

**Edison Housing Authority Board Meeting  
Tuesday, June 21, 2022**

**Robert E. Holmes Gardens  
14 Rev. Samuel Carpenter Blvd., Edison, NJ 08820  
(Community Room)**

**6:00 pm**

**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 30, 2021 and a copy of the notice was published in the Home News Tribune on January 4, 2022. 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.

**4. Roll Call**

**5. Approval of May 17, 2022, Regular Meeting Minutes**

**6. Resolutions:**

- |          |   |
|----------|---|
| 1-6-2022 | Resolution to approve vouchers for payment of invoices in the amount of \$205,577.93 for the month of June.   |
| 2-6-2022 | A Resolution of the Commissioners of Edison Housing Authority Approving Modifications Between the authority And AFSCME- New Jersey Local3269A For a Successor Collective Negotiations Agreement to Run for the Term of January 1, 2022 through December 31, 2025 and Authorizing the Chairman to sign the Negotiations Agreement. |
| 3-6-2022 | Resolution by the Commissioners of the Edison Housing Authority to adopt the authorities Fiscal Year 2022-2023 Budget.  |

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**6:00 pm**

- 4-6-2022 Resolution to authorize the Executive Director or Designee to Forward an Application to the United States Department of Housing and Urban Development (HUD) to convert the Robert E. Holmes Gardens site of the Edison Housing Authority (AUTHORITY) Public Housing Stock to the Rental Assistance Demonstration Program and for the Executive Director to Make a Certification to HUD that the board has approved said application.
- 5-6-2022 Resolution by the Commissioners of the Edison Housing Authority authorizing the signatures of Chairman Carlos N. Sanchez, Vice Chairman, Barry Telesnick, Commissioner Raymond Koperwhats, and Executive Director, Deborah Hurley to be added to the Annual Contribution Contract account at Provident Bank.
- 6-6-2022 Resolution by the Commissioners of the Edison Housing Authority authorizing the signatures of Chairman Carlos N. Sanchez, Vice Chairman, Barry Telesnick, Commissioner Raymond Koperwhats, and Executive Director, Deborah Hurley to be added to the Continuum of Care account at Provident Bank.
- 7-6-2022 Resolution by the Commissioners of the Edison Housing Authority authorizing the signatures of Chairman Carlos N. Sanchez, Vice Chairman, Barry Telesnick, Commissioner Raymond Koperwhats, and Executive Director, Deborah Hurley to be added to the Housing Choice Voucher account at Provident Bank.
- 8-6-2022 Resolution by the Commissioners of the Edison Housing Authority recognizing Commissioner Walter Szoludko for his dedication and commitment to the Edison Housing Authority.

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(Community Room)**

**6:00 pm**

9-6-2022 Resolution by the Commissioners of the Edison Housing Authority recognizing Commissioner Lou Mangione, Jr. for his dedication and commitment to the Edison Housing Authority.

**7. Old Business:**

a.) Financial Summary for Review

**8. New Business:**

- a.) RAD Presentation by Rick Ginnetti, The Brooke Group
- b.) Executive Director Report

**9. Public Portion**

**10. Adjournment**

**EDISON HOUSING AUTHORITY**  
**REGULAR BOARD MEETING**  
**Robert E. Holmes Gardens**  
**Tuesday, May 17, 2022**  
**6:00 PM**  
**MINUTES**

The Regular Meeting of the Board of Commissioners of the Edison Housing Authority was held at Julius Engel Gardens, 1 Willard Dunham Drive, Edison, NJ in the community room. The meeting was called to order at 6:03 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 30, 2021 and a copy of the notice was published in the Home News Tribune on January 4, 2022. 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.

**Roll Call**

**In attendance:** Chairman Carlos N. Sanchez, Vice Chairman Barry Telesnick, Commissioner Toni Johnson, Commissioner Dale Jones, Commissioner Raymond Koperwhats, Commissioner Lennox H. Small, Deborah Hurley, Executive Director, and Terrence Corrison, Esq., Township of Edison Liaison, Vice President, Councilwoman Joyce Ship-Freeman.

**Guests:** Ralph Polcari, Polcari and Polcari  
Tony Giampaolo, Giampaolo and Associates

Motion to approve the minutes of April 19, 2022.

**Motion:** Commissioner Barry Telesnick

**Second:** Commissioner Lennox H. Small

**Discussions:** No discussion

**Approved as follows:**

	<u><b>AYES</b></u>	<u><b>NAYS</b></u>	<u><b>ABSENT</b></u>	<u><b>ABSTAIN</b></u>
Chairman Carlos N. Sanchez	X			
Vice Chairman Barry Telesnick	X			
Commissioner Toni Johnson	X			
Commissioner Dale Jones	X			
Commissioner Raymond Koperwhats	X			
Commissioner Lennox H. Small	X			

**Resolution 1-5-2022 to approve vouchers for payment of invoices in the amount of \$186,772.75 for the month of May, 2022.**

**Motion:** Commissioner Dale Jones

**Second: Commissioner Raymond Koperwhats**

**Discussion:** Chairman Carlos N. Sanchez asked if there were any questions. Commissioner Koperwhats inquired about Palmer Heating, LLC bill received for \$82,957.15 and wanted to know if we had considered another vendor to perform services that could provide a better fee. Terrence Corriston, Esq., Counsel, interjected and explained that we recently voted on a resolution adopting the updated procurement policy. Deborah Hurley, Executive Director explained the series of events that took place in the fall, 2021 and winter, 2022 were emergency repairs. All of the work performed by Palmer Heating, LLC were emergency repairs, as the underground heating pipes continue to burst once the heat is turned on for the winter season. In addition, the service provider Palmer Heating, LLC experienced having the entire staff exposed to COVID, thus the administrative office was behind in their billing department, as a result, there was a delay in receiving several bills. Marc Webb, Director of Maintenance presented his experience overseeing the emergency repairs that Palmer Heating performed. Commissioner Dale Jones suggested moving forward that we memo each emergency repair and include it with the invoices and P.O.'s., as we follow the procurement policy moving forward. Commissioner Dale Jones expressed the concern and consequences the housing authority may experience, if we do not follow proper procedures when utilizing Capital Funds. Thus, we must begin to follow the procurement process the correct way. Commissioner Carlos N. Sanchez agreed with commissioners, and questioned the P.O. process. Marc Webb, Director of Maintenance explained that the series of events that occurred when the pipes burst underground, often lead to the P.O. process being overlooked. Deborah Hurley, Executive Director explained that the P.O. process is in place and that during meetings, the importance of the process is stressed. Chairman Carlos N. Sanchez expressed that the board is very much aware of the problems with the pipes, that has been an ongoing issue for several years. Thus, we are now poised to move forward with the RAD conversion which will rectify all of the heating issues that arise during the winter season. However, the board, administration, and staff are aware it will be a process that will take several years to remedy. Deborah Hurley, Executive Director indicated that the procurement policy moving forward will be enforced. Ralph Polcari, Fee Accountant, confirmed that there was nothing found in the process after the audit. Executive Director, Deborah Hurley, reminded everyone \$100,000 is always designated annually under Capital Funds for heating pipes repairs and improvements at Robert E. Holmes Gardens. Chairman Carlos N. Sanchez questioned line-item amount \$4,040.15 for four union members. Executive Director, Deborah Hurley reminded the board that there was an administrative decision made to hire four members of the union full-time for three months to assist the maintenance team prepare for REAC and bring work orders current, as the team was out for a month due to COVID in January. The bill of \$4,040.15 are union dues that are owed to the union. Personnel Administrative Assistant, Jocelyn Silva explained this is the amount paid directly to the labor union and is part of the requirement of using the union members. It is \$1,000 per laborer and the guys were working for two months. Chairman Carlos N. Sanchez requested better documentation of the breakdown for the union workers to have available when reporting the union member fees. Commissioner Barry Telesnick made comments surrounding certified payroll., Commissioner Lennox Small expressed clarity regarding P.O. process and the difference between emergency RFP and a regular rfp. Terrance Corriston, Esq., and Deborah Hurley, Executive Director provided responses. Commissioner Ray Koperwhats expressed his appreciation for the Executive Director providing the breakdown of the Palmer Heating, LLC bills when he called the office. There was no further discussion.

