

**Edison Housing Authority Board Meeting**  
**Tuesday, April 20, 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/95375821127?pwd=UytZVmFDRjdwWUhDU1hZOHRhWXIvZz09>

**Meeting ID:** 953 7582 1127

**Passcode:** 642950

*Conference call#: +1 646 558 8656 Codes: 95375821127# \*642950#*

**AGENDA**

Call to Order

Pledge of Allegiance

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.

4. Roll Call

5. Approval of March 16, 2021 Regular Meeting Minutes

6. Resolutions:

1-4-2021 Resolution to approve vouchers for payment of invoices in the amount of \$140,307.58 for the month of April.

2-4-2021 Resolution by the Commissioners of the Edison Housing Authority authorizing the Executive Director to enter into an agreement with BidNet Direct.

**Edison Housing Authority Board Meeting  
Tuesday, April 20, 2021  
at  
6:00 pm**

3-4-2021 Resolution Authorizing the Executive Director to enter into an agreement with The Brooke Group, LLC to perform RAD (Rental Assistance Demonstration) consultation for the Edison Housing Authority.

7. Old Business:

a.) Financial Summary

8. New Business:

a.) Presentation by The Brooke Group by Rick and Holly Ginnetti  
b.) Executive Director Report

9. Public Portion

10. Adjournment

**EDISON HOUSING AUTHORITY  
REGULAR BOARD MEETING  
March 16, 2021  
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 6:05 pm.

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-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.

**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., Commissioner Lennox Small, Executive Director Deborah Hurley, Attorney Terrence Corriston, Township of Edison Liaison, Councilwoman Joyce Ship-Freeman.

**Guest:** Tony Giampaolo  
Lt. Robert Dudash, Jr.

Motion to approve the minutes of February 16, 2021, Board Meeting

**Motion:** Commissioner Barry Telesnick

**Second:** Commissioner Toni Johnson

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

**Approved as follows:**

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman N. Sanchez	x			
Vice Chairman Telesnick	x			

Comm. Johnson	x
Comm. Jones	x
Comm. Koperwhats	x
Comm. Mangione, Jr.	x
Comm. Small	x

**Resolution 1-3-2021 to authorize and approve vouchers for payment of invoices in the amount of \$74,037.56 for the month of March.**

**Motion:** Commissioner Ray Koperwhats

**Second:** Commissioner Mangione, Jr.

**Discussion**

Chairman Carlos N. Sanchez asked if there were any questions. Commissioner Koperwhats and Commissioner Telesnick inquired about line items for lego and robotic kits. Executive Director, Deborah Hurley explained that the expense was for the mentoring program that will begin in April and that the commissioners will see bills periodically to pay for instructors and materials. The funds will be reimbursed through the Townships CDBG program. Also, the flyer promoting the program is included in the board packet. Commissioner Koperwhats asked about line item for the boiler. Deborah Hurley, Exec. Director and Jocelyn Silva, Admin. Personnel Assistant mentioned that the treatment is performed quarterly and that one of the bills was submitted late. Chairman N. Sanchez commented that the mentoring program is a perfect opportunity for surrounding businesses and vendors to sponsor activities for the program. There was no further discussion.

**Motion to approve Resolution 1-3-2021 for \$74,037.56**

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman N. Sanchez	x			
Vice Chairman Telesnick	x			
Comm. Johnson	x			
Comm. Jones	x			
Comm. Koperwhats	x			
Comm. Mangione, Jr.	x			
Comm. Small	x			

**Resolution 2-3-2021 by the Commissioners of the Edison Housing Authority to adopt and approve the audit for fiscal year ending June 30, 2020.**

**Motion:** Commissioner Barry Telesnick

**Second:** Commissioner Ray Koperwhats

**Discussion**

Chairman Carlos N. Sanchez provided an overview of the audit process and then introduced EHA’s auditor, Tony Giampaolo who presented EHA’s audit. This year’s audit focused on the Section 8 Program as well as the overall operation of EHA. There were no problematic findings- it was a clean audit. The only policies that need to be updated are the Personnel (*to reflect procedures surrounding Covid-19*) and Procurement Policies. Commissioner Dale Jones commended the Housing Authority for having a clean audit and inquired about the \$191k funds that have been identified as uninsured, and made the suggestion that funds be moved to another bank to ensure the funds are insured. It was determined that this would be looked into further with our fee accountant. Commissioner Small requested the auditor to expand upon /redefine other income. Chairman N. Sanchez closed conversation by applauding the housing authority for its performance in the Section 8 program and its overall general operations.

**Motion to approve Resolution 2-3-2021 to adopt and approve the audit for fiscal year ending June 30, 2020.**

**Approved as follows:**

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman N. Sanchez	x			
Vice Chairman Telesnick	x			
Comm. Johnson	x			
Comm. Jones	x			
Comm. Koperwhats	x			
Comm. Mangione, Jr.	x			
Comm. Small	x			

**Resolution 3-3-2021 Authorizing the Executive Director to partner with the Edison Township Police Department in Purchasing a license reader in the amount of \$9,888.20**

**Motion:** Commissioner Barry Telesnick

**Second:** Commissioner Toni Johnson

**Discussion**

Chairman Carlos N. Sanchez asked the executive director to provide an overview. Executive Director, Deborah Hurley expressed the housing authority and police department have collaborated on addressing the criminal activity occurring at Robert Holmes Gardens property and introduced Lt. Dudash to present the status on the purchase and installation of the license plate readers. Lt. Dudash mentioned that the working relationship between EHA and the township’s police department has been helpful in its investigative efforts at Robert Holmes Gardens and that the purchase of license plate readers will be a tremendous asset in identifying and tracking criminals on the property. Earlier in the year, the police department reached out to the executive director to request support in purchasing the license plate readers. It was

agreed that EHA would support in purchasing (1) one camera. The installation will occur soon and EHA will need to start the purchasing process. In addition, Lt. Dudash detailed the installation process and described the location where the cameras would be placed on the property. Commissioner Lou Mangione, Jr. expressed his appreciation for the police departments support. Commissioner Koperwhats, Chairman N. Sanchez, and Commissioner Dale Jones shared the concern of the Housing Authority liability. Both Lt. Dush and EHA counsel expressed that there wouldn't be any liability to the housing authority having this type of security camera on the property, especially since the cameras will only be linked to the police department. There was no further discussion.

