Edison Housing Authority Board Meeting
Tuesday, July 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=UytZVmFDRjdwWUhDU1hZOHRhWXlvZz09

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 June 15, 2021 Regular Meeting Minutes

6. Resolutions:

1-7-2021 Resolution to approve vouchers for payment of invoices in the amount of $102,428.92 for the month of July.

2-7-2021 Resolution to adopt the Edison Housing Authority Capital Fund Program Five-Year Action Plan.

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3-7-2021 Resolution by the Commissioners of the Edison Housing Authority authorizing the removal of former Commissioner Walter Szoludko as signer for Investors Bank.

7. Old Business:
    a.) Financial Summary

8. New Business:
    a.) Housing Choice Voucher Program, Presentation by Director of Housing Choice Voucher and COC Program, Christine Opt'Hof
    b.) Executive Director Report

9. Public Portion

10. Adjournment

EDISON HOUSING AUTHORITY
REGULAR BOARD MEETING
June 15, 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 restriction surrounding the coronavirus. The meeting was called to order at 6:00 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-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 Edison Housing Authority Website.

Roll call.

In attendance: Chairman Carlos N. Sanchez, Vice Chairman Barry Telesnick, Commissioner Dale Jones, Commissioner Raymond Koperwhats, Commissioner Louis A. Mangione, Jr., Commissioner Lennox H. Small, Deborah Hurley, Executive Direct, Township Liaison, Councilwoman Joyce Ship-Freeman, and Terrence Corriston, Esq.,

Absent: Commissioner Toni Johnson

Motion to approve the minutes of May 18, 2021, Board Meeting

Motion: Commissioner Raymond Koperwhats
Second: Commissioner Dale Jones

Discussions: No discussion or amendments were made to the minutes.

Approved as follows:

	AYES	NAYS	ABSENT	ABSTAIN
Chairman Carlos N. Sanchez	X			
Vice Chairman Barry Telesnick	X			
Commissioner Toni Johnson			X	
Commissioner Dale Jones	X			
Commissioner Raymond Koperwhats	X			
Commissioner Lou Mangione, Jr.	X			
Commissioner Lennox H. Small	X			

Resolution 1-6-2021 to approve vouchers for payment of invoices in the amount of $93,106.01 for the month of June 2021.

Motion: Commissioner Raymond Koperwhats
Second: Commissioner Louis A. Mangione, Jr.

Discussion: Chairman Carlos N. Sanchez asked if there were any questions.

Commissioners questioned Black Belt Security payment. Executive Director, Deborah Hurley indicated that the amount covers partial payments that complete January and February payments, and total payments of March, April, and May as the housing authority is catching up with payments. Also, Hurley continued to explain that the current budget for FY 2021-22 has $50,000 for security and will be working with the firm to adjust hours. Chairman N. Sanchez reminded the board that the decision to hire a security firm was to address the increased criminal activity that took place during the height of the Corona virus pandemic, as the permanent solution is to continue working with the Edison Police department to ensure they are addressing the criminal activity taking place within the EHA community. Commissioner Koperwhats highlighted Plummer Heating line item. Deborah Hurley, Executive Director indicated the bills reflect emergency repairs the Housing Authority experienced during the winter months. Commissioner Koperwhats inquired about line-item for West Hudson Industry. Deborah Hurley, Executive Director indicated that the initial plaque for Commissioner Frank Mistretta's playground dedication was temporary and needed to be replaced with a permanent plaque. There was no further discussion.

Approved as follows:

	AYES	NAYS	ABSENT	ABSTAIN
Chairman Carlos N. Sanchez	X			
Vice Chairman Barry Telesnick	X			
Commissioner Toni Johnson			X	
Commissioner Dale Jones	X			
Commissioner Raymond Koperwhats	X			
Commissioner Lou Mangione, Jr.	X			
Commissioner Lennox H. Small	X			

Resolution 2-6-2021 to Adopt the Edison Housing Authority Fiscal Year 2021-2022 budget.

Motion: Commissioner Barry Telesnick
Second: Commissioner Lennox H. Small

Discussion: Chairman Carlos N. Sanchez mentioned that the approved budget by the board was sent to the state and has been approved to be adopted. There was no further discussion.

Approved as follows:

	AYES	NAYS	ABSENT	ABSTAIN
Chairman Carlos N. Sanchez	X			
Vice Chairman Barry Telesnick	X			
Commissioner Toni Johnson			X	

Commissioner Dale Jones	X
Commissioner Raymond Koperwhats	X
Commissioner Lou Mangione, Jr.	X
Commissioner Lennox H. Small	X

Resolution 3-6-2021 to Approve the Purchase of the Tenant Website Portal provided by PHAWeb that will allow Edison Housing Authority residents to pay rent online with credit cards, debit cards, and e-checks.

Motion: Commissioner Mangione, Jr.
Second: Commissioner Dale Jones

Discussion: Deborah Hurley, Executive Director mentioned the resolution presented last month was tabled, in order to provide additional information to the board. The following was addressed: a.) there would be a one-time $500 fee that includes training; b.) there will be a $666 annual tenant service charge; c.) families can use their mobile phones to pay their rent, as the website is mobile friendly; and d.) tenants will be charged a 3% service fee using credit cards and charged .50 using e-check. Proper notice will be provided to families once the service has been uploaded to the website and staff has been properly trained. Chairman Carlos N. Sanchez mentioned that using this feature will hopefully be a convenience for families. However, we will need to monitor how often it will be utilized by residents. There was no further discussion.

Approved as follows:

	AYES	NAYS	ABSENT	ABSTAIN
Chairman Carlos N. Sanchez	X			
Vice Chairman Barry Telesnick	X			
Commissioner Toni Johnson			X	
Commissioner Dale Jones	X			
Commissioner Raymond Koperwhats	X			
Commissioner Lou Mangione, Jr.	X			
Commissioner Lennox H. Small	X			

Old Business:

a.) **Financial Summary:** Chairman Carlos N. Sanchez indicated that the summary provided was prepared by Polcari & Polcari. There was no further discussion.
b.) **Mentoring Program:** Mentoring program will soon be ending and commissioners are invited to the STEM Program award ceremony. A zoom link would be sent to the commissioners.
c.) **Business hours:** The office is now open to the public and Section 8 will be now accepting in-person meetings by appointment, Tuesday – Thursday.
d.) **Hands of Hope:** Chairman Carlos N. Sanchez thanked commissioners who toured Hands of Hope and encouraged everyone to take the time to visit the food pantry when time permits, as it is a longtime program that provides food to residents in Middlesex County.
e.) **July Board Meeting and Meeting Logistics:** July will be the last meeting held via-zoom conference. In August, there will be no meeting. Our September meeting will be held in-person and open to the public. If there are any concerns, please let us know to make necessary accommodations.

