

NORTHAMPTON COUNTY HOUSING AUTHORITY

August 25th, 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 July 28th, 2025, REGULAR BOARD MEETING**

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

EXECUTIVE DIRECTOR REPORT- Gwen Becker

- Lehigh Coin and Laundry backpay, In a contract till March.
- Gwen attended conference about grants
- 1.6-million-dollar Rental Stability Program Update
- Community room update
- Slip and fall program update
- Goepp Apartments Electric/Gas Conversion Update
- Roof replacement at HJM-August 26th-28th.
- Sink Hole testing at OBH Update.
- Equifax revised their contract per our solicitors' recommendations, requires a vote on revisions due to the compromise in the contract between both parties.

Status Reports July 2025

PUBLIC HOUSING

Oliver Border House- 69/75 92.00%

Howard Jones Manor- 30/31 96.77%

Goepp Street Apartments- 51/54 94.44%

HOUSING CHOICE VOUCHER PROGRAM

Regular Vouchers -496

Mod-Rehab- 21

Mainstream – 42

Project-Based- 57

VA- 8

Port-Out- 5

Port In- 0

Total – 629

OLD BUSINESS

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

NEW BUSINESS

*****Motion to approve the annual power generator maintenance agreement as presented with Curtis Power Solutions for the Howard Jones Manor Generator in the amount of \$2,040.11.**

*****Motion to approve quote from East Coast Flooring for \$7,855.70 to complete flooring in the remainder of the 1st floor hallways at Oliver Border House.**

*****Motion to approve the bid from Jim Schuck Contracting for Goepp Street Apartments in the amount of \$195,000.00.**

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, September 22nd, 2025, at 4:15pm.

Gwen Becker is inviting you to a scheduled Zoom meeting.

Topic: NCHA Board Meeting

Time: Aug 25, 2025, 04:15 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83758618268?pwd=51EUfy0G6xf4oAiSXlVoCDdSGDrw08.1>

Meeting ID: 837 5861 8268

Passcode: 118851

One tap mobile

+16469313860,,83758618268#,,,,*118851# US

+19292056099,,83758618268#,,,,*118851# US (New York)

Join instructions

https://us02web.zoom.us/meetings/83758618268/invitations?signature=seKF_qGNCXdSXGGlCbmdERJeyBNhWj7kbnTGqqTFyRM