**Motion to approve Resolution 3-3-2021 authorizing the Executive Director to partner with the Edison Township Police Department in purchasing a license reader in the amount of \$9,888.20.**

**Approved as follows:**

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman N. Sanchez	x			
Vice Chairman Telesnick	x			
Comm. Johnson	x			
Comm. Jones	x			
Comm. Koperwhats	x			
Comm. Mangione, Jr.	x			
Comm. Small	x			

**Resolution 4-3-2021 to award a contract for landscaping services at Robert Holmes Gardens and Julius Engel Gardens.**

**Motion:** Commissioner Ray Koperwhats

**Second:** Commissioner Toni Johnson

**Discussion**

Chairman Carlos N. Sanchez asked if there were any questions. Commissioner Dale Jones brought attention to the extreme difference in pricing with proposals. The Executive Director, Deborah Hurley mentioned that each landscaper received the same information when they visited the authority, which included copies of the maps detailing the properties. When proposals were received and reviewed the pricing reflected each landscaper's assessment. Commissioners asked about the quality of work performed by the current landscaper. Deborah Hurley, Exec. Director indicated that the staff and families are pleased with their service. Recently, the staff met to discuss how Donofrio Landscaping could improve its services. A meeting will be held with the owner after the vote to discuss how their services can be improved. There was no further discussion.

**Motion to approve Resolution 4-3-2021 to award a contract for landscaping services at Robert E. Holmes Gardens and Julius Engel Gardens.**

**Approved as follows:**

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman N. Sanchez	x			
Vice Chairman Telesnick				x
Comm. Johnson	x			
Comm. Jones	x			
Comm. Koperwhats	x			
Comm. Mangione, Jr.	x			
Comm. Small	x			

**Resolution 5-3-2021 by the Commissioners of the Edison Housing Authority to adopt the revised tenant lease agreement for residents living at Robert Holmes Gardens and Julius Engel Gardens properties.**

**Motion:** Commissioner Barry Telesnick

**Seconded:** Commissioner Lou Mangione, Jr.

**Discussion**

Chairman Carlos N. Sanchez opened the floor for discussion. Executive Director, Deborah Hurley mentioned that there was a need to update the lease, as it was outdated. The lease outlines additional tenant rules that need to be enforced. Chairman Carlos N. Sanchez indicated that there were several edits that need to be made. Exec. Dir, Deborah Hurley mentioned that she is aware of the edits, which will be made once approved. There was no further discussion.

**Motion to approve Resolution 5-3-2021 by the Commissioners of the Edison Housing Authority to adopt the revised tenant lease agreement for residents living at Robert E. Holmes Gardens and Julius Engel Gardens properties.**

**Approved as follows:**

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman N. Sanchez	x			
Vice Chairman Telesnick	x			
Comm. Johnson	x			
Comm. Jones	x			
Comm. Koperwhats	x			
Comm. Mangione, Jr.	x			
Comm. Small	x			

**Resolution 6- 3-2021 Authorizing the Salary Adjustments for Certain Employees.**

**Motion:** Commissioner Louis Mangione, Jr.

**Seconded:** Commissioner Toni Johnson

**Discussion**

Chairman Carlos N. Sanchez asked if there were any questions or comments. There was no discussion.

**Motion to approve Resolution 6-3-2021 authorizing the Salary Adjustments for certain employees.**

**Approved as follows:**

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman N. Sanchez	x			
Vice Chairman Telesnick	x			
Comm. Johnson	x			
Comm. Jones	x			
Comm. Koperwhats	x			
Comm. Mangione, Jr.	x			
Comm. Small	x			

**Resolution 7-3-2021 Authorizing the Position of Housing Choice Voucher Manager and Food Program Coordinator.**

**Motion:** Commissioner Barry Telesnick

**Seconded:** Commissioner Ray Koperwhats

**Discussion**

Chairman Carlos N. Sanchez provided an overview of the internal staffing structure and explained that a staff member has assumed more responsibilities by taking on the food program. Thus, there has been a change in the job title. Commissioner Barry Telesnick expressed appreciation for the clarification. There was no further discussion.