Public Portion: 6:40 pm
Motion: Commissioner Raymond Koperwhats
Second: Commissioner Barry Telesnick

Councilwoman Joyce Ship-Freeman asked if EHA had considered the Facebook live feature, as it seems to be the least expensive route for the public to participate. The councilwoman comments also included her meeting with the superintendent of schools, as she is working to initiate an after-school program for our youth in September, and efforts are being made to secure a donation of kindles from AMAZON for youth, as they can be provided to those who participate in the after-school program. Chairman Carlos N. Sanchez and the board of commissioner expressed appreciation for her support.

Motion to close the public portion: 6:47 pm
Motion: Commissioner Raymond Koperwhats
Second: Commissioner Lou Mangione, Jr.

Approved as follows:

	AYES	NAYS	ABSENT	ABSTAIN
Chairman Carlos N. Sanchez	X			
Vice Chairman Barry Telesnick	X			
Commissioner Toni Johnson			X	
Commissioner Dale Jones	X			
Commissioner Raymond Koperwhats	X			
Commissioner Lou Mangione, Jr.	X			
Commissioner Lennox H. Small	X			

Motion: to adjourn by Commissioner Raymond Koperwhats
Second by: Commissioner Barry Telesnick

Adjourned Unanimously at 6:48 pm

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Deborah M. Hurley, Secretary, Executive Director

Edison Housing Authority
Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 6/16/2021 Thru: 7/20/2021, 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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3198	CHK	738006192021	answering service-june 2021	06/21	answering service-june 2021	$104.64		$104.64

Totals For Vendor: AB Universal Messaging **$104.64**

Check Name	SSN / TIN	Check Address	Print 1099
Aflac		1932 Wynnton Road Columbus GA 31999-0797	No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/15/2021	3264	CHK	417153	insurance premium-june 2021	07/21	insurance premium-june	$180.32		$180.32

Totals For Vendor: Aflac **$180.32**

Check Name	SSN / TIN	Check Address	Print 1099
AFSCME NJ Council 63		2653-A Whitehorse-Hamilton Sq Road Nottingham Village Square Hamilton NJ 08690	No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2021	3238	CHK	71621	union dues-oct 2020 to july 2021	07/21	union dues-oct 2020 to july 2021	$1,316.70		$1,316.70

Totals For Vendor: AFSCME NJ Council 63 **$1,316.70**

Check Name	SSN / TIN	Check Address	Print 1099
Antonio Geva		L1 Willard Dunham Drive Edison NJ 08837	No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2021	3239	CHK	63021	reimb for assisting with the township election	07/21	reimb for assisting with the township election	$37.50		$37.50

Totals For Vendor: Antonio Geva **$37.50**

Check Name	SSN / TIN	Check Address	Print 1099
Barry Telesnick		142 Ethel Road Edison NJ 08817	No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2021	3240	CHK	61521	zoom board meeting 6/15/21	07/21	zoom board meeting 6/15/21	$25.00		$25.00

Totals For Vendor: Barry Telesnick **$25.00**

Check Name	SSN / TIN	Check Address	Print 1099
Black Belt Security & Investigations, LLC		60 Evergreen Place Unit: 510 East Orange NJ 07018	No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3199	CHK	687	4/2/21-4/30/21 security service	06/21	4/2/21-4/30/21 security service	$4,377.58		$4,377.58
07/13/2021	3241	CHK	693	security service- may 2021	07/21	security service- may 2021	$4,119.50		$4,119.50

Totals For Vendor: Black Belt Security & Investigations, LLC **$8,497.08**

Check Name	SSN / TIN	Check Address	Print 1099
Breslin and Breslin, P.A.		41 Main Street Hackensack NJ 07601-7087	No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2021	3242	CHK	0621	legal services june 2021	07/21	legal services - june 2021	$2,350.00		$2,350.00

Totals For Vendor: Breslin and Breslin, P.A. — $2,350.00 — No

Brothers Lock & Safe, Inc. — 2161 Woodbridge Avenue Edison NJ 08817

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3200	CHK	58133	deadbolts & plates	06/21	deadbolts & ...	$419.00		$419.00

Totals For Vendor: Brothers Lock & Safe, Inc. — $419.00 — No

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
07/13/2021	3243	CHK	61521	zoom board meeting attendance 6/15/21	07/21	zoom board meeting	$25.00		$25.00

Totals For Vendor: Carlos N Sanchez — $25.00 — No

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
06/29/2021	3201	CHK	ED-June-2021	website maintenance-june 2021	06/21	website maintenance-june	$150.00		$150.00

Totals For Vendor: Cilla Manzo PR Marketing — $150.00 — No

CIT — 21146 Network Place Chicago IL 60673-1211

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3202	CHK	37995713	telephone system lease-july 2021	06/21	telephone system lease-july 2021	$258.78		$258.78

Totals For Vendor: CIT — $258.78 — No

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
06/29/2021	3203	CHK	0517427	monthly cemit treatment+bed bug treatment for apt 12E	06/21	monthly cemit treatment+bed bug treatment for	$561.00		$561.00

Totals For Vendor: Corbett Exterminating, Inc. — $561.00 — No

Dale Jones — 52 Portland Street Edison NJ 08820

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2021	3244	CHK	61521	zoom board meeting attendance 6/15/21	07/21	zoom board meeting	$25.00		$25.00

Totals For Vendor: Dale Jones — $25.00 — No

De Lage Landen Financial Services, Inc. — PO Box 41602 Philadelphia PA 19101-1602

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3204	CHK	72831912	reh copier lease	06/21	reh copier lease	$366.37		

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
			72831890	jeg copier lease	06/21	jeg copier lease	$187.46		
07/13/2021	3245	CHK	73146315	reh copier lease 7/15/21-8/14/21	07/21	reh copier lease 7/15/21-8/14/21	$366.37		$553.83
			73144760	jeg copier lease 7/15/21-8/14/21	07/21	jeg copier lease 7/15/21-8/14/21	$187.46		$553.83

Totals For Vendor: De Lage Landen Financial Services, Inc. $1,107.66

Deborah Hurley 1434 Maplewood Terrace Plainfield NJ 07060 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2021	3246	CHK	71121	reimb for cake and soda for Michelle's farewell party 7/12/21	07/21	reimb for cake and soda for Michelle's farewell	$49.58		$49.58

Totals For Vendor: Deborah Hurley $49.58

D'Onofrio & Son Landscaping 433 Hillside Avenue Hillside NJ 07205 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2021	3247	CHK	30657	reh & jeg lawn maintenance-june 2021	07/21	reh & jeg lawn maintenance-june	$3,062.50		$3,062.50

Totals For Vendor: D'Onofrio & Son Landscaping $3,062.50

Edison Plumbing 94 Woodbury Road Edison NJ 08820 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2021	3248	CHK	6821	bldg 1 cleaned sewer line & trap	07/21	bldg 1 cleaned sewer line & trap	$310.00		
			5221	bldg c cleaned clogged bldg drain & trap 5/2/21	07/21	bldg c cleaned clogged bldg	$350.00		$660.00

