

**NORTHAMPTON COUNTY HOUSING AUTHORITY**

**December 3<sup>rd</sup>, 2025**

**REGULAR BOARD MEETING AGENDA**

**You may attend via phone, Zoom, or Oliver Border House Community Room.**

**CALL TO ORDER**

**ROLL CALL**

**PUBLIC INPUT- limited to agenda items only.**

**\*\*APPROVE MINUTES OF October 27th, 2025, REGULAR BOARD MEETING**

**\*\*APPROVE MINUTES OF November 19th, 2025, SPECIAL BOARD MEETING**

**FINANCIAL UPDATE** – October/November Financial update and 2026 Budget with Jack Blosky/Brian Havrilak

**EXECUTIVE DIRECTOR REPORT-** Gwen Becker

- Lead program update
- Community room at OBH
- Sink hole Update- Putting a claim into the insurance
- Goepp Apartments Phase 1-Completed. Material draw for Goepp Phase 2 this week.

**Status Reports October 2025**

**PUBLIC HOUSING**

Oliver Border House- 72/75    96%

Howard Jones Manor- 30/31    96.77%

Goepp Street Apartments- 53/54    98.15%

**HOUSING CHOICE VOUCHER PROGRAM**

Regular Vouchers - 551

Mod-Rehab- 21

Mainstream – 41

VA- 7

Port-Out- 6

Port In- 0

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Total – 626

## **Status Reports November 2025**

### **PUBLIC HOUSING**

Oliver Border House- 72/75 96%

Howard Jones Manor- 30/31 96.77%

Goepp Street Apartments- 52/54 96.30%

### **HOUSING CHOICE VOUCHER PROGRAM**

Regular Vouchers - 546

Mod-Rehab- 24

Mainstream – 41

VA- 7

Port-Out- 6

Port In- 0

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Total – 624

### **OLD BUSINESS**

None

### **NEW BUSINESS**

**\*\*\*Approve contract from Johnson Controls Fire Protection in the amount of \$9,020.00 a year for a 3-year contract of fire monitoring for Howard Jones Manor and permission to discontinue the contract with Eastern Times.**

**\*\*\*Approve the fire panel conversion from Eastern Time to Johnson Controls Fire Protection in the amount of \$670.00.**

**\*\*\* Move to adopt and approve the Budget for 2026 Resolution 2025-1 with the Board President to sign on behalf of the board.**

**\*\*\*Move to approve a contract with Reading Elevator Service for Oliver, Howard Jones, and Goepp Apartments for regular maintenance and emergency services for the elevators and permission to discontinue the contract with TKE.**

**\*\*\*Approve the purchase of 14 gift cards in the amount of \$200.00 each for NCHA staff, not to exceed \$2,900.00 (this includes \$95.76 of purchase fees) from the property management account.**

**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 January 26<sup>th</sup>, 2025, at 4:15PM.**

**Gwen Becker is inviting you to a scheduled Zoom meeting.**

**Topic: NCHA December Board Meeting**

**Time: Dec 3, 2025 04:15 PM Eastern Time (US and Canada)**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/84379982976?pwd=kUpmXMZR51dOi18APSVvkbXinoXwjc.1>**

**Meeting ID: 843 7998 2976**

**Passcode: 581076**

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**One tap mobile**

**+13017158592,,84379982976#,,,,\*581076# US (Washington DC)**

**+13052241968,,84379982976#,,,,\*581076# US**

**Join instructions**

**[https://us02web.zoom.us/join/84379982976/invitations?signature=XOm\\_N8tNmiaiFhACA-i5yFj1-gSrcGuC2ilR8SU\\_Ooc](https://us02web.zoom.us/join/84379982976/invitations?signature=XOm_N8tNmiaiFhACA-i5yFj1-gSrcGuC2ilR8SU_Ooc)**