**Motion to approve Resolution 7-3-2021 authorizing the position of Housing Choice Voucher Manager and Food Program Coordinator.**

**Approved as follows:**

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman N. Sanchez	x			
Vice Chairman Telesnick	x			
Comm. Johnson	x			
Comm. Jones	x			
Comm. Koperwhats	x			



Comm. Mangione, Jr.            x  
Comm. Small                    x

**Old Business:**

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

**New Business:**

a.) **Presentation by Lt. Dudash, Edison Township Police Department**

b.) **Presentation by Tony Giampaolo, Auditor, Hymanson, Parnes & Giampaolo**

c.) **Executive Director Report**

- *The Executive Director and EHA Counsel are working on language for the board to adopt surround the Marijuana legislation that recently passed in New Jersey. A conversation ensued among the board regarding liability, the HUD existing no smoking rule, and concerns about how it will affect residents as it pertains to being illegal/cause for eviction. It was determined that the Exec. Director and Counsel will work closely together and share with the board draft language to consider.*
- *The status of the truck removal at Julius Engel Gardens was presented, as the process has begun.*
- *A Drive-Thru Job Fair will be taking place on April 15<sup>th</sup> in partnership with the Middlesex County Department of Labor.*
- *COVID-19 Testing is taking place in April and we are working to establish routine visits with the support from the Township.*
- *Mentoring Program will begin on April 7<sup>th</sup> and 8<sup>th</sup>. A flyer promoting the program was enclosed in the board packet. The program is in partnership with the Edison YMCA, MLK Elementary School and Tata Consultancy goIT program. Chairman N. Sanchez mentioned that this a good opportunity to gain support from businesses to sponsor the mentoring program activities. Exec. Dir., Deborah Hurley indicated that the program is being supported by CDBG program and that support from businesses is really needed in raising funds for the basketball/tennis court renovation project.*
- *Recently, called the Police Department for support in removing a homeless person from the property. Sgt. Ship was instrumental in removing the person from the property.*
- *The Executive Director and EHA Counsel will be working on updating the procurement policy for the housing authority this year.*

**Public Portion:**

**Motion:**            Commissioner Lou Mangione, Jr.

**Seconded:**        Commissioner Lennox Small

**Councilwoman Ship-Freeman mentioned the following:**

- *In the process of working with a grant writer to secure funds to start a Tennis Association for kids*

*Chairman Carlos N. Sanchez in closing, mentioned that the Housing Authority is working with the Township to bring the vaccination to the Housing Authority and inquired about the status of Pat Tamburello, Caseworker representing the Bridges program that assists our senior population. Exec. Dir., Deborah Hurley indicated that Pat is still working with us from home and we have not heard if the ROSS grant has been renewed. An update will be presented once notice has been received.*

**Motion to close public portion: 7:45 PM**

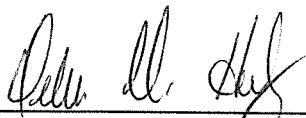
**Moved:** Commissioner Lou Mangione, Jr.

**Seconded:** Commissioner Lennox Small

**Motion:** to adjourn by Commissioner Barry Telesnick

**Second by:** Commissioner Ray Koperwhats

Adjourned Unanimously at 7:46 PM



---

Deborah M. Hurley, Secretary, Executive Director

## RESOLUTION # 3-4-2021

### RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH THE BROOKE GROUP, LLC TO PERFORM RAD (RENTAL ASSISTANCE DEMONSTRATION) CONSULTATION FOR THE EDISON HOUSING AUTHORITY

**WHEREAS**, the Commissioners of the Edison Housing Authority are looking to secure a consultant to assist the Housing Authority with the RAD (RENTAL ASSISTANCE DEMONSTRATION) process; and

**WHEREAS**, the Executive Director submitted a legal notice to the Home News Tribune on February 8, 2021 requesting proposals to retain professional services to assist in RAD; and

**WHEREAS**, the following consultants submitted proposals:

<b>Consultants</b>	<b>Price</b>	<b>Term</b>
The Brooke Group, LLC Galloway, NJ	\$26,000	Annually
Duvernay & Brooks New York, New York	\$40k ( <i>financing plan</i> ) ( <i>each transaction</i> ) (\$20k <i>coordinate/assist RAD closing</i> ) (\$15k <i>for initial assessment</i> )	
Gonzalez Advisory New Haven, CT	\$22,500	Annually
Recap Real Estate Advisors Norwood, MA	\$23,000	Annually

**WHEREAS**, the Executive Director received (4) four proposals and formed a reviewing committee that conducted interviews with each consultant that presented a proposal; and

**WHEREAS**, the Reviewing Committee identified The Brooke Group, LLC as the most qualified professional service to assist the Edison Housing Authority in the repositioning process; and

**NOW, THEREFORE, Be It Resolved** by the Board of Commissioners of the Edison Housing Authority that the Executive Director, shall retain The Brooke Group, LLC to perform RAD consultation for a period not to exceed 3 years for the Edison Housing Authority at a cost not to exceed \$30,000 annually.

**MOVED:** Commissioner Toni Johnson

**SECONDED:** Commissioner Lou Mangione, Jr.

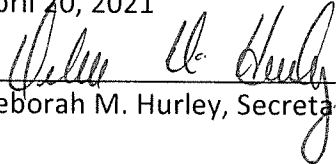
<b><u>Member Recorded Vote</u></b>	<b><u>Ayes</u></b>	<b><u>Nays</u></b>	<b><u>Abstain</u></b>	<b><u>Absent</u></b>
Chairman N. Sanchez	x			
Vice Chairman Telesnick				x
Commissioner Johnson	x			

## RESOLUTION # 3-4-2021

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Commissioner Jones	x			
Commissioner Koperwhats	x			
Commissioner Mangione, Jr.	x			
Commissioner Lennox Small	x			

PASSED AND ADOPTED THE 20 day of April, 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  
April 20, 2021

