

NORTHAMPTON COUNTY HOUSING AUTHORITY

March 23rd, 2026

REGULAR BOARD MEETING AGENDA

You may attend in-person (Howard Jones Manor Community Room), via Zoom or via phone.

CALL TO ORDER

ROLL CALL

PUBLIC INPUT- limited to agenda items only.

****APPROVE MINUTES OF January 26th, 2026, REGULAR BOARD MEETING**

FINANCIAL UPDATE – January and February 2026 financials with Brian Havrilak

****APPROVE THE FINANCIALS FOR JANUARY 2026**

****APPROVE THE FINANCIALS FOR FEBRUARY 2026**

EXECUTIVE DIRECTOR REPORT- Gwen Becker

- Introducing new CFO Shaquera Martindale
- Ethics and conflict of interest paperwork
- Review of Lead the Way
- Recommend keeping TKE for HJM and OBH Elevators
- Pest Control Contracts
- Contract with Agentis for Hydro Scrub Service
- Water Softener replacement at HJM
- Johnson Control quotes for OBH
- Landscaping recommendation
- Washer/Dryer update

Status Reports January 2026

PUBLIC HOUSING

Oliver Border House- 73/75 97.33%

Howard Jones Manor- 29/31 93.55%

Goepp Street Apartments- 51/54 94.44 %

HOUSING CHOICE VOUCHER PROGRAM

Regular Vouchers - 546

Mod-Rehab- 25

Mainstream – 42

VA- 7

Port-Out- 6

Port In- 0

Total – 626

Status Reports February 2026

PUBLIC HOUSING

Oliver Border House- 72/75 96.00%

Howard Jones Manor- 27/31 87.10%- 104 (leasing 3/2), 307 (leasing 4/1), 201 (leasing 4/1).

Goepp Street Apartments- 51/54 94.44 %

HOUSING CHOICE VOUCHER PROGRAM

Regular Vouchers - 544

Mod-Rehab- 25

Mainstream – 43

VA-7

Port-Out-6

Total – 625

OLD BUSINESS

None

NEW BUSINESS

*****Motion to approve Viper Pest Services for Howard Jones Manor in the amount of \$120.00 a month with a price guarantee for two years from the date of the agreement.**

*****Motion to approve Viper Pest Services for Oliver Border House in the amount of \$240.00 a month with a price guarantee for two years from the date of the agreement.**

*****Motion to approve Viper Pest Services for Goepp Street Apartments in the amount of \$295.00 a month with a price guarantee for two years from the date of the agreement.**

*****Motion to approve quote from Agentis Plumbing for routine Hydro-Scrub service at Oliver Border House at a price of \$1,350 a quarter.**

*****Motion to keep TKE elevator contracts for HJM and OBH due to the buyout cost and consider switching once the contract is up.**

*****Motion to approve the quote from Agentis to replace the HJM water softener in the amount of \$7,852.00.**

*****Motion to add Shaquera Martindale to all Northampton County Housing Authority bank accounts and authorize for her to be a check signer for those accounts.**

*****Motion to approve the 3-year contract with Johnson Control for Fire Inspections for Oliver Border House in the amount of \$8,100.00 annually.**

*****Motion to approve the 3-year contract with Johnson Control for sprinkler system inspections for Oliver Border House in the amount of \$2,316.00 annually.**

*****Motion to approve the 3-year contract with Johnson Control for alarm and detection monitoring for Oliver Border House in the amount of \$670.00 annually.**

*****Motion to approve JLS Landscaping and Lawn Care for grass cutting services for the 2026 season at OBH and HJM**

*****Motion to approve JLS Landscaping and Lawn Care for grass cutting services for the 2026 season at Goepp.**

*****Motion to approve the Directors and Officers/Employment Practices Liability Insurance with coverage date of 4/7/2026 to 4/7/2027 in the amount of \$4,555.00.**

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

Litigation

ADJOURNMENT

The next Board Meeting will be held on Monday April 27th, 2026, at 4:00PM

Gwen Becker is inviting you to a scheduled Zoom meeting.

Topic: NCHA Regular Board Meeting

Time: Mar 23, 2026, 04:15 PM Eastern Time (US and Canada)

Meeting ID: 875 4369 2852

Passcode: 064534

One tap mobile

+16469313860,,87543692852#,,,,*064534# US

+19292056099,,87543692852#,,,,*064534# US (New York)

Join instructions

https://us02web.zoom.us/join/87543692852?signature=997FMGFibfe7iA_Bt6eKvLGCvpnxfngMjXi5WXUYdQ