**Approved as follows:**

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

Commissioner Dale Jones	X
Commissioner Raymond Koperwhats	X
Commissioner Lennox H. Small	X

**Motion to Adjust the order of the agenda to include Old Business, New Business, and Public Portion, ahead of Resolution 2-5-2022**

**Motion:** Commissioner Barry Telesnick

**Seconded:** Commissioner Raymond Koperwhats

**Approved as follows:**

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Carlos N. Sanchez	X			
Vice Chairman Barry Telesnick	X			
Commissioner Toni Johnson	X			
Commissioner Dale Jones	X			
Commissioner Raymond Koperwhats	X			
Commissioner Lennox H. Small	X			

**Resolution 3-5-2022 for Commissioners of the Edison Housing Authority to adopt the audit for fiscal year ending June 30, 2021.**

**Motion:** Commissioner Raymond Koperwhats

**Second:** Commissioner Lennox H. Small

**Discussion:** Tony Giampaolo, Auditor presented the audit. Major programs and the capital funds programs were reviewed. Reserves are in good standing in order to move forward with RAD. The pension was adjusted and is now current. There were no significant findings this year. Funds were used wisely, and operating expenses went down. It was recommended that the housing authority transition to digital signatures when signing documents and resolutions. This preventative measure will protect the housing authority from hackers.

**Approved as follows:**

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Carlos N. Sanchez	X			
Vice Chairman Barry Telesnick	X			
Commissioner Toni Johnson	X			
Commissioner Dale Jones	X			
Commissioner Raymond Koperwhats	X			
Commissioner Lennox H. Small	X			

**Resolution 4-5-2022 to ratify the late introduction and submission of the Edison Housing Authority Budget for the fiscal year July 1, 2022 to June 30, 2023.**

**Motion:** Commissioner Barry Telesnick

**Second:** Commissioner Toni Johnson

**Discussion:** Ralph Polcari, Accountant presented an overview of the FY 22-23 budget that included breakdowns of the following: budget for programs, rental, subsidy, revenue, employee compensation, etc. Chairman Carlos N. Sanchez inquired if funds were reserved for the architect that is performing work for RAD pre-work. Deborah Hurley, Executive Director mentioned that there enough funds in the

budget for the RAD consultant work this year. Commissioner Dale Jones suggested that we consider redoing the budget to ensure we have enough operating funds. Accountant Ralph Polcari explained that there we have enough operational funds, and if necessary, funds for RAD services can come from the Capital Funds. After a thorough discussion between commissioners, the executive director and accountant, there were no further questions. The accountant explained that it was a process and indicated the next steps, one being the submission to the state for approval.

**Approved as follows:**

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Carlos N. Sanchez	X			
Vice Chairman Barry Telesnick	X			
Commissioner Toni Johnson	X			
Commissioner Dale Jones	X			
Commissioner Raymond Koperwhats	X			
Commissioner Lennox H. Small	X			

**Resolution 5-5-2022 to authorize the use of Capital Funds to pay Palmer Heating for plumbing emergency repairs made at Julius Engel Gardens and Robert E. Holmes Gardens.**

**Motion:** Commissioner Lennox Small

**Second:** Commissioner Raymond Koperwhats

**Discussion:** Commissioner Dale Jones suggested the resolution be amended for EHA to include additional conditions to assure that we will have back up documentation for emergencies.

**Requesting another motion to amend Resolution # 5-5-2022 with the condition for EHA to include additional documentation to back up necessary emergency repairs.**

**Another Motion:** Commissioner Barry Telesnick

**Second:** Commissioner Dale Jones

**Approved as follows:**

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Carlos N. Sanchez	X			
Vice Chairman Barry Telesnick	X			
Commissioner Toni Johnson	X			
Commissioner Dale Jones	X			
Commissioner Raymond Koperwhats	X			
Commissioner Lennox H. Small	X			

**Resolution 6-5-2022 gratifying the late introduction and submission of Edison Housing Authority Budget for the fiscal year July 1, 2022 to June 30, 2023.**

**Motion:** Commissioner Barry Telesnick

**Second:** Commissioner Dale Jones

**Discussion:** No discussion

**Approved as follows:**

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Carlos N. Sanchez	X			
Vice Chairman Barry Telesnick	X			
Commissioner Toni Johnson	X			
Commissioner Dale Jones	X			
Commissioner Raymond Koperwhats	X			
Commissioner Lennox H. Small	X			

**Old Business:**

- a.) Financial Summary: The financial summary was provided for review. There was no further discussion.

**New Business:**

- a.) Executive Director
- Requesting a zoom meeting next Friday May 27, 2022 at 9 am with the RAD Committee to discuss the process of filing application for REH first for the RAD Program.
  - Community Meeting: There will be another RAD Community meeting held in June.

**Public Portion:** 7:24 pm

**Motion:** Commissioner Barry Telesnick

**Second:** Commissioner Raymond Koperwhats

Councilwoman Joyce Ship-Freeman would like to bring an affordable connectivity plan to the Edison Housing Authority residents. She will connect with the Cable Rep. and the Executive Director to initiate conversations.

**Close Public Portion:** 7:26 pm

**Motion:** Commissioner Barry Telesnick

**Second:** Commissioner Dale Jones

Requesting a move to go into closed session to discuss Resolution 2-5-2022

**Motion:** Commissioner Barry Telesnick

**Second:** Commissioner Raymond Koperwhats

Requesting a motion to go back into open session for Resolution 2-5-2022: 8:47 pm

**Motion:** Commissioner Barry Telesnick

**Second:** Commissioner Toni Johnson

**RESOLUTION 2-5-2022 A RESOLUTION OF THE COMMISSIONERS OF EDISON HOUSING AUTHORITY APPROVING MODIFICATIONS BETWEEN THE AUTHORITY AND AFSCME—NEW JERSEY LOCAL 3269A FOR A SUCCESSOR COLLECTIVE NEGOTIATIONS AGREEMENT TO RUN FOR THE TERM OF JANUARY 1, 2022 THROUGH DECEMBER 31, 2025 AND AUTHORIZING THE CHAIRMAN TO SIGN THE NEGOTIATIONS AGREEMENT.**



**Motion:** Commissioner Barry Telesnick

**Second:** Commissioner Dale Jones

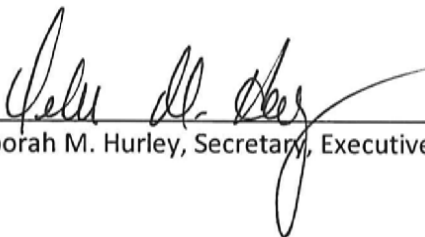
**Discussion:** No further discussion. Resolution Tabled Until Next Meeting

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Carlos N. Sanchez	X			
Vice Chairman Barry Telesnick	X			
Commissioner Toni Johnson	X			
Commissioner Dale Jones	X			
Commissioner Raymond Koperwhats	X			
Commissioner Lennox H. Small	X			

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

**Second:** Commissioner Toni Johnson

Adjourned Unanimously at 8:55 pm

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

## Edison Housing Authority

## Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 5/17/2022 Thru: 6/21/2022, 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	Amount	Void	Doc Total
05/31/2022	3884	CHK	738005212022	answering service - june 2022	05/22	\$100.64		\$100.64

## Totals For Vendor: AB Universal Messaging

Acme Windows 36 Somerset Street Plainfield NJ 07060 No \$100.64

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
05/31/2022	3885	CHK	47088	30 - 22" tube balances	05/22	\$660.00		\$660.00
06/16/2022	3910	CHK	47041	1 thermo window repair	06/22	\$120.00		
			47240	1 thermo window repair	06/22	\$130.00		\$250.00

## Totals For Vendor: Acme Windows

Aflac 1932 Wynnton Road Columbus GA 31999-0797 No \$910.00

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
06/16/2022	3911	CHK	680812	insurance premium - may 2022	06/22	\$41.04		\$41.04