  
\_\_\_\_\_  
Deborah M. Hurley, Secretary, Executive Director

## Edison Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 3/17/2021 Thru: 4/20/2021, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address	Print 1099						
AB Universal Messaging	56-2554760	PO Box 195 Spring Lake NJ 07762	Yes						
<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>
03/31/2021	3029	CHK	7380032720 21	answering service-apr 2021	03/21	answering service-apr 2021	\$104.24		\$104.24
<b>Totals For Vendor: AB Universal Messaging</b>									<b>\$104.24</b>
Aflac		1932 Wynnton Road Columbus GA 31999-0797	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>
04/15/2021	3059	CHK	213218	insurance premium-m	04/21	insurance premium-mar	\$180.32		\$180.32
<b>Totals For Vendor: Aflac</b>									<b>\$180.32</b>
Barry Telesnick		142 Ethel 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>
03/31/2021	3030	CHK	031621	zoom board meeting 3	03/21	zoom board meeting 3/	\$25.00		\$25.00
<b>Totals For Vendor: Barry Telesnick</b>									<b>\$25.00</b>
Black Belt Security & Investigations, LLC		60 Evergreen Place Unit: 510 East Orange NJ 07018	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>
04/15/2021	3060	CHK	668	reh security services 1	04/21	reh security services 1/	\$9,003.90		\$9,003.90
<b>Totals For Vendor: Black Belt Security &amp; Investigations, LLC</b>									<b>\$9,003.90</b>
Carlos N Sanchez		3 McEvoy Road 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>
03/31/2021	3031	CHK	031621	zoom board meeting	03/21	zoom board meeting 3/	\$25.00		\$25.00
<b>Totals For Vendor: Carlos N Sanchez</b>									<b>\$25.00</b>
Cilla Manzo PR Marketing		3400 Avenue of the Arts G221 Costa Mesa CA 92626	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>
03/31/2021	3032	CHK	ED-Feb- 2021	website maintenance- feb 2021	03/21	website maintenance- feb 2021	\$150.00		\$150.00
<b>Totals For Vendor: Cilla Manzo PR Marketing</b>									<b>\$150.00</b>
CIT		21146 Network Place Chicago IL 60673-1211	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>
03/31/2021	3033	CHK	37439094	telephone system leas	03/21	telephone system lease	\$258.78		\$258.78
<b>Totals For Vendor: CIT</b>									<b>\$258.78</b>
Corbett Exterminating, Inc.		284 Sheffield Street Unit: Suite 2 Mountainside NJ 07092	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>
03/31/2021	3034	CHK	0509761	apt c4 ant treatment 3/	03/21	apt c4 ant treatment 3/1	\$47.50		\$47.50
04/15/2021	3061	CHK	0509901	bldg a,b,c & unit b6,a2	04/21	bldg a,b,c & unit b6,a2,	\$142.50		\$142.50
<b>Totals For Vendor: Corbett Exterminating, Inc.</b>									<b>\$190.00</b>
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>
03/31/2021	3035	CHK	031621	zoom board meeting 3	03/21	zoom board meeting 3/	\$25.00		\$25.00
<b>Totals For Vendor: Dale Jones</b>									<b>\$25.00</b>
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>
03/31/2021	3036	CHK	71801918	reh copier lease 4/15/	03/21	reh copier lease 4/15/21	\$366.37		\$366.37
			71801260	jeg copier lease 4/15/	03/21	jeg copier lease 4/15/21	\$187.46		\$553.83

# Edison Housing Authority

## Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 3/17/2021 Thru: 4/20/2021, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address			Print 1099				
04/15/2021	3062	CHK	72183691	reh copier lease 5/15/ 04/21	reh copier lease 5/15/21	\$366.37			
			72183509	jeg copier lease 5/15/ 04/21	jeg copier lease 5/15/21	\$187.46			
<b>Totals For Vendor: De Lage Landen Financial Services, Inc.</b>									<b>\$553.83</b>
Deborah Hurley									<b>\$1,107.66</b>
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 Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
03/31/2021	3037	CHK	33121	reimb-4 pizzas for sno	03/21 reimb-4 pizzas for snow	\$65.04			
			32521	reimb staff meeting lu	03/21 reimb staff meeting lunc	\$61.73			
<b>Totals For Vendor: Deborah Hurley</b>									<b>\$126.77</b>
Edison Plumbing									<b>\$126.77</b>
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 Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
03/31/2021	3038	CHK	22321	bldg 2 cleaned sewer l	03/21 bldg 2 cleaned sewer lin	\$320.00			
			22521	bldg G cleaned sewer	03/21 bldg G cleaned sewer li	\$310.00			
<b>Totals For Vendor: Edison Plumbing</b>									<b>\$630.00</b>
Edison Township Tax Assessor									<b>\$630.00</b>
100 Municipal Blvd 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 Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
04/15/2021	3063	CHK	PILOT63020	PILOT fye 6/30/19 & 6	04/21 PILOT fye 6/30/19 & 6/3	\$53,666.00			
<b>Totals For Vendor: Edison Township Tax Assessor</b>									<b>\$53,666.00</b>
Elizabethtown Gas									<b>\$53,666.00</b>
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 Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
03/31/2021	3039	CHK	3996554541-22821	reh gas 1/31/21-2/28/21	03/21 reh gas 1/31/21-2/28/21	\$11,681.42			
			0577138900-31921	reh gas 2/17/21-3/19/21	03/21 reh gas 2/17/21-3/19/21	\$10.00			
			4458334671-31921	reh gas 2/17/21-3/19/21	03/21 reh gas 2/17/21-3/19/21	\$498.31			
			3922309254-31921	reh gas 2/17/21-3/19/21	03/21 reh gas 2/17/21-3/19/21	\$1,005.12			\$13,194.85
04/16/2021	3080	CHK	3996554541-33121	reh gas 2/28/21-3/31/21	04/21 reh gas 2/28/21-3/31/21	\$9,838.97			\$9,838.97
<b>Totals For Vendor: Elizabethtown Gas</b>									<b>\$23,033.82</b>
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 Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
04/15/2021	3064	CHK	0331	gas fuel for auto-mar	04/21 gas fuel for auto-mar 20	\$267.99			
<b>Totals For Vendor: Enes Service Center LLC</b>									<b>\$267.99</b>
FedEx									
PO Box 371461 Pittsburgh PA 15250-7461						No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
04/15/2021	3065	CHK	7-321-27986	express mail service f	04/21 express mail service for	\$148.24			
			7-327-77156	express mail service	04/21 express mail service	\$23.35			
<b>Totals For Vendor: FedEx</b>									<b>\$171.59</b>
Gannet New Jersey Newspapers									<b>\$171.59</b>
PO Box 677599 Dallas TX 75267-7599						No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>	
03/31/2021	3040	CHK	3747087	rfp publication-ground	03/21 rfp publication-grounds	\$66.22			\$66.22
04/15/2021	3066	CHK	0003790654	publication of budget s	04/21 publication of budget sy	\$101.22			\$101.22
<b>Totals For Vendor: Gannet New Jersey Newspapers</b>									<b>\$167.44</b>

