

**Edison Housing Authority Board Meeting
Tuesday, October 18, 2022**

**Julius Engel Gardens
1 Willard Dunham Drive, Edison, NJ 08837
(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 September 20, 2022, Regular Meeting Minutes

6. Resolutions:

- | | |
|-----------|---|
| 1-10-2022 | Resolution to approve vouchers for payment of invoices in the amount of \$104,609.57 for the month of October. |
| 2-10-2022 | Resolution to approve staff and commissioners to travel to NJNAHRO Annual fall Conference on November 15-17, 2022, Tropicana Casino & Resort, Atlantic City, New Jersey |
| 3-10-2022 | Resolution to allow the Board of Commissioners of the Edison Housing Authority to go into closed session to discuss staff salaries and terms of employment of the Executive Director. |
| 4-10-2022 | A resolution of the Board of Commissioners of the Edison Housing Authority affording salary increases to certain employees |

**Edison Housing Authority Board Meeting
Tuesday, October 18, 2022**

- | | |
|-----------|--|
| 5-10-2022 | Resolution of the Board of Commissioners of the Edison Housing Authority Affording Compensation Recognition to Certain Employees |
| 6-10-2022 | Resolution Renewing Deborah Hurley as Executive Director and Authorizing the Chairman of the Edison Housing Authority to Execute a contract with Deborah Hurley for Executive Director Services. |

7. Old Business:

- a.) Financial Summary for Review
- b.) RAD Update

8. New Business:

9. Public Portion

10. Adjournment

EDISON HOUSING AUTHORITY
REGULAR BOARD MEETING
Robert E. Holmes Gardens
Tuesday, September 20, 2022
6:00 PM
MINUTES

The Regular Meeting of the Board of Commissioners of the Edison Housing Authority was held at Robert E. Holmes Gardens, 14 Rev. Samuel Carpenter Blvd., Edison, NJ in the community room. The meeting was called to order at 6:06 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 areas. 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 (via-zoom), Vice Chairman Barry Telesnick, Commissioner Dale Jones (via-zoom), Commissioner Raymond Koperwhats, Commissioner Lennox H. Small, Commissioner Toni Johnson, Deborah Hurley, Executive Director, and Terrence Corriston, Esq.

Guest: Zena Sutton, Director of Housing Choice Voucher and CoC Program

Motion to approve the minutes of July 19, 2022

Motion: Vice Chairman Barry Telesnick

Second: Commissioner Raymond Koperwhats

Discussions: 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			

Resolution 1-9-2022 to approve vouchers for payment of invoices in the amount of \$129,110.09 for the months of August and September, 2022.

Motion: Commissioner Dale Jones

Second: Vice Chairman Barry Telesnick

Discussion: There was 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			

Resolution 2-9-2022 Resolution adopting the Capital Funds Program Five-Year Action Plan for Fiscal Year 2022-2023

Motion: Commissioner Raymond Koperwhats

Seconded: Commissioner Barry Telesnick

Discussion: Executive Director, Deborah Hurley presented an overview of the Capital Fund 5 year-Plan that is conducted annually and submitted to HUD once approved by the board. This year we were award \$425,000 that will be used to perform property capital improvements. Highlights that were reviewed included security cameras and replacement of water heaters at Julius Engel, as well as unit repairs and the refurbishment of the basketball/tennis courts at Robert E. Holmes Gardens.

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 3-9-2022 Resolution by the Commissioners of the Edison Housing Authority authorizing the Approval of the Fair Market Rents.

Motion: Commissioner Barry Telesnick

Seconded: Commissioner Toni Johnson

Discussion: Deborah Hurley, Executive Director and Zena Sutton, Director of HCV and COC Programs provided an overview of the struggle families are experiencing not being able to find affordable apartments to rent, due to the existing Fair Market Rent chart we approved last year. The new Fair Market Rents has been presented with a 110% increase, which has been approved by HUD. Chairman Dale Jones expressed that our budget should be considered when making the decision to increase the fair market rents. Chairman Carlos N. Sanchez and other commissioners agreed that if our budget can support the suggested increase, we should move forward with the vote. Deborah Hurley, Executive Director expressed that our Section 8 program is healthy and will be able to support the increase.

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 4-9-2022 Resolution authorizing the use of Capital Funds to pay Palmer Heating for a hot water maker emergency replacement made at Julius Engel Gardens.

Motion: Commissioner Dale Jones

Seconded: Commissioner Toni Johnson

Discussion: Executive Director, Deborah Hurley provided an overview that highlighted the events that occurred on September 9th where an emergency incident took place with the water heater that required an emergency 3 quote process. The water heater at JEG was overheating, where flames were exposed. Emergency notice were distributed to Julius Engel families indicating that the water heater would be repaired within 24 hours.

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 5-9-2022 Resolution to allow the Board of Commissioners of the Edison Housing Authority to go into closed sessions to discuss Executive Directors contract.

Motion: Commissioner Dale Jones

Seconded: Commissioner Lennox H. Small

Discussion: A request for both resolutions 5-9-2022 and 6-9-2022 to be TABLED.

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 6-9-2022 Resolution to allow the Board of Commissioners of the Edison Housing Authority to go into closed sessions to discuss Executive Directors contract.

Motion: Commissioner Dale Jones

Seconded: Commissioner Lennox H. Small

Discussion: A request for both resolutions 5-9-2022 and 6-9-2022 to be TABLED.

Approved as follows:

<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
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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 for Review: Routine financial summary to review and is in good standing.
- b) RAD Update: summary overview HUD approved application. Executive Director had a meeting with the Township – Councilwoman Joyce Ship-Freeman, Mayor and Chief of staff of the Edison Township have made a commitment to support the redevelopment project. There will need to be further discussions and a tour by the mayor will need to take place. RAD committee members met and received a presentation by the architects
- c) Back to School program was amazing this year. Free eye exams were performed, including free haircuts for the youth. A good time was had by all families who attended.

New Business:

- a) Upcoming Programs: Thanksgivings, Christmas, and Housing Expo
- b) FSS grant: A grant writer was secured to assist in submitting a FSS grant for families in both housing choice voucher and public housing programs.