## Totals For Vendor: Aflac

Barry Telesnick 142 Ethel Road Edison NJ 08817 No \$41.04

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
06/16/2022	3912	CHK	51722	jeg board meeting attendance 5/17/22	06/22	\$25.00		\$25.00

## Totals For Vendor: Barry Telesnick

Breslin and Breslin, P.A. 41 Main Street Hackensack NJ 07601-7087 No \$25.00

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
06/16/2022	3913	CHK	0522	legal services may 2022	06/22	\$2,350.00		\$2,350.00

## Totals For Vendor: Breslin and Breslin, P.A.

Brothers Lock &amp; Safe, Inc. 2161 Woodbridge Avenue Edison NJ 08817 No \$2,350.00

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
06/16/2022	3914	CHK	59043	19 IC rekeyed, 1new core, 40 duplicate keys, 4 IC bolt	06/22	\$1,180.00		\$1,180.00

## Totals For Vendor: Brothers Lock &amp; Safe, Inc.

By Lander Hardwood Floors 083-46-9572 PO Box 717 Barnegat NJ 08005 Yes \$1,180.00

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
06/16/2022	3915	CHK	1162	Apt 2B(3bd) sanding & refinishing, major 1st fl repair	06/22	\$2,420.00		\$2,420.00

## Totals For Vendor: By Lander Hardwood Floors

Carlos N Sanchez 3 McEvoy Road Edison NJ 08837 No \$2,420.00

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
06/16/2022	3916	CHK	51722	jeg board meeting attendance - 5/17/22	06/22	\$25.00		\$25.00

## Totals For Vendor: Carlos N Sanchez

Carmen Amalbert 11 Vermeer Drive South Amboy NJ 08879 No \$25.00

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
05/24/2022	3882	CHK	52422	reimb for STEM supplies	05/22	\$22.00		\$22.00

	05/31/2022	3886	CHK	52322	reimb for mailing Raquel's items left in the office	05/22	\$16.80		
				51722	mileage reimb	05/22	\$16.02		
				51322	reimb notary recording fees	05/22	\$15.00		\$47.82
	06/16/2022	3917	CHK	61422	supplies for STEM program	06/22	\$20.88		\$20.88
<b>Totals For Vendor: Carmen Amalbert</b>									
Cilla Manzo PR Marketing				3400 Avenue of the Arts	G221 Costa Mesa CA		No		\$90.70
	<u>Pay Date</u>	<u>Pay Num</u>	<u>Pay Type</u>	<u>Inv Num</u>	<u>Invoice Description</u>	<u>Period</u>	<u>Amount</u>	<u>Void</u>	<u>Doc Total</u>
	05/31/2022	3887	CHK	ED-MAY-2022	website maintenance - may 2022	05/22	\$150.00		\$150.00
	06/16/2022	3918	CHK	ED-JUNE-2022	website maintenance - June 2022	06/22	\$150.00		\$150.00
<b>Totals For Vendor: Cilla Manzo PR Marketing</b>									
CIT				21146 Network Place	Chicago IL 60673-1211		No		\$300.00
	<u>Pay Date</u>	<u>Pay Num</u>	<u>Pay Type</u>	<u>Inv Num</u>	<u>Invoice Description</u>	<u>Period</u>	<u>Amount</u>	<u>Void</u>	<u>Doc Total</u>
	05/31/2022	3888	CHK	40039266	telephone system lease - final lease payment	05/22	\$258.78		\$258.78
<b>Totals For Vendor: CIT</b>									
Corbett Exterminating, Inc.				284 Sheffield Street Unit: Suite 2	Mountainside NJ		No		\$258.78
	<u>Pay Date</u>	<u>Pay Num</u>	<u>Pay Type</u>	<u>Inv Num</u>	<u>Invoice Description</u>	<u>Period</u>	<u>Amount</u>	<u>Void</u>	<u>Doc Total</u>
	06/16/2022	3919	CHK	0532836	reh monthly cemit treatment - may 2022	06/22	\$360.00		
				0533423	apt B6 ant treatment, C6 wasp	06/22	\$95.00		
				0531864	apt 12E cemit treatment, 1E,9A,12E visual bed bug inspection 4/21/22	06/22	\$107.50		
				0527836	bal on the 2/9/22 cemit treatment	06/22	\$225.00		\$787.50
<b>Totals For Vendor: Corbett Exterminating, Inc.</b>									
Dale Jones				52 Portland Street	Edison NJ 08820		No		\$787.50
	<u>Pay Date</u>	<u>Pay Num</u>	<u>Pay Type</u>	<u>Inv Num</u>	<u>Invoice Description</u>	<u>Period</u>	<u>Amount</u>	<u>Void</u>	<u>Doc Total</u>
	06/16/2022	3920	CHK	51722	jeg board meeting attendance 5/17/22	06/22	\$25.00		\$25.00
<b>Totals For Vendor: Dale Jones</b>									
De Lage Landen Financial Services, Inc.				PO Box 41602	Philadelphia PA 19101-1602		No		\$25.00
	<u>Pay Date</u>	<u>Pay Num</u>	<u>Pay Type</u>	<u>Inv Num</u>	<u>Invoice Description</u>	<u>Period</u>	<u>Amount</u>	<u>Void</u>	<u>Doc Total</u>
	05/31/2022	3889	CHK	76369465	reh copier lease 5/15/22-6/14/22	05/22	\$366.37		
				76369430	jeg copier lease 5/15/22-6/14/22	05/22	\$187.46		\$553.83
	06/16/2022	3921	CHK	76624810	reh copier lease 6/15/22-7/14/22	06/22	\$366.37		
				76622415	jeg copier lease 6/15/22-7/14/22	06/22	\$187.46		\$553.83
<b>Totals For Vendor: De Lage Landen Financial Services, Inc.</b>									
Deborah Hurley				1434 Maplewood Terrace	Plainfield NJ 07060		No		\$1,107.66
	<u>Pay Date</u>	<u>Pay Num</u>	<u>Pay Type</u>	<u>Inv Num</u>	<u>Invoice Description</u>	<u>Period</u>	<u>Amount</u>	<u>Void</u>	<u>Doc Total</u>



	05/24/2022	3883	CHK	52422	reimb for food purchase STEM program, cafe gallo=\$56.02, carmen tratoria=\$144.97	05/22	\$200.99		\$200.99
	05/31/2022	3890	CHK	5322	reimb hotel accommodation @HardRock AC 5/2/22-5/3/22	05/22	\$274.13		\$274.13
	06/16/2022	3922	CHK	61322	staff meeting lunch 6/13/22	06/22	\$64.93		\$64.93
<b>Totals For Vendor: Deborah Hurley</b>									
D'Onofrio & Son Landscaping				433 Hillside Avenue Hillside NJ 07205			No		\$540.05
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	06/16/2022	3923	CHK	31780	reh & jeg lawn maintenance-may 2022	06/22	\$3,512.50		\$3,512.50
<b>Totals For Vendor: D'Onofrio &amp; Son Landscaping</b>									
Edison Plumbing				94 Woodbury Road Edison NJ 08820			No		\$3,512.50
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	05/31/2022	3891	CHK	42522	bldg 9 cleaned sewer line 4/25/22	05/22	\$290.00		
				42822	apt 5D replaced tub waste diverter & cleaned drain 4/28/22	05/22	\$410.00		
				42922	bldg B cleaned sewer line 4/29/22	05/22	\$330.00		\$1,030.00
	06/16/2022	3924	CHK	51922	bldg 5 cleaned floor drain	06/22	\$230.00		
				52522	apt 15A replaced leaking water line	06/22	\$360.00		
				51322	apt A5 replaced tub waste trap, connected drain pipe 5/13/22	06/22	\$430.00		\$1,020.00
<b>Totals For Vendor: Edison Plumbing</b>									
Edison Sewer Collector				100 Municipal Boulevard Edison NJ 08817			No		\$2,050.00
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	05/31/2022	3892	CHK	2022-1st half	2022-1st half sewer	05/22	\$27,120.90		\$27,120.90
	06/16/2022	3925	CHK	2022-2nd half	2022-2nd half sewer	06/22	\$27,120.81		\$27,120.81
<b>Totals For Vendor: Edison Sewer Collector</b>									
Edison Township Recreation Department				100 Municipal Blvd Edison NJ 08817			No		\$54,241.71
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	06/16/2022	3974	CHK	61622	registration for football camp for 13 kids	06/22	\$325.00		\$325.00
<b>Totals For Vendor: Edison Township Recreation Department</b>									
Edison Township Tax Assessor				100 Municipal Blvd Edison NJ 08817			No		\$325.00
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	06/16/2022	3926	CHK	63021	PILOT 6/30/21	06/22	\$36,201.00		
				PILOT63021	PILOT FYE 6/30/21	06/22	\$36,201.00	(\$72,402.00)	\$0.00
	06/20/2022	0	ZCA	63021	PILOT 6/30/21	06/22	\$36,201.00		
				63021	PILOT 6/30/21	06/22	(\$36,201.00)		\$0.00
	06/20/2022	3975	CHK	PILOT63021	PILOT FYE 6/30/21	06/22	\$36,201.00		\$36,201.00
<b>Totals For Vendor: Edison Township Tax Assessor</b>									
Elizabethtown Gas				PO Box 6031 Bellmawr NJ 08099			No		\$36,201.00