## Edison Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 3/17/2021 Thru: 4/20/2021, 3) Program: Public Housing

Check Name	SSN/TIN	Check Address	Print 1099						
<b>Gurney Electric LLC</b>			93 Spruce Street Port Reading NJ 07064				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>
03/31/2021	3041	CHK	15780	apt 4A no power in the	03/21	apt 4A no power in the li	\$820.00		\$820.00
<b>Totals For Vendor: Gurney Electric LLC</b>									<b>\$820.00</b>
<b>Home Depot Credit Services</b>			Dept 32 - 2531888992 PO Box 78047 Phoenix AZ 85062-8047				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>
04/15/2021	3067	CHK	5971061	maintenance supplies	04/21	maintenance supplies	\$1,481.14		
			8782542	sneeze guard for jeg	04/21	sneeze guard for jeg	\$27.73		\$1,508.87
<b>Totals For Vendor: Home Depot Credit Services</b>									<b>\$1,508.87</b>
<b>InterGlobe Communications, Inc.</b>			101 Tyrellan Avenue Staten Island NY 10309-2651				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>
04/15/2021	3068	CHK	210905721	telephone service - m	04/21	telephone service - mar	\$712.31		\$712.31
<b>Totals For Vendor: InterGlobe Communications, Inc.</b>									<b>\$712.31</b>
<b>Jocelyn Silva</b>			1132 Raritan Avenue Highland Park NJ 08904				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>
03/31/2021	3042	CHK	032621	reimb for purchase of	03/21	reimb for purchase of 2	\$127.92		\$127.92
<b>Totals For Vendor: Jocelyn Silva</b>									<b>\$127.92</b>
<b>KYOCERA Document Solutions New York Metro, Inc</b>			225 Sand Road Unit: Suite 100 Fairfield NJ 07004				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>
04/15/2021	3069	CHK	55K1577652	reh copier overage ch	04/21	reh copier overage char	\$1,396.76		\$1,396.76
<b>Totals For Vendor: KYOCERA Document Solutions New York Metro, Inc</b>									<b>\$1,396.76</b>
<b>LEGO Education</b>			06-1596353 13569 Collection Center Dr Chicago IL 60693				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>
04/06/2021	3058	CHK	11632932	12 Lego education kit	03/21	12 Lego education kit fo	\$1,254.40		\$1,254.40
<b>Totals For Vendor: LEGO Education</b>									<b>\$1,254.40</b>
<b>Lennox H Small</b>			206 West Shirley Ave 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>
03/31/2021	3043	CHK	031621	zoom board meeting 3	03/21	zoom board meeting 3/	\$25.00		\$25.00
<b>Totals For Vendor: Lennox H Small</b>									<b>\$25.00</b>
<b>Louis A Mangione, Jr. Esq.</b>			2 Cedar Place Gladstone NJ 07934				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>
03/31/2021	3044	CHK	031621	zoom board meeting 3	03/21	zoom board meeting 3/	\$25.00		\$25.00
<b>Totals For Vendor: Louis A Mangione, Jr. Esq.</b>									<b>\$25.00</b>
<b>Major Police Supply</b>			47 N Dell Avenue Kenil NJ 07847				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>
04/15/2021	3070	CHK	041421	ALPR plate reader ca	04/21	ALPR plate reader cam	\$9,888.70		\$9,888.70
<b>Totals For Vendor: Major Police Supply</b>									<b>\$9,888.70</b>
<b>Marczak's</b>			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>
03/31/2021	3045	CHK	0322	2013 GMC truck oil ch	03/21	2013 GMC truck oil cha	\$67.00		\$67.00
<b>Totals For Vendor: Marczak's</b>									<b>\$67.00</b>