Public Portion: 7:04 pm

Open to Public Motion: Commissioner Barry Telesnick

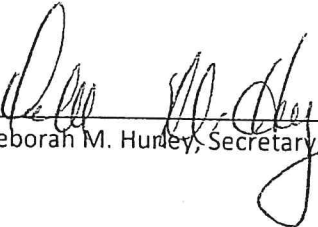
Second: Commissioner Raymond Koperwhats

Close Public Portion: 7:05 pm

Motion to Close Public Portion: Commissioner Raymond Koperwhats

Second: Commissioner Barry Telesnick

Adjourned Unanimously at 7:05 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: 9/21/2022 Thru: 10/18/2022,

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	Per iod	Description	Amount	Void	Doc Total
10/12/2022	738010082022	INV		10/22	answering service - oct 2022	\$118.64		
10/12/2022	4226	CHK	738010082022	10/22	answering service - oct 2022	\$118.64		\$118.64
Totals For Vendor: AB Universal								\$118.64
Acme Windows		36 Somerset Street Plainfield NJ 07060	No					
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
09/22/2022	47832	INV		09/22	24 window screens & 14 rescreens	\$1,860.00		
09/30/2022	4195	CHK	47832	09/22	24 window screens & 14 rescreens	\$1,860.00		\$1,860.00
Totals For Vendor: Acme Windows								\$1,860.00
Aflac		1932 Wynnton Road Columbus GA	No					
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
10/12/2022	173517	INV		10/22	insurance premium - sept 2022	\$41.04		
10/12/2022	4227	CHK	173517	10/22	insurance premium - sept 2022	\$41.04		\$41.04
Totals For Vendor: Aflac								\$41.04
Atlantic Fire Protection		53 Blevins Ave Middletown NJ 07748	No					
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
10/12/2022	12459633	INV		10/22	reh annual fire extinguisher inspection 9/27/22	\$151.00		
10/12/2022	4228	CHK	12459633	10/22	reh annual fire extinguisher inspection 9/27/22	\$151.00		\$151.00
Totals For Vendor: Atlantic Fire								\$151.00
arry Telesnick		142 Ethel Road Edison NJ 08817	No					
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
10/12/2022	92022	INV		10/22	reh board meeting attendance 9/20/22	\$25.00		

10/12/2022	4229	CHK	92022	10/22	reh board meeting attendance 9/20/22	\$25.00		\$25.00
Totals For Vendor: Barry Telesnick								\$25.00
Breslin and Breslin, P.A. 41 Main Street Hackensack NJ 07601-						No		
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
10/06/2022	0922	INV		10/22	legal services - sept 2022	\$2,350.00		
10/12/2022	4230	CHK	0922	10/22	legal services - sept 2022	\$2,350.00		\$2,350.00
Totals For Vendor: Breslin and Breslin,								\$2,350.00
Carlos N Sanchez 3 McEvoy Road Edison NJ 08837						No		
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
10/12/2022	92022	INV		10/22	reh board meeting attendance - 9/20/22	\$25.00		
10/12/2022	4231	CHK	92022	10/22	reh board meeting attendance - 9/20/22	\$25.00		\$25.00
Totals For Vendor: Carlos N Sanchez								\$25.00
Corbett Exterminating, Inc. 284 Sheffield Street Unit: Suite 2						No		
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
09/21/2022	0538910	INV		09/22	reh cemit treatment, 17H bees, insects	\$455.00		
09/30/2022	4196	CHK	0538910	09/22	reh cemit treatment, 17H bees, insects	\$455.00		\$455.00
10/12/2022	0540249	INV		10/22	aptL3 ant treatment & gen pests 10/5/22	\$95.00		
10/12/2022	4232	CHK	0540249	10/22	aptL3 ant treatment & gen pests 10/5/22	\$95.00		\$95.00
Totals For Vendor: Corbett								\$550.00
Dale Jones 52 Portland Street Edison NJ 08820						No		
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
10/12/2022	92022	INV		10/22	reh board meeting attendance 9/20/22	\$25.00		
10/12/2022	4233	CHK	92022	10/22	reh board meeting attendance 9/20/22	\$25.00		\$25.00
Totals For Vendor: Dale Jones								\$25.00
De Lage Landen Financial PO Box 41602 Philadelphia PA 19101-						No		
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
09/21/2022	77585323	INV		09/22	reh copier lease 9/15/22-10/14/22	\$366.37		
09/30/2022	4197	CHK	77585323	09/22	reh copier lease 9/15/22-10/14/22	\$366.37		\$366.37
Totals For Vendor: De Lage Landen								\$366.37

Deborah Hurley 1434 Maplewood Terrace Plainfield NJ								
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	No Amount	Void	Doc Total
09/23/2022	92222	INV		09/22	purchased 5 umbrellas for the reh walk through wit	\$122.57		
09/30/2022	4198	CHK	92222	09/22	purchased 5 umbrellas for the reh walk through wit	\$122.57		\$122.57
10/05/2022	92722	INV		10/22	staff meeting lunch sandwich 9/27/22	\$72.58		
10/12/2022	4234	CHK	92722	10/22	staff meeting lunch sandwich 9/27/22	\$72.58		\$72.58
Totals For Vendor: Deborah Hurley								\$195.15
D'Onofrio & Son 47 Van Ness Terrace Maplewood NJ								
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	No Amount	Void	Doc Total
10/01/2022	32211	INV		10/22	reh & jeg lawn maintenance-sept 2022	\$3,512.50		
10/12/2022	4235	CHK	32211	10/22	reh & jeg lawn maintenance-sept 2022	\$3,512.50		\$3,512.50
Totals For Vendor: D'Onofrio & Son								\$3,512.50
Edison Plumbing 94 Woodbury Road Edison NJ 08820								
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	No Amount	Void	Doc Total
09/22/2022	91422	INV		09/22	apt 2C & 2D removed toilet cleaned drain, new flan	\$320.00		
09/22/2022	91322	INV		09/22	apt 2B opened wall replaced shower tub diverter, n	\$550.00		
09/22/2022	81522	INV		09/22	apt G1,E6,K1 replaced broken leaking faucet	\$530.00		
09/30/2022	4199	CHK	91422	09/22	apt 2C & 2D removed toilet cleaned drain, new flan	\$320.00		
			91322	09/22	apt 2B opened wall replaced shower tub diverter, n	\$550.00		
			81522	09/22	apt G1,E6,K1 replaced broken leaking faucet	\$530.00		\$1,400.00
10/07/2022	92922	INV		10/22	bldg 12 crawl space fixed leaking cold water line	\$310.00		
10/07/2022	91422.	INV		10/22	bldg C cleared sewer line 9/14/22	\$310.00		
10/12/2022	4236	CHK	92922	10/22	bldg 12 crawl space fixed leaking cold water line	\$310.00		