	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	05/31/2022	3893	CHK	0577138900-51822	reh gas 4/19/22-5/18/22	05/22	\$10.00		\$10.00
	05/31/2022	3894	CHK	4458334671-51822	reh gas 4/19/22-5/18/22	05/22	\$185.97		\$185.97
	05/31/2022	3895	CHK	3922309254-51822	reh gas 4/19/22-5/18/22	05/22	\$1,227.01		\$1,227.01
	06/16/2022	3927	CHK	3996554541-53122	reh gas 4/30/22-5/31/22	06/22	\$4,853.13		\$4,853.13
<b>Totals For Vendor: Elizabethtown Gas</b>									
FedEx				PO Box 371461 Pittsburgh PA 15250-7461			No		\$6,276.11
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	06/16/2022	3928	CHK	7-785-98011	express mail service - 6/3/22	06/22	\$46.05		\$46.05
<b>Totals For Vendor: FedEx</b>									
Ferraro's Pizzeria				1067 Inman Avenue Edison NJ 08820			No		\$46.05
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	06/16/2022	3929	CHK	61322	pizza for STEM program	06/22	\$102.00		
				220425-08-20	food for golT program 4/25/22	06/22	\$78.00		
				220509-07-1	food for golT program 5/9/22	06/22	\$87.60		
				220509-08-9	food for golT program 5/9/22	06/22	\$81.00		
				220518-08-3	food for golT program 5/16/22	06/22	\$81.00		
				220523-08-31	food for golT program 5/23/22	06/22	\$109.50		
				220606-08-18	food for the golT program 6/6/22	06/22	\$98.55		
				220613-07-3	food for golT program 6/13/22	06/22	\$102.00		
				220428-08-14	food for 4th-5th grade stem program 4/28/22	06/22	\$111.00		
				220512-08-24	food for 4th-5th stem program 5/12/22	06/22	\$156.75		
				220519-07-3	food for 4th-5th stem program 5/19/22	06/22	\$78.00		
				220526-08-40	food for 4th-5th stem program 5/26/22	06/22	\$164.25		
				220602-08-1	food for 4th-5th stem program 6/2/22	06/22	\$96.00		
				220609-08-7	food for 4th-5th grade stem program 6/9/22	06/22	\$109.50		
				220615-08-19	food for 4th-5th grade stem program 6/15/22	06/22	\$164.25	(\$1,619.40)	\$0.00
	06/16/2022	0	ZCA	61322	pizza for STEM program	06/22	\$102.00		



				61322	pizza for STEM program	06/22	(\$102.00)		
				61322	pizza for STEM program	06/22	(\$102.00)		
				61322	pizza for STEM program	06/22	\$102.00		\$0.00
06/16/2022	3973	CHK		220425-08-20	food for goIT program 4/25/22	06/22	\$78.00		
				220509-07-1	food for goIT program 5/9/22	06/22	\$87.60		
				220509-08-9	food for goIT program 5/9/22	06/22	\$81.00		
				220518-08-3	food for goIT program 5/16/22	06/22	\$81.00		
				220523-08-31	food for goIT program 5/23/22	06/22	\$109.50		
				220606-08-18	food for the goIT program 6/6/22	06/22	\$98.55		
				220613-07-3	food for goIT program 6/13/22	06/22	\$102.00		
				220428-08-14	food for 4th-5th grade stem program 4/28/22	06/22	\$111.00		
				220512-08-24	food for 4th-5th stem program 5/12/22	06/22	\$156.75		
				220519-07-3	food for 4th-5th stem program 5/19/22	06/22	\$78.00		
				220526-08-40	food for 4th-5th stem program 5/26/22	06/22	\$164.25		
				220602-08-1	food for 4th-5th stem program 6/2/22	06/22	\$96.00		
				220609-08-7	food for 4th-5th grade stem program 6/9/22	06/22	\$109.50		
				220615-08-19	food for 4th-5th grade stem program 6/15/22	06/22	\$164.25		\$1,517.40
<b>Totals For Vendor: Ferraro's Pizzeria</b>									
General Security				971 Lehigh Avenue Union NJ 07083			No		\$1,517.40
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>		<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/16/2022	3930	CHK		1596700	annual fire alarm system inspection 5/11/22	06/22	\$875.00		\$875.00
<b>Totals For Vendor: General Security</b>									
Home Depot Credit Services				Dept 32 - 2531888992 PO Box 78047 Phoenix AZ			No		\$875.00
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>		<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/16/2022	3931	CHK		3321430	maintenance supplies	06/22	\$435.17		
				7023118	maintenance supplies	06/22	\$451.14		
				6023254	maintenance supplies	06/22	\$225.03		
				4023536	maintenance supplies	06/22	\$335.23		
				3323941	maintenance supplies	06/22	\$539.17		\$1,985.74
<b>Totals For Vendor: Home Depot Credit Services</b>									
InterGlobe Communications, Inc.				101 Tyrellan Avenue Staten Island NY 10309-			No		\$1,985.74

	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	06/16/2022	3932	CHK	221515721	telephone service june 2022	06/22	\$809.61		\$809.61
<b>Totals For Vendor: InterGlobe Communications, Inc.</b>									
Jamal Rawles 179 Brighton Ave Perth Amboy NJ 08861									
	06/16/2022	3933	CHK	51622	reimb for purchase of shirt & magnet for raffle in stem program	06/22	\$26.64		\$26.64
<b>Totals For Vendor: Jamal Rawles</b>									
Jolanta Kubacka 40 Koyen Street Fords NJ 08863									
	05/31/2022	3896	CHK	51822	mileage reimb for trips to the food pantry & resto depot 56m @.585¢	05/22	\$32.76		\$32.76
	06/16/2022	3934	CHK	6122	reimb for purchase of planters and plants	07/22	\$165.99		
				6222	mileage reimb - garden club, food pantry	06/22	\$18.13		\$184.12
<b>Totals For Vendor: Jolanta Kubacka</b>									
Lennox H Small 206 West Shirley Ave Edison NJ 08820									
	06/16/2022	3935	CHK	51722	jeg board meeting attendance 5/17/22	06/22	\$25.00		\$25.00
<b>Totals For Vendor: Lennox H Small</b>									
Leon Pooran 149-04-5673 39 Carriage Place Edison NJ 08820									
	06/16/2022	3936	CHK	5222	reimb for purchase of headphone-raffle for stem program	06/22	\$27.50		\$27.50
<b>Totals For Vendor: Leon Pooran</b>									
McLaughlin Stauffer & Shaklee, PC 4814 Outlook Drive Unit: Suite 112 Wall Township									
	06/16/2022	3937	CHK	05-19422	legal services- re: gen labor matters	06/22	\$1,977.50		\$1,977.50
<b>Totals For Vendor: McLaughlin Stauffer &amp; Shaklee, PC</b>									
Metuchen Corner Deli 640 Middlesex Ave Metuchen NJ 08840									
	05/18/2022	3881	CHK	51722	board meeting refreshments	05/22	\$46.83		\$46.83
<b>Totals For Vendor: Metuchen Corner Deli</b>									
Miaili Wilson 136-11-3493 17D Beaver Avenue Edison NJ 08820									
	05/31/2022	3897	CHK	52222	STEM program temp help 14.16 hours@\$10/hr	05/22	\$141.60		\$141.60
	06/16/2022	3938	CHK	6222	8.82 hours temp help w/ STEM program	06/22	\$88.20		\$88.20
<b>Totals For Vendor: Miaili Wilson</b>									
Middlesex Water Company PO Box 826538 Philadelphia PA 19182-6538									
	05/31/2022	3898	CHK	5535300000-51322	jeg water 4/14/22-5/13/22	05/22	\$4,119.70		\$4,119.70