Totals For Vendor: Edison Plumbing $660.00

Edison Sewer Collector 100 Municipal Boulevard Edison NJ 08817 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3205	CHK	2021-1st half	2021-1st half sewer	06/21	10832-1	$30,356.38		$30,356.38

Totals For Vendor: Edison Sewer Collector $30,356.38

Elizabethtown Gas PO Box 6031 Bellmawr NJ 08099 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3206	CHK	3996554541-53121	4/30/21-5/31/21 reh gas	06/21	4/30/21-5/31/21 reh gas	$3,405.49		
			0577138900-61821	reh gas 5/18/21-6/18/21	06/21	reh gas 5/18/21-6/18/21	$10.00		
			4458334671-61821	reh gas 5/18/21-6/18/21	06/21	reh gas 5/18/21-6/18/21	$28.87		
			3922309254-61821	reh gas 5/18/21-6/18/21	06/21	reh gas 5/18/21-6/18/21	$780.96		$4,225.32

Totals For Vendor: Elizabethtown Gas $4,225.32

Enes Service Center LLC 247 Central Avenue Metuchen NJ 08840 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2021	3249	CHK	0621	auto fuel - june 2021	07/21	auto fuel - june 2021	$97.00		$97.00

Totals For Vendor: Enes Service Center LLC — **$97.00**

FedEx — PO Box 371461 Pittsburgh PA 15250-7461 — No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2021	3250	CHK	7-416-94676	express mail service - 6/24/21	07/21	express mail service - 6/24/21	$34.46		$34.46

Totals For Vendor: FedEx — **$34.46**

Ferraro's Pizzeria — 1067 Inman Avenue Edison NJ 08820 — No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3207	CHK	621	june 2021 mentoring program food	06/21	june 2021 mentoring	$456.00		$456.00

Totals For Vendor: Ferraro's Pizzeria — **$456.00**

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
07/13/2021	3251	CHK	8323613	reh maintenance supplies	07/21	reh maintenance supplies	$103.28		
			8274746	plants to be planted by the reh complex sign	07/21	reh-plants to be planted by the reh complex sign	$180.52		
			3021371	jeg maintenance supplies	07/21	jeg maintenance supplies	$281.41		$565.21

Totals For Vendor: Home Depot Credit Services — **$565.21**

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
07/13/2021	3252	CHK	211815721	telephone service - june 2021	07/21	telephone service - june 2021	$679.11		$679.11

Totals For Vendor: InterGlobe Communications, Inc. — **$679.11**

Jennifer Fischer — 1738 Ramapo Way Scotch Plains NJ 07076 — No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3208	CHK	6921	stipend for mentoring program 2021	06/21	stipend for mentoring	$500.00		$500.00

Totals For Vendor: Jennifer Fischer — **$500.00**

Jolanta Kubacka — 40 Koyen Street Fords NJ 08863 — No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3209	CHK	61621	48 miles@ .56¢/mile - travel to the food pantry	06/21	48 miles@ .56¢/mile - travel to the food pantry	$26.88		$26.88

Totals For Vendor: Jolanta Kubacka — **$26.88**

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
07/13/2021	3253	CHK	55K1589747	reh copier overage charge 4/3/21-7/2/21	07/21	reh copier overage charge	$1,780.40		$1,780.40

Totals For Vendor: KYOCERA Document Solutions New York Metro, Inc — **$1,780.40**

Lennox H Small — 206 West Shirley Ave Edison NJ 08820 — No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2021	3254	CHK	61521	zoom board meeting attendance 6/15/21	07/21	zoom board meeting	$25.00		$25.00

Totals For Vendor: Lennox H Small — **$25.00**

Louis A Mangione, Jr. Esq. — 2 Cedar Place Gladstone NJ 07934 — No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2021	3255	CHK	61521	zoom board meeting attendance 6/15/21	07/21	zoom board meeting	$25.00		$25.00

Totals For Vendor: Louis A Mangione, Jr. Esq. — **$25.00**

Manar Construction — 3 Selmar Terrace East Hanover NJ 07936 — No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3210	CHK	1	apt 2F bathroom replaced tub & dry wall	06/21	apt 2F bathroom replaced tub & dry	$3,300.00		
			2	apt 2F removed & replaced staircases	06/21	apt 2F removed & replaced	$2,000.00		$5,300.00

Totals For Vendor: Manar Construction — **$5,300.00**

McLaughlin Stauffer & Shaklee, PC — 4814 Outlook Drive Unit: Suite 112 Wall Township NJ 07753 — No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3211	CHK	05-18667	legal services-gen labor matters	06/21	legal services-gen labor matters	$35.10		$35.10
07/15/2021	3265	CHK	06-18734	legal services-re: general labor matters - june 2021	07/21	legal services-re: general labor matters - june 20	$594.30		$594.30

Totals For Vendor: McLaughlin Stauffer & Shaklee, PC — **$629.40**

Meg Fry LLC — Punchline Publicity 1668 Springfield Ave New Providence NJ 07974 — No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2021	3256	CHK	41121	covid testing, stem program & job fair press & media release	07/21	covid testing, stem program & job fair press &	$495.00		$495.00

Totals For Vendor: Meg Fry LLC — **$495.00**

Megyn Becarlo — 127 Daniel St South Plainfield NJ 07080 — No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3212	CHK	61921	reimb for pizza delivery tips - mentoring program	06/21	reimb for pizza delivery tips - mentoring	$50.00		$50.00

Totals For Vendor: Megyn Becarlo — **$50.00**

Middlesex Water Company — PO Box 826538 Philadelphia PA 19182-6538 — No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3213	CHK	5535300000-61421	jeg water 5/14/21-6/14/21	06/21	jeg water 5/14/21-6/14/21	$3,379.09		$3,379.09

Totals For Vendor: Middlesex Water Company — **$3,379.09**

MQ Cleaning LLC — PO Box 5389 Plainfield NJ 07060 — No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3214	CHK	52621	cleaning service for REH & JEG 5/26/21	06/21	cleaning service for REH & JEG	$850.00		$850.00

Totals For Vendor: MQ Cleaning LLC — **$850.00**

NetConnect, Inc. — 111 Storer Avenue Unit: Suite B2 Staten Island NY 10309 — No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2021	3257	CHK	N6859	remote & onsite maint of networks-july 2021	07/21	remote & onsite maint of networks-	$792.00		$792.00