			91422.	10/22	bldg C cleared sewer line 9/14/22	\$310.00		\$620.00
Totals For Vendor: Edison Plumbing								
Edison Township Division of			100 Municipal Blvd Edison NJ 08817			No		\$2,020.00
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
10/07/2022	22100322579	INV		10/22	12 Non-LHU registration fee	\$150.00		
10/12/2022	4237	CHK	22100322579	10/22	12 Non-LHU registration fee	\$150.00		\$150.00
Totals For Vendor: Edison Township								
Elizabethtown Gas			PO Box 6031 Bellmawr NJ 08099			No		\$150.00
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
09/21/2022	3996554541-83122	INV		09/22	reh gas 7/31/22-8/31/22	\$2,708.66		
09/29/2022	0577138900-92022	INV		09/22	reh gas 8/19/22-9/20/22	\$0.32		
09/29/2022	3922309254-92022	INV		09/22	reh gas 8/19/22-9/20/22	\$687.29		
09/29/2022	4458334671-92022	INV		09/22	reh gas 8/19/22-9/20/22	\$33.12		
09/30/2022	4200	CHK	3996554541-83122	09/22	reh gas 7/31/22-8/31/22	\$2,708.66		\$2,708.66
09/30/2022	4201	CHK	0577138900-92022	09/22	reh gas 8/19/22-9/20/22	\$0.32		\$0.32
09/30/2022	4202	CHK	3922309254-92022	09/22	reh gas 8/19/22-9/20/22	\$687.29		\$687.29
09/30/2022	4203	CHK	4458334671-92022	09/22	reh gas 8/19/22-9/20/22	\$33.12		\$33.12
Totals For Vendor: Elizabethtown Gas								
Enes Service Center LLC			247 Central Avenue Metuchen NJ 08840			No		\$3,429.39
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
09/21/2022	522	INV		09/22	gas fuel - may+july2022	\$350.51		
09/30/2022	4204	CHK	522	09/22	gas fuel - may+july2022	\$350.51		\$350.51
Totals For Vendor: Enes Service Center								
Home Depot Credit			Dept 32 - 2531888992 PO Box 78047			No		\$350.51

Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
10/06/2022	6023259	INV		10/22	jeg - maintenance supplies	\$646.47		
10/06/2022	6510113	INV		10/22	reh materials	\$79.88		
10/06/2022	4023500	INV		10/22	jeg maintenance materials	\$741.28		
10/06/2022	1322571	INV		10/22	reh maint materials/supplies	\$566.14		
10/06/2022	8025187	INV		10/22	reh maint materials/supplies	\$970.65		
10/06/2022	1361625	INV		10/22	jeg maint supplies/materials	\$354.52		
10/12/2022	4238	CHK	6510113	10/22	reh materials	\$79.88		
			1322571	10/22	reh maint materials/supplies	\$566.14		
			8025187	10/22	reh maint materials/supplies	\$970.65		
			6023259	10/22	jeg - maintenance supplies	\$646.47		
			4023500	10/22	jeg maintenance materials	\$741.28		
			1361625	10/22	jeg maint supplies/materials	\$354.52		\$3,358.94
Totals For Vendor: Home Depot Credit								\$3,358.94
InterGlobe 101 Tyrellan Avenue Staten Island NY						No		
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
10/05/2022	222735721	INV		10/22	telephone oct 2022	\$1,035.55		
10/12/2022	4239	CHK	222735721	10/22	telephone oct 2022	\$1,035.55		\$1,035.55
Totals For Vendor: InterGlobe								\$1,035.55
Jocelyn Silva 1132 Raritan Avenue Highland Park NJ						No		
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
10/05/2022	93022	INV		10/22	mileage reimb 9/8/22-9/30/22 28 mi@625¢ + reimb	\$24.07		
10/12/2022	4240	CHK	93022	10/22	mileage reimb 9/8/22-9/30/22 28 mi@625¢ + reimb	\$24.07		\$24.07
Totals For Vendor: Jocelyn Silva								\$24.07
Jolanta Kubacka 40 Koyen Street Fords NJ 08863						No		
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total

09/30/2022	92022	INV		09/22	travel mileage reimb 9/13/22-9/20/22 74mi@62.5¢	\$46.25		
09/30/2022	4205	CHK	92022	09/22	travel mileage reimb 9/13/22-9/20/22 74mi@62.5¢	\$46.25		\$46.25
Totals For Vendor: Jolanta Kubacka								\$46.25
LEGO Education 06- 13569 Collection Center Dr Chicago IL 159635 60693 3						No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Per iod</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
09/21/2022	QUO6520 8- Y4H3H8	INV		09/22	2 lego education my xl world	\$539.90		
09/30/2022	4206	CHK	QUO65 208- Y4H3H 8	09/22	2 lego education my xl world	\$539.90		\$539.90
Totals For Vendor: LEGO Education								\$539.90
Lennox H Small 206 West Shirley Ave Edison NJ 08820						No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Per iod</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
10/12/2022	92022	INV		10/22	reh board meeting attendance 9/20/22	\$25.00		
10/12/2022	4241	CHK	92022	10/22	reh board meeting attendance 9/20/22	\$25.00		\$25.00
Totals For Vendor: Lennox H Small								\$25.00
McLaughlin Stauffer & 4814 Outlook Drive Unit: Suite 112 Wall						No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Per iod</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
09/21/2022	08-19587	INV		09/22	legal services gen labor matters- aug 2022	\$212.50		
09/30/2022	4207	CHK	08- 19587	09/22	legal services gen labor matters- aug 2022	\$212.50		\$212.50
10/12/2022	09-19651	INV		10/22	legal services gen labor matters- sept 2022	\$87.50		
10/12/2022	4242	CHK	09- 19651	10/22	legal services gen labor matters- sept 2022	\$87.50		\$87.50
Totals For Vendor: McLaughlin Stauffer								\$300.00
Metuchen Corner Deli 640 Middlesex Ave Metuchen NJ 08840						No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Per iod</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
10/11/2022	102222	INV		10/22	sandwiches for RAD tenant meeting @REH	\$140.49		
10/11/2022	4225	CHK	102222	10/22	sandwiches for RAD tenant meeting @REH	\$140.49		\$140.49
Totals For Vendor: Metuchen Corner Deli								\$140.49

