

Edison Housing Authority Board Meeting
Robert E. Holmes Gardens
14 Rev. Samuel Carpenter Blvd., Edison, NJ
(Community Room)

Tuesday, March 21, 2023
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 28, 2022 and a copy of the notice was published in the Home News Tribune on December 30, 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 February 21, 2023, Regular Meeting Minutes

6. Resolutions:

- | | |
|----------|--|
| 1-3-2023 | Resolution to approve vouchers for payment of invoices in the amount of \$135,547.92 for the month of March. |
| 2-3-2023 | Resolution by the Commissioners of the Edison Housing Authority to adopt and approve the audit for Fiscal Year ending June 30, 2022. |
| 3-3-2023 | Resolution to award a contract to an architect and engineering firm to perform Renovation and Upgrade services to the Basketball and Tennis Court at Robert E. Holmes Gardens. |

Edison Housing Authority Board Meeting
Robert E. Holmes Gardens
14 Rev. Samuel Carpenter Blvd., Edison, NJ
(Community Room)

Tuesday, March 21, 2023
6:00 pm

4-3-2023 Resolution by the
Commissioners of the Edison
Housing Authority allowing the
Executive Director to Request
for Proposals for the Purposes
of Seeking Proposals to
Contract with a Qualified Co-
Developer for the Purposes of
Rehabilitating Robert E. Holmes
Gardens Through A HUD Approved
RAD Conversion.

5-3-2023 Resolution by the
Commissioners of the Edison
Housing Authority to authorize
payment to Prudential in the
amount of \$11, 015.00 to prepare
for HUD Environmental Review and
Radon testing in preparation of the
RAD conversion at Robert E. Holmes
Gardens.

6-3-2023 Resolution by the Edison Housing
Authority Approving Staff and
Commissioners to Travel to
NJNAHRO Training Conference on
April 23-26, 2023 at the Hard Rock
Hotel & Casino, Atlantic City, New
Jersey.

7. Old Business:

a.) Financial Summary for Review

8. New Business: Audit Presentation: Tony Giampaolo, Giampaolo & Associates
Executive Director Report

9. Public Portion

10. Adjournment

EDISON HOUSING AUTHORITY
REGULAR BOARD MEETING
Julius Engel Gardens
Tuesday, February 21, 2023
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 6:06 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 28, 2022 and a copy of the notice was published in the Home News Tribune on December 30, 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 Barry Telesnick, Vice Chairman Carlos N. Sanchez, Commissioner Deborah Andrews, Commissioner Dale Jones (via-zoom), Commissioner Toni Johnson, , Deborah Hurley, Executive Director, Terrence Corrison, Esq, and Edison Township Liaison, Joyce Ship-Freeman.

Absent: Commissioner Lennox H. Small
Commissioner Sonali Patel

Approval of January 17, 2022, Regular Meeting Minutes

Motion: Commissioner Toni Johnson

Second: Commissioner Carlos N. Sanchez

Discussions: There was no discussion

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick	X			
Vice Chairman Carlos N. Sanchez	X			
Commissioner Deborah Andrews				X
Commissioner Toni Johnson	X			
Commissioner Dale Jones	X			
Commissioner Sonali Patel			X	
Commissioner Lennox Small			X	

Resolution 1-2-2023 to approve vouchers for payment of invoices in the amount of \$83,392.83 for the month of February.

Motion: Vice Chair Carlos N. Sanchez

Second: Commissioner Dale Jones

Discussions: Vice Chairman, Carlos N. Sanchez inquired about staff member Rutgers classes. Deborah Hurley, Executive Director mentioned that part of the evaluation and promotion, included the recommendation of enrolling in Executive Management courses.

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick	X			
Vice Chairman Carlos N. Sanchez	X			
Commissioner Deborah Andrews	X			
Commissioner Toni Johnson	X			
Commissioner Dale Jones	X			
Commissioner Sonali Patel			X	
Commissioner Lennox Small			X	

Resolution 2-2-2023 by the Commissioners of Edison Housing Authority authorizing the Executive Director to enter into a service agreement with SMS Building System, LLC to Provide video surveillance equipment maintenance service for two years.