Totals For Vendor: NetConnect, Inc. — **$792.00**

New Jersey American Water — Box 371331 Pittsburgh PA 15250-7331 — No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2021	3258	CHK	1018-210021837112-62521	reh water 5/27/21-6/25/21	07/21	(Voided) reh water 5/27/21-6/25/21	$307.24		
			1018-210021840699-62521	reh water 5/27/21-6/25/21	07/21	(Voided) reh water 5/27/21-6/25/21	$196.24		
			1018-210021836324-62521	reh water 5/27/21-6/25/21	07/21	(Voided) reh water 5/27/21-6/25/21	$405.63		
			1018-210021839385-62521	reh water 5/27/21-6/25/21	07/21	(Voided) reh water 5/27/21-6/25/21	$1,667.63		
			1018-210021901341-62521	reh water 5/27/21-6/25/21	07/21	(Voided) reh water 5/27/21-6/25/21	$270.24		
			1018-210021657798-62521	reh water 5/27/21-6/25/21	07/21	(Voided) reh water 5/27/21-6/25/21	$427.82		
			1018-210021838511-62521	reh water 5/27/21-6/25/21	07/21	(Voided) reh water 5/27/21-6/25/21	$196.24		

			1018-210018967338-62521	reh water 5/27/21-6/25/21	07/21	(Voided) reh water 5/27/21-6/25/21	$255.44		
			1018-210021604954-62521	reh water 5/27/21-6/25/21	07/21	(Voided) reh water 5/27/21-6/25/21	$77.85		
			1018-210021605605-62521	reh water 5/27/21-6/25/21	07/21	(Voided) reh water 5/27/21-6/25/21	$487.02		
			1018-210021902795-62521	reh water 5/27/21-6/25/21	07/21	(Voided) reh water 5/27/21-6/25/21	$618.02		
			1018-210021901730-62521	reh water 5/27/21-6/25/21	07/21	(Voided) reh water 5/27/21-6/25/21	$181.45		
			1018-210021902436-62521	reh water 5/27/21-6/25/21	07/21	(Voided) reh water 5/27/21-6/25/21	$188.85		
			1018-210021656696-62521	reh water 5/27/21-6/25/21	07/21	(Voided) reh water 5/27/21-6/25/21	$1,278.79		
			1018-210021837815-62521	reh water 5/27/21-6/25/21	07/21	(Voided) reh water 5/27/21-6/25/21	$181.45		
			503100089369	reh electric 5/21/21-6/22/21	07/21	(Voided) reh electric 5/21/21-	$2,261.11	($9,001.02)	$0.00
07/15/2021	3266	CHK	1018-210021837112-62521	reh water 5/27/21-6/25/21	07/21	reh water 5/27/21-6/25/21	$307.24		
			1018-210021840699-62521	reh water 5/27/21-6/25/21	07/21	reh water 5/27/21-6/25/21	$196.24		
			1018-210021836324-62521	reh water 5/27/21-6/25/21	07/21	reh water 5/27/21-6/25/21	$405.63		
			1018-210021839385-62521	reh water 5/27/21-6/25/21	07/21	reh water 5/27/21-6/25/21	$1,667.63		
			1018-210021901341-62521	reh water 5/27/21-6/25/21	07/21	reh water 5/27/21-6/25/21	$270.24		
			1018-210021657798-62521	reh water 5/27/21-6/25/21	07/21	reh water 5/27/21-6/25/21	$427.82		
			1018-210021838511-62521	reh water 5/27/21-6/25/21	07/21	reh water 5/27/21-6/25/21	$196.24		
			1018-210018967338-62521	reh water 5/27/21-6/25/21	07/21	reh water 5/27/21-6/25/21	$255.44		

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
			1018-210021604954-62521	reh water 5/27/21-6/25/21	07/21	reh water 5/27/21-6/25/21	$77.85		
			1018-210021605605-62521	reh water 5/27/21-6/25/21	07/21	reh water 5/27/21-6/25/21	$487.02		
			1018-210021902795-62521	reh water 5/27/21-6/25/21	07/21	reh water 5/27/21-6/25/21	$618.02		
			1018-210021901730-62521	reh water 5/27/21-6/25/21	07/21	reh water 5/27/21-6/25/21	$181.45		
			1018-210021902436-62521	reh water 5/27/21-6/25/21	07/21	reh water 5/27/21-6/25/21	$188.85		
			1018-210021656696-62521	reh water 5/27/21-6/25/21	07/21	reh water 5/27/21-6/25/21	$1,278.79		
			1018-210021837815-62521	reh water 5/27/21-6/25/21	07/21	reh water 5/27/21-6/25/21	$181.45		$6,739.91
07/15/2021	0	ZCA	503100089369	reh electric 5/21/21-6/22/21	07/21	reh electric 5/21/21-6/22/21	$2,261.11		
			503100089369	reh electric 5/21/21-6/22/21	07/21	reh electric 5/21/21-6/22/21	($2,261.11)		$0.00

Totals For Vendor: New Jersey American Water $6,739.91

Optimum — PO Box 70340 Philadelphia PA 19176-0340 — No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3215	CHK	207961039-72121	jeg internet service 6/22/21-7/21/21	06/21	jeg internet service 6/22/21-	$116.18		$116.18
06/29/2021	3216	CHK	453477012-0821	maintenance shop internet svc	06/21	maintenance shop internet svc	$81.27		$81.27
06/29/2021	3217	CHK	07875-386464011-821	reh internet service	06/21	reh internet service 6/22/21-7/21/21	$146.18		$146.18

Totals For Vendor: Optimum $343.63

Palmer Heating, LLC — 265 Central Avenue (Rear) Clark NJ 07066 — No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3218	CHK	11692	reh community room A/C unit frozen up,cleaned filters	06/21	reh community room A/C unit frozen up,cleaned	$403.00		$403.00

Totals For Vendor: Palmer Heating, LLC $403.00

Phoenix Specialties, LLC — 650-C South Avenue Garwood NJ 07027 — No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3219	CHK	34867	maintenance cleaning supplies	06/21	maintenance cleaning supplies	$200.40		
			34863	apt 12A kitchen cabinets, countertop sink	06/21	apt 12A kitchen cabinets, countertop sink	$1,098.29		$1,298.69

Totals For Vendor: Phoenix Specialties, LLC — $1,298.69

Picture-It, Inc. — 1703 Route 27 Edison NJ 08817 — No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3220	CHK	10378	glass awards & medallions for STEM program	06/21	glass awards & medallions for STEM program	$553.00		
			10408	3 commissioner nameplates	06/21	3 commissioner nameplates	$45.00		$598.00

Totals For Vendor: Picture-It, Inc. — $598.00

Pitney Bowes Global Financial Services LLC — PO Box 371887 Pittsburgh PA 15250-7887 — No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2021	3259	CHK	1018464956	postage machine red ink cartridge	07/21	postage machine red ink cartridge	$96.89		$96.89

Totals For Vendor: Pitney Bowes Global Financial Services LLC — $96.89

Polcari & Co. — 2035 Hamburg Turnpike Unit: H Wayne NJ 07470 — No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3221	CHK	12997	accounting services-may 2021	06/21	accounting services-may	$2,900.00		$2,900.00
07/15/2021	3269	CHK	13037	accounting services-june 2021	07/21	accounting services-june	$3,825.00		$3,825.00

