

EDISON HOUSING AUTHORITY

Annual Reorganization Meeting

January 19, 2021

6:06 P.M.

Join Zoom Meeting

<https://zoom.us/j/97564320749?pwd=cXE3bVltcklvNUd2ZXpLU0lqbzUrZz09>

Meeting ID: 975 6432 0749

Passcode: 850500

+1 646 558 8656 US (New York)

Call to Order

1. Pledge of Allegiance
2. Please note that adequate notice of this meeting, as required by the Open Public Meetings Act of 1975, has been provided by notice and sent to the Homes News Tribune on December 29, 2020 and a copy of the notice was published in the Home News Tribune on December 31, 2020. Said notice has been posted on the Edison Housing Authority website and at the two housing authority properties in the main lobby area. In addition, a notice has been submitted to the Township of Edison clerk and posted in the Municipal Building.

Also, due to meeting restrictions surrounding the Coronavirus, the Edison Housing Authority Board Meeting will conduct meetings via-zoom video conference until further notice. The meeting is open to the public. Said notice included the zoom video conference password, code and conference number. Notice was also submitted to the Township of Edison, and has been posted onto the Edison Housing Authority website.

3. Roll Call
4. Elections of Officers – Chairman yields Chair to Attorney Nominations for Chairman:
Commissioner Lou Mangione, Jr. nominates Commissioner Carlos N. Sanchez
Nominations:
Moved by Comm. Lou Mangione, Jr.
Seconded by Comm. Ray Koperwhats

The Attorney returns the gavel to the Chairman, Carlos N. Sanchez

Chairman makes Nominations for Vice Chairman
Commissioner Koperwhats nominates Commissioner Barry Telesnick

Any other nominations
Moved by Comm. Ray Koperwhats
Seconded by Comm. Lou Mangione, Jr.

EDISON HOUSING AUTHORITY

Annual Reorganization Meeting

January 19, 2021

Chairman makes Nominations for Treasurer

Commissioner Barry Telesnick nominates Commissioner Lou Mangione, Jr.

Any other nominations

Moved by Comm. Barry Telesnick

Seconded by Comm. Ray Koperwhats

Unanimous vote for approval cast by Secretary Hurley

**Edison Housing Authority Board Meeting
Tuesday, January 19, 2021
at
6:00 pm**

*In light of meeting restrictions due to the coronavirus,
this meeting will take place via- zoom video conference*

Join Zoom Meeting

<https://zoom.us/j/97564320749?pwd=cXE3bVltcklvNUd2ZXpLU0lqbzUrZz09>

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AGENDA

Call to Order

Pledge of Allegiance

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4. Roll Call

5. Approval of December 15, 2020 Regular Meeting Minutes

6. Resolutions:

1-1-2021

Resolution to approve
vouchers for payment of invoices
in the amount of \$127,904.11 for
the month of January.

Edison Housing Authority Board Meeting
Tuesday, January 19, 2021
at
6:00 pm

2-1-2021

Resolution Honoring the
Memory of Edison Housing
Authority Commissioner
Christopher Mazauskas.

7. Old Business:

a.) Financial Summary for Review

8. New Business: Executive Director Report

9. Public Portion

10. Adjournment

**EDISON HOUSING AUTHORITY
REGULAR BOARD MEETING
December 15, 2020
6:00 PM
MINUTES**

The Regular Meeting of the Board of Commissioners of the Edison Housing Authority was held via-conference call due to meeting restrictions surrounding the coronavirus. The meeting was called to order at 6:00 pm.

Adequate notice of this Meeting as required by the Open Public Meetings Act has been provided in the following: On December 27, 2019, a notice providing the date, time, and location for the meeting was submitted to the Home News Tribune and published on January 1, 2020. Said notice has been posted on the Edison Housing Authority website and at the two housing authority properties in the main lobby area. In addition, a notice has been submitted to the Township of Edison clerk and posted in the Municipal Building.

In addition, a notice was submitted to the Home News Tribune on November 2, 2020 and published on November 4, 2020 indicating the Edison Housing Authority Board Meeting will be held via-zoom video conference due to meeting restrictions surrounding the Coronavirus. The meeting is open to the public. Said notice included the zoom video conference password, code and conference number. Notice was also submitted to the Township of Edison, and has been posted onto the Edison Housing Authority website.

Roll call

In attendance: Chairman Carlos N. Sanchez, Vice Chairman Barry Telesnick, Commissioner Toni Johnson, Commissioner Dale Jones, Commissioner Raymond Koperwhats, Commissioner Lou Mangione, Jr., Executive Director Deborah Hurley, Attorney Terrence Corrison, Township of Edison Liaison, Council President Joyce Ship-Freeman.

Absent: Christopher Mazauskas, Commissioner

Motion to approve the minutes of November 10, 2020, Board Meeting

Motion: Commissioner Barry Telesnick

Second: Commissioner Lou Mangione, Jr.

Discussion: Chairman N. Sanchez asked if there were any questions. There was no discussion.

Approved as follows:

	AYES	NAYS	ABSENT	ABSTAIN
Chairman N. Sanchez	x			
Vice Chairman Telesnick	x			
Comm. Johnson	x			
Comm. Jones	x			

	AYES	NAYS	ABSENT	ABSTAIN
Comm. Koperwhats	x			
Comm. Mangione, Jr.	x			
Comm. Mazauskas			x	

Resolution 1-12-2020 to authorize and approve vouchers for payment of invoices in the amount of \$146,199.78 for the month of December.