Totals For Vendor: Middlesex Water Company								
NetConnect, Inc.								
111 Storer Avenue Unit: Suite B2 Staten Island NY	No							\$4,119.70
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
06/16/2022	3939	CHK	N7556	remote & onsite maint of networks-june 2022	06/22	\$792.00		\$792.00
Totals For Vendor: NetConnect, Inc.								
New Jersey American Water								
Box 371331 Pittsburgh PA 15250-7331	No							\$792.00
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
06/16/2022	3940	CHK	1018-210021839385-52622	reh water 4/28/22-5/26/22	06/22	\$1,628.56		\$1,628.56
06/16/2022	3941	CHK	1018-210021837815-52622	reh water 4/28/22-5/26/22	06/22	\$273.79		\$273.79
06/16/2022	3942	CHK	1018-210021604954-52622	reh water 4/28/22-5/26/22	06/22	\$288.50		\$288.50
06/16/2022	3943	CHK	1018-210021657798-52622	reh water 4/28/22-5/26/22	06/22	\$410.06		\$410.06
06/16/2022	3944	CHK	1018-210018967338-52622	reh water 4/28/22-5/26/22	06/22	\$802.93		\$802.93
06/16/2022	3945	CHK	1018-210021836324-52622	reh water 4/28/22-5/26/22	06/22	\$314.52		\$314.52
06/16/2022	3946	CHK	1018-210021901730-52622	reh water 4/28/22-5/26/22	06/22	\$207.66		\$207.66
06/16/2022	3947	CHK	1018-210021902795-52622	reh water 4/28/22-5/26/22	06/22	\$391.38		\$391.38
06/16/2022	3948	CHK	1018-210021656696-52622	reh water 4/28/22-5/26/22	06/22	\$2,070.94		\$2,070.94
06/16/2022	3949	CHK	1018-21002183511-52622	reh water 4/28/22-5/26/22	06/22	\$222.35		\$222.35
06/16/2022	3950	CHK	1018-210021902436-52622	reh water 4/28/22-5/26/22	06/22	\$192.96		\$192.96
06/16/2022	3951	CHK	1018-210021840699-52622	reh water 4/28/22-5/26/22	06/22	\$185.61		\$185.61
06/16/2022	3952	CHK	1018-210021901341-52622	reh water 4/28/22-5/26/22	06/22	\$237.05		\$237.05
06/16/2022	3953	CHK	1018-210021605605-52622	reh water 4/28/22-5/26/22	06/22	\$454.15		\$454.15
06/16/2022	3954	CHK	1018-210021837112-52622	reh water 4/28/22-5/26/22	06/22	\$134.16		\$134.16
Totals For Vendor: New Jersey American Water								
New Jersey Public Housing Authority JIF								
PO Box 11487 Newark NJ 07101	No							\$7,814.62
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total



	06/16/2022	3955	CHK	NJPHA403-2022(2)	2022 property, gen/auto liability, WC, public official errors & omissions - 2nd half premium	06/22	\$46,024.50		\$46,024.50
<b>Totals For Vendor: New Jersey Public Housing Authority JIF</b>									
Nexacomm LLC				PO Box 498 Hastings on Hudson NY 10706			No		\$46,024.50
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	06/16/2022	3956	CHK	3315	JEG cell phone service - may 2022	06/22	\$89.97		\$89.97
<b>Totals For Vendor: Nexacomm LLC</b>									
NJ Building Laborers Statewide Welfare Fund				3218 Kennedy Blvd Jersey City NJ 07306			No		\$89.97
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	06/16/2022	3957	CHK	19297-51922	union dues shortage	06/22	\$13.16		
				19297-42922	shortage of union dues w.e 4/29/22	06/22	\$14.84		\$28.00
<b>Totals For Vendor: NJ Building Laborers Statewide Welfare Fund</b>									
Optimum				PO Box 70340 Philadelphia PA 19176-0340			No		\$28.00
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	05/31/2022	3899	CHK	07875207961039-62122	jeg internet service 5/22/22-6/21/22	05/22	\$131.73		\$131.73
	05/31/2022	3900	CHK	07875453477012-62122	maintenance internet service 5/22/22-6/21/22	05/22	\$81.27		\$81.27
	05/31/2022	3901	CHK	07875386464011-62122	reh internet service 5/22/22-6/21/22	05/22	\$161.73		\$161.73
	06/10/2022	3907	CHK	07875207961039-72122	jeg internet service 6/22/22-7/21/22	07/22	\$131.73		\$131.73
	06/10/2022	3908	CHK	07875386464011-72122	reh internet service 6/22/22-7/21/22	07/22	\$161.73		\$161.73
	06/10/2022	3909	CHK	07875453477012-62222	maintenance internet service 6/22/22-7/21/22	07/22	\$81.27		\$81.27
<b>Totals For Vendor: Optimum</b>									
Picture-It, Inc.				1703 Route 27 Edison NJ 08817			No		\$749.46
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	06/16/2022	3958	CHK	11925	33 medallion for STEM program	06/22	\$156.75		\$156.75
<b>Totals For Vendor: Picture-It, Inc.</b>									
Polcari & Co.				2035 Hamburg Turnpike Unit: H Wayne NJ 07470			No		\$156.75
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	06/16/2022	3959	CHK	13827	accounting services-may 2022	06/22	\$4,750.00		\$4,750.00
<b>Totals For Vendor: Polcari &amp; Co.</b>									
PSE&G CO				PO Box 144444 New Brunswick NJ 08906-4444			No		\$4,750.00
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	05/31/2022	3902	CHK	6691572106-51922	jeg gas & electric 4/20/22-5/19/22	05/22	\$5,200.30		\$5,200.30
	06/16/2022	3960	CHK	1300007818-52322	reh electric 4/22/22-5/23/22	06/22	\$1,905.88		\$1,905.88

	06/16/2022	3961	CHK	7617436106-52322	apt 2B vacant electric service 4/23/22-5/23/22	06/22	\$11.07		\$11.07
<b>Totals For Vendor: PSE&amp;G CO</b>									
Quadient Finance USA, Inc.	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	No Amount	Void	Doc Total
	06/16/2022	3962	CHK	7900044081031555-61422	postage- june 2022	06/22	\$750.00		\$750.00
<b>Totals For Vendor: Quadient Finance USA, Inc.</b>									
Raymond Koperwhats	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	No Amount	Void	Doc Total
	06/16/2022	3963	CHK	51722	jeg board meeting attendance 5/17/22	06/22	\$25.00		\$25.00
<b>Totals For Vendor: Raymond Koperwhats</b>									
Standard Waste Services	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	No Amount	Void	Doc Total
	06/16/2022	3964	CHK	435672	reh trash service- june 2022	06/22	\$2,808.00		
				437090	30 yd roll off + tons disposal charge + fuel surcharge 5/26/22	06/22	\$339.40		\$3,147.40
<b>Totals For Vendor: Standard Waste Services</b>									
Staples	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	No Amount	Void	Doc Total
	05/31/2022	3903	CHK	8066243631	office supplies	05/22	\$71.08		\$71.08
	06/16/2022	3965	CHK	8066079313	office supplies	06/22	\$555.86		\$555.86
<b>Totals For Vendor: Staples</b>									
Starlite Services LLC	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	06/16/2022	3966	CHK	30	apt 9D(3 bd) vacancy prep cleaning	06/22	\$441.00		
				31	apt K7 vacant apt cleaning	06/22	\$294.00		\$735.00
<b>Totals For Vendor: Starlite Services LLC</b>									
State of New Jersey Division of Pensions & Benefit	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	No Amount	Void	Doc Total
	05/31/2022	3904	CHK	1stqtr2021	shortage payment for Marc & Michelle's 2021-1st qtr contribution	05/22	\$124.25		\$124.25
<b>Totals For Vendor: State of New Jersey Division of Pensions &amp; Benefit</b>									
Steve's Appliance Doctor, Inc.	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	No Amount	Void	Doc Total
	06/16/2022	3967	CHK	43645	apt 7B bake ignition kit installed	06/22	\$193.50		
				43668	apt 2A oven, bake ignition installed	06/22	\$193.50		
				43669	apt 12B oven knob adjusted	06/22	\$109.50		
				43615	apt9G oven bake ignition kit installed	06/22	\$186.50		
				43109	apt 15C fridge door gasket replaced	06/22	\$266.30		



