

AGENDA  
MADISON HOUSING AUTHORITY  
NOVEMBER 25, 2025 4:30 P.M. REGULAR MEETING  
HARTLEY DODGE MEMORIAL BUILDING  
50 KINGS ROAD, 2<sup>ND</sup> FLOOR – COMMITTEE ROOM

ROLL CALL

NEW JERSEY OPEN PUBLIC MEETINGS ACT NOTICE: Both adequate and electronic notice of this meeting has been provided by the Secretary of the Housing Authority of the Borough of Madison by preparing an Annual Notice dated January 21, 2025, setting forth the date, time and place of this meeting. Said notice was filed with the Clerk of the Borough of Madison, forwarded to newspapers of local circulation, to the persons requesting it, and posted on the Madison Housing Authority website.

APPROVAL OF MINUTES

COUNCIL LIAISON

REPORT OF CHAIRPERSON

REPORT OF EXECUTIVE DIRECTOR

REPORT OF DEPUTY DIRECTOR

COMMITTEE REPORTS:

PUBLIC COMMENT:

CORRESPONDENCE:

Letter of Appreciation from Tenant, John Larkin

RESOLUTIONS:

- 25-25-11-1    Resolution Authorizing the Payment of Invoices
- 25-25-11-2    Resolution Approving an Amendment to the Personnel Policy and Employment Handbook
- 25-25-11-3    Resolution Acknowledging Receipt and Review of the Summit Housing Authority Annual Operating Budget and Certifying Compliance with RAD Conversion Commitment Requirements for Replacement Reserve Deposits

- 25-25-11-4 Resolution Approving Advertising for Professional Services
- 25-25-11-5 Resolution Certifying the 2025 Audit
- 25-25-11-6 Resolution Approving a Contract with The Alamo Insurance Group for a Risk Manager for 2026
- 25-25-11-7 Resolution Approving a Contract with Karen M. O’Keeffe as Executive Director
- 25-25-11-8 Resolution Approving the Application of 2024 and 2025 Home Funding

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

NEXT MEETING DATE: **Tuesday, December 16, 2025**