Motion: Commissioner Raymond Koperwhats
Second: Commissioner Toni Johnson

Discussion

Chairman Carlos N. Sanchez asked if there were any questions. Commissioner Barry Telesnick expressed his concern with the increase of expenditures throughout the year, compared to other years serving on the board. Line items questioned entailed plumbing work, appliance expenses, and truck removal service. Executive Director, Deborah Hurley first addressed the overall concern, as it insinuated that perhaps the housing authority is not paying attention to the budget and overspending, as the organization works hard to reduce expenses and delingently monitors the budget. Chairman Carlos N. Sanchez indicated that payment for the fence of \$50,000.00 contributes to the increased expenditure. In addition, the Chairman expanded that these bills are not uncommon, as the buildings at both properties are old and routinely requires maintenance and repairs. A lengthy discussion ensued raising concern of how the bill list is presented. To alleviate heighten concern, Chairman Carlos N. Sanchez recommended that efforts be made to present the bills in a more clear and concise fashion. Both Commissioner Koperwhats and Commissioner Barry Telesnick inquired about the moving truck service. Deborah Hurley, Executive Director indicated that the service is only used when families leave behind a significant amount of furniture and items in the unit or when unsavory tenants leave behind potential items that may cause harm to the maintenance team and or the residents living within the community. Deborah Hurley, Executive Director expanded by reminding the commissioners that the bill list was significantly low the prior month, due to the meeting schedule and that commissioners would receive a bill list the following month that would reflect the remaining bills in November. There was no further discussion.

Motion to approve Resolution 1-12-2020 for \$146,199.78:

Approved as follows:

	AYES	NAYS	ABSENT	ABSTAIN
Chairman N. Sanchez	x			
Vice Chairman Telesnick	x			
Comm. Johnson	x			
Comm. Jones	x			
Comm. Koperwhats	x			
Comm. Mangione, Jr.	x			
Comm. Mazauskas			x	

Resolution 2-12-2020 Resolution by the Commissioners of the Edison Housing Authority, Authorizing to Appoint Edison Housing Authority Employee, Deborah Hurley as Commissioner to the Public Housing Authority Joint Insurance Fund.

Motion: Commissioner Barry Telesnick

Second: Commissioner Raymond Koperwhats

Discussion: Chairman Carlos N. Sanchez opened the floor for remarks and comments. There was no further discussion.

Approved Resolution 2-12-2020 as follows:

	AYES	NAYS	ABSENT	ABSTAIN
Chairman N. Sanchez	x			
Vice Chairman Telesnick	x			
Comm. Johnson	x			
Comm. Jones	x			
Comm. Koperwhats	x			
Comm. Mangione, Jr.	x			
Comm. Mazauskas			x	

Resolution 3-12-2020 Resolution to approve the Edison Housing Authority Board Meeting dates, time, and location for Calendar Year 2021.

Motion: Commissioner Lou Mangione, Jr.

Second: Commissioner Toni Johnson

Discussion: Chairman Carlos N. Sanchez brought attention to the schedule indicating the location starting in the month of March would be determined based on the climate of the pandemic, as he is hopeful that we will be able to meet in person in March. There was no further discussion.

Approved Resolution 3-12-2020 as follows:

	AYES	NAYS	ABSENT	ABSTAIN
Chairman N. Sanchez	x			
Vice Chairman Telesnick	x			
Comm. Johnson	x			
Comm. Jones	x			
Comm. Koperwhats	x			
Comm. Mangione, Jr.	x			
Comm. Mazauskas			x	

Resolution 4-12-2020 Resolution to allow the Executive Director to seek proposals for a consultant to provide services to assist in the RAD (Rental Assistance Demonstration) conversion.

Motion: Commissioner Raymond Koperwhats
Second: Commissioner Lou Mangione, Jr.

Discussion: Chairman Carlos N. Sanchez requested that the Executive Director, Deborah Hurley provide an explanation for the RAD consultant. Executive Director, Deborah Hurley provided an overview by indicating that this is the first step in moving forward with the RAD conversion. Commissioner Dale Jones indicated that HUD is strongly suggesting that housing authorities entertain the RAD conversion. Commissioner Lou Mangione, jr. asked if Tony Polcari will be involved with the process. Deborah Hurley, Executive Director indicated that an interviewing/search committee would be formed and Tony Polcari will be included. There was no further discussion.

Approved Resolution 4-12-2020 as follows:

	AYES	NAYS	ABSENT	ABSTAIN
Chairman N. Sanchez	x			
Vice Chairman Telesnick	x			
Comm. Johnson	x			
Comm. Jones	x			
Comm. Koperwhats	x			
Comm. Mangione, Jr.	x			
Comm. Mazauskas			x	

Resolution 5-12-2020 Resolution Adopting a Remote Meetings Procedure Policy Pursuant to NJAC 5:39-1 et seq.

Motion: Commissioner Raymond Koperwhats
Second: Commissioner Barry Telesnick

Discussion: Chairman Carlos N. Sanchez asked the Executive Director to provide an overview of the policy. Deborah Hurley, Executive Director explained that it is required by all housing authorities to adopt the Remote Meetings procedure and policy. Deborah Hurley, Executive Director highlighted two key areas: suggested time allowed for the public to speak and the time frame that board packets should be readily available on the website. Chairman Carlos N. Sanchez and Commissioner Ray Koperwhats expressed their view on the public speaking limit, as a result it was resolved that the public would have 3 minutes to speak. Commissioner Dale Jones indicated that he was present during a virtual presentation made by Terrance Corriston regarding the Remote Meetings Procedure Policy and thought it was a very comprehensive presentation. There was no further discussion.

Approved Resolution 5-12-2020 as follows:

	AYES	NAYS	ABSENT	ABSTAIN
Chairman N. Sanchez	x			
Vice Chairman Telesnick	x			
Comm. Johnson	x			
Comm. Jones	x			
Comm. Koperwhats	x			

Comm. Mangione, Jr.	x	
Comm. Mazauskas		x

Resolution 6-12-2020 Resolution in Appreciation for Dedicated Public Service by Joyce Ship-Freeman, Council President, Township of Edison, New Jersey.