Motion: Commissioner Toni Johnson

Second: Vice Chair, Carlos N. Sanchez

Discussions: In the last year 4 years, EHA had maintenance service from SMS and they are doing a good job. EHA received the three quotes, and they were the best of out of three considering the best quote was too low and concerning.

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick	X			
Vice Chairman Carlos N. Sanchez	X			
Commissioner Deborah Andrews	X			
Commissioner Toni Johnson	X			
Commissioner Dale Jones	X			
Commissioner Sonali Patel			X	
Commissioner Lennox Small			X	

Resolution 3-2-2023 by the Commissioners of Edison Housing Authority authorizing the service fee of \$30.00 be applied to Robert E. Holmes Gardens Residents requesting mailbox key and lock replacement. Fee for lock repair will be based on the cost of the lock plus current \$5.00 maintenance fee.

Motion: Vice Chair, Carlos N. Sanchez

Second: Commissioner Toni Johnson

Discussions: Chairman Telesnick asked Executive Director, Deborah Hurley to present an overview. Deborah Hurley, Executive Director provided an overview of how the process was necessary to implement, as the Township of Edison Postmaster made the change, requiring EHA to manage the lock and key replacement. There are central mailboxes positioned throughout the property. Tenants who lose their keys will be required to approach the EHA administration office to request lock change. A 30 day notice was distributed to residents informing them about the changes. Board members recommend amending this resolution to reflect the cost of the lock is based on the market rate, as the whole market price may increase over time. The board approved the above amended resolution. Both commissioners who moved and second this resolution agreed to the amended resolution and kept their motion.

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick	X			
Vice Chairman Carlos N. Sanchez	X			
Commissioner Deborah Andrews	X			
Commissioner Toni Johnson	X			
Commissioner Dale Jones	X			
Commissioner Sonali Patel			X	
Commissioner Lennox Small			X	

Resolution 4-2-2023 Resolution by the Commissioners of Edison Housing Authority authorizing the adoption of reasonable rent policy and procedures to be added to the Edison Housing Authority ADMIN Plan. The Board also authorizes a contract for training and acquisition of the program for the first year for an amount not to exceed \$2,500.

Motion: Commissioner Dale Jones

Second: Commissioner Toni Johnson

Discussions: Executive Director, Deborah Hurley presented an overview of the rent reasonable process that was conducted by the Section 8 Department. In the past, our Fee Accountant conducted the exercise that determined our rent reasonable amount for apartments in Edison Township. This year, the Director of Section 8 recommended that EHA use the Nelrod software that includes staff training. The cost for the software and training was \$2500. Moving forward there is an annual fee to update the system. Vice Chair, Carlos N. Sanchez recommended that the resolution be amended to reflect that EHA entered into an agreement with Nelrod to execute the Rent Reasonable Program. Commissioner Dale

Jones agreed that the Nelrod program is a good program to use. The Resolution was amended to include the agreement between EHA and Nelrod for first year with amount not to exceed \$2,500.00.

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick	X			
Vice Chairman Carlos N. Sanchez	X			
Commissioner Deborah Andrews	X			
Commissioner Toni Johnson	X			
Commissioner Dale Jones	X			
Commissioner Sonali Patel			X	
Commissioner Lennox Small			X	

Old Business:

- a) Financial summary – As customary all commissioners can review individually.

New Business:

Executive Director Report:

- a.) There was a gas leak at REH and thanks to the Township we were able to expedite repairs.
- b.) Interviews will be conducted for the Personnel Administrative Assistant position.
- c.) Request For Proposal: Working with the CDBG Dept. to prepare rfp for an Engineer and Architect to renovate the basketball/tennis court.
- d.) Audit for COC was recently completed.

Public Portion: 6:41 pm

Open to Public Motion: Commissioner Deborah Andrews

Second: Commissioner Carlos N. Sanchez

Discussion: Councilwoman Joyce Ship-Freeman made several announcement about activities taking place within the Township of Edison. One of the event mentioned included her annual Women Matters event scheduled for March 18, 2023 from 12 noon to 3 pm at the Pines Manor.