Totals For Vendor: Polcari & Co. — $6,725.00

PSE&G CO — PO Box 144444 New Brunswick NJ 08906-4444 — No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3222	CHK	6691572106-62221	jeg gas & electric 5/20/21-6/18/21	06/21	jeg gas & electric 5/20/21-6/18/21	$2,397.04		$2,397.04
07/15/2021	3267	CHK	503100089369	reh electric service 5/21/21-6/22/21	07/21	reh electric service 5/21/21-	$2,261.11		$2,261.11

Totals For Vendor: PSE&G CO — $4,658.15

Raquel Landero — 39 Madison Avenue Avenel NJ 07001 — No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/12/2021	3236	CHK	71221	Michelle's farewell party supplies	07/21	Michelle's farewell party supplies	$111.45		$111.45

Totals For Vendor: Raquel Landero — $111.45

Raymond Koperwhats — 12 Deerwood Avenue Edison NJ 08817 — No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2021	3260	CHK	61521	zoom board meeting attendance 6/15/21	07/21	zoom board meeting	$25.00		$25.00

Totals For Vendor: Raymond Koperwhats — **$25.00**

Regina Arnold — 6 Hunt Court Tinton Falls NJ 07753 — No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3223	CHK	6921	stipend mentoring program 2021	06/21	stipend mentoring program 2021	$500.00		$500.00

Totals For Vendor: Regina Arnold — **$500.00**

Reserve Account(Postage) — PO Box 223648 Pittsburgh PA 15250 — No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3224	CHK	621	postage reserve- june 2021	06/21	postage reserve- june 2021	$400.00		$400.00

Totals For Vendor: Reserve Account(Postage) — **$400.00**

Rutgers, The State University of New Jersey — Rutgers Center for Government Services Unit: 3rd Floor 3 Rutgers Plaza New Brunswick NJ 08901 — No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3225	CHK	71321	ethics class registration-7/13/21 Op'tHof, Landero, Amalbert	06/21	ethics class registration- 7/13/21 Op'tHof,	$615.00		$615.00

Totals For Vendor: Rutgers, The State University of New Jersey — **$615.00**

See-More TV & Appliance — 551 Middlesex Avenue Metuchen NJ 08840 — No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3226	CHK	1302237	apt 10D 30" refrigerator	06/21	apt 10D 30	$699.00		
			1302180	apt G1 30" refrigerator	06/21	apt G1 30	$550.00		$1,249.00

Totals For Vendor: See-More TV & Appliance — **$1,249.00**

SMS Building Systems, LLC — 2020 Fairfax Avenue Suite 102 Cherry Hill NJ 08003 — No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3227	CHK	202498	HikVision bullet camera to replace non-working PTZ, replaced non-working power supply - REH	06/21	HikVision bullet camera to replace non-working PTZ	$550.00		$550.00

Totals For Vendor: SMS Building Systems, LLC — **$550.00**

Standard Waste Services — 21 Edgeboro Road East Brunswick NJ 08816 — No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3228	CHK	407113	30 yd roll off & ton charge 6/10/21	06/21	30 yd roll off & ton charge 6/10/21	$332.50		
			407337	30yd roll off + ton charge 6/17/21	06/21	30yd roll off + ton charge 6/17/21	$247.00		
			407853	reh trash service- june 2021	06/21	reh trash service- june 2021	$2,808.00		$3,387.50

Totals For Vendor: Standard Waste Services — **$3,387.50**

Staples PO Box 70242 Philadelphia PA 19176-0242 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3229	CHK	8062626219	reh office supply	06/21	reh office supply	$20.00		
			8062486485	hcv office supplies	06/21	hcv office supplies	$338.96		$358.96
07/13/2021	3261	CHK	8062774669	computer speaker for Christine	07/21	computer speaker for Christine	$16.99		$16.99

Totals For Vendor: Staples $375.95

Starlite Services LLC 27-4731063 PO Box 487 Perth Amboy NJ 08862 Yes

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3230	CHK	0019	apt 2-E 3 bedroom cleanout	06/21	apt 2-E 3 bedroom cleanout	$425.00		$425.00
07/15/2021	3268	CHK	0020	apt B5 cleaning services for vacancy prep	07/21	apt B5 cleaning services for vacancy prep	$260.00		$260.00

Totals For Vendor: Starlite Services LLC $685.00

State of New Jersey Division of Pensions PO Box 295 Trenton NJ 08625-0295 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3231	CHK	02-30600-00-6/15/21	PERS employer share for retro salary increases-various quarters	06/21	PERS employer share for retro salary increases-	$266.38		$266.38

Totals For Vendor: State of New Jersey Division of Pensions $266.38

Steve's Appliance Doctor, Inc. 6 Eardley Road Edison NJ 08817 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3232	CHK	42542	Apt 9A oven bake ignition kit installed	06/21	Apt 9A oven bake ignition kit	$182.50		
			42514	apt 4A freezer door handle kit installed	06/21	apt 4A freezer door handle kit	$190.50		
			42484	apt 17G bake ignition kit installed	06/21	apt 17G bake ignition kit	$188.50		
			42528	apt 12D bake ignition kit installed	06/21	apt 12D bake ignition kit	$182.50		
			40832	apt 2D refrigerator hinge assembly installed	06/21	apt 2D refrigerator hinge assembly installed	$249.50		
			40831	apt G1 installed new front burner	06/21	apt G1 installed new front burner	$203.30		$1,196.80
07/13/2021	3262	CHK	42939	apt 5D oven bake ignition kit installed	07/21	apt 5D oven bake ignition kit	$182.50		
			42858	apt 10D refrigerator inefficient compressor- not worth fixing	07/21	apt 10D refrigerator inefficient	$79.50		$262.00

Totals For Vendor: Steve's Appliance Doctor, Inc. $1,458.80

The Barge 201 Front St Perth Amboy NJ 08861 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/12/2021	3237	CHK	71221	Michelle's farewell party food catering	07/21	Michelle's farewell party food	$415.00		$415.00
Totals For Vendor: The Barge									**$415.00**

The YMCA | 483 Middlesex Ave Metuchen NJ 08840 | No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3233	CHK	0001-03	mentoring program admin support, lead & asst teacher	06/21	mentoring admin support, lead & asst teacher	$1,250.00		$1,250.00
Totals For Vendor: The YMCA									**$1,250.00**

Verizon Wireless | PO Box 408 Newark NJ 07101-0408 | No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/13/2021	3263	CHK	9882968842	cell phone service 5/29/21-6/28/21	07/21	cell phone service 5/29/21-6/28/91	$502.84		$502.84
Totals For Vendor: Verizon Wireless									**$502.84**

William Thomas | 136-64-7766 | 35 Markham Road Edison NJ 08817 | Yes

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3234	CHK	61921	mentoring program 8.75 hrs @$32.50	06/21	mentoring program 14 hrs	$284.37		$284.37
Totals For Vendor: William Thomas									**$284.37**

Work 'N Gear, LLC | PO Box 174 Brattleboro VT 05302-0174 | No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2021	3235	CHK	HA144285	maintenance uniforms-T shirts- Marc & Nestor	06/21	maintenance uniforms-T shirts-	$278.90		
			HA144302	maintenance uniforms T-shirts with eha embroidery	06/21	maintenance uniforms T-shirts with eha	$114.45		$393.35
Totals For Vendor: Work 'N Gear, LLC									**$393.35**

Grand Totals:	**Total Payments:**	61	**$102,428.92**

RESOLUTION # 1-7-2021

APPROVE VOUCHERS FOR PAYMENT OF INVOICES

WHEREAS, the Commissioners of the Edison Housing Authority approves vouchers for payment of invoices in the amount of $102,428.92 for the month of July.