Motion: Commissioner Barry Telesnick
Second: Commissioner Raymond Koperwhats

Discussion: Chairman Carlos N. Sanchez asked each Commissioner to provide comments. Overall, the board of the Edison Housing Authority expressed deep appreciation for the time dedicated to assisting the authority and its residents. “It has been a pleasure working with Council President, Joyce Ship-Freeman and everyone looks forward to the continued support.” – Chairman Carlos N. Sanchez.

Approved Resolution 6-12-2020 as follows:

	AYES	NAYS	ABSENT	ABSTAIN
Chairman N. Sanchez	x			
Vice Chairman Telesnick	x			
Comm. Johnson	x			
Comm. Jones	x			
Comm. Koperwhats	x			
Comm. Mangione, Jr.	x			
Comm. Mazauskas			x	

Old Business:

- a.) **Financial Summary:** Chairman Carlos N. Sanchez presented an overview. There was no further discussion

New Business:

- a.) **Executive Director’s Report:** Deborah M. Hurley, Executive Director provided an overview of the housing authority’s accomplishments in 2020. Several key highlights included COVID testing; the food pantry program receiving HUD’s Merit Award; and the recent announcement of more than \$90,000 of CDBG grant funds that will be awarded to EHA

In addition, Exec. Dir., Deborah Hurley indicated that there is an increase in families not paying rent by taking advantage of the moratorium under the CARES Act that provides renters with a grace period of not having to pay rent. Terrence Corrison, attorney mentioned that he is working closely with EHA and the court to ensure we are able to secure payments and or receive a motion for evictions. Commissioner Mangione, Jr. requested a copy of the correspondence we issue to families who have

outstanding rent balances. Exec. Director, Deborah Hurley indicated that a copy would be forwarded. Also, the Exec. Director reminded the commissioners that several members still need to complete the required Child Protection Policy training. The next schedule of trainings will be forwarded before the end of the month.

Public:

Motion: Commissioner Raymond Koperwhats

Seconded: Commissioner Toni Johnson

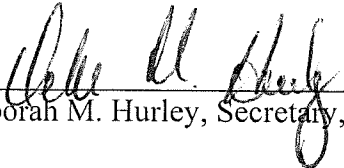
Council President, Joyce Ship-Freeman expressed sincere appreciation for recognition received by the board of commissioners. In addition, Council President indicated that she would be donating gift cards to EHA senior citizen residents for the holidays.

Public Portion closed: 6:57 PM

Motion: to adjourn by Commissioner Raymond Koperwhats

Second by: Commissioner Lou Mangione, Jr.

Adjourned Unanimously at 7:00 PM



Deborah M. Hurley, Secretary, Executive Director

Edison Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 12/16/2020 Thru: 1/19/2021, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address	Print 1099						
AB Universal Messaging			PO Box 195 Spring Lake NJ 07762						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
01/14/2021	2881	CHK	738001022021	answering service-jan 2021	01/21	answering service-jan 2021	\$108.64		\$108.64
Totals For Vendor: AB Universal Messaging									\$108.64
Acme Windows			36 Somerset Street Plainfield NJ 07060						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
01/14/2021	2882	CHK	48136	apt 7A thermo window	01/21	apt 7A thermo window r	\$90.00		\$90.00
Totals For Vendor: Acme Windows									\$90.00
Aflac			1932 Wynnnton Road Columbus GA 31999-0797						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
01/14/2021	2883	CHK	965497	insurance premium-ja	01/21	insurance premium-jan	\$180.32		\$180.32
Totals For Vendor: Aflac									\$180.32
Barry Telesnick			142 Ethel Road Edison NJ 08817						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
12/22/2020	2856	CHK	121520	conference call board	12/20	conference call board m	\$25.00		\$25.00
Totals For Vendor: Barry Telesnick									\$25.00
Breslin and Breslin, P.A.			41 Main Street Hackensack NJ 07601-7087						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
01/14/2021	2884	CHK	1220	legal services dec 20	01/21	legal services - dec 202	\$2,350.00		\$2,350.00
Totals For Vendor: Breslin and Breslin, P.A.									\$2,350.00
By Lander Hardwood Floors			083-46-9572 PO Box 717 Barnegat NJ 08005						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
12/22/2020	2857	CHK	022311	apt 7A(2BR) & 2C(3 B	12/20	apt 7A(2BR) & 2C(3 BR	\$1,270.00		\$1,270.00
01/14/2021	2885	CHK	161	apt 6D sanding & refin	01/21	apt 6D sanding & refinis	\$480.00		\$480.00
Totals For Vendor: By Lander Hardwood Floors									\$1,750.00
Carlos N Sanchez			3 McEvoy Road Edison NJ 08837						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
12/22/2020	2858	CHK	121520	conference call board	12/20	conference call board m	\$25.00		\$25.00
Totals For Vendor: Carlos N Sanchez									\$25.00
Cilla Manzo PR Marketing			3400 Avenue of the Arts G221 Costa Mesa CA 92626						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
12/22/2020	2859	CHK	ED-NOV2020	website maintenance-nov 2020	12/20	website maintenance-nov 2020	\$150.00		\$150.00
			ED-DEC2020	website maintenance - dec 2020	12/20	website maintenance - dec 2020	\$150.00		\$300.00
Totals For Vendor: Cilla Manzo PR Marketing									\$300.00
CIT			21146 Network Place Chicago IL 60673-1211						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
01/14/2021	2886	CHK	36878990	telephone system leas	01/21	telephone system lease	\$258.78		\$258.78
Totals For Vendor: CIT									\$258.78
Corbett Exterminating, Inc.			284 Sheffield Street Unit: Suite 2 Mountainside NJ 07092						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
12/22/2020	2860	CHK	0506129	reh cemit treatment-d	12/20	reh cemit treatment-dec	\$360.00		\$360.00

