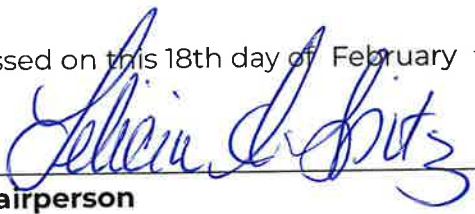


VII. Resolutions [\(Return to Agenda\)](#)

2026-0218-05: Consent Agenda

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

Passed on this 18th day of February ▾ 2026 (See below Vote Box)



Chairperson



Vice Chairperson

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

RESOLUTION 2026-0218-06
Approving and Adopting a Tenant Selection Plan for use by the
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, HUD regulations require public housing authorities to establish, maintain, and implement a written Tenant Selection Plan ("TSP") governing the admission, screening, selection, and occupancy of applicants for public housing in a manner that is fair, transparent, and consistent with federal, state, and local law; and

WHEREAS, the Tenant Selection Plan sets forth policies and procedures related to, including but not limited to, eligibility determinations, preferences, waiting list administration, applicant screening criteria, criminal background review, reasonable accommodations, appeals, and applicant notification; and

WHEREAS, the Board of Commissioners has reviewed the proposed Tenant Selection Plan and finds that it is consistent with HUD regulations, civil rights laws, fair housing requirements, and the mission of the Princeton Housing Authority to provide safe, sanitary, and decent housing to eligible households; and

WHEREAS, adoption of the Tenant Selection Plan promotes transparency, consistency, accountability, and equitable access to housing for applicants and residents of the Princeton Housing Authority.

NOW, THEREFORE, BE IT RESOLVED:

Adoption of Policy. The Board of Commissioners hereby adopts the Tenant Selection Plan, as presented, effective as of the date of this resolution.

Authorization to Implement. The Executive Director, or designee, is authorized and directed to implement and administer the Tenant Selection Plan in accordance with applicable HUD regulations, state and local law, and PHA policies.

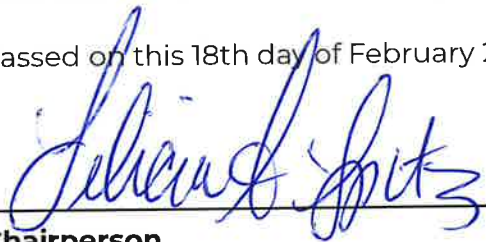
Authority to Make Non-Substantive Updates. The Executive Director is authorized to make non-substantive, administrative, or regulatory updates to the Tenant Selection Plan

as may be required by HUD guidance or changes in law, provided that any substantive policy changes shall be brought to the Board of Commissioners for approval.

Public Availability. The Tenant Selection Plan shall be made available to the public and applicants in accordance with HUD requirements, including posting on the PHA website and availability upon request at PHA offices.

Severability. If any provision of the Tenant Selection Plan is found to be invalid or unenforceable, such determination shall not affect the validity of the remaining provisions.

Passed on this 18th day of February 2026 (See below Vote Box)



Chairperson



Vice Chairperson

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

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

RESOLUTION 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

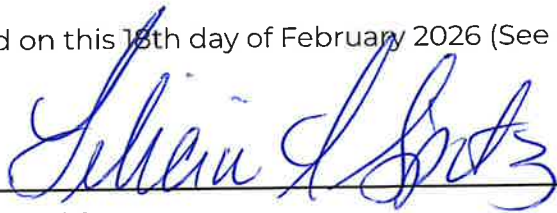
WHEREAS, the Princeton Housing Authority (including any successors or assigns, the "Housing Authority"), was duly created as an agency and instrumentality of the municipality of the State (the "Local Unit") in which such Housing Authority is located, and has been continued as a housing authority pursuant 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, in accordance with procurement regulations and requirements, the Princeton Housing Authority is in need of a 20% Change Order to the existing contract between the Housing Authority and Coombs Fencing LLC DBA Reliable Industries; and

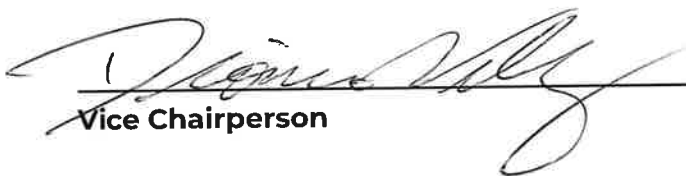
WHEREAS, this Change Order will allow the firm the ability to continue to work on snow/ice services for this winter season.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Princeton Housing Authority does hereby ratify and approve a Change Order for the existing contract with Coombs Fencing LLC DBA Reliable Industries not to exceed 20% of the contract value with the Princeton Housing Authority.

Passed on this 18th day of February 2026 (See attached Vote Box)



Chairperson



Vice Chairperson



179 Spruce Circle, Princeton, NJ 08540

Phone: (609) 924-3448

Fax: (609) 924-1663

RESOLUTION 2026-0218-07

Resolution 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

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

RESOLUTION 2026-0218-08

Approving and Adopting the Authorization of Designated Individuals to Use the ACH System for the 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") has adopted a Financial Control Policy establishing a system of financial controls to ensure efficient operations and to guard against theft, fraud, waste, and abuse; and

WHEREAS, the PHA has adopted an Internal Controls Policy establishing a system of internal controls to ensure that the programs are implemented in an honest, efficient and effective manner and to assist PHA leadership in managing the financial assets and adhering to the approved budget; and

WHEREAS, the use of an Automated Clearing House ("ACH") system is an efficient and secure method for processing authorized payments authorized in Section 4.0 of the Financial Controls Policy and;

WHEREAS, it is necessary for the Board of Commissioners to formally designate individuals authorized to access and utilize the ACH system in accordance with established policies.