NOW, THEREFORE, Be It Resolved by the Board of Commissioners of the Edison Housing Authority that Resolution 1-7-2021 shall be approved.

MOVED: __________

SECONDED:__________

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

PASSED AND ADOPTED THE _20_ day of July, 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 July 20, 2021

____

Deborah M. Hurley, Secretary, Executive Director

Capital Fund Program - Five-Year Action Plan

Status: Submitted **Approval Date:** **Approved By:**

Part I: Summary							
PHA Name : Edison Housing Authority **PHA Number:** NJ043		**Locality (City/County & State)** ☒ **Original 5-Year Plan** ☐ **Revised 5-Year Plan (Revision No:)**					
A.	**Development Number and Name**	**Work Statement for Year 1** 2021	**Work Statement for Year 2** 2022	**Work Statement for Year 3** 2023	**Work Statement for Year 4** 2024	**Work Statement for Year 5** 2025
	AUTHORITY-WIDE	$200,430.59	$197,191.30	$198,956.05	$195,588.41	$197,097.08
	JULIUS C ENGEL GRDNS NO EDISON GARDENS (NJ043000002)	$35,988.00	$35,000.00	$88,427.95	$79,841.59	$90,900.00
	ROBERT HOLMES GARDENS (NJ043000001)	$110,219.41	$114,446.70	$59,254.00	$71,208.00	$58,640.92

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2021

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$200,430.59
ID0002	1406 Operations(Operations (1406))	Operations		$86,659.00
ID0007	1410 Administration(Administration (1410)-Sundry)	Administration		$34,663.00
ID0012	9001 Bond Debt Obligation(Bond Debt Obligation (9001))	Bond Debt Obligation		$79,108.59
	JULIUS C ENGEL GRDNS NO EDISON GARDENS (NJ043000002)			$35,988.00
ID0020	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Unit Improvements		$35,988.00
	ROBERT HOLMES GARDENS (NJ043000001)			$110,219.41

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1 2021

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0021	1480 Non Dwelling Construction Mechanical(Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System)	Heating Pipes		$30,219.41
ID0022	1480 Dwelling Unit Site Work(Non-Dwelling Site Work (1480)-Playground Areas - Equipment)	Basketball Court Refurbish		$40,000.00
ID0023	1480 Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Other)	Maintenance Truck		$40,000.00
	Subtotal of Estimated Cost			$346,638.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2022

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$197,191.30
ID0003	1406 Operations(Operations (1406))	Operations		$86,659.00
ID0008	1410 Administration(Administration (1410)-Sundry)	Administration		$34,663.00
ID0013	9001 Bond Debt Obligation(Bond Debt Obligation (9001))	Bond Debt Obligation		$75,869.30
	JULIUS C ENGEL GRDNS NO EDISON GARDENS (NJ043000002)			$35,000.00
ID0025	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Unit Upgrades		$20,000.00
ID0026	1480 Dwelling Unit Site work(Dwelling Unit-Site Work (1480)-Landscape)	Landscaping		$15,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2 2022

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ROBERT HOLMES GARDENS (NJ043000001)			$114,446.70
ID0027	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Plumbing)	Heating Pipes		$43,238.70
ID0037	1480 Non Dwelling Site Work(Non-Dwelling Site Work (1480)-Fencing)	Fence		$27,208.00
ID0038	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Unit Upgrades		$29,000.00
ID0039	1480 Dwelling Unit Site work(Dwelling Unit-Site Work (1480)-Landscape)	Landscaping		$15,000.00
	Subtotal of Estimated Cost			$346,638.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2023

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$198,956.05
ID0004	1406 Operations(Operations (1406))	Operations		$86,659.00
ID0009	1410 Administration(Administration (1410)-Sundry)	Administration		$34,663.00
ID0014	9001 Bond Debt Obligation(Bond Debt Obligation (9001))	Bond Debt Obligation		$77,634.05
	JULIUS C ENGEL GRDNS NO EDISON GARDENS (NJ043000002)			$88,427.95
ID0028	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Kitchen Upgrades		$38,427.95
ID0030	1480 Dwelling Unit Site Work(Dwelling Unit-Exterior (1480)-Roofs)	Roof		$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3 2023

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ROBERT HOLMES GARDENS (NJ043000001)			$59,254.00
ID0029	1480 Dwelling Unit Site Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Sidewalk Upgrades		$50,000.00
ID0031	1480 Non Dwelling Site Work(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Railings		$9,254.00
	Subtotal of Estimated Cost			$346,638.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2024

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$195,588.41
ID0005	1406 Operations(Operations (1406))	Operations		$86,659.00
ID0010	1410 Administration(Administration (1410)-Sundry)	Administration		$34,663.00
ID0015	9001 Bond Debt Obligation(Bond Debt Obligation (9001))	Bond Debt Obligation		$74,266.41
	JULIUS C ENGEL GRDNS NO EDISON GARDENS (NJ043000002)			$79,841.59
ID0032	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Appliances)	Unit Upgrades		$39,841.59
ID0034	1480 Non Dwelling Site Work(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Sidewalks		$40,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4 2024

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ROBERT HOLMES GARDENS (NJ043000001)			$71,208.00
ID0033	1480 Dwelling Unit Exterior(Dwelling Unit-Exterior (1480)-Roofs)	Roof		$51,208.00
ID0040	Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Appliances)	Unit Upgrades		$20,000.00
	Subtotal of Estimated Cost			$346,638.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			$197,097.08
ID0035	1406 Operations(Operations (1406))	Operations		$86,659.00
ID0036	1410 Administration(Administration (1410)-Sundry)	Administration		$34,663.00
ID0045	9001 Bond Debt Obligation(Bond Debt Obligation (9001))	Bond Debt Obligation		$75,775.08
	JULIUS C ENGEL GRDNS NO EDISON GARDENS (NJ043000002)			$90,900.00
ID0041	1480 DWelling Unit Site Work(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Hot Water System Upgrades		$44,000.00
ID0042	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Painting		$46,900.00

