

BOARD OF COMMISSIONERS MEETING AGENDA

Meeting No.: 2026-04-15 April 15, 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, Sippelle, 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** - Section 3.0 Policy, TSP Preferences Update, Electrical Repair RFP, Plumbing Repair RFP, A/E Multifamily Redevelopment RFP, Karin 2019 & 2020 OCAF
 - b. **Marketing & Community Relations** - Raised bed gardens repair
 - c. **Personnel & Operations** - ACH list updated, budget for 2026-27
 - d. **Special Projects** - Working Session, CLOSED SESSION
- VII. **Resolutions**

2026-0415-16: Consent Agenda

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

2026-0415-17: Updating the List of Approved Vendors to receive payment via ACH from the Princeton Housing Authority

2026-0415-18: Resolution Awarding and Approving a Contract for Electrical Repair and Maintenance for the Princeton Housing Authority with Magic Touch Construction in an Amount Not to Exceed \$75,000

2026-0415-19: Resolution Awarding and Approving a Contract for Plumbing Repair and Maintenance for the Princeton Housing Authority with Magic Touch Construction in an Amount Not to Exceed \$75,000

2026-0415-20: Approving and Adopting Local Preferences for the Tenant Selection Plan for use by the Princeton Housing Authority

2026-0415-21: Approving and Adopting a Section 3 Plan for use by the Princeton Housing Authority

2026-0415-22: Awarding and Approving a Contract for Architectural & Engineering Services for Multifamily Redevelopment for the Princeton Housing Authority

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*

IV. Minutes ([Return to Agenda](#))