## Edison Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 3/17/2021 Thru: 4/20/2021, 3) Program: Public Housing

Check Name	SSN/TIN	Check Address	Print 1099						
<b>Middlesex Water Company</b>			PO Box 826538 Philadelphia PA 19182-6538				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
03/31/2021	3046	CHK	5535300000-21621	jeg water 1/15/21-2/16/21	03/21	jeg water 1/15/21-2/16/21	(\$339.66)		
			5535300000-31621	JEG Water 2/16/21-3/16/21	03/21	JEG Water 2/16/21-3/16/21	\$3,014.81		
			5535300000-31721CR	jeg water credit balance 3/17/21	03/21	jeg water credit balance 3/17/21	(\$339.66)		\$2,335.49
04/15/2021	3071	CHK	NJ5507104	7 prospective tenant b	04/21	(Voided) 7 prospective t	\$182.00	(\$182.00)	\$0.00
04/15/2021	0	ZCA	NJ5507104	7 prospective tenant b	04/21	7 prospective tenant ba	\$182.00		
			NJ5507104	7 prospective tenant b	04/21	7 prospective tenant ba	(\$182.00)		
			NJ5507104	7 prospective tenant b	04/21	7 prospective tenant ba	(\$182.00)		
			NJ5507104	7 prospective tenant b	04/21	7 prospective tenant ba	\$182.00		\$0.00
<b>Totals For Vendor: Middlesex Water Company</b>									<b>\$2,335.49</b>
<b>New Jersey American Water</b>			Box 371331 Pittsburgh PA 15250-7331				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
04/15/2021	3072	CHK	1018-210021604954-32521	reh water 2/25/21-3/25/21	04/21	reh water 2/25/21-3/25/21	\$77.85		
			1018-210021657798-32521	reh water 2/25/21-3/25/21	04/21	reh water 2/25/21-3/25/21	\$368.63		
			1018-210021656696-32521	reh water 2/25/21-3/25/21	04/21	reh water 2/25/21-3/25/21	\$1,345.39		
			1018-210021605605-32521	reh water 2/25/21-3/25/21	04/21	reh water 2/25/21-3/25/21	\$376.03		
			1018-210021837815-32521	reh water 2/25/21-3/25/21	04/21	reh water 2/25/21-3/25/21	\$181.45		
			1018-210021836324-32521	reh water 2/25/21-3/25/21	04/21	reh water 2/25/21-3/25/21	\$561.03		
			1018-210021902436-32521	reh water 2/25/21-3/25/21	04/21	reh water 2/25/21-3/25/21	\$166.65		
			1018-210021840699-32521	reh water 2/25/21-3/25/21	04/21	reh water 2/25/21-3/25/21	\$203.64		
			1018-210021838511-32521	reh water 2/25/21-3/25/21	04/21	reh water 2/25/21-3/25/21	\$174.05		
			1018-210021902795-32521	reh water 2/25/21-3/25/21	04/21	reh water 2/25/21-3/25/21	\$588.43		
			1018-210021901730-32521	reh water 2/25/21-3/25/21	04/21	reh water 2/25/21-3/25/21	\$166.65		
			1018-210021839385-32521	reh water 2/25/21-3/25/21	04/21	reh water 2/25/21-3/25/21	\$1,927.77		
			1018-210021901341-32521	reh water 2/25/21-3/25/21	04/21	reh water 2/25/21-3/25/21	\$196.24		
			1018-210021837112-32521	reh water 2/25/21-3/25/21	04/21	reh water 2/25/21-3/25/21	\$188.85		



# Edison Housing Authority

## Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 3/17/2021 Thru: 4/20/2021, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address			Print 1099				
		1018- reh water 2/25/21- 2100189673 3/25/21 36-32521	04/21	reh water 2/25/21- 3/25/21	\$322.04		\$6,844.70		
<b>Totals For Vendor: New Jersey American Water</b>							<b>\$6,844.70</b>		
New Jersey NAHRO		c/o William Katchen, CPA 596 Anderson Avenue Suite 303 Cliffsides Park NJ 07010			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>
03/31/2021	3047	CHK	2021	2021 membership due	03/21	2021 membership dues	\$175.00		\$175.00
<b>Totals For Vendor: New Jersey NAHRO</b>							<b>\$175.00</b>		
NTN-Philadelphia		PO Box 1023 Blackwood NJ 08012			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>
04/16/2021	3081	CHK	NJ5507104	background check for	04/21	background check for 7	\$182.00		\$182.00
<b>Totals For Vendor: NTN-Philadelphia</b>							<b>\$182.00</b>		
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>
03/31/2021	3048	CHK	207961039-52121A	jeg internet service	03/21	jeg internet service	\$15.00		\$15.00
03/31/2021	3049	CHK	07875-386464011-52121a	reh internet service ending 5/21/21	03/21	reh internet service ending 5/21/21	\$10.00		\$10.00
<b>Totals For Vendor: Optimum</b>							<b>\$25.00</b>		
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>
03/31/2021	3050	CHK	11630	bdg 17 emergency sv	03/21	bdg 17 emergency svc	\$1,063.00		\$1,063.00
<b>Totals For Vendor: Palmer Heating, LLC</b>							<b>\$1,063.00</b>		
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>
04/15/2021	3073	CHK	41421	petty cash replenishm	04/21	petty cash replenishme	\$178.96		\$178.96
<b>Totals For Vendor: Petty Cash - Jocelyn Silva</b>							<b>\$178.96</b>		
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>
03/31/2021	3051	CHK	12596	accounting services-fe	03/21	accounting services-feb	\$3,600.00		\$3,600.00
04/15/2021	3074	CHK	12778	accounting services-m	04/21	accounting services-ma	\$2,900.00		\$2,900.00
<b>Totals For Vendor: Polcari &amp; Co.</b>							<b>\$6,500.00</b>		
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>
03/31/2021	3052	CHK	6691572106-31921	jeg gas & electric 2/18/21-3/19/21	03/21	jeg gas & electric 2/18/21-3/19/21	\$9,203.17		\$9,203.17
04/15/2021	3075	CHK	5031000857-01	reh electric 2/23/21-3/23/21	04/21	reh electric 2/23/21-3/23/21	\$2,131.55		\$2,131.55
<b>Totals For Vendor: PSE&amp;G CO</b>							<b>\$11,334.72</b>		
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>
03/31/2021	3053	CHK	031621	zoom board meeting 3	03/21	zoom board meeting 3/	\$25.00		\$25.00
<b>Totals For Vendor: Raymond Koperwhats</b>							<b>\$25.00</b>		