Miaili Wilson		136-11- 17D Beaver Avenue Edison NJ 08820				Yes		
		3493						
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
09/22/2022	91522	INV		09/22	temp office help 15.95 hrs @\$10/hr 9/7/22-9/15/22	\$159.50		
09/30/2022	92922	INV		09/22	part time section 8 filing/food pantry 11.48hrs @\$	\$114.80		
09/30/2022	4208	CHK	91522	09/22	temp office help 15.95 hrs @\$10/hr 9/7/22-9/15/22	\$159.50		
			92922	09/22	part time section 8 filing/food pantry 11.48hrs @\$	\$114.80		\$274.30
10/06/2022	10622	INV		10/22	hcv temp office help filing 10/4/22-10/6/22 9.08 h	\$90.80		
10/12/2022	4243	CHK	10622	10/22	hcv temp office help filing 10/4/22-10/6/22 9.08 h	\$90.80		\$90.80
Totals For Vendor: Miaili Wilson								\$365.10
Middlesex Water Company		PO Box 826538 Philadelphia PA 19182-				No		
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
09/26/2022	55353000 00-91522	INV		09/22	jeg water 8/12/22-9/15/22	\$5,209.89		
09/30/2022	4209	CHK	553530 0000- 91522	09/22	jeg water 8/12/22-9/15/22	\$5,209.89		\$5,209.89
Totals For Vendor: Middlesex Water								\$5,209.89
Nestor Lopez		82 Harned Avenue Perth Amboy NJ				No		
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
09/21/2022	2022	INV		09/22	2022 prescription eyeglasses reimb	\$250.00		
09/30/2022	4210	CHK	2022	09/22	2022 prescription eyeglasses reimb	\$250.00		\$250.00
Totals For Vendor: Nestor Lopez								\$250.00
NetConnect, Inc.		111 Storer Avenue Unit: Suite B2 Staten				No		
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
10/05/2022	N7776	INV		10/22	remote & onsite maint of networks-oct 2022	\$792.00		
10/12/2022	4244	CHK	N7776	10/22	remote & onsite maint of networks-oct 2022	\$792.00		\$792.00
Totals For Vendor: NetConnect, Inc.								\$792.00

New Jersey American			Box 371331 Pittsburgh PA 15250-7331			No		
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
10/05/2022	1018-21002183 7815-92822	INV		10/22	reh water 8/27/22-9/28/22	\$244.09		
10/05/2022	1018-21002183 6324-92822	INV		10/22	reh water 8/27/22-9/28/22	\$359.88		
10/05/2022	1018-21002190 1341-92822	INV		10/22	reh water 8/27/22-9/28/22	\$317.01		
10/05/2022	1018-21002190 2795-92822	INV		10/22	reh water 8/27/22-9/28/22	\$997.53		
10/05/2022	1018-21001896 7338-92822	INV		10/22	reh water 8/27/22-9/28/22	\$900.32		
10/05/2022	1018-21002190 1730-92822	INV		10/22	reh water 8/27/22-9/28/22	\$236.00		
10/05/2022	1018-21002165 6696-92822	INV		10/22	reh water 8/27/22-9/28/22	\$2,393.33		
10/05/2022	1018-21002190 2436-92822	INV		10/22	reh water 8/27/22-9/28/22	\$171.19		
10/05/2022	1018-21002183 938511-92822	INV		10/22	reh water 8/27/22-9/28/22	\$260.30		
10/05/2022	1018-21002160 4954-92822	INV		10/22	reh water 8/27/22-9/28/22	\$106.37		
10/05/2022	1018-21002184 0699-92822	INV		10/22	reh water 8/27/22-9/28/22	\$227.90		
10/05/2022	1018-21002183 7112-92822	INV		10/22	reh water 8/27/22-9/28/22	\$268.40		

10/05/2022	1018-21002160 5605-92822	INV		10/22	reh water 8/27/22-9/28/22	\$505.70		
10/07/2022	1018-21002165 7798-92822	INV		10/22	reh water 8/27/22-9/28/22	\$805.44		
10/12/2022	4245	CHK	1018-210021 836324-92822	10/22	reh water 8/27/22-9/28/22	\$359.88		\$359.88
10/12/2022	4246	CHK	1018-210021 657798-92822	10/22	reh water 8/27/22-9/28/22	\$805.44		\$805.44
10/12/2022	4247	CHK	1018-210021 605605-92822	10/22	reh water 8/27/22-9/28/22	\$505.70		\$505.70
10/12/2022	4248	CHK	1018-210021 840699-92822	10/22	reh water 8/27/22-9/28/22	\$227.90		\$227.90
10/12/2022	4249	CHK	1018-210021 604954-92822	10/22	reh water 8/27/22-9/28/22	\$106.37		\$106.37
10/12/2022	4250	CHK	1018-210021 839385 11-92822	10/22	reh water 8/27/22-9/28/22	\$260.30		\$260.30
10/12/2022	4251	CHK	1018-210021 902436-92822	10/22	reh water 8/27/22-9/28/22	\$171.19		\$171.19
10/12/2022	4252	CHK	1018-210021 656696-92822	10/22	reh water 8/27/22-9/28/22	\$2,393.33		\$2,393.33
10/12/2022	4253	CHK	1018-210021 901730-92822	10/22	reh water 8/27/22-9/28/22	\$236.00		\$236.00

10/12/2022	4254	CHK	1018-210018 967338-92822	10/22	reh water 8/27/22-9/28/22	\$900.32		\$900.32
10/12/2022	4255	CHK	1018-210021 902795-92822	10/22	reh water 8/27/22-9/28/22	\$997.53		\$997.53
10/12/2022	4256	CHK	1018-210021 901341-92822	10/22	reh water 8/27/22-9/28/22	\$317.01		\$317.01
10/12/2022	4257	CHK	1018-210021 837815-92822	10/22	reh water 8/27/22-9/28/22	\$244.09		\$244.09
10/12/2022	4258	CHK	1018-210021 837112-92822	10/22	reh water 8/27/22-9/28/22	\$268.40		\$268.40
Totals For Vendor: New Jersey American								\$7,793.46
Nexacomm LLC								
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	No Amount	Void	Doc Total
10/06/2022	3543	INV		10/22	jeg telephone service - oct 2022	\$89.97		
10/12/2022	4259	CHK	3543	10/22	jeg telephone service - oct 2022	\$89.97		\$89.97
Totals For Vendor: Nexacomm LLC								\$89.97
NJ Building Laborers								
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	No Amount	Void	Doc Total
09/22/2022	72222	INV		09/22	dues for 149.20 hours union laborers 7/9/22-7/22/2	\$1,085.80		
09/30/2022	4211	CHK	72222	09/22	dues for 149.20 hours union laborers 7/9/22-7/22/2	\$1,085.80		\$1,085.80
10/05/2022	93022	INV		10/22	dues for 67.50 hrs union laborers 9/28/22-9/30/22	\$491.24		
10/12/2022	4260	CHK	93022	10/22	dues for 67.50 hrs union laborers 9/28/22-9/30/22	\$491.24		\$491.24
Totals For Vendor: NJ Building Laborers								\$1,577.04
Optimum								
PO Box 70340 Philadelphia PA 19176-						No		

Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
09/26/2022	07875386 464011- 102122	INV		09/ 22	reh internet service 9/22/22- 10/21/22	\$161.73		
09/27/2022	07875207 961039- 102122	INV		09/ 22	jeg internet service 9/22/22- 10/21/22	\$131.73		
09/27/2022	07875453 477012- 102122	INV		09/ 22	maintenance internet service 9/22/22-10/21/22	\$141.23		
09/30/2022	4212	CHK	078753 864640 11- 102122	09/ 22	reh internet service 9/22/22- 10/21/22	\$161.73		\$161.73
09/30/2022	4213	CHK	078754 534770 12- 102122	09/ 22	maintenance internet service 9/22/22-10/21/22	\$141.23		\$141.23
09/30/2022	4214	CHK	078752 079610 39- 102122	09/ 22	jeg internet service 9/22/22- 10/21/22	\$131.73		\$131.73
Totals For Vendor: Optimum								\$434.69
Palmer Heating, LLC					265 Central Avenue (Rear) Clark NJ	No		
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
09/21/2022	12066	INV		09/ 22	jeg - replaced hot water heater	\$39,820.00		
09/30/2022	4215	CHK	12066	09/ 22	jeg - replaced hot water heater	\$39,820.00		\$39,820.00
Totals For Vendor: Palmer Heating, LLC								\$39,820.00
Polcari & Co.					2035 Hamburg Turnpike Unit: H Wayne	No		
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
09/21/2022	13976	INV		09/ 22	accounting services fye june 2022 + prep of tax re	\$3,300.00		
09/30/2022	4216	CHK	13976	09/ 22	accounting services fye june 2022 + prep of tax re	\$3,300.00		\$3,300.00
10/12/2022	14009	INV		10/ 22	accounting services- sept 2022	\$2,900.00		
10/12/2022	4261	CHK	14009	10/ 22	accounting services- sept 2022	\$2,900.00		\$2,900.00
Totals For Vendor: Polcari & Co.								\$6,200.00
PSE&G CO					PO Box 144444 New Brunswick NJ	No		

Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
09/29/2022	66915721 06-91922	INV		09/22	jeg gas 8/18/22-9/19/22	\$3,793.52		
09/30/2022	4217	CHK	669157 2106- 91922	09/22	jeg gas 8/18/22-9/19/22	\$3,793.52		\$3,793.52
10/06/2022	13000078 18-92122	INV		10/22	reh electric 8/22/22-9/21/22	\$2,046.70		
10/12/2022	4262	CHK	130000 7818- 92122	10/22	reh electric 8/22/22-9/21/22	\$2,046.70		\$2,046.70
Totals For Vendor: PSE&G CO								\$5,840.22
Quadient Finance USA, Inc. PO Box 6813 Carol Stream IL 60197-						No		
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
09/30/2022	79000440 81031555- 922	INV		09/22	postage meter rental- jul - sept 2022	\$76.21		
09/30/2022	4218	CHK	790004 408103 1555- 922	09/22	postage meter rental- jul - sept 2022	\$76.21		\$76.21
Totals For Vendor: Quadient Finance								\$76.21
Raymond Koperwhats 12 Deerwood Avenue Edison NJ 08817						No		
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
10/12/2022	92022	INV		10/22	reh board meeting attendance 9/20/22	\$25.00		
10/12/2022	4263	CHK	92022	10/22	reh board meeting attendance 9/20/22	\$25.00		\$25.00
Totals For Vendor: Raymond								\$25.00
See-More TV & Appliance 551 Middlesex Avenue Metuchen NJ						No		
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
09/21/2022	1307220	INV		09/22	reh reserve refrigerator	\$805.00		
09/22/2022	1307219	INV		09/22	apt 2E 17.5 cuft refrigerator	\$805.00		
09/30/2022	4219	CHK	130722 0	09/22	reh reserve refrigerator	\$805.00		
			130721 9	09/22	apt 2E 17.5 cuft refrigerator	\$805.00		\$1,610.00
Totals For Vendor: See-More TV & Appliance								\$1,610.00
Sherwin Williams Co. 226 Talmadge Road Edison NJ 08817-						No		

Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
10/12/2022	6324-9	INV		10/22	JEG & REH 99 gals paint	\$2,703.69		
10/12/2022	4264	CHK	6324-9	10/22	JEG & REH 99 gals paint	\$2,703.69		\$2,703.69
Totals For Vendor: Sherwin Williams Co.								\$2,703.69
Standard Waste Services 21 Edgeboro Road East Brunswick NJ						No		
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
09/21/2022	445170	INV		09/22	30 yd roll off + tons disposal charge + fuel surch	\$297.60		
09/30/2022	4220	CHK	445170	09/22	30 yd roll off + tons disposal charge + fuel surch	\$297.60		\$297.60
10/01/2022	445779	INV		10/22	reh trash service- oct 2022	\$2,808.00		
10/12/2022	4265	CHK	445779	10/22	reh trash service- oct 2022	\$2,808.00		\$2,808.00
Totals For Vendor: Standard Waste								\$3,105.60
Staples PO Box 70242 Philadelphia PA 19176-						No		
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
10/05/2022	8067681604	INV		10/22	file boxes	\$249.95		
10/12/2022	8067764516	INV		10/22	1099 misc envelopes, planners	\$137.59		
10/12/2022	4266	CHK	8067681604	10/22	file boxes	\$249.95		
			8067764516	10/22	1099 misc envelopes, planners	\$137.59		\$387.54
Totals For Vendor: Staples								\$387.54
State of New Jersey Dept of PO Box 929 Trenton NJ 08646-0929						No		
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
09/30/2022	226015626-2021	INV		09/22	deficit, rating assessment, catastrophic illness fu	\$93.25		
09/30/2022	4221	CHK	226015626-2021	09/22	deficit, rating assessment, catastrophic illness fu	\$93.25		\$93.25
Totals For Vendor: State of New Jersey								\$93.25
Steve's Appliance Doctor, 6 Eardley Road Edison NJ 08817						No		
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
09/26/2022	43940	INV		09/22	apt H6 refrigerator leak- installed gasket 8/9/22	\$328.80		

