

BOARD OF COMMISSIONERS MEETING AGENDA

Meeting No.: 2026-03-18 March 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** - OCAF Update 2019, 2020, 2021
 - b. **Marketing & Community Relations** - Tuesday is Resident Council Day, raised bed gardens, beautification (dirt)
 - c. **Personnel & Operations** - Direct Deposit updated, ACH list updated, budget for 2026-27
 - d. **Special Projects** - Newark Interlocal & TSP Update, Preschool classrooms update
- VII. **Resolutions**

2026-0318-11: Consent Agenda

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

2026-0318-12: Approving the Disposition and Sale of the 2023 Ford F-250 Super Duty Pickup Truck to Ciocca Ford of Lawrenceville for \$44,500

2026-0318-13: Approving the Acquisition of a Bobcat CT 4545 HST Compact Tractor From Bobcat of Hainsport Not to Exceed \$49,200.48

2026-0318-14: Approving the Risk Management Consultant's Agreement with Alamo Insurance Group, Incorporated

2026-0318-15: Approving the Acceptance of Faircloth Authority Transfer from The City of Newark Housing Authority to the Princeton Housing Authority
- VIII. **Unfinished Business**
- IX. **New Business**