## Edison Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 3/17/2021 Thru: 4/20/2021, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address	Print 1099							
Rutgers, The State University of New Jersey		Rutgers Center for Government Services Unit: 3rd Floor 3 Rutgers Plaza New Brunswick NJ 08901	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>	
03/31/2021	3054	CHK	22721	class registration -Ton	03/21	class registration -Toni	\$205.00		\$205.00	
<b>Totals For Vendor: Rutgers, The State University of New Jersey</b>									<b>\$205.00</b>	
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>	
03/31/2021	3055	CHK	400247	30 yd roll off+tons disp	03/21	30 yd roll off+tons dispo	\$257.80			
			400893	reh trash service-apr 2	03/21	reh trash service-apr 20	\$2,808.00		\$3,065.80	
04/15/2021	3076	CHK	402168	30 yard roll off+tons di	04/21	30 yard roll off+tons dis	\$292.00		\$292.00	
<b>Totals For Vendor: Standard Waste Services</b>									<b>\$3,357.80</b>	
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>	
03/31/2021	3056	CHK	8061658086	reh - envelopes	03/21	reh envelopes	\$69.54		\$69.54	
<b>Totals For Vendor: Staples</b>									<b>\$69.54</b>	
Stateside Affairs, LLC	47-4456642	120 Polk Drive Brick NJ 08724	Yes							
<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>	
04/15/2021	3077	CHK	528	spring 2021 newsmette	04/21	spring 2021 newsletter (	\$1,705.00		\$1,705.00	
<b>Totals For Vendor: Stateside Affairs, LLC</b>									<b>\$1,705.00</b>	
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>	
04/15/2021	3078	CHK	42668	apt1E-(oven) bake ign	04/21	apt1E-(oven) bake igniti	\$182.50			
			42638	apt 10B burner replac	04/21	apt 10B burner replaced	\$271.60			
			42312	apt 4C bake ignition ki	04/21	apt 4C bake ignition kit i	\$182.50			
			38805	apt 4F bake ignition kit	04/21	apt 4F bake ignition kit i	\$182.50		\$819.10	
<b>Totals For Vendor: Steve's Appliance Doctor, Inc.</b>									<b>\$819.10</b>	
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>	
03/31/2021	3057	CHK	031621	zoom board meeting 3	03/21	zoom board meeting 3/	\$25.00		\$25.00	
<b>Totals For Vendor: Toni Johnson</b>									<b>\$25.00</b>	
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>	
04/15/2021	3079	CHK	9876535585	cell phone service 3/1/	04/21	cell phone service 3/1/2	\$502.80		\$502.80	
<b>Totals For Vendor: Verizon Wireless</b>									<b>\$502.80</b>	
<b>Grand Totals:</b>			<b>Total Payments:</b>				<b>44</b>	<b>\$140,307.58</b>		

**RESOLUTION # 1-4-2021**

**APPROVE VOUCHERS FOR PAYMENT OF INVOICES**

**WHEREAS**, the Commissioners of the Edison Housing Authority approves vouchers for payment of invoices in the amount of \$140,307.58 for the month of April.

**NOW, THEREFORE, Be It Resolved** by the Board of Commissioners of the Edison Housing Authority that Resolution 1-4-2021 shall be approved.

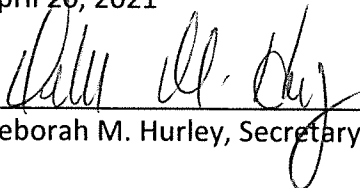
**MOVED:** Commissioner Koperwhats

**SECONDED:** Commissioner Mangione, Jr.

<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			
Commissioner Lennox Small				

PASSED AND ADOPTED THE 20 day of April, 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 April 20, 2021

  
\_\_\_\_\_  
Deborah M. Hurley, Secretary, Executive Director

## RESOLUTION # 2-4-2021

### RESOLUTION BY THE COMMISSIONERS OF THE EDISON HOUSING AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH BIDNETDIRECT

**WHEREAS**, the Edison Housing Authority frequently requests proposals and quotes for services; and

**WHEREAS**, the Executive Director uses the Home News Tribune and Edison Housing Authority as tools to publish RFP's and RFQ's when necessary, to secure services for the Edison Housing Authority; and

**WHEREAS**, the Executive Director has identified the platform BidNet Direct as another resource to use to post RFP's and RFQ's to assist in securing a variety of proposals that allows for the process to be more competitive; and

**WHEREAS**, BidNet Direct will not charge a fee for service to the Edison Housing Authority for using its platform; and

**NOW, THEREFORE, Be It Resolved** by the Board of Commissioners of the Edison Housing Authority that Resolution 2-4-2021 shall be approved.