09/26/2022	44139	INV		09/22	apt7D oven - checked unit ok	\$99.50		
09/26/2022	44332	INV		09/22	apt 9A freezer too full, unit working	\$99.50		
09/27/2022	44391	INV		09/22	apt L4 oven light wiring adjusted	\$139.50		
09/27/2022	44528	INV		09/22	apt 12E stove tested compressor not working	\$99.50		
09/29/2022	44563	INV		09/22	apt 2E refrigerator compressor	\$79.50		
09/30/2022	4222	CHK	44139	09/22	apt7D oven - checked unit ok	\$99.50		
			44332	09/22	apt 9A freezer too full, unit working	\$99.50		
			44528	09/22	apt 12E stove tested compressor not working	\$99.50		
			44563	09/22	apt 2E refrigerator compressor	\$79.50		
			43940	09/22	apt H6 refrigerator leak-installed gasket 8/9/22	\$328.80		
			44391	09/22	apt L4 oven light wiring adjusted	\$139.50		\$846.30
Totals For Vendor: Steve's Appliance								\$846.30
Terrel Bradley 1045 Grove Avenue Unit: 7A Edison NJ						No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Per iod</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
09/21/2022	91622	INV		09/22	maint help cleaning shopping carts 8 hrs@\$15/hr	\$120.00		
09/30/2022	4223	CHK	91622	09/22	maint help cleaning shopping carts 8 hrs@\$15/hr	\$120.00		\$120.00
10/07/2022	93022	INV		10/22	maint part time help collecting carts 9/20/22-9/30	\$120.00		
10/12/2022	4267	CHK	93022	10/22	maint part time help collecting carts 9/20/22-9/30	\$120.00		\$120.00
Totals For Vendor: Terrel Bradley								\$240.00
The Brooke Group LLC 27- 209 E. Egnor Drive Absecon NJ 08205						No		
			095048					
			5					
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Per iod</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
09/21/2022	EHA-GN07-2022	INV		09/22	RAD consulting-july 2022	\$3,045.00		
09/30/2022	4224	CHK	EHA-GN07-2022	09/22	RAD consulting-july 2022	\$3,045.00		\$3,045.00

10/12/2022	EHA-GN08-2022	INV		10/22	RAD consulting-aug 2022	\$2,555.00		
10/12/2022	4268	CHK	EHA-GN08-2022	10/22	RAD consulting-aug 2022	\$2,555.00		\$2,555.00
Totals For Vendor: The Brooke Group								\$5,600.00
The Print Post 274 Chestnut Street Newark NJ 07105						No		
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
10/05/2022	28293	INV		10/22	2500 logo envelope	\$330.00		
10/12/2022	4269	CHK	28293	10/22	2500 logo envelope	\$330.00		\$330.00
Totals For Vendor: The Print Post								\$330.00
Toni Johnson C6 Willard Dunham Drive Edison NJ						No		
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
10/12/2022	92022	INV		10/22	reh board meeting attendance 9/20/22	\$25.00		
10/12/2022	4270	CHK	92022	10/22	reh board meeting attendance 9/20/22	\$25.00		\$25.00
Totals For Vendor: Toni Johnson								\$25.00
Verizon Wireless PO Box 408 Newark NJ 07101-0408						No		
Pay Date	Pay Num	Pay Type	Inv Num	Per iod	Description	Amount	Void	Doc Total
10/07/2022	9916948837	INV		10/22	cell phone service 8/29/22-9/28/22	\$554.81		
10/12/2022	4271	CHK	9916948837	10/22	cell phone service 8/29/22-9/28/22	\$554.81		\$554.81
Totals For Vendor: Verizon Wireless								\$554.81
Grand Totals:						48		\$104,609.57

RESOLUTION # 1-10-2022

APPROVE VOUCHERS FOR PAYMENT OF INVOICES

WHEREAS, the Commissioners of the Edison Housing Authority approves vouchers for payment of invoices for the months of October in the amount of \$104,609.57.

NOW, THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority that Resolution 1-10-2022 shall be approved.

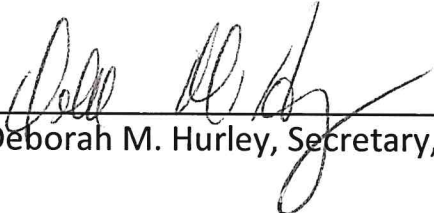
MOVED: Commissioner Koperwhats

SECONDED: Commissioner Jones

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman N. Sanchez	X			
Vice Chairman Telesnick	X			
Commissioner Johnson	X			
Commissioner Jones	X			
Commissioner Koperwhats	X			
Commissioner Lennox Small	X			

PASSED AND ADOPTED THE 18 day of October, 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 October 18, 2022



Deborah M. Hurley, Secretary, Executive Director

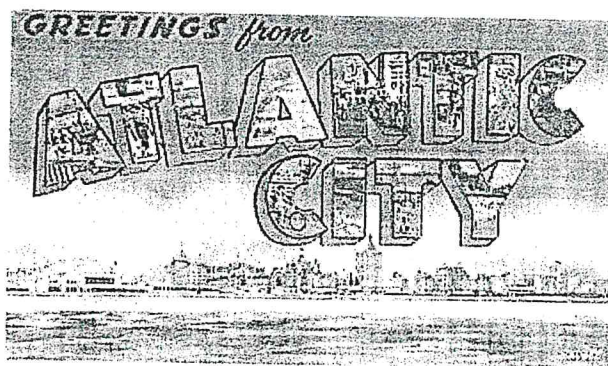
Deborah Hurley

From: billsnyder1952@gmail.com
Sent: Thursday, September 29, 2022 1:12 PM
To: bill@katchencpa.com
Subject: NJNAHRO FALL CONFERENCE & TRADE SHOW
Attachments: Tropicana Rooms.pdf; 1122 NJNAHRO newsletter.pdf; 2022 Registration Form - FALL 2022.pdf; NJNAHRO Logo.png

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It's Time to Register Especially at our Low Registration Fee!

2022 Fall NJNAHRO
Conference & Trade Show
November 15th-17th, 2022



The New Jersey Chapter of NAHRO (NJNAHRO) is holding its annual fall conference & Trade Show at the Tropicana Hotel on November 15th to 17th, 2022. The conference agenda, registration form and newsletter are attached for your use in registering for the conference. This information is being provided early to allow our members to obtain a hotel room. Our conference is being held during the New Jersey League of Municipalities Conference. As such, all hotels will be booked early and to capacity. Get your room now to ensure that you are not closed out due to capacity League attendance! This year's conference contains sessions that are geared towards Commissioners, Executive Directors and staff. Register now to avoid being closed out of the conference.

Resolution# 2-10-2022

Resolution to approve staff and commissioners to travel to the NJNAHRO Annual Fall Conference Nov. 15, 2022 - Nov. 17, 2022, Tropicana Casino & Resort, Atlantic City, NJ

WHEREAS, the Edison Housing Authority has determined that it is in the Authority's best interest to provide continuing education for its Commissioners and Staff, and

WHEREAS, Authority commissioner desire to attend NJNAHRO Annual Fall Conference Nov. 15, 2022 to Nov 17, 2022, Tropicana Casino & Resort, Atlantic City, NJ and

WHEREAS, the staff and Executive Director have determined that budgeted funds are available to pay the expenses of attendance.