				43654	apt K10 fridge leaking-door gasket installed, hinge adj	06/22	\$347.30		\$1,296.60
<b>Totals For Vendor: Steve's Appliance Doctor, Inc.</b>									
text-em-all				3803 Parkwood Blvd Unit: Suite 900	Frisco TX		No		\$1,296.60
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	06/16/2022	3968	CHK	70224	7/1/22-9/30/22 mass calling & texting service	06/22	\$315.00		\$315.00
<b>Totals For Vendor: text-em-all</b>									
The Brooke Group LLC				27-0950485	209 E. Egnor Drive Absecon NJ 08205		No		\$315.00
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	06/16/2022	3969	CHK	EHA-GN04-2022	RAD consultant - apr 2022	06/22	\$4,130.00		\$4,130.00
<b>Totals For Vendor: The Brooke Group LLC</b>									
Toni Johnson				B5 Willard Dunham Drive Edison NJ 08837			No		\$4,130.00
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	06/16/2022	3970	CHK	51722	jeg board meeting attendance 5/17/22	06/22	\$25.00		\$25.00
<b>Totals For Vendor: Toni Johnson</b>									
Toshiba America Business Solutions				PO Box 418600 Boston MA 02241-8600			No		\$25.00
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	05/31/2022	3905	CHK	2671892	2 printer toner cartridge-Deborah	05/22	\$198.00		\$198.00
<b>Totals For Vendor: Toshiba America Business Solutions</b>									
Verizon Wireless				PO Box 406 Newark NJ 07101-0406			No		\$198.00
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	06/16/2022	3971	CHK	9907625258	cell phone service 4/29/22-5/28/22	06/22	\$502.91		\$502.91
<b>Totals For Vendor: Verizon Wireless</b>									
Work 'N Gear, LLC				PO Box 843517 Boston MA 02284-3517			No		\$502.91
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	05/31/2022	3906	CHK	HA157700	maintenance uniforms	05/22	\$908.47		
				HA157947	maintenance uniforms	05/22	\$111.56		\$1,020.03
	06/16/2022	3972	CHK	HA158604	maintenance uniforms-Antonio	06/22	\$487.91		\$487.91
<b>Totals For Vendor: Work 'N Gear, LLC</b>									
									\$1,507.94
<b>Grand Totals:</b>					<b>Total Payments:</b>		56		\$205,577.93

## RESOLUTION # 1-6-2022

### VOUCHERS FOR PAYMENT OF INVOICES

**WHEREAS**, the Commissioners of the Edison Housing Authority approves vouchers for payment of invoices in the amount of \$205,577.93 for the month of June.

**NOW, THEREFORE, Be It Resolved** by the Board of Commissioners of the Edison Housing Authority that Resolution 1-6-2022 shall be approved.

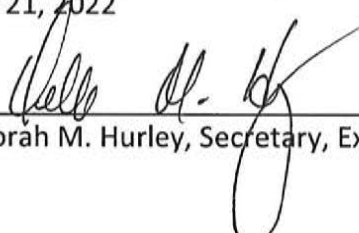
**MOVED:** Commissioner Small

**SECONDED:** Commissioner Koperwhats

<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 Small	X			

PASSED AND ADOPTED THE 21 day of June, 2022

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 June 21, 2022

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

## **RESOLUTION # 2-6-2022**

### **A RESOLUTION OF THE COMMISSIONERS OF EDISON HOUSING AUTHORITY APPROVING MODIFICATIONS BETWEEN THE AUTHORITY AND AFSCME—NEW JERSEY LOCAL 3269A FOR A SUCCESSOR COLLECTIVE NEGOTIATIONS AGREEMENT TO RUN FOR THE TERM OF JANUARY 1, 2022 THROUGH DECEMBER 31, 2025 AND AUTHORIZING THE CHAIRMAN TO SIGN THE NEGOTIATIONS AGREEMENT**

**WHEREAS**, the Edison Housing Authority (hereinafter “the Authority”) and AFSCME Local 3269A (hereinafter “AFSCME”) have entered into negotiations regarding successor Collective Negotiations Agreement to the Current Collective Negotiations Agreement, which expired on December 31, 2021; and

**WHEREAS**, the negotiating committees of the Authority and AFSCME have come to agreement as to what changes should be made to the current Collective Negotiations Agreement for a successor Collective Negotiations Agreement to be recommended to the respective bodies for ratification; and

**WHEREAS**, the Board of Commissioners have reviewed said modifications and wish to ratify same so that a successor Collective Negotiations Agreement with those terms can be prepared for the years January 1, 2022 through December 31, 2025.

**NOW, THEREBY, BE IT RESOLVED** by the Board of Commissioners of the Edison Housing Authority as follows:

1. The changes to the Collective Negotiations Agreement are ratified.
2. A successor Collective Negotiations Agreement between Edison Housing Authority and AFSCME-New Jersey Local 3269A is to be prepared and the Chairman is authorized to sign and the secretary to attest.

## RESOLUTION # 2-6-2022

**MOVED:** Commissioner Jones

**SECONDED:** Commissioner Small

<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 Small	X			

PASSED AND ADOPTED THE 21 day of June, 2022

### CERTIFICATION

I, Deborah M. Hurley, Board Secretary do hereby certify that the foregoing is a Resolution adopted by the Board of Trustees of the Edison Housing Authority, County of Middlesex, State of New Jersey, at a Board meeting held on June 21, 2022.

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

## 2022 ADOPTED BUDGET RESOLUTION

Edison Housing Authority

FISCAL YEAR: July 01, 2022 to June 30, 2023

WHEREAS, the Annual Budget and Capital Budget/Program for the Edison Housing Authority for the fiscal year beginning July 01, 2022 and ending June 30, 2023 has been presented for adoption before the governing body of the Edison Housing Authority at its open public meeting of June 21, 2022; and

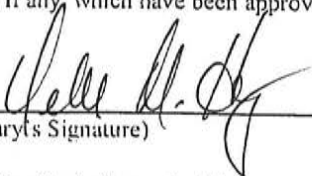
WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$0.00, Total Appropriations, including any Accumulated Deficit, if any, of \$0.00, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$0.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Edison Housing Authority at an open public meeting held on June 21, 2022 that the Annual Budget and Capital Budget/Program of the Edison Housing Authority for the fiscal year beginning July 01, 2022 and ending June 30, 2023 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

  
(Secretary's Signature)

6/21/22  
(Date)

### Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Carlos N. Sanchez	X			
Barry Telesnick				X
Dale Jones	X			
Lennox Smalls	X			
Raymond Koperwhats	X			
Toni Johnson	X			

Moved: Commissioner Small

Page C-7

Second: Commissioner Koperwhats

## RESOLUTION # 4-6-2022

**RESOLUTION TO AUTHORIZE THE EXECUTIVE DIRECTOR OR DESIGNEE TO FORWARD AN APPLICATION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) TO CONVERT THE ROBERT E. HOLMES GARDENS SITE OF THE EDISON HOUSING AUTHORITY (AUTHORITY) PUBLIC HOUSING STOCK TO THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM AND FOR THE EXECUTIVE DIRECTOR TO MAKE A CERTIFICATION TO HUD THAT THE BOARD HAS APPROVED SAID APPLICATION**

**WHEREAS**, HUD issued PIH Notice 2012-32, as revised with PIH Notice 2017-03, REV-3 and further revised PIH Notice 2019-23 Rev-4 that allows Public Housing Authorities to convert their public housing units to the Rental Assistance Demonstration (RAD) program; and

**WHEREAS**, there is no deadline to submit the application, and its approval in part depends on availability of units authorized by congress for HUD to convert; and

**WHEREAS**, the Authority staff will have completed two meetings with the residents to review the RAD program and provide written responses to their questions prior to submitting the application; and

**WHEREAS**, the Authority is making an application for 90-units at the Robert E. Holmes Gardens site; and

**WHEREAS**, the application will include that the Authority will administer project-based Section 8 Housing Choice Vouchers; and

**WHEREAS**, it is the intent of the Authority to convert this site through a Section 18 RAD Blend so that up to 80% of the PBV's can pay rent as high as 110% of the Fair Market Values as established by HUD.