Edison Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 12/16/2020 Thru: 1/19/2021, 3) Program: Public Housing

Check Name	SSN/ TIN	Check Address	Print 1099						
01/14/2021	2887	CHK	0508353	apt 1A cemil treatme	01/21	apt 1A cemil treatment	\$47.50		\$47.50
Totals For Vendor: Corbett Exterminating, Inc.									\$407.50
Dale Jones 52 Portland Street Edison NJ 08820							No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/22/2020	2861	CHK	121520	conference call board	12/20	conference call board m	\$25.00		\$25.00
Totals For Vendor: Dale Jones									\$25.00
De Lage Landen Financial Services, Inc. PO Box 41602 Philadelphia PA 19101-1602							No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/22/2020	2862	CHK	70696991	reh copier lease 1/15/	12/20	reh copier lease 1/15/21	\$366.37		
			70685326	jeg copier lease 1/15/	12/20	jeg copier lease 1/15/21	\$187.46		\$553.83
Totals For Vendor: De Lage Landen Financial Services, Inc.									\$553.83
Deborah Hurley 1434 Maplewood Terrace Plainfield NJ 07060							No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/22/2020	2863	CHK	9800	reimb for purchase of	12/20	reimb for purchase of a	\$55.52		\$55.52
01/14/2021	2888	CHK	11321	reimb for snow day fo	01/21	reimb for snow day food	\$194.01		\$194.01
Totals For Vendor: Deborah Hurley									\$249.53
Edison Plumbing 94 Woodbury Road Edison NJ 08820							No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/22/2020	2864	CHK	12720	Apt 3A removed toilet	12/20	Apt 3A removed toilet cl	\$310.00		
			12420	bldg 12 cleaned sewer	12/20	bldg 12 cleaned sewer li	\$310.00		
			91220	apt A1 cleaned bldg s	12/20	apt A1 cleaned bldg se	\$310.00		
			101020	bldg M cleaned bldg s	12/20	bldg M cleaned bldg se	\$380.00		
			12720(1)	apt G6 open wall in th	12/20	apt G6 open wall in the	\$290.00		\$1,600.00
01/14/2021	2889	CHK	121020a	apt 3D cleaned drain i	01/21	apt 3D cleaned drain in	\$290.00		
			122020	apt 6D(vacant) replac	01/21	apt 6D(vacant) replaced	\$280.00		
			121020	apt E5 fixed broken(co	01/21	apt E5 fixed broken(con	\$270.00		\$840.00
Totals For Vendor: Edison Plumbing									\$2,440.00
Elizabethtown Gas PO Box 6031 Bellmawr NJ 08099							No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/22/2020	2865	CHK	3996554541-113020	reh gas 10/312/20-11/30/20	12/20	reh gas 10/312/20-11/30/20	\$7,894.42		\$7,894.42
01/14/2021	2890	CHK	4458334671-121820	reh gas 11/18/20-12/18/20	01/21	reh gas 11/18/20-12/18/20	\$490.35		
			3922309254-121820	reh gas 11/18/20-12/18/20	01/21	reh gas 11/18/20-12/18/20	\$856.68		
			0577138900-121820	reh gas 11/18/20-12/18/20	01/21	reh gas 11/18/20-12/18/20	\$10.00		\$1,357.03
Totals For Vendor: Elizabethtown Gas									\$9,251.45
Enes Service Center LLC 247 Central Avenue Metuchen NJ 08840							No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
01/14/2021	2891	CHK	1220	gas fuel for vehicles -	01/21	gas fuel for vehicles - n	\$426.52		\$426.52
Totals For Vendor: Enes Service Center LLC									\$426.52

Edison Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 12/16/2020 Thru: 1/19/2021, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address	Print 1099						
Felix Storch, Inc.			770 Garrison Avenue Bronx NY 10474				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
01/14/2021	2892	CHK	1643345	Apt 12B 24* gas rang	01/21	Apt 12B 24 gas range	\$482.00		\$482.00
Totals For Vendor: Felix Storch, Inc.									\$482.00
Home Depot Credit Services			Dept 32 - 2531888992 PO Box 78047 Phoenix AZ 85062-8047				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
01/14/2021	2893	CHK	2020577	reh maint supplies	01/21	reh maint supplies	\$95.54		
			2044372	reh maintenance supp	01/21	reh maintenance suppli	\$32.33		
			1020653	reh maint supplies	01/21	reh maint supplies	\$140.09		
			44677	reh maint supplies	01/21	reh maint supplies	\$533.69		
			9460912	reh maintenance supp	01/21	reh maintenance suppli	\$286.75		
			9903691	reh maintenance equi	01/21	reh maintenance equip	\$1.00		
			7903892	reh buffing machine re	01/21	reh buffing machine ren	\$118.00		
			2972521	reh maintenance supp	01/21	reh maintenance suppli	\$612.94		\$1,820.34
Totals For Vendor: Home Depot Credit Services									\$1,820.34
InterGlobe Communications, Inc.			101 Tyrellan Avenue Staten Island NY 10309-2651				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
12/22/2020	2866	CHK	203355721	telephone service - no	12/20	telephone service - nov	\$667.38		\$667.38
01/14/2021	2894	CHK	203665721	telephone service - de	01/21	telephone service - dec	\$662.60		\$662.60
Totals For Vendor: InterGlobe Communications, Inc.									\$1,329.98
Jersey Mike's - Metuchen			349 Lake Avenue Metuchen NJ 08840				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
12/18/2020	2855	CHK	121820	165 boxed sandwiche	12/20	165 sandwiches for fam	\$1,577.24		\$1,577.24
Totals For Vendor: Jersey Mike's - Metuchen									\$1,577.24
Jersey Sharks Football Organization			823-49-5412 10 Battalion Drive Basking Ridge NJ 07920				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
12/22/2020	2867	CHK	121620	4 employees for snow	12/20	4 employees for snow r	\$560.00		\$560.00
Totals For Vendor: Jersey Sharks Football Organization									\$560.00
Jocelyn Silva			1132 Raritan Avenue Highland Park NJ 08904				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
12/22/2020	2868	CHK	2020	2020 prescription eye	12/20	2020 prescription eyegl	\$250.00		\$250.00
Totals For Vendor: Jocelyn Silva									\$250.00
KYOCERA Document Solutions New York Metro, Inc			225 Sand Road Unit: Suite 100 Fairfield NJ 07004				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
01/14/2021	2895	CHK	55K1566440	reh copier overage ch	01/21	reh copier overage char	\$1,006.05		\$1,006.05
Totals For Vendor: KYOCERA Document Solutions New York Metro, Inc									\$1,006.05
Louis A Mangione, Jr. Esq.			59 DeMott Lane Somerset NJ 08876				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
12/22/2020	2869	CHK	121520	conference call board	12/20	conference call board m	\$25.00		\$25.00
Totals For Vendor: Louis A Mangione, Jr. Esq.									\$25.00