Close Public Portion: 6:47 pm

Closed to Public Motion: Commissioner Deborah Andrews

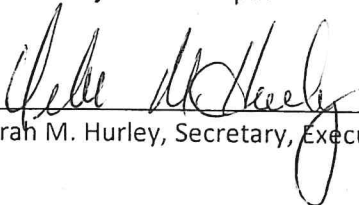
Second: Commissioner Carlos N. Sanchez

Motion to adjourn: Commissioner Deborah Andrews
Second: Commissioner Carlos N. Sanchez

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick	X			
Vice Chairman Carlos N. Sanchez	X			
Commissioner Deborah Andrews	X			
Commissioner Toni Johnson	X			
Commissioner Dale Jones	X			
Commissioner Sonali Patel			X	
Commissioner Lennox Small			X	

Motion to adjourn: 6:48 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: 2/22/2023 Thru: 3/21/2023, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address							
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
	02/28/2023	4642	CHK	738002252023	answering service - feb 2023	02/23	\$95.04		\$95.04
Totals For Vendor: AB Universal Messaging									\$95.04
Aflac				1932 Wynnton Road Columbus GA 31906 0707		No			
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	03/15/2023	4662	CHK	07231	insurance premium - feb 2023	03/23	\$195.02		\$195.02
Totals For Vendor: Aflac									\$195.02
Barry Telesnick				142 Ethel Road Edison NJ 08817		No			
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	03/15/2023	4663	CHK	022123	jeg board meeting attendance 02/21/23	03/23	\$25.00		\$25.00
Totals For Vendor: Barry Telesnick									\$25.00
Breslin and Breslin, P.A.				41 Main Street Hackensack NJ 07601-7007		No			
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	02/28/2023	4643	CHK	0123	legal services jan 2023	02/23	\$2,350.00		\$2,350.00
	03/15/2023	4664	CHK	0223	legal services feb 2023	03/23	\$2,350.00		\$2,350.00
Totals For Vendor: Breslin and Breslin, P.A.									\$4,700.00
Carlos N Sanchez				3 McEvoy Road Edison NJ 08837		No			
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	03/15/2023	4665	CHK	022123	jeg board meeting attendance - 02/21/23	03/23	\$25.00		\$25.00
Totals For Vendor: Carlos N Sanchez									\$25.00
Carmen Amalbert				11 Vermeer Drive South Amboy NJ 08879		No			
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total

	02/28/2023	4644	CHK	21523	gallon freezer bags for food pantry	02/23	\$10.84		\$10.84
	03/15/2023	4666	CHK	031423	mileage reimb 39 mi@.655 cents 03/14/23	03/23	\$25.55		\$25.55
Totals For Vendor: Carmen Amalbert									\$36.39
Corbett Exterminating, Inc. 284 Sheffield Street Unit: Suite 2							No		
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	02/28/2023	4645	CHK	0546796	reh monthly cemit treatment-feb 2023	02/23	\$450.00		
				0546939	bldg L cemit treatment-2/8/23	02/23	\$125.00		\$575.00
Totals For Vendor: Corbett Exterminating, Inc.									\$575.00
Dale Jones 52 Portland Street Edison NJ 08820							No		
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	03/15/2023	4667	CHK	022123	JEG Board Meeting 2/21/23	03/23	\$25.00		\$25.00
Totals For Vendor: Dale Jones									\$25.00
Deborah Andrews 1722 Raspberry Ct Edison NJ 08817							No		
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	03/15/2023	4668	CHK	022123	JEG board meeting 02/21/23	03/23	\$25.00		\$25.00
Totals For Vendor: Deborah Andrews									\$25.00
Deborah Hurley 1434 Maplewood Terrace Plainfield NJ							No		
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	02/28/2023	4646	CHK	22423	RAB meeting + staff lunch	02/23	\$18.18		\$18.18
	03/15/2023	4669	CHK	030823	Reimbursement for staff lunch 03/03/23	03/23	\$110.33		
					reimbursement for staff lunch on snow day	03/23	\$77.42		
				3823	board meeting stop&shop	03/23	\$51.18		
				031023	coffee, donuts for meeting	03/23	\$37.30		\$276.23