**NOW, THEREFORE BE IT RESOLVED ON THIS 21st DAY OF June, 2022** that the Board of Commissioners of the Edison Housing Authority hereby authorizes the Executive Director or Designee to submit to HUD the RAD application and for the Executive Director to make a Certification to HUD that the Board Approved said Application.

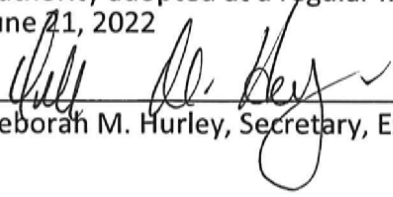
**MOVED:** Commissioner Dale Jones

**SECONDED:** Commissioner Toni Johnson

<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 Lennox Small	x			

PASSED AND ADOPTED THE 21 day of June, 2022

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 June 21, 2022

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



## RESOLUTION # 5-6-2022

**RESOLUTION BY THE COMMISSIONERS OF THE EDISON HOUSING AUTHORITY AUTHORIZING THE SIGNATURES OF CHAIRMAN CARLOS N. SANCHEZ, VICE CHAIRMAN, BARRY TELESNICK, COMMISSIONER RAYMOND KOPERWHATS, AND EXECUTIVE DIRECTOR, DEBORAH HURLEY TO BE ADDED TO THE ANNUAL CONTRIBUTION CONTRACT ACCOUNT AT PROVIDENT BANK.**

**WHEREAS**, the Edison Housing Authority has an Annual Contribution Contract account with Provident Bank; and

**WHEREAS**, the Commissioners of the Edison Housing Authority authorizes Executive Director, Deborah Hurley, Chairman Carlos N. Sanchez, Vice Chairman, Barry Telesnick; and Commissioner Raymond Koperwhats to be the signators on the Annual Contribution Contract Account at Provident Bank; and

**WHEREAS**, former Commissioner Lou Mangione, Jr., shall be removed from the Annual Contribution Contract Account as an approved signator; and

**NOW, THEREFORE, Be It Resolved** by the Board of Commissioner of the Edison Housing Authority that Resolution 5-6-2022 shall be approved.

**MOVED:** Commissioner Jones

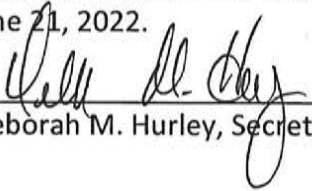
**SECONDED:** Commissioner Johnson

<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 Small	X			

PASSED AND ADOPTED THE 21 day of June, 2022

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 June 21, 2022.

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

## RESOLUTION # 6-6-2022

**RESOLUTION BY THE COMMISSIONERS OF THE EDISON HOUSING AUTHORITY AUTHORIZING THE SIGNATURES OF CHAIRMAN CARLOS N. SANCHEZ, VICE CHAIRMAN, BARRY TELESNICK, COMMISSIONER RAYMOND KOPERWHATS, AND EXECUTIVE DIRECTOR, DEBORAH HURLEY TO BE ADDED TO THE CONTINUUM OF CARE ACCOUNT AT PROVIDENT BANK.**

**WHEREAS**, the Edison Housing Authority has an Continuum of Care account with Provident Bank; and

**WHEREAS**, the Commissioners of the Edison Housing Authority authorizes Executive Director, Deborah Hurley, Chairman Carlos N. Sanchez, Vice Chairman, Barry Telesnick; and Commissioner Raymond Koperwhats to be the signators on the Continuum of Care Account at Provident Bank; and

**WHEREAS**, former Commissioner Lou Mangione, Jr., shall be removed from the Continuum of Care Account as an approved signator; and

**NOW, THEREFORE, Be It Resolved** by the Board of Commissioner of the Edison Housing Authority that Resolution 6-6-2022 shall be approved.

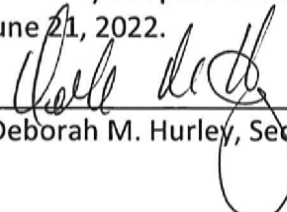
**MOVED:** Commissioner Jones

**SECONDED:** Commissioner Johnson

<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 Small		X		

PASSED AND ADOPTED THE 21 day of June, 2022

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 June 21, 2022.

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

## RESOLUTION # 7-6-2022

**RESOLUTION BY THE COMMISSIONERS OF THE EDISON HOUSING AUTHORITY AUTHORIZING THE SIGNATURES OF CHAIRMAN CARLOS N. SANCHEZ, VICE CHAIRMAN, BARRY TELESNICK, COMMISSIONER RAYMOND KOPERWHATS, AND EXECUTIVE DIRECTOR, DEBORAH HURLEY TO BE ADDED TO THE HOUSING CHOICE VOUCHER ACCOUNT AT PROVIDENT BANK.**

**WHEREAS**, the Edison Housing Authority has a Housing Choice Voucher account with Provident Bank; and

**WHEREAS**, the Commissioners of the Edison Housing Authority authorizes Executive Director, Deborah Hurley, Chairman Carlos N. Sanchez, Vice Chairman, Barry Telesnick; and Commissioner Raymond Koperwhats to be the signators on the Housing Choice Voucher account at Provident Bank; and

**WHEREAS**, former Commissioner Lou Mangione, Jr., shall be removed from the Housing Choice Voucher account as an approved signator; and

**NOW, THEREFORE, Be It Resolved** by the Board of Commissioner of the Edison Housing Authority that Resolution 7-6-2022 shall be approved.

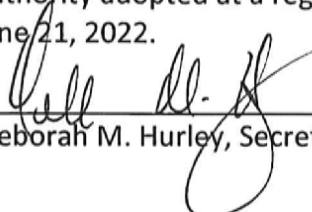
**MOVED:** Commissioner Jones

**SECONDED:** Commissioner Johnson

<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 Small	X			

PASSED AND ADOPTED THE 21 day of June, 2022

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 June 21, 2022.

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

## RESOLUTION # 8-6-2022

### RESOLUTION BY THE COMMISSIONERS OF THE EDISON HOUSING AUTHORITY RECOGNIZING COMMISSIONER WALTER SZOLUDKO FOR HIS DEDICATION AND COMMITMENT TO THE EDISON HOUSING AUTHORITY.

**WHEREAS**, Commissioner Walter Szoludko has served on the Edison Housing Authority Board from 2005 to 2019; and

**WHEREAS**, Commissioner Walter Szoludko's experience as a realtor provided the Edison Housing Authority with counseling regarding affordable housing; and

**WHEREAS**, During Commissioner's Szoludko's tenure serving on the Edison Housing Authority Board, Commissioner Szoludko exhibited a strong commitment and dedication to ensuring the families living within the Edison Housing Authority community received a quality of life; and

**WHEREAS**, the Board of Commissioners of the Edison Housing Authority extends sincere appreciation for his dedicated service during his tenure on the board of the Edison Housing Authority; and

**NOW, THEREFORE, Be It Resolved** by the Board of Commissioners of the Edison Housing Authority that Resolution 8-6-2022, recognizing Commissioner Walter Szoludko for his service at the Edison Housing Authority shall be approved.