Edison Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 12/16/2020 Thru: 1/19/2021, 3) Program: Public Housing

Check Name	SSN/TIN	Check Address	Print 1099						
Madeline Cook			115 Ridgeley Avenue Iselin NJ 08830						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
12/22/2020	2870	CHK	123120	Medicare Premium Re	12/20	Medicare Premium Rei	\$2,296.80		\$2,296.80
Totals For Vendor: Madeline Cook									
									\$2,296.80
Marczak's			247 Central Avenue Metuchen NJ 08840						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
01/14/2021	2896	CHK	1230	2013 gmc truck oil cha	01/21	2013 gmc truck oil chan	\$1,152.00		
			0106	'96 Jeep Cherokee-re	01/21	'96 Jeep Cherokee-repl	\$1,176.50		\$2,328.50
Totals For Vendor: Marczak's									
									\$2,328.50
Meg Fry LLC			Punchline Publicity 1668 Springfield Ave New Providence NJ 07974						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
01/14/2021	2897	CHK	122020	EHA holiday toy drive	01/21	EHA holiday toy drive pr	\$165.00		\$165.00
Totals For Vendor: Meg Fry LLC									
									\$165.00
Michelle Thorne			1324 Goshen Lane Somerset NJ 08873						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
01/14/2021	2898	CHK	2020	2020 prescription eye	01/21	2020 prescription eyegl	\$210.95		\$210.95
Totals For Vendor: Michelle Thorne									
									\$210.95
Middlesex Water Company			PO Box 826538 Philadelphia PA 19182-6538						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
01/14/2021	2899	CHK	5535300000-121420	jeg water 11/16/20-12/14/20	01/21	jeg water 11/16/20-12/14/20	\$3,763.99		\$3,763.99
Totals For Vendor: Middlesex Water Company									
									\$3,763.99
Nestor Lopez			82 Harned Avenue Perth Amboy NJ 08861						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
01/14/2021	2900	CHK	2020	2020 prescription eye	01/21	2020 prescription eyegl	\$250.00		\$250.00
Totals For Vendor: Nestor Lopez									
									\$250.00
NetConnect, Inc.			111 Storer Avenue Unit: Suite B2 Staten Island NY 10309						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
12/22/2020	2871	CHK	N6337	Remote & On-Site Net	12/20	Remote & On-Site Netw	\$695.00		
			N6414	remote & onsite maint	12/20	remote & onsite maint o	\$792.00		\$1,487.00
01/14/2021	2901	CHK	N6527	remote & onsite maint	01/21	remote & onsite maint o	\$792.00		\$792.00
Totals For Vendor: NetConnect, Inc.									
									\$2,279.00
New Jersey American Water			Box 371331 Pittsburgh PA 15250-7331						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
01/14/2021	2902	CHK	1018-210021838511-122820	reh water 11/25/20-12/28/20	01/21	reh water 11/25/20-12/28/20	\$196.24		
			1018-210018967338-122820	reh water 11/25/20-12/28/20	01/21	reh water 11/25/20-12/28/20	\$292.44		
			1018-210021902795-122820	reh water 11/25/20-12/28/20	01/21	reh water 11/25/20-12/28/20	\$684.63		
			1018-210021656696-122820	reh water 11/25/20-12/28/20	01/21	reh water 11/25/20-12/28/20	\$1,552.58		

