

BOARD OF COMMISSIONERS MEETING AGENDA

Meeting No.: 2023-10-18 October 18, 2023, 6:15 PM

Join Zoom Meeting: <https://us06web.zoom.us/j/4104638895?pwd=nI6Qf4FXvazgHBDdffwFzWSFcK01qL.1>

Dial-In Number: 929 205 6099 Meeting ID: 410 463 8895 Passcode: 653605

- 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 Interim ED John Clarke, PHA Board Attorney Casey, Town Council Liaison Newlin and the public
- III. **Public Comment**
- IV. **Reading of Minutes** – Questions or corrections?
- V. **Interim Executive Director's Report**
 - a. Update on Properties, Programs and Operations
 - b. Financial Reports:
 - i. [Checks & Payments](#)
 - ii. [Progress Against Annual Contracts, Not to Exceed Agreements, MOUs, etc.](#)
 - iii. [Operating Statements](#)
 - iv. [Tenants with High Balances](#)
 - v. [Housing Needs, Vacancies, & Pending Actions](#)
- VI. **Committee Reports and Progress**
 - a. **Finance & Legal** - UFDPK RFP response, updating PILOT, Permit Parking Policy/1st Draft
 - b. **Marketing & Community Relations** - Summer BBQ, New Logo & Website Update
 - c. **Personnel & Operations** - Personnel Policy Draft/1st Reading
 - d. **Special Projects** - Maple Franklin Closing, CDBG Redding/Pannell projects, NP (PHACDC)
- VII. **Resolutions**
 - a. **2023-30:** Approving and Authorizing the Chairperson, 1st Vice Chairperson, and 2nd Vice Chairperson as Signatories to all Accounts with Santander Bank
 - b. **2023-31:** Ratifying and Approving the Office Move from 1 Redding Circle to 179 Spruce Circle and Related Renovations
 - c. **2023-32:** Authorizing and Approving the Sale of the Maple Franklin Property to Princeton
- VIII. **Consent Agenda - roll call**
 - a. JULY Minutes
 - b. **2023-25:** Resolution Ratifying, Authorizing and Approving Payment of Bills for the Months of JULY, AUGUST, and SEPTEMBER
 - c. **2023-26:** Ratifying and Approving a Contract with Rich Tree Service through the State Contract #18-DPP-00645
 - d. **2023-27:** Approving and Adopting the State of New Jersey Approved FY 2023-2024 Budget
 - e. **2023-28:** Approving and Authorizing a Contract for Roof and Siding Repairs of the Housing Authority Building Located at 179 Spruce Circle
 - f. **2023-29:** Approving and Authorizing Replacement of Pressure Tanks for the Hot Water Boiler System at Clay Street Property

- IX. **Unfinished Business**
- X. **New Business**
- XI. **Adjournment**

Note: *The meeting may also include other PHA business matters deemed necessary by the Board of Commissioners*