

NORTHAMPTON COUNTY HOUSING AUTHORITY

July 28th, 2025

REGULAR BOARD MEETING AGENDA

You may attend via phone, Zoom, or Howard Jones Community Room.

CALL TO ORDER

ROLL CALL

PUBLIC INPUT- limited to agenda items only.

****APPROVE MINUTES OF June 23rd, 2025, REGULAR BOARD MEETING**

FINANCIAL UPDATE – June Financial update with Jack Blosky/Brian Havrilak

EXECUTIVE DIRECTOR REPORT- Gwen Becker

- Update on converting from oil to electric/gas at Goepp apartments
- Updated vending machine contract and liability insurance submitted
- Rental stability program update
- Slip and fall program update
- Adding a key fob system at Goepp, will match HJM and OBH
- Renewing Generator Contracts for Goepp and OBH
- Switching to Equifax for verifications
- Adding to OBH PM HT Lyons agreement descaling of water heaters twice a year
- Sink hole survey at OBH

Status Reports June 2025

PUBLIC HOUSING

Oliver Border House- 69/75 92.00%

Howard Jones Manor- 30/31 96.77%

Goepp Street Apartments- 52/54 96.30%

HOUSING CHOICE VOUCHER PROGRAM

Regular Vouchers - 497

Mod-Rehab- 21

Mainstream – 42

Project-Based- 57

Port-Out- 5

Port In- 9

Total – 631

OLD BUSINESS

*****Motion to approve signing a contract with Pearce Family Limited Liability to allow vending machine operation to continue at Oliver Border House and Goepp Street Apartments**

NEW BUSINESS

*****Motion to approve the bid from Hi-Tech Security Alarms, Inc. to install an entry call box at Goepp Street Apartments in the amount of \$2,650.00.**

*****Motion to approve the annual power generator maintenance agreement with Curtis Power Solutions for the Goepp Street Apartments Generator in the amount of \$984.09.**

*****Motion to approve the annual power generator maintenance agreement with Curtis Power Solutions for the Oliver Border House Generator in the amount of \$2,528.48**

*****Motion to approve signing a contract with Equifax Verification Services.**

*****Motion to approve the amendment to the HT Lyons contract for preventative maintenance on the Oliver Border House tankless water heaters in the amount of \$4,648.00.**

*****Motion to approve the bid from RETTEW Field Services, Inc. for the fracture trace analysis and void detection survey for Oliver Border House in the amount of \$27,830.00**

*****Motion to accept or decline the grant from the county for the community room renovations at Oliver Border House.**

Note: Items marked with ** are items for which there may or will be deliberation or official action taken at the meeting.

PUBLIC INPUT

EXECUTIVE SESSION

ADJOURNMENT

The next Board Meeting will be held on Monday, August 25th, 2025, at 4:15pm.

Gwen Becker is inviting you to a scheduled Zoom meeting.

Topic: NCHA Board Meeting

Time: Jul 28, 2025 04:15 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87267155602?pwd=a9EaPLsflbqu5xp6KYSRw71yLd4Quy.1>

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Passcode: 084443

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