Edison Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 12/16/2020 Thru: 1/19/2021, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address	Print 1099						
1018-2100216577 98-122820	reh water 11/28/20-12/28/20	01/21	reh water 11/28/20-12/28/20	\$331.64					
1018-2100218406 99-122820	reh water 11/25/20-12/28/20	01/21	reh water 11/25/20-12/28/20	\$248.04					
1018-2100216056 05-122820	reh water 11/25/20-12/28/20	01/21	reh water 11/25/20-12/28/20	\$376.03					
1018-2100216049 54-122820	reh water 11/25/20-12/28/20	01/21	reh water 11/25/20-12/28/20	\$77.85					
1018-2100219017 30-122820	reh water 11/25/20-12/28/20	01/21	reh water 11/25/20-12/28/20	\$166.65					
1018-2100218393 85-122820	reh water 11/25/20-12/28/20	01/21	reh water 11/25/20-12/28/20	\$2,309.69					
1018-2100218371 12-122820	reh water 11/25/20-12/28/20	01/21	reh water 11/25/20-12/28/20	\$255.44					
1018-2100219024 36-122820	reh water 11/25/20-12/28/20	01/21	reh water 11/25/20-12/28/20	\$188.85					
1018-2100218378 15-122820	reh water 11/25/20-12/28/20	01/21	reh water 11/25/20-12/28/20	\$159.24					
1018-2100219013 41-122820	reh water 11/25/20-12/28/20	01/21	reh water 11/25/20-12/28/20	\$181.45					
1018-2100218363 24-122820	reh water 11/25/20-12/28/20	01/21	reh water 11/25/20-12/28/20	\$598.02					\$7,618.79
Totals For Vendor: New Jersey American Water									\$7,618.79
New Jersey Public Housing Authority JIF		LB#1458 PO Box 95000 Philadelphia PA 19195-0001			No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
01/14/2021	2903	CHK	NJPHA403-2021-1st half	property ,gen liability/auto, workers	01/21	property ,gen liability/auto, workers co	\$39,503.50		\$39,503.50
Totals For Vendor: New Jersey Public Housing Authority JIF									\$39,503.50
NJ Building Laborers Statewide Welfare Fund		3218 Kennedy Blvd Jersey City NJ 07306			No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/22/2020	2872	CHK	121120	union dues for skilled I	12/20	union dues for skilled la	\$778.51		\$778.51
Totals For Vendor: NJ Building Laborers Statewide Welfare Fund									\$778.51
Optimum		PO Box 70340 Philadelphia PA 19176-0340			No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
01/14/2021	2904	CHK	453477012-22121	maintenance shop internet svc	01/21	maintenance shop internet svc 1/22/21-2/2	\$81.27		\$81.27
01/14/2021	2905	CHK	386464011-22121	reh internet service 1/22/21-2/21/21	01/21	reh internet service 1/22/21-2/21/21	\$136.18		\$136.18
01/14/2021	2906	CHK	207961039-22121	jeg internet service 1/22/21-2/21/21	01/21	jeg internet service 1/22/21-2/21/21	\$101.18		\$101.18
Totals For Vendor: Optimum									\$318.63

Edison Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 12/16/2020 Thru: 1/19/2021, 3) Program: Public Housing

Check Name	SSN/TIN	Check Address	Print 1099						
Palmer Heating, LLC			265 Central Avenue (Rear) Clark NJ 07066		No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/22/2020	2873	CHK	11520	reh - emergency repla	12/20	reh - emergency replac	\$6,844.50		
			11519	Bldg 5 underground le	12/20	Bldg 5 underground lea	\$8,560.40		\$15,404.90
01/14/2021	2907	CHK	11521	REH fixed radiator lea	01/21	REH fixed radiator leak	\$7,405.44		\$7,405.44
Totals For Vendor: Palmer Heating, LLC									\$22,810.34
Petty Cash - Jocelyn Silva			14 Rev Samuel Carpenter Blvd Edison NJ 08820		No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/22/2020	2874	CHK	122120	petty cash replenishm	12/20	petty cash replenishme	\$200.82		\$200.82
Totals For Vendor: Petty Cash - Jocelyn Silva									\$200.82
Polcari & Co.			2035 Hamburg Turnpike Unit: H Wayne NJ 07470		No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
01/14/2021	2908	CHK	12457	accounting services-d	01/21	accounting services-dec	\$2,800.00		\$2,800.00
Totals For Vendor: Polcari & Co.									\$2,800.00
PSE&G CO			PO Box 144444 New Brunswick NJ 08906-4444		No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
01/14/2021	2909	CHK	6691572106-121820	jeg gas & electric 11/17/20-12/18/20	01/21	jeg gas & electric 11/17/20-12/18/20	\$8,557.87		\$8,557.87
01/14/2021	2910	CHK	5031000819-64	reh electric 11/18/20-12/21/20	01/21	reh electric 11/18/20-12/21/20	\$2,222.70		\$2,222.70
Totals For Vendor: PSE&G CO									\$10,780.57
Raquel Landero			39 Madison Avenue Avenel NJ 07001		No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/22/2020	2875	CHK	121820	reimb- purchase of hol	12/20	reimb- purchase of holid	\$71.31		\$71.31
Totals For Vendor: Raquel Landero									\$71.31
Raymond Koperwhats			12 Deerwood Avenue Edison NJ 08817		No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/22/2020	2876	CHK	121520	conference call board	12/20	conference call board m	\$25.00		\$25.00
Totals For Vendor: Raymond Koperwhats									\$25.00
Reserve Account(Postage)			PO Box 223648 Pittsburgh PA 15250		No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
01/14/2021	2911	CHK	0121	postage reserve- jan 2	01/21	postage reserve-jan 20	\$400.00		\$400.00
Totals For Vendor: Reserve Account(Postage)									\$400.00
Standard Waste Services			21 Edgeboro Road East Brunswick NJ 08816		No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
01/14/2021	2912	CHK	394137	reh trash service-jan 2	01/21	reh trash service-jan 20	\$2,808.00		\$2,808.00
Totals For Vendor: Standard Waste Services									\$2,808.00
Staples			PO Box 70242 Philadelphia PA 19176-0242		No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
01/14/2021	2913	CHK	8060830537	reh office supplies	01/21	reh office supplies	\$200.59		\$200.59
Totals For Vendor: Staples									\$200.59
Starlite Services LLC			PO Box 487 Perth Amboy NJ 08862		No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/22/2020	2877	CHK	12	apt 2c 3BR apt cleani	12/20	apt 2c 3BR apt cleaning	\$390.00		\$390.00

Edison Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 12/16/2020 Thru: 1/19/2021, 3) Program: Public Housing