	03/17/2023	4714	CHK	31010	purchase for food pantry zip lock	03/23	\$14.46		\$14.46
Totals For Vendor: Deborah Hurley									\$308.87
Elizabethtown Gas PO Box 6031 Bellmawr NJ 08099 No									
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	02/28/2023	4647	CHK	3996554541-13123	reh gas 12/31/22-1/31/23	02/23	\$15,705.81		\$15,705.81
	03/15/2023	4670	CHK	3922309254-021623	reh gas 1/21/23-2/16/23	03/23	\$1,100.33		\$1,100.33
	03/15/2023	4671	CHK	4458334671-21623	reh gas 1/21/23-2/16/23	03/23	\$769.96		\$769.96
	03/15/2023	4672	CHK	0577138900-021623	reh gas 1/21/23-2/16/23	03/23	\$10.50		\$10.50
	03/15/2023	4673	CHK	4458334671-12122	reh gas 12/16/22-1/21/23	03/23	\$1,052.36	#####	\$0.00
	03/17/2023	0	ZCA	4458334671-12122	reh gas 12/16/22-1/21/23	03/23	\$1,052.36		
				4458334671-12122	reh gas 12/16/22-1/21/23	03/23	(\$1,052.36)		\$0.00
	03/17/2023	4723	CHK	3996554541-22823	reh gas 1/31/23-2/28/23	03/23	\$12,932.58		\$12,932.58
Totals For Vendor: Elizabethtown Gas									\$30,519.18
Enes Service Center LLC 247 Central Avenue Metuchen NJ 08840 No									
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	03/15/2023	4674	CHK	0223	auto fuel - Feb 2023	03/23	\$362.09		\$362.09
Totals For Vendor: Enes Service Center LLC									\$362.09
Errol Shorter 188-42-4227 5763 North 17th Street Philadelphia PA 19141 No									
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	03/15/2023	4675	CHK	012723	consulting fee	03/23	\$1,350.00		\$1,350.00
Totals For Vendor: Errol Shorter									\$1,350.00
FedEx PO Box 371461 Pittsburgh PA 15250-7464 No									
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	03/17/2023	4724	CHK	8-065-02387	express mail service	03/23	\$174.04		\$174.04
Totals For Vendor: FedEx									\$174.04
Ferraro's Pizzeria 1067 Inman Avenue Edison NJ 08820 No									
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>

	02/28/2023	4648	CHK	0645388	food for the STEM program 2/23/23	02/23	\$168.00		\$168.00
	03/15/2023	4676	CHK	0002	food for the STEM program 3/2/23	03/23	\$242.00		
				003	food for the STEM program 3/9/23	03/23	\$152.00		
				0645387	food for STEM 02/16/23	03/23	\$206.15		\$600.15
	03/17/2023	4715	CHK	004	food for STEM 03/16/23	03/23	\$242.00		\$242.00
Totals For Vendor: Ferraro's Pizzeria									\$1,010.15
Gannet New Jersey Newspapers PO Box 677599 Dallas TX 75267-7599 No									
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	02/28/2023	4649	CHK	0005341733	RFP RAD physical condition assessment publication 1/26/23	02/23	\$70.88		\$70.88
	03/15/2023	4677	CHK	0005417729	RFP RAD physical condition assessment publication 2/1/23to 02/28/23	03/23	\$186.12		\$186.12
Totals For Vendor: Gannet New Jersey Newspapers									\$257.00
Giampaolo & Associates 467 Middletown Lincroft Road Lincroft NJ No									
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	03/15/2023	4678	CHK	63022	independent audit of financial statements fye 6/30/22	03/23	\$11,427.00		\$11,427.00
Totals For Vendor: Giampaolo & Associates									\$11,427.00
Home Depot Credit Services Dept 32 - 2531888992 PO Box 78047 No									
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	03/15/2023	4679	CHK	5222191	reh maintenance supplies & materials	03/23	\$223.90		
				2972606	reh vacncy prep 17 G,7D,6D	03/23	\$3,388.31		