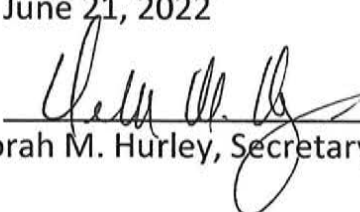
**MOVED:** Commissioner Jones

**SECONDED:** Vice Chairman Telesnick

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 Small	X			

PASSED AND ADOPTED THE 21 day of June, 2022

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  
June 21, 2022

  
Deborah M. Hurley, Secretary, Executive Director

## RESOLUTION # 9-6-2022

### COMMISSIONERS OF THE EDISON HOUSING AUTHORITY RECOGNIZING COMMISSIONER LOU MANGIONE, JR. FOR HIS DEDICATION AND COMMITMENT TO THE EDISON HOUSING AUTHORITY.

**WHEREAS**, Commissioner Lou Mangione, Jr. has served on the Edison Housing Authority Board from the year 2018-2022; and

**WHEREAS**, Commissioner Lou Mangione, Jr. experience as an attorney has provided the Edison Housing Authority with the necessary resources and counsel to board members in developing policy and procedures; and

**WHEREAS**, During Commissioner Mangione, Jr.'s term serving on the Edison Housing Authority Board, Commissioner Lou Mangione, Jr. exhibited a strong commitment to ensuring families safety came first, while living within the Edison Housing Authority community; and

**WHEREAS**, Commissioner's Mangione, Jr.'s relationships from his hometown of Edison Township assisted in establishing long-term partnerships for the Edison Housing Authority community; and

**NOW, THEREFORE, Be It Resolved** by the Board of Commissioners of the Edison Housing Authority that Resolution 9-6-2022, recognizing Commissioner Lou Mangione, Jr. for his dedicated service at the Edison Housing Authority shall be approved.

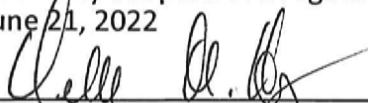
**MOVED:** Vice Chairman Telesnick

**SECONDED:** Commissioner Johnson

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

PASSED AND ADOPTED THE 21 day of June, 2022

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  
June 21, 2022

  
Deborah M. Hurley, Secretary, Executive Director

HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON  
PRELIMINARY FINANCIAL SUMMARY

MAY 31, 2022 FISCAL YTD OPERATING SUMMARY PUBLIC HOUSING AND COCC				
	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>% Var</u>
OPERATING REVENUE				
Tenant Rental Revenue	\$ 712,225	\$ 641,667	\$ 70,558	11.0%
Operating Subsidy	824,161	816,719	7,442	0.9%
CDBG Grant Revenue	24,997	59,583	(34,586)	-58.0%
Other Revenue	105,134	99,078	6,056	6.1%
Year-to-Date Operating Revenue	1,666,517	1,617,047	49,470	3.1%
OPERATING EXPENSES				
Salaries & Benefits	744,198	731,072	(13,126)	-1.8%
Utilities Expense	415,086	320,833	(94,253)	-29.4%
Maintenance Materials & Contract Costs	187,200	210,833	23,633	11.2%
Protective Services Contract	18,215	50,417	32,202	63.9%
Other Operating Expenses	285,425	301,171	15,746	5.2%
Year-to-Date Operating Expenses	1,650,124	1,614,326	(35,798)	-2.2%
Net Operating Surplus / (Deficit)	\$ 16,393	\$ 2,721	\$ 13,672	502.5%

MAY 31, 2022 FISCAL YTD OPERATING SUMMARY HCV PROGRAM			
	<u>Admin</u>	<u>HAP Subsidy</u>	<u>Total Program</u>
Operating Revenue	\$ 344,152	\$ 3,173,821	\$ 3,517,973
Operating Expenses:			
Salaries & Benefits	(162,750)	-	(162,750)
Other Admin. Expense	(159,944)	-	(159,944)
Housing Assistance Payments	-	(3,173,821)	(3,173,821)
Net Operating Surplus / (Deficit)	\$ 21,458	\$ -	\$ 21,458

UNRESTRICTED CASH & INVESTMENTS			
	<u>May</u>	<u>April</u>	<u>Variance</u>
Public Housing & Business Activities	\$ 1,562,752	\$ 1,531,283	\$ 31,469
Housing Choice Voucher / SPC	560,233	621,710	(61,477)
Housing Authority Total	2,122,985	2,152,993	(30,008)
Component Unit EHA	595,103	595,103	-
UNRESTRICTED CASH & INVESTMENTS	\$ 2,718,088	\$ 2,748,096	\$ (30,008)

GRANT SUMMARY				
	<u>CFP 2018</u>	<u>CFP 2019</u>	<u>CFP 2020</u>	<u>CFP 2021</u>
Total Budget (excl. debt service)	\$ 218,108	\$ 234,240	\$ 253,968	\$ 267,529
Total Funds Obligated	218,108	145,159	85,482	-
Total Funds Expended	212,452	145,159	85,482	-
Unobligated Funds	-	89,081	168,486	267,529
Unexpended Funds	5,656	89,081	168,486	267,529

HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON  
PRELIMINARY FINANCIAL SUMMARY NOTES  
May 31, 2022

Low Rent Public Housing and COCC Programs

EHA's LRPH/COCC fiscal YTD net operating profit through May 31, 2022 (11 months of the fiscal year) is \$16,393.

Operating Revenues – YTD operating revenues are \$1,666,517, or \$49,470 (3.1%) better than budget.

- o Tenant rental revenue is \$712,225 or \$70,558 (11.0%) better than budget. The Authority must make every effort to collect rents as the tenant accounts receivable balance is currently \$140,000.
- o Operating subsidies are \$824,161, or \$7,442 (0.9%) above budget.
- o Edison HA budgeted \$65,000 of annual CDBG grant revenue. This is a cost reimbursement grant. The Authority has already spent and requested for reimbursement \$24,997 of its CDBG grant during the current fiscal year. \$17,886 was for the tutorial/mentoring program and \$7,111 was for security lighting at the Authority.
- o Other revenue is \$105,134 or \$6,056 (6.1%) above budget. Other revenue includes management fees from the HCV program, interest and other miscellaneous revenues.

Operating Expenses – YTD operating expenses are \$1,650,124, or \$35,798 (2.2%) higher than budget.

- o Salaries and benefits are \$744,198, or \$13,126 (1.8%) higher than budget due to the following: Overtime, unbudgeted new hires in the maintenance department, and unbudgeted bonus and salary increases throughout the fiscal year.
- o Utilities expenses are \$415,086, or \$94,253 (29.4%) higher than budget. EHA utility costs have been significantly higher than budget due to the unforeseen increase in utility rates during the previous few months.
- o Maintenance materials/contracts expenses are \$187,200, or \$23,633 (11.2%) better than budget.
- o Protective services contract expenses are \$18,215, or \$32,202 (63.9%) better than budget. Please note the Authority has decided to put a temporary hold on security services.
- o Other operating expenses are \$285,425, or \$15,746 (5.2%) better than budget. These expenses include legal, staff training/travel, accounting, telephone, miscellaneous office expenses, tenant services expenses, PILOT, etc.

Housing Choice Voucher Program

EHA's Housing Choice Voucher program's fiscal YTD net operating profit May April 31, 2022 is \$21,458. The Authority's HAP expenses are covered by funding received from HUD. The administrative funding received by the Authority is \$21,458 more than the YTD actual expenses incurred.

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. Total unrestricted cash and investments is \$2,718,088.

Grant Summary

The Authority has approximately \$530,752 of capital funds available for upcoming capital improvement projects – some upcoming projects that are included in the FYE 6/30/23 budget are heating upgrades, a maintenance truck, and a new basketball court. We drew-down and received approximately \$30,000 from CFP 2019 last month to help fund EHA operations and administrative costs. In addition, we also drew-down approximately \$80,000 last month for heating upgrades. EHA should receive the Capital Fund 2022 award from HUD in the next couple weeks.