Check Name	SSN/ TIN	Check Address	Print 1099						
01/14/2021	2914	CHK	13	apt 7A vacancy prep c	01/21	apt 7A vacancy prep cle	\$320.00		
			14	apt 6D vacancy prep c	01/21	apt 6D vacancy prep cle	\$355.00		\$675.00
Totals For Vendor: Starlite Services LLC									\$1,065.00
Steve's Appliance Doctor, Inc.			6 Eardley Road Edison NJ 08817				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
01/14/2021	2915	CHK	41720	apt 12D bake ignition	01/21	apt 12D bake ignition kit	\$178.50		
			41836	apt 15D bake ignition	01/21	apt 15D bake ignition kit	\$178.50		
			41920	apt 15G bake ignition	01/21	apt 15G bake ignition kit	\$178.50		\$535.50
Totals For Vendor: Steve's Appliance Doctor, Inc.									\$535.50
Terrel Bradley			1045 Grove Avenue Unit: 7A Edison NJ 08820				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/22/2020	2878	CHK	121720	emergency snow help	12/20	emergency snow help 1	\$140.00		\$140.00
Totals For Vendor: Terrel Bradley									\$140.00
The Print Post			274 Chestnut Street Newark NJ 07105				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/22/2020	2879	CHK	25691	200 copies - 5 page C	12/20	200 copies - 5 page CO	\$350.00		
			25698	holiday flyer design	12/20	holiday flyer design	\$45.00		\$395.00
Totals For Vendor: The Print Post									\$395.00
Toni Johnson			B5 Willard Dunham Drive Edison NJ 08837				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
12/22/2020	2880	CHK	121520	conference call board	12/20	conference call board m	\$25.00		\$25.00
Totals For Vendor: Toni Johnson									\$25.00
Verizon Wireless			PO Box 408 Newark NJ 07101-0408				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
01/14/2021	2916	CHK	987058852	cell phone service 12/	01/21	cell phone service 12/2	\$641.13		\$641.13
Totals For Vendor: Verizon Wireless									\$641.13
Grand Totals:			Total Payments:				50		\$127,904.11

RESOLUTION # 1-1-2021

A RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT OF INVOICES

WHEREAS, the Commissioners of the Edison Housing Authority approves vouchers for payment of invoices in the amount of \$127,904.11 for the month of January.

NOW, THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority that Resolution 1-1-2021 shall be approved.

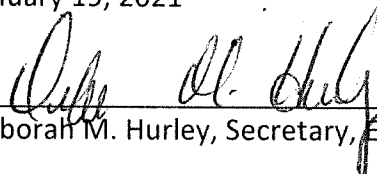
MOVED: Commissioner Ray Koperwhats

SECONDED: Commissioner Dale Jones

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman N. Sanchez	x			
Vice Chairman Telesnick	x			
Commissioner Johnson	x			
Commissioner Jones	x			
Commissioner Koperwhats	x			
Commissioner Mangione, Jr.	x			

PASSED AND ADOPTED THE 19 day of January, 2021

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing is a true copy of a resolution of the Authority adopted at a regular meeting January 19, 2021


Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 2-1-2021

RESOLUTION HONORING THE MEMORY OF EDISON HOUSING AUTHORITY COMMISSIONER CHRISTOPHER MAZAUSKAS

WHEREAS, Commissioner Christopher Mazauskas who unselfishly dedicated many years of service while serving on the board of the Edison Housing Authority with great distinction and success, died December 29, 2020; and

WHEREAS, Christopher Mazauskas enriched the lives of residents living within the Edison Housing Authority community by his tireless public service as a Commissioner from 2007 to 2020; and

WHEREAS, Christopher Mazauskas demonstrated the spirit of public service by his personal involvement with resident programming; his involvement with ensuring that policy and procedures of the Edison Housing Authority were upheld; and

WHEREAS, Christopher Mazauskas was committed to ensuring that the families living within the Edison Housing Authority received a quality of life; and

WHEREAS, the Edison Housing Authority Board of Commissioners will make a donation in his memory to the organization "Hands of Hope", which is an organization dedicated to alleviating hunger in Middlesex County; and

NOW, THEREFORE, BE IT RESOLVED that the Edison Housing Authority Board of Commissioners hereby honors the memory of Christopher Mazauskas for a life of outstanding service and exceptional contributions to the families living within the Edison Housing Authority community.

MOVED: Commissioner Barry Telesnick

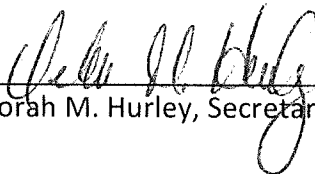
SECONDED: Commissioner Toni Johnson

Member Recorded Vote	Ayes	Nays	Abstain	Absent
Chairman N. Sanchez	x			
Vice Chairman Telesnick	x			
Commissioner Johnson	x			
Commissioner Jones	x			
Commissioner Koperwhats	x			
Commissioner Mangione, Jr.	x			

RESOLUTION # 2-1-2021

PASSED AND ADOPTED THE 19 day of January, 2021

I, Deborah M. Hurley, Secretary of the
Housing Authority of the Township of
Edison, hereby certify that the foregoing
Is a true copy of a resolution of the
Authority adopted at a regular meeting
January 19, 2021



Deborah M. Hurley, Secretary, Executive Director

**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON
PRELIMINARY FINANCIAL SUMMARY**

DECEMBER 31, 2020 FISCAL YTD OPERATING SUMMARY PUBLIC HOUSING AND COCC				
	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>% Var</u>
OPERATING REVENUE				
Tenant Rental Revenue	\$ 366,648	\$ 324,000	\$ 42,648	13.2%
Operating Subsidies	413,397	412,055	1,343	0.3%
Other Revenue	47,707	51,547	(3,840)	-7.4%
Year-to-Date Operating Revenue	827,752	787,601	40,151	5.1%
OPERATING EXPENSES				
Salaries & Benefits	355,398	352,554	(2,845)	-0.8%
Utilities Expense	182,476	166,500	(15,976)	-9.6%
Maintenance Materials & Contract Costs	113,940	104,650	(9,290)	-8.9%
Other Operating Expenses	162,397	153,975	(8,422)	-5.5%
Year-to-Date Operating Expenses	814,211	777,679	(36,533)	-4.7%
Net Operating Surplus / (Deficit)	\$ 13,541	\$ 9,923	\$ 3,619	36.5%
CARES Act Revenue	90,519	-	90,519	100.0%
Net Surplus Including CARES Act Revenue	\$ 104,060	\$ 9,923	\$ 94,138	948.7%