NOW THEREFORE, BE IT RESOVLED by the Board of Commissioners of the Edison Housing Authority, that Resolution Number 2-10-2022, authorizing staff and commissioners to attend NJNAHRO Annual Fall Conference is hereby approved.

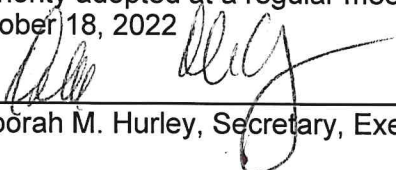
MOVED: Commissioner Telesnick

SECONDED: Commissioner Johnson

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman N. Sanchez	X			
Commissioner Telesnick	X			
Commissioner Jones	X			
Commissioner Johnson	X			
Commissioner Koperwhats	X			
Commissioner Small	X			

PASSED AND ADOPTED THE 18 day of October, 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 October 18, 2022


Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 3-10-2022

**RESOLUTION TO ALLOW THE BOARD OF COMMISSIONERS OF
THE EDISON HOUSING AUTHORITY TO GO INTO CLOSED
SESSION TO DISCUSS TERMS OF EMPLOYMENT OF THE
EXECUTIVE DIRECTOR**

WHEREAS, the Board of the Commissioners of the Edison Housing Authority authorizes the board to go into closed session to discuss personnel matters; and

WHEREAS, the Board of Commissioners of the Edison Housing Authority will discuss the terms of employment of the Executive Director, Deborah Hurley; and

WHEREAS, the Executive Director, Deborah Hurley opted to discuss this matter in closed session.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Edison Housing Authority authorizing the board to go into closed session to discuss terms of employment of the Executive Director.

MOVED: Vice Chairman Telesnick

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 Lennox Small	X			

PASSED AND ADOPTED THE 18 day of October, 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
October 18, 2022


Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 4-10-22

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE EDISON HOUSING AUTHORITY AFFORDING SALARY INCREASES TO CERTAIN EMPLOYEES

WHEREAS, N.J.S. 40A:12A-22.2(l) provides that a Housing Authority may employ employees and agents as may be necessary, and determine their qualifications, duties and compensation; and,

WHEREAS, the Edison Housing Authority ("the Authority") has employed employees necessary to fulfill the duties and responsibilities of the Authority; and,

WHEREAS, the Authority wishes to increase the salaries of various employees pursuant to its statutory power to set compensation; and,

NOW, THEREFORE, BE IT RESOLVED as follows by the Board of Commissioners of the Authority:

1. The base salary of the following employees is increased by the percentages shown below respectively next to his or her name:

Carmen H. Amalbert	12.5%
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Jolanta Kubacka	21.3%
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April Mobley	9.4%
--------------	------

Jocelyn Silva	7.6%
---------------	------

Marc S. Webb	8.3%
--------------	------

2. These increases will occur effective and retroactive to July 1, 2022.

RESOLUTION # 4-10-22

3. These increases are afforded on a one-time basis and shall not be construed to mandate continuing raises or set a precedent for same.

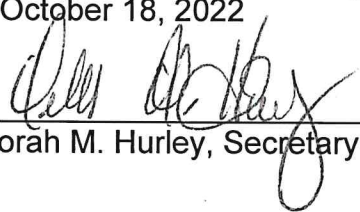
MOVED: Commissioner Telesnick

SECONDED: Commissioner Johnson

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman N. Sanchez	X			
Commissioner Telesnick	X			
Commissioner Jones	X			
Commissioner Johnson	X			
Commissioner Koperwhats	X			
Commissioner Small	X			

PASSED AND ADOPTED THE 18 day of October, 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
October 18, 2022



Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 5-10-2022

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE EDISON HOUSING AUTHORITY AFFORDING COMPENSATION REGOGNITION TO CERTAIN EMPLOYEES

WHEREAS, N.J.S. 40A:12A-22.2(l) provides that a Housing Authority may employ employees and agents as may be necessary, and determine their qualifications, duties and compensation; and,

WHEREAS, the Edison Housing Authority ("the Authority") has employed employees necessary to fulfill the duties and responsibilities of the Authority; and,

WHEREAS, the Authority wishes to afford compensation recognition for certain employees pursuant to its statutory power to set compensation; and,

NOW, THEREFORE, BE IT RESOLVED as follows by the Board of Commissioners of the Authority:

1. The following employees will receive extra payments, not to exceed one percent (1.0%) in total of each's respective base salary as of July 1, 2022, in equal installments over all pay periods between the dates July 1, 2022 to June 30, 2023:

Antonio Geva

Nestor C. Lopez

2. This payment will be separate from and not added to base salary for any purposes.

3. These payments are afforded on a one-time basis and shall not be construed to mandate continuing obligations or set a precedent for same.

RESOLUTION # 5-10-2022

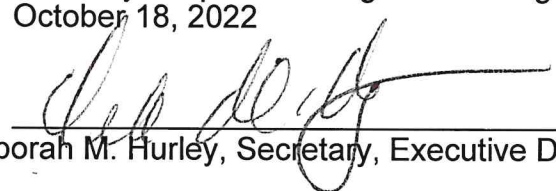
MOVED: Commissioner Jones

SECONDED: Commissioner Small

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman N. Sanchez	X			
Commissioner Telesnick	X			
Commissioner Jones	X			
Commissioner Johnson	X			
Commissioner Koperwhats	X			
Commissioner Small	X			

PASSED AND ADOPTED THE 18 day of October, 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
October 18, 2022



Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 6-10-2022

RESOLUTION RENEWING DEBORAH HURLEY AS EXECUTIVE DIRECTOR AND AUTHORIZING THE CHAIRMAN OF THE EDISON HOUSING AUTHORITY TO EXECUTE A CONTRACT WITH DEBORAH HURLEY FOR EXECUTIVE DIRECTOR SERVICES

WHEREAS, the Edison Housing Authority (hereinafter "the Authority") is a duly organized public housing entity operating and existing in accordance with the laws of the United States of America and the State of New Jersey; and

WHEREAS, the Edison Housing Authority has employed Deborah Hurley as Executive Director of the Authority under a one (1) year contract which commenced August 1, 2022; and

WHEREAS, the Authority wishes to continue Deborah Hurley in such employment and has negotiated an Employment Contract with her; and

WHEREAS, the Board wishes to employ the Executive Director pursuant to a Contract which is attached hereto; and

WHEREAS, the term of said Contract is for one (1) year from the date of and retroactive to August 1, 2022 to run to July 31, 2023; and

WHEREAS, the Executive Director will be employed upon the terms and conditions set forth in the Contract and in accordance with applicable law.