				7021566	reh maintenance plywood, sheathing	03/23	\$125.88		
				9324752	reh maintain tall height round , bolt cutters, black fine point pen	03/23	\$293.94		\$4,032.03
Totals For Vendor: Home Depot Credit Services									\$4,032.03
InterGlobe Communications, Inc. 4295 Arthur Kill Road Staten Island NY 10310							No		
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	03/15/2023	4680	CHK	230595721	reh telephone service - March 2023	03/23	\$1,126.77		\$1,126.77
Totals For Vendor: InterGlobe Communications, Inc.									\$1,126.77
KYOCERA Document Solutions New York 225 Sand Road Unit: Suite 100 Fairfield NJ 07004							No		
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	02/28/2023	4650	CHK	55K1660967	copies contract overage charge 10/3/22-1/2/23	02/23	\$480.90		\$480.90
Totals For Vendor: KYOCERA Document Solutions New York									\$480.90
McLaughlin Stauffer & Shaklee, PC 4814 Outlook Drive Unit: Suite 112 Wall Township NJ 07753							No		
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	03/15/2023	4681	CHK	01-19991	legal services(labor matters)- feb 2023	03/23	\$956.51		\$956.51
Totals For Vendor: McLaughlin Stauffer & Shaklee, PC									\$956.51
Miaili Wilson 136-11-3493 17D Beaver Avenue Edison NJ 08820							Yes		
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	02/28/2023	4651	CHK	21523	temp office help 2/8/23-2/15/23 21.50 hrs@\$10/hr	02/23	\$215.00		\$215.00
	03/17/2023	4716	CHK	31523	temp office help 2/28/23-3/15/23 19.50 hrs@\$10/hr	03/23	\$195.00		\$195.00

Totals For Vendor: Miaili Wilson									\$410.00
Middlesex Water Company							PO Box 826538 Philadelphia PA 19182- 6520 No		
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	02/28/2023	4652	CHK	5535300000- 21423	jeg water 1/17/23- 2/14/23	02/23	\$5,649.56		\$5,649.56
Totals For Vendor: Middlesex Water Company									\$5,649.56
Mitchell's Plumbing and Heating							247 Speedwell Ave Morristown NJ 07960 No		
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	03/15/2023	4682	CHK	850	weston forbes court 7c-7d crawl space 02/23	03/23	\$1,769.00		
				849	Weston Forbes court 7D burst kitchen pipe in crawl space, change heating pipe 02/23/23	03/23	\$2,100.00		
				840	bldg 4 unit E &F Gas Leak , removed & replaced damged gas pipe,gas systm 02/17ontest, pullemercype mt	03/23	\$3,750.00		\$7,619.00
	03/17/2023	4717	CHK	858	Emergency call @Building 15 Burst heating pipes, leak 1 @crawl spce 4c , Leak 2 @Apt 4A	03/23	\$2,875.00		
				857	Emergency call bldg 15 Unit A-H removed&rep laced water tank	03/23	\$5,900.00		\$8,775.00
Totals For Vendor: Mitchell's Plumbing and Heating									\$16,394.00
NAHRO							PO Box 90487 Washington DC 20090 No		

	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	02/28/2023	4653	CHK	11013-Z2Q2Z6	annual dues	02/23	\$995.30		\$995.30
Totals For Vendor: NAHRO									\$995.30
Nestor Lopez 82 Harned Avenue Perth Amboy NJ No									
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	03/15/2023	4683	CHK	122122	Election reimburse in Nov 2022	03/23	\$37.50		\$37.50
Totals For Vendor: Nestor Lopez									\$37.50
NetConnect, Inc. 111 Storer Avenue Unit: Suite B2 Staten No									
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	02/28/2023	4654	CHK	N7660	remote & onsite maint of networks-aug 2022	02/23	\$792.00		\$792.00
	03/15/2023	4684	CHK	N8066	remote & onsite maint of networks-march 2023	03/23	\$792.00		\$792.00
Totals For Vendor: NetConnect, Inc.									\$1,584.00
New Jersey American Water Box 371331 Pittsburgh PA 15250-7331 No									
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	03/15/2023	4685	CHK	1018-2100216566 96 022523	reh water 01-28-23 to 02-25-23	03/23	\$1,638.09		\$1,638.09
	03/15/2023	4686	CHK	1018-2100219024 36 022523	reh water 01-27-23 to 02-25-23	03/23	\$165.75		\$165.75
	03/15/2023	4687	CHK	1018-2100218393 85-022523	reh water 01-28-23 to 02-25-23	03/23	\$1,994.23		\$1,994.23
	03/15/2023	4688	CHK	1018-2100218371 12 022523	reh water 01-25-23 to 02-25-23	03/23	\$165.86		\$165.86
	03/15/2023	4689	CHK	1018-2100219013 41	reh water 01-28-23 to 02-25-23	03/23	\$656.03		\$656.03
	03/15/2023	4690	CHK	1018-2100189673 38 022523	reh water 01-28-23 to 02-25-23	03/23	\$780.68		\$780.68
	03/15/2023	4691	CHK	1018-2100219017 30 022523	reh water 01-28-23 to 02-25-2023	03/23	\$199.01		\$199.01
	03/15/2023	4692	CHK	1018-2100216056 05-022423	reh water 01/28/23 - 02/24/23	03/23	\$532.78		\$532.78