DECEMBER 31, 2020 FISCAL YTD OPERATING SUMMARY HCV PROGRAM				
	<u>Admin</u>	<u>CARES Act</u>	<u>HAP Subsidy</u>	<u>Total Program</u>
Operating Revenue	\$ 167,705	\$ 69,548	\$ 1,678,465	\$ 1,915,718
Operating Expenses:				
Salaries & Benefits	(27,365)	(46,940)	-	(74,305)
Other Admin. Expense	(63,906)	(22,608)	-	(86,514)
Housing Assistance Payments	-	-	(1,678,465)	(1,678,465)
Net Operating Surplus / (Deficit)	\$ 76,434	\$ -	\$ -	\$ 76,434

UNRESTRICTED CASH & INVESTMENTS	<u>December</u>	<u>November</u>	<u>Variance</u>
Public Housing & Business Activities	\$ 1,645,774	\$ 1,592,652	\$ 53,122
Housing Choice Voucher / SPC	419,496	405,737	13,759
Housing Authority Total	2,065,270	1,998,389	66,881
Component Unit EHA	524,944	520,795	4,149
UNRESTRICTED CASH & INVESTMENTS	\$ 2,590,214	\$ 2,519,184	\$ 71,030

GRANT SUMMARY					
	<u>CFP 2018</u>	<u>CFP 2019</u>	<u>CFP 2020</u>	<u>LRPH CARES</u>	<u>HCV CARES</u>
Total Budget (excl. debt service)	\$ 218,108	\$ 234,240	\$ 253,968	\$ 126,550	\$ 142,284
Total Funds Obligated	218,108	42,436	-	96,434	69,548
Total Funds Expended	212,452	42,436	-	96,434	69,548
Unobligated Funds	-	191,804	253,968	30,116	72,736
Unexpended Funds	5,656	191,804	253,968	30,116	72,736

HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON
PRELIMINARY FINANCIAL SUMMARY NOTES
December 31, 2020

Low Rent Public Housing and COCC Programs

EHA's LRPH/COCC fiscal YTD net operating profit through December 31, 2020 is \$13,541, or \$9,923 (36.5%) better than budget. Including unbudgeted CARES Act revenue of \$90,519, the Authority has a \$104,060 profit.

Operating Revenues – YTD operating revenues are \$827,752, or \$40,151 (5.1%) better than budget.

- Tenant rental revenue is \$366,648, or \$42,648 (13.2%) better than budget. EHA was very conservative when preparing the budget and estimating future rental revenue due to the pandemic. EHA budgeted the following amounts for monthly rental revenue: AMP 1 \$30,000 and AMP 2 \$24,000. In December, AMP1 and AMP2 had approximately \$37,400 and \$25,000 of rental revenue, respectively. AMP 1 had 85 of 90 units occupied and AMP 2 had 69 of 70 units occupied this month. EHA must continue to improve its rent collections as the tenant accounts receivable balances are higher than normal. Although part of this is due to Covid-19, the Authority should always make its strongest effort to collect overdue rents. The current tenant accounts receivable balance is approximately \$95,000.
- Operating subsidies are \$413,397, or \$1,343 (0.3%) better than budget. EHA, along with the vast majority of other housing authorities, received an increase in operating subsidy this month. Please note January's subsidy decreases approximately \$15,000 compared to December.
- Other revenue is \$47,707 or \$3,840 (7.4%) below budget. Other revenue includes management fees from the HCV program, interest and other miscellaneous revenues.

Operating Expenses – YTD operating expenses are \$812,411, or \$36,533 (4.7%) higher than budget.

- Salaries and benefits are \$352,554 or \$2,845 (0.8%) higher than budget. Please note there are three pay periods next month.
- Utilities expenses are \$182,476, or \$15,976 (9.6%) worse than budget. As expected, utility expenses have increased as the colder weather continues.
- Maintenance materials/contracts expenses are \$113,940, or \$9,290 (8.9%) higher than budget. Please note this amount includes \$17,150 of unbudgeted security services contract.
- Other operating expenses are \$162,397, or \$8,422 (5.5%) higher than budget. These expenses include legal, staff training/travel, accounting, telephone, miscellaneous office expenses, tenant services expenses, PILOT, etc. December expenses included PHA Web annual fees, staff holiday lunches and gift certificates, and tenant luncheon.

CARES Act revenue was not budgeted as the program was not yet finalized when the budget was prepared. The Authority was awarded \$126,550 and has used \$90,519 during the current fiscal year. These funds can and are being used to pay for normal operating expenses of the Authority.

Housing Choice Voucher Program

The HCV program has a YTD profit of \$76,434 as the program's administrative revenue received from HUD exceeds its expenses. The HCV program has used \$69,548 of its \$142,284 CARES Act funding during the current fiscal year. Excluding CARES funding, the HCV program has a YTD profit of \$6,886. Please note that in previous years, the Authority struggled to reconcile and correctly apply its portability receipts. We are currently working with EHA to resolve this issue.

Unrestricted Cash & Investments

The Housing Authority and the Edison Affordable Housing Corporation continue to maintain strong cash balances in each of its programs.

Grant Summary

The Authority has approximately \$450,000 of capital funds available for upcoming capital improvement projects. The Authority used \$65,000 of CFP this month to pay for new fencing and heating system upgrades. Please see above for the public housing and HCV program CARES grant comments.