (the "Local Housing Law");

**WHEREAS**, PHA issued a Request for Proposals (RFP) in accordance with applicable procurement regulations to secure a qualified independent public accounting firm to perform annual financial audits; and

**WHEREAS**, one proposal was reviewed and evaluated against the established criteria in the RFB including experience, qualifications, cost, and demonstrated capacity to perform services in compliance with HUD standards; and

**WHEREAS**, Novogradac & Company LLP ("Firm") was determined to be a responsive and responsible proposer and qualified to perform the required audit services; and

**WHEREAS**, the Board of Commissioners desires to authorize the award of a contract to said Firm for an initial term of one (1) year, with the option to renew annually for up to four (4) additional one-year terms, for a total potential contract term of five (5) years, subject to satisfactory performance, availability of funds, and Board approval;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Princeton Housing Authority does hereby approve a professional services contract with [NAME] for independent audit services for the fiscal year ending 06/30/25, in an amount not to exceed \$14,870.

**BE IT FURTHER RESOLVED** that the contract shall include options to renew annually for up to four (4) additional one-year periods, for a total contract term not to exceed five (5) years, subject to:

- Satisfactory performance evaluations;
- Continued funding availability;
- Compliance with all applicable federal, state, and local regulations; and
- Formal approval by the Board of Commissioners for each renewal period.



179 Spruce Circle, Princeton, NJ 08540

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Passed on this 21st day of January 2026 (See below Vote Box)

**Chairperson**

**Vice Chairperson**

**RESOLUTION 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**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
BECKER			✓			
GILLETTE			✓			
PINÉ			✓			
OAKMAN	✓		✓			
SIPPRELLE		✓	✓			
SPITZ			✓			
VELAZQUEZ			✓			

**RESOLUTION 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**

**WHEREAS**, the Princeton Housing Authority (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant to and in accordance with the provisions of the Local Redevelopment and Housing Law, constituting Chapter 79 of the Laws of 1992 of the State, and the acts amendatory thereof and supplemental thereto (N.J.S.A. 40A:12A-1 et seq.) (the "Local Housing Law");

**WHEREAS**, the Princeton Housing Authority ("PHA") is pursuing the transfer of at least five hundred (500) Faircloth Units from the Newark Housing Authority in furtherance of PHA's mission to expand the availability of affordable housing within the Municipality of Princeton;

**WHEREAS**, the Faircloth Unit transfer process requires specialized legal review and documentation to ensure compliance with U.S. Department of Housing and Urban Development ("HUD") regulations, federal statutes, and all applicable state and local laws;

**WHEREAS**, Newark Housing Authority must engage legal counsel to provide professional services related to negotiations, due diligence, HUD submissions, agreements, and closing documentation associated with this transfer;

**WHEREAS**, the estimated cost for these legal services is Seventeen Thousand Five Hundred Dollars (\$17,500); and

**WHEREAS**, the PHA Board of Commissioners finds that payment of these expenses for Newark Housing Authority is prudent and necessary to negotiate the Faircloth transfer that will benefit the PHA by enabling the redevelopment of 500 or more additional units of housing; and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the PHA that:

**Authorization of Escrow:** The Executive Director is hereby authorized to send a payment to the Newark Housing Authority in the amount of \$17,500 for legal expenses associated with the transfer of at least 500 Faircloth Units.

**Purpose of Funds:** These funds shall be used for legal fees and costs incurred in connection with negotiations, documentation, regulatory compliance, and closing related to the Faircloth Unit transfer.



179 Spruce Circle, Princeton, NJ 08540

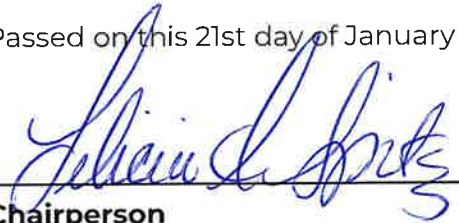
Phone: (609) 924-3448  
Fax: (609) 924-1663


**Funding Source:** Said funds shall be drawn from the PHA's operating or other legally permissible accounts, as determined by management, in compliance with HUD requirements.

**Administration:** The Executive Director, or designee, is authorized to execute any documents or agreements necessary to effectuate this resolution and to disburse funds to Newark Housing Authority.

**Effective Date:** This resolution shall take effect immediately upon adoption.

Passed on this 21st day of January 2026 (See below Vote Box)

  
\_\_\_\_\_  
Chairperson

  
\_\_\_\_\_  
Vice Chairperson

**RESOLUTION 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**

COMMISSIONERS	MOVES	SECONDS	AYES	NAYS	ABSTAIN	ABSENT
BECKER			✓			
GILLETTE			✓			
PINÉ			✓			
OAKMAN	✓		✓			
SIPPRELLE		✓	✓			
SPITZ					X	
VELAZQUEZ					X	