	03/15/2023	4693	CHK	1018-2100216049 54 022523	reh water 01-28-23 to 02-25-23	03/23	\$149.15		\$149.15
	03/15/2023	4694	CHK	1018-2100218378 15 022523	reh water 01-28-23 to 02-25-23	03/23	\$190.71		\$190.71
	03/15/2023	4695	CHK	1018-2100218385 11 022523	reh water 01-28-23 to 02-25-23	03/23	\$298.72		\$298.72
	03/15/2023	4696	CHK	1018-2100218406 99 022523	reh water 01/28/23 to 02/25/23	03/23	\$248.87		\$248.87
	03/15/2023	4697	CHK	1018-2100219027 95-022523	reh water 01-28-23 to 02-25-23	03/23	\$174.09		\$174.09
	03/15/2023	4698	CHK	1018-2100218363 24 022523	reh water 01-27-23 to 02-25-23	03/23	\$798.64		\$798.64
Totals For Vendor: New Jersey American Water									\$7,992.61
NJ Building Laborers Statewide Welfare Fund 485 Route 1 south Building B suite 401 No									
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	03/15/2023	4699	CHK	030323	dues for 300.75 hours union laborers 02/13/23-3/3/23	03/23	\$2,188.71		\$2,188.71
Totals For Vendor: NJ Building Laborers Statewide Welfare Fund									\$2,188.71
NJNAHRO c/o William Katchen CPA, LLC 596 No									
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	02/28/2023	0	ZCA	21723	registration for Skills for Commission er-Patel 2/17/23	02/23	\$250.00		
				21723	registration for Skills for Commission er-Patel 2/17/23	02/23	(\$250.00)		\$0.00
	02/28/2023	4655	CHK	2023	2023 membership dues	02/23	\$175.00		\$175.00
Totals For Vendor: NJNAHRO									\$175.00
Optimum PO Box 70340 Philadelphia PA 19176- No									
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	03/15/2023	4700	CHK	0787545347 7012-42123	maintenance internet service 3/22/23-4/21/23	03/23	\$161.23		\$161.23
Totals For Vendor: Optimum									\$161.23

Palmer Heating, LLC				265 Central Avenue (Rear) Clark NJ			No		
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	03/15/2023	4701	CHK	12227	09/20/22 reh underground leak between building 5 & 7 subcontractor are back HoE operator	03/23	\$3,734.60		
				12228	09/30/22 south site heat system had air in it & holiday charges applied	03/23	\$337.50		\$4,072.10
Totals For Vendor: Palmer Heating, LLC									\$4,072.10
Phoenix Specialties, LLC				650-C South Avenue Garwood NJ 07027			No		
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	02/28/2023	4656	CHK	37310	apt 7D all wood cabinets with counter tops	02/23	\$1,897.88		
				37055	apt F4 wood cabinets & counter tops	02/23	\$1,297.00		\$3,194.88
Totals For Vendor: Phoenix Specialties, LLC									\$3,194.88
Picture-It, Inc.				1703 Route 27 Edison NJ 08817			No		
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	02/28/2023	4657	CHK	12956	plastic engraved name plate for Deborah Andrews	02/23	\$20.00		\$20.00
	03/17/2023	4718	CHK	13072	antique gold finish medal 10 for girls, 9 for boys for STEM programe	03/23	\$80.75		\$80.75
Totals For Vendor: Picture-It, Inc.									\$100.75
Polcari & Co.				2035 Hamburg Turnpike Unit: H Wayne			No		