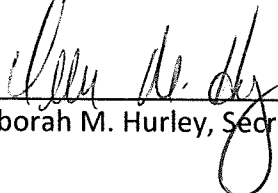
**MOVED:** Commissioner Koperwhats

**SECONDED:** Commissioner Lennox Small

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			
Commissioner Lennox Small	X			

PASSED AND ADOPTED THE 20 day of April, 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 April 20, 2021

  
\_\_\_\_\_  
Deborah M. Hurley, Secretary, Executive Director

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

<b>MARCH 31, 2021 FISCAL YTD OPERATING SUMMARY PUBLIC HOUSING AND COCC</b>				
	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>% Var</u>
<b>OPERATING REVENUE</b>				
Tenant Rental Revenue	\$ 549,733	\$ 486,000	\$ 63,733	13.1%
Operating Subsidies	631,768	618,082	13,686	2.2%
Other Revenue	73,481	77,320	(3,839)	-5.0%
Year-to-Date Operating Revenue	<u>1,254,982</u>	<u>1,181,402</u>	<u>73,581</u>	<u>6.2%</u>
<b>OPERATING EXPENSES</b>				
Salaries & Benefits	562,999	528,830	(34,169)	-6.5%
Utilities Expense	284,665	249,750	(34,915)	-14.0%
Maintenance Materials & Contract Costs	170,505	156,975	(13,530)	-8.6%
Other Operating Expenses	232,034	230,963	(1,072)	-0.5%
Year-to-Date Operating Expenses	<u>1,250,203</u>	<u>1,166,518</u>	<u>(83,685)</u>	<u>-7.2%</u>
Net Operating Surplus / (Deficit)	<u>\$ 4,779</u>	<u>\$ 14,884</u>	<u>\$ (10,105)</u>	<u>-67.9%</u>
CARES Act Revenue	106,106	-	106,106	100.0%
Net Surplus Including CARES Act Revenue	<u>\$ 110,885</u>	<u>\$ 14,884</u>	<u>\$ 96,001</u>	<u>645.0%</u>

<b>MARCH 31, 2021 FISCAL YTD OPERATING SUMMARY HCV PROGRAM</b>				
	<u>Admin</u>	<u>CARES Act</u>	<u>HAP Subsidy</u>	<u>Total Program</u>
Operating Revenue	\$ 291,226	\$ 120,212	\$ 2,506,106	\$ 2,917,544
<b>Operating Expenses:</b>				
Salaries & Benefits	(50,041)	(70,584)	-	(120,625)
Other Admin. Expense	(103,638)	(49,628)	-	(153,266)
Housing Assistance Payments	-	-	(2,506,106)	(2,506,106)
Net Operating Surplus / (Deficit)	<u>\$ 137,547</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 137,547</u>

<b>UNRESTRICTED CASH &amp; INVESTMENTS</b>			
	<u>March</u>	<u>February</u>	<u>Variance</u>
Public Housing & Business Activities	\$ 1,640,426	\$ 1,591,404	\$ 49,022
Housing Choice Voucher / SPC	394,636	434,473	(39,837)
Housing Authority Total	<u>2,035,062</u>	<u>2,025,877</u>	<u>9,185</u>
Component Unit EHA	530,099	530,012	87
UNRESTRICTED CASH & INVESTMENTS	<u>\$ 2,565,161</u>	<u>\$ 2,555,889</u>	<u>\$ 9,272</u>

<b>GRANT SUMMARY</b>					
	<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	-	112,020	120,212
Total Funds Expended	212,452	42,436	-	112,020	120,212
Unobligated Funds	-	191,804	253,968	14,530	22,072
Unexpended Funds	5,656	191,804	253,968	14,530	22,072

HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON  
PRELIMINARY FINANCIAL SUMMARY NOTES  
March 31, 2021

Low Rent Public Housing and COCC Programs

EHA's LRP/COCC fiscal YTD net operating profit through March 31, 2021 is \$4,779. Including unbudgeted CARES Act revenue of \$106,106, the Authority has a \$110,885 profit.

Operating Revenues – YTD operating revenues are \$1,254,982, or \$73,851 (6.2%) better than budget.

- Tenant rental revenue is \$549,733, or \$63,733 (13.1%) 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 March, AMP1 and AMP2 had approximately \$35,900 and \$27,200 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 expected. The current tenant accounts receivable balance is approximately \$98,000.
- Operating subsidies are \$631,768, or \$13,686 (2.2%) better than budget.
- Other revenue is \$73,481 or \$3,839 (5.0%) below budget. Other revenue includes management fees from the HCV program, interest and other miscellaneous revenues.

Operating Expenses – YTD operating expenses are \$1,250,203, or \$83,685 (7.2%) higher than budget.

- Salaries and benefits are \$562,999, or \$34,169 (6.5%) higher than budget. This unfavorable budget variance is primarily due to overtime, retroactive pay and new hires during the current fiscal year. Please note EHA will make its annual pension contribution of \$77,329 in April, which is \$15,552 higher than the prior year and budgeted amount of \$61,777. We've accrued this budgeted expense on a monthly basis.
- Utilities expenses are \$284,665, or \$34,915 (14.0%) higher than budget. EHA should see the gas and electric utility expenses decrease during the warmer Spring months.
- Maintenance materials/contracts expenses are \$170,505, or \$13,530 (8.6%) higher than budget. EHA's largest maintenance expenses continue to be heating/plumbing repairs, trash removal, and landscaping.
- Other operating expenses are \$232,034, or \$1,072 (0.5%) higher than budget. These expenses include legal, staff training/travel, accounting, telephone, miscellaneous office expenses, tenant services expenses, PILOT, etc.

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 \$106,106 during the current fiscal year. These funds can and are being used to pay for normal operating expenses of the Authority. EHA did not use any LRP/COCC CARES funds during the current month.

Housing Choice Voucher Program

The HCV program has a YTD profit of \$137,547 as the program's administrative revenue received from HUD exceeds its expenses. The HCV program has used \$120,212 of its \$142,284 CARES Act funding during the current fiscal year. Excluding CARES funding, the HCV program has a YTD profit of \$17,335. Please note that in previous years, the Authority struggled to reconcile and correctly apply its portability receipts. EHA is currently working 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. Please see above for the public housing and HCV program CARES grant comments.