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5 2025

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	ROBERT HOLMES GARDENS (NJ043000001)			$58,640.92
ID0043	Copy of Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Appliances)	Unit Upgrades		$22,640.92
ID0044	1480 Dwelling Unit Interior(Dwelling Unit-Interior (1480)-Plumbing)	Heating Pipes		$36,000.00
	Subtotal of Estimated Cost			$346,638.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1 2021	
Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
1406 Operations(Operations (1406))	$86,659.00
1410 Administration(Administration (1410)-Sundry)	$34,663.00
9001 Bond Debt Obligation(Bond Debt Obligation (9001))	$79,108.59
Subtotal of Estimated Cost	$200,430.59

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2 2022	
Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
1406 Operations(Operations (1406))	$86,659.00
1410 Administration(Administration (1410)-Sundry)	$34,663.00
9001 Bond Debt Obligation(Bond Debt Obligation (9001))	$75,869.30
Subtotal of Estimated Cost	$197,191.30

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3 2023	
Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
1406 Operations(Operations (1406))	$86,659.00
1410 Administration(Administration (1410)-Sundry)	$34,663.00
9001 Bond Debt Obligation(Bond Debt Obligation (9001))	$77,634.05
Subtotal of Estimated Cost	$198,956.05

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 4 2024

Development Number/Name **General Description of Major Work Categories**	**Estimated Cost**
Housing Authority Wide	
1406 Operations(Operations (1406))	$86,659.00
1410 Administration(Administration (1410)-Sundry)	$34,663.00
9001 Bond Debt Obligation(Bond Debt Obligation (9001))	$74,266.41
Subtotal of Estimated Cost	$195,588.41

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5 2025	
Development Number/Name General Description of Major Work Categories	**Estimated Cost**
Housing Authority Wide	
1406 Operations(Operations (1406))	$86,659.00
1410 Administration(Administration (1410)-Sundry)	$34,663.00
9001 Bond Debt Obligation(Bond Debt Obligation (9001))	$75,775.08
Subtotal of Estimated Cost	$197,097.08

RESOLUTION # 2-7-2021

RESOLUTION TO ADOPT THE CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN

WHEREAS, the Edison Housing Authority has prepared its Capital Fund Program (CFP) 5 Year Action Plan for Federal Fiscal Years (FFs) 2021-2025 adopts the capital fund program five-year action plan and,

WHEREAS, the Edison Housing Authority Plan will be transmitted to the United States Department of Housing and Urban Development (HUD) upon authorization by the Edison Housing Authority; and

WHEREAS, as permitted by regulations, the Edison Housing Authority has allocated limited portions of its projected CFP grant for administration, operations, and management improvements with the remaining funds are dedicated to capital work items; and

NOW, THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority adopts the Edison Housing Authority CFP 5 Year Action Plan for Federal Fiscal Year 2021-2025 and authorizes it submission.

MOVED: ________________

SECONDED: ________________

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

PASSED AND ADOPTED THE __20__ day of July, 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 July 20, 2021

____

Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 3-7-2021

RESOLUTION BY THE COMMISSIONERS OF THE EDISON HOUSING AUTHORITY AUTHORIZING THE REMOVAL OF FORMER COMMISSIONER WALTER SZOLUDKO AS SIGNER FOR INVESTORS BANK

WHEREAS, the Edison Housing Authority board of commissioners authorizes the removal of former Commissioner Walter Szoludko as signer for Investors Bank; and

WHEREAS, the Commissioner Carlos N. Sanchez, Commissioner Koperwhats and Executive Director, Deborah Hurley are the remaining signatories on the account; and

NOW, THEREFORE, Be It Resolved by the Board of Commissioners of the Edison Housing Authority that Resolution 3-7-2021 shall be approved.

MOVED: __________

SECONDED:_________

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

PASSED AND ADOPTED THE __20__ day of July, 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 July 20, 2021

____

Deborah M. Hurley, Secretary, Executive Director

HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON
PRELIMINARY FINANCIAL SUMMARY

JUNE 30, 2021 FISCAL YTD OPERATING SUMMARY PUBLIC HOUSING AND COCC

	YTD Actual	YTD Budget	Variance	% Var
OPERATING REVENUE				
Tenant Rental Revenue	$ 750,125	$ 648,000	$ 102,125	15.8%
Operating Subsidy	858,680	824,109	34,571	4.2%
Other Revenue	98,156	103,093	(4,937)	-4.8%
Year-to-Date Operating Revenue	1,706,961	1,575,202	131,759	8.4%
OPERATING EXPENSES				
Salaries & Benefits	754,208	705,107	(49,101)	-7.0%
Utilities Expense	361,577	333,000	(28,577)	-8.6%
Maintenance Materials & Contract Costs	206,562	209,300	2,738	1.3%
Protective Services Contract	64,945	-	(64,945)	-100.0%
Other Operating Expenses	287,507	307,950	20,443	6.6%
Year-to-Date Operating Expenses	1,674,799	1,555,357	(119,442)	-7.7%
Net Operating Surplus / (Deficit)	$ 32,162	$ 19,845	$ 12,317	62.1%
CARES Act Revenue	120,365	-	120,365	100.0%
Net Surplus Including CARES Act Revenue	$ 152,527	$ 19,845	$ 132,682	668.6%

JUNE 30, 2021 FISCAL YTD OPERATING SUMMARY HCV PROGRAM

	Admin	CARES Act	HAP Subsidy	Total Program
Operating Revenue	$ 379,274	$ 142,284	$ 3,316,007	$ 3,837,565
Operating Expenses:				
Salaries & Benefits	(56,321)	(86,042)	-	(142,363)
Other Admin. Expense	(131,355)	(56,242)	-	(187,597)
Housing Assistance Payments	-	-	(3,316,007)	(3,316,007)
Net Operating Surplus / (Deficit)	$ 191,598	$ -	$ -	$ 191,598

UNRESTRICTED CASH & INVESTMENTS	June	May	Variance
Public Housing & Business Activities	$ 1,496,419	$ 1,571,490	$ (75,071)
Housing Choice Voucher / SPC	556,718	534,645	22,073
Housing Authority Total	2,053,137	2,106,135	(52,998)
Component Unit EHA	542,851	538,992	3,859
UNRESTRICTED CASH & INVESTMENTS	$ 2,595,988	$ 2,645,127	$ (49,139)

GRANT SUMMARY

	CFP 2018	CFP 2019	CFP 2020	LRPH CARES	HCV CARES
Total Budget (excl. debt service)	$ 218,108	$ 234,240	$ 253,968	$ 126,550	$ 142,284
Total Funds Obligated	218,108	91,097	-	126,550	142,284
Total Funds Expended	212,452	91,097	-	126,550	142,284
Unobligated Funds	-	143,143	253,968	-	-
Unexpended Funds	5,656	143,143	253,968	-	-

HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON
PRELIMINARY FINANCIAL SUMMARY NOTES
June 30, 2021

Low Rent Public Housing and COCC Programs

EHA's LRPH/COCC fiscal YTD net operating profit through June 30, 2021 is $32,162. Including unbudgeted CARES Act revenue of $120,365, the Authority has a $152,527 profit.