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

1. Subject to her signature upon the Contract attached hereto, the Board renews Deborah Hurley as Executive Director for a one (1) year term commencing and

retroactive to August 1, 2022, in accordance with the terms and conditions set forth in the Contract and in accordance with applicable law.

2. The Chairman of the Public Housing Authority is authorized to sign the Contract and appropriate officials to attest the Contract.

3. That the Contract of employment shall be submitted to the Department of Community Affairs and to the Clerk of the Township of Edison in accordance with N.J.S.A. 40A:12A-18a.

4. That the Contract shall be subject to HUD approval, if necessary.

5. That the within Resolution shall be subject to a Certification from the Authority's Chief Financial Officer/Accountant confirming that funds are available to effectuate the purposes of the within action.

6. A Certified copy of this Resolution be delivered to:

- a. Deborah Hurley;
- b. The Department of Community Affairs; and
- c. The Township Clerk of the Township of Edison.

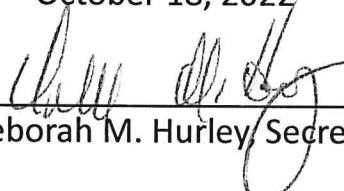
MOVED: Commissioner Jones

SECONDED: Vice Chairman Telesnick

<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 18 day of October, 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
October 18, 2022



Deborah M. Hurley, Secretary, Executive Director

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

SEPTEMBER 30, 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	\$ 214,100	\$ 192,000	\$ 22,100	11.5%
Operating Subsidy	225,801	224,350	1,452	0.6%
CDBG Grant Revenue	9,219	3,750	5,469	145.8%
Other Revenue	38,219	28,135	10,084	35.8%
Year-to-Date Operating Revenue	487,339	448,235	39,105	8.7%
OPERATING EXPENSES				
Salaries & Benefits	180,672	187,310	6,638	3.5%
Utilities Expense	103,268	95,000	(8,268)	-8.7%
Maintenance Materials & Contract Costs	61,009	55,000	(6,009)	-10.9%
Protective Services Contract	-	12,500	12,500	100.0%
Other Operating Expenses	98,054	93,800	(4,254)	-4.5%
Year-to-Date Operating Expenses	443,003	443,610	607	0.1%
Net Operating Surplus / (Deficit)	\$ 44,336	\$ 4,625	\$ 39,712	858.7%

SEPTEMBER 30, 2022 FISCAL YTD OPERATING SUMMARY HCV PROGRAM			
	<u>Admin</u>	<u>HAP Subsidy</u>	<u>Total Program</u>
Operating Revenue	\$ 99,630	\$ 855,537	\$ 955,167
Operating Expenses:			
Salaries & Benefits	(37,168)	-	(37,168)
Other Admin. Expense	(46,307)	-	(46,307)
Housing Assistance Payments	-	(855,537)	(855,537)
Net Operating Surplus / (Deficit)	\$ 16,155	\$ -	\$ 16,155

UNRESTRICTED CASH & INVESTMENTS	<u>September</u>	<u>August</u>	<u>Variance</u>
Public Housing & Business Activities	\$ 1,681,415	\$ 1,570,864	\$ 110,551
Housing Choice Voucher / SPC	364,016	474,907	(110,891)
Housing Authority Total	2,045,431	2,045,771	(340)
Component Unit EHA	610,847	609,670	1,177
UNRESTRICTED CASH & INVESTMENTS	\$ 2,656,278	\$ 2,655,441	\$ 837

GRANT SUMMARY					
	<u>CFP 2018</u>	<u>CFP 2019</u>	<u>CFP 2020</u>	<u>CFP 2021</u>	<u>CFP 2022</u>
Total Budget (excl. debt service)	\$ 218,108	\$ 234,240	\$ 253,968	\$ 267,529	\$ 345,041
Total Funds Obligated	218,108	145,159	200,664	-	-
Total Funds Expended	212,452	145,159	200,664	-	-
Unobligated Funds	-	89,081	53,304	267,529	345,041
Unexpended Funds	5,656	89,081	53,304	267,529	345,041

HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON
PRELIMINARY FINANCIAL SUMMARY NOTES
September 30, 2022

Low Rent Public Housing and COCC Programs

EHA's LRPH/COCC fiscal YTD net operating profit through September 30, 2022 (3 months of the fiscal year) is \$44,336.

Operating Revenues – YTD operating revenues are \$487,339, or \$39,105 (8.7%) better than budget.

- Tenant rental revenue is \$214,100 or \$22,100 (11.5%) better than budget. The Authority must make every effort to collect rents as the tenant accounts receivable balance is currently above \$180,000, and it increases each month. This amount represents approximately 3 months of budgeted rental revenue. The Authority would be in a stronger cash position if these rents were collected.
- Operating subsidies are \$225,801, or \$1,452 (0.6%) above budget.
- CDBG grant revenue is \$9,219, or \$5,469 (145.8%) above budget. Edison HA budgeted \$15,000 of annual CDBG grant revenue. This is a cost reimbursement grant. The Authority has incurred and received reimbursement for the expenses related to the Stem/Goit program.
- Other revenue is \$38,219 or \$10,084 (35.8%) above budget. Other revenue includes management fees from the HCV program, interest and other miscellaneous revenues. The Authority has begun charging tenants late fees on their outstanding balances. Fiscal YTD late charges total \$2,180.

Operating Expenses – YTD operating expenses are \$443,610, or \$607 (0.1%) better than budget.

- Salaries and benefits are \$180,672, or \$6,638 (3.5%) better than budget.
- Utilities expenses are \$103,268, or \$8,268 (8.7%) higher than budget. EHA utility expenses will continue to increase in the colder, winter months.
- Maintenance materials/contracts expenses are \$61,009 or \$6,009 (10.9%) higher than budget.
- Protective services contract expenses are \$0, or \$12,500 (100.0%) better than budget. Please note the Authority has decided to put a temporary hold on security services. Total budgeted expenses are \$50,000.
- Other operating expenses are \$98,054, or \$4,254 (4.5%) higher 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 at September 30, 2022 is \$16,155. The Authority's HAP expenses are covered by funding received from HUD. The administrative funding received by the Authority is \$16,155 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 \$2,656,278. Please note the Continuum of Care program did not yet draw-down its funding in August or September due to a delay in grant paperwork. EHA plans to draw it down three months of during in October.

Grant Summary

The Authority has approximately \$760,000 of capital funds available for upcoming capital improvement projects. The CFP 2022 award will be available after the CFP 2022 – 2026 five year plan and the CFP 2022 annual plan is approved in EPIC. We will drawdown approximately \$40,000 for money spent on hot water heaters and a basketball court survey last month.