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

1. Authorization. The following individuals are hereby authorized to access and utilize the ACH system on behalf of the PHA, per the Financial Control Policy:

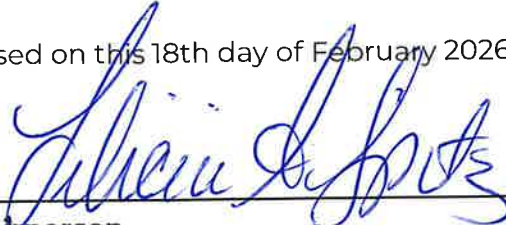
- **Tyler L. Martin, MPA**
- **Margaret "Peggy" Brookes**
- **Erika Peterson**

2. Limitations. Such authorization shall be limited to the performance of official duties and shall be subject to all applicable internal controls, policies, and procedures of the PHA.

3. Revocation of Access. The Board of Commissioners reserves the right to revoke ACH system access for any authorized individual at any time, with or without cause, as deemed necessary to protect the financial interests of the PHA.

BE IT FURTHER RESOLVED that this authorization shall remain in effect unless amended or rescinded by subsequent resolution of the Board of Commissioners.

Passed on this 18th day of February 2026 (See attached Vote Box)



Chairperson



Vice Chairperson

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

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

RESOLUTION 2026-0218-09

Approving and Adopting the Approved List of Vendors to receive payment via ACH from the 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 use of ACH payments is an efficient and secure method for disbursing funds to approved vendors and was provided for in the PHA Financial Controls Policy; and

WHEREAS, it is necessary for the Board of Commissioners to formally approve vendors eligible to receive payment via ACH to ensure appropriate financial oversight and internal controls.

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

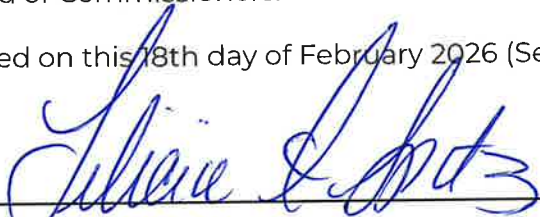
1. Vendor Approval. The following vendors are hereby approved to receive payment via ACH from the Princeton Housing Authority, subject to compliance with all applicable policies and procedures:

- **AT&T**
- **Comcast**
- **Constellation New Energy**
- **Costello's ACE Hardware**
- **Equifax**
- **First Citizens Bank & Trust**
- **FP Mailing**
- **Grainger**
- **HD Supply**
- **Home Depot**
- **Jersey Elevator**
- **Management Computer Services**
- **NAHRO**
- **National Tenant Solutions**
- **NJAHRA**
- **NJ Bureau of Housing Inspections**
- **NJ Division of Fire Safety**
- **NJ NAHRO**
- **NJ American Water**
- **Packet Media**
- **Penn Supply**
- **PHADA**
- **Princeton**
- **Propio**
- **PSE&G**
- **Sherwin Williams**
- **Staples**
- **Tustin Water Solutions**
- **Verizon**
- **Vision Media Marketing**
- **Waste Management**
- **Western Pest**
- **Wex-Sunoco**

2. **Authorized Users.** ACH payments to the approved vendors shall be initiated only by the individuals authorized pursuant to a Board Resolution and who have executed the required policy acknowledgments.
3. **Policy Compliance.** All ACH payments shall be processed in accordance with the PHA's Financial Control Policy, and any other applicable internal controls.
4. **Modification or Revocation.** The Board of Commissioners reserves the right to modify or revoke approval of any vendor for ACH payment at any time, as deemed necessary to protect the financial interests of the PHA.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the PHA that this resolution shall remain in effect unless amended or rescinded by subsequent action of the Board of Commissioners.

Passed on this 18th day of February 2026 (See attached Vote Box)



Chairperson



Vice Chairperson

RESOLUTION 2026-0218-09

Approving and Adopting the Approved List of Vendors to receive payment via ACH from the Princeton Housing Authority

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

RESOLUTION 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

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 Bid (RFB) in accordance with applicable procurement regulations to secure a qualified independent public accounting firm to perform annual financial audits; and

WHEREAS, one response 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

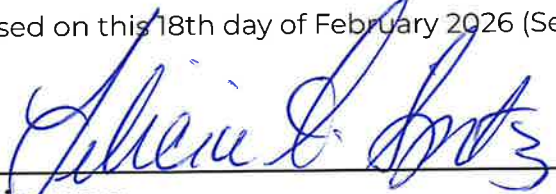
WHEREAS, the Board of Commissioners desires to authorize the award of a contract to said Firm for an initial term of one (1) year, with the option to renew annually for up to four (4) additional one-year terms, for a total potential contract term of five (5) years, subject to satisfactory performance, 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 Novogradac & Company LLP ("Firm") for independent audit services for the fiscal year ending 12/31/25, in an amount not to exceed \$9,900.

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.

Passed on this 18th day of February 2026 (See attached Vote Box)



Chairperson



Vice Chairperson

RESOLUTION 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

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