Operating Revenues – YTD operating revenues are $1,706,961, or $131,759 (8.4%) better than budget.

- Tenant rental revenue is $750,125, or $102,125 (15.8%) better than budget. Although rental revenue is better than budget, tenant accounts receivable continues to be an area of concern. The tenant accounts receivable balance at June 30 is over $100,000. EHA must improve its collection efforts and attempt to decrease this balance over the next few months. In addition, we must adjust the allowance for doubtful accounts during the year-end process, as EHA will certainly not collect all tenant balances owed to the Authority. This adjustment will impact both the allowance for doubtful accounts and bad debt expense.
- Operating subsidies are $858,680, or $34,571 (4.2%) better than budget.
- Other revenue is $98,156 or $4,937 (4.8%) below budget. Other revenue includes management fees from the HCV program, interest and other miscellaneous revenues.

Operating Expenses – YTD operating expenses are $1,674,799, or $119,442 (7.7%) higher than budget.

- Salaries and benefits are $754,208, or $49,101 (7.0%) higher than budget. This unfavorable budget variance is primarily due to overtime, retroactive pay and new hires during the current fiscal year.
- Utilities expenses are $361,577, or $28,577 (8.6%) higher than budget.
- Maintenance materials/contracts expenses are $206,562, or $2,738 (1.3%) better than budget. EHA's largest maintenance expenses this fiscal year were heating/plumbing repairs, trash removal, and landscaping.
- Protective services contracts were not budgeted, but EHA has contracted with Black Belt Security to monitor the Authority. Fiscal YTD expenses for this security monitoring are $64,945. The Authority has $55,000 included in next year's budget.
- Other operating expenses are $287,507, or $20,443 (6.6%) better 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; the Authority used $120,636 during the current fiscal year and $5,914 in the prior fiscal year. These funds were used to pay for Covid/PPE related expenses and regular operating expenses of the Authority.

Housing Choice Voucher Program

EHA's Housing Choice Voucher program's fiscal YTD net operating profit through June 30, 2021 is $49,314. Including unbudgeted CARES Act revenue of $142,284, the Authority has a $191,598 profit. The HCV program has used all of its $142,284 CARES Act funding during the current fiscal year.

Unrestricted Cash & Investments

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

Grant Summary

The Authority has approximately $400,000 of capital funds available for upcoming capital improvement projects – some upcoming projects that are included in next year's budget are heating upgrades, a maintenance truck, security cameras, lighting, a new basketball court and the RAD physical needs assessment. We are working with EHA to submit the 2021 – 2025 five year CFP plan and 2021 annual CFP plan in EPIC. When complete, the Authority will have an additional $265,000 of capital fund money to help fund substantial rehabilitation projects at EHA.

EDISON
HOUSING AUTHORITY
Creating a Community Where Everyone Thrives

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Robert E. Holmes Gardens
14 Rev. Samuel Carpenter Blvd.
Edison, NJ 08820
Phone: (908) 561.2525
Fax: (908) 561.7517
Section 8 Office: (908) 561.8489

Julius Engel Gardens
Willard Dunham Drive
Edison, NJ 08837
Phone: (732) 549.3301
Fax: (732) 549.5394

Deborah M. Hurley, C-PHM
Executive Director

In response to the State of Emergency regarding COVID-19 Coronavirus, The Edison Housing Authority regular board meeting scheduled for Tuesday, July 20th will be held via-zoom conference. The remaining scheduled board meetings will be held in-person, every *(3rd)* third, Tuesday of each month at 6:00 pm. See dates and Edison Housing Authority property locations listed below:

Dates and Zoom information

DATE	LOCATION
July, Tuesday, 20, 2021	**Via Zoom**
August, 2021 - No Meeting	
September, Tuesday, 21, 2021	**Robert Holmes Gardens (Community Room)**
October, Tuesday, 19, 2021	**Julius Engel Gardens (Community Room)**
November, Tuesday, 16, 2021	**Robert Holmes Gardens (Community Room)**
December, Tuesday, 21, 2021	**Julius Engel Gardens (Community Room)**

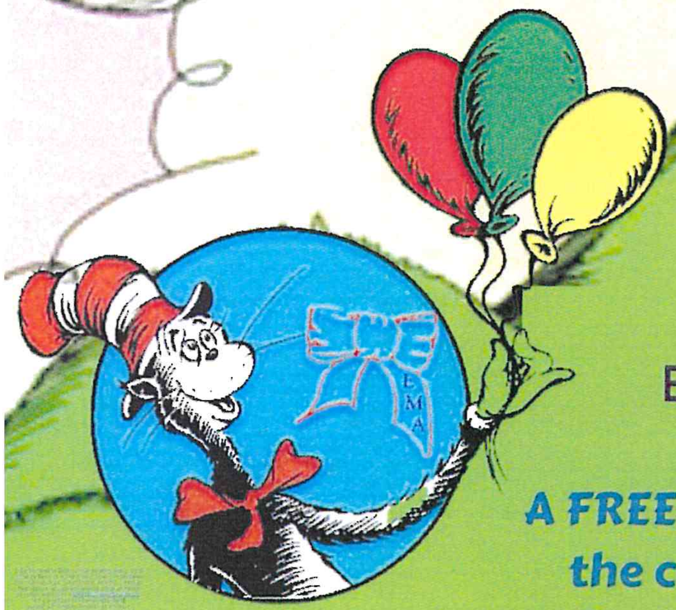
Zoom Information for Edison Housing Authority
Board Meeting scheduled for July 20, 2021
will be conducted via-zoom conference.

https://zoom.us/j/95375821127?pwd=UytZVmFDRjdwWUhDU1hZOHRhWXIvZz09
Meeting ID: 953 7582 1127
Passcode: 642950

Dial by your location
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Washington DC)
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
+1 253 215 8782 US (Tacoma)

Dr. Seuss

FAMILY FUN DAY



JULY 24TH
FROM 11AM - 2PM

EDISON HOUSING AUTHORITY
14 REV. SAMUEL CARPENTER BLVD. EDISON, NJ

Mobile Family Success Of Middlesex County

EDISON HOUSING AUTHORITY

VICTORY HOME REMODELING

MOBILE FAMILY SUCCESS CENTER &
EDISON HOUSING AUTHORITY PRESENTS:

A FREE Event to celebrate all the families in the community. Let's have fun with free refreshments, community providers, music, raffles, outdoor activities, and more!

THIS IS AN OUTDOOR EVENT AND EVERYONE MUST WEAR A MASK TO ENTER

REGISTER ON EVENTBRITE: HTTPS://MFSCFAMILYFUNDAY.EVENTBRITE.COM

https://www.instagram.com/mfscmiddlesex https://twitter.com/MFSCMiddlesex https://www.facebook.com/MFSCMiddlesex/