	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	03/15/2023	4702	CHK	14305	accounting services - FEB 2023 & Utility analysis, COC review, VMS review	03/23	\$6,330.00		\$6,330.00
Totals For Vendor: Polcari & Co.									\$6,330.00
PSE&G CO PO Box 144444 New Brunswick NJ 08906-4444 No									
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	03/15/2023	4703	CHK	1300007818021323	reh Electric Feb 2023	03/23	\$3,750.80		\$3,750.80
	03/15/2023	4704	CHK	602908373298	JEG gas & electric 1/20/22-2/17/23	03/23	\$9,899.44		\$9,899.44
Totals For Vendor: PSE&G CO									\$13,650.24
Quadient Finance USA, Inc. PO Box 6813 Carol Stream IL 60197-6813 No									
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	03/15/2023	4705	CHK	7900044081031555-323	postage refill March 2023	03/23	\$375.49		
				7900044081031555-031423	postage cartridge refill - march 2023	03/23	\$242.00		\$617.49
Totals For Vendor: Quadient Finance USA, Inc.									\$617.49
Robert Half 941-64-8752 12400 Collections Center Drive Chicago IL 60693 No									
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	03/17/2023	4719	CHK	61709284	Employee hiring fees & wage Pranav Raval	03/23	\$894.36		\$894.36
Totals For Vendor: Robert Half									\$894.36
See-More TV & Appliance 551 Middlesex Avenue Metuchen NJ 08840 No									
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	02/28/2023	4658	CHK	1308998	11B gas range & refrigerator, 10A refrigerator	02/23	\$1,910.00		\$1,910.00
	03/15/2023	4706	CHK	1309076	apt c1 refrigerator 1/10/23	03/23	\$660.00		\$660.00
Totals For Vendor: See-More TV & Appliance									\$2,570.00

Standard Waste Services				21 Edgeboro Road East Brunswick NJ			No		
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	02/28/2023	4659	CHK	457888	30 yd roll off + disposal charge 2/15/23	02/23	\$307.35		\$307.35
	03/15/2023	4707	CHK	458339	reh trash service- march 2023	03/23	\$2,808.00		\$2,808.00
	03/17/2023	4720	CHK	460130	overload waste 3/08/23	03/23	\$320.65		\$320.65
Totals For Vendor: Standard Waste Services									\$3,436.00
Staples				PO Box 70242 Philadelphia PA 19176-			No		
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	02/28/2023	4660	CHK	8069231865	office supplies	02/23	\$336.24		\$336.24
Totals For Vendor: Staples									\$336.24
Stateside Affairs, LLC				47-4456642 120 Polk Drive Brick NJ 08724			Yes		
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	02/28/2023	4661	CHK	736	winter 2023 newsletter copy, design & research	02/23	\$550.00		\$550.00
Totals For Vendor: Stateside Affairs, LLC									\$550.00
Steven Galante				151-82-0716 6 Atlantic Road Somerset NJ 08873			No		
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	03/15/2023	4708	CHK	013123	Website maintenance for EHA Jan2023	03/23	\$150.00		
				022823	Website Maintenance for EHA Feb 2023	03/23	\$150.00		\$300.00
Totals For Vendor: Steven Galante									\$300.00
Steve's Appliance Doctor, Inc.				6 Eardley Road Edison NJ 08817			No		
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	03/17/2023	4721	CHK	440309	apt M-1 Refrigerator fixed, flush out drain choked installed new parts	03/23	\$208.80		

				40289	apt E4 stove not repair ordering new stove	03/23	\$79.50		\$288.30
Totals For Vendor: Steve's Appliance Doctor, Inc.									\$288.30
Terrel Bradley 156-06-3231 1045 Grove Avenue Unit: 7A Edison NJ 08820							Yes		
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	03/15/2023	4709	CHK	3323	part time maint help collecting shopping carts 2/21/23- 3/3/23 8 hrs @\$15	03/23	\$120.00		
				21723	Temp Maintain help 8Hrs 2/7/23 to 2/17/23	03/23	\$120.00		\$240.00
Totals For Vendor: Terrel Bradley									\$240.00
text-em-all 3803 Parkwood Blvd Unit: Suite 900 Edison NJ 08824							No		
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	03/15/2023	4710	CHK	80662	4/1/23- 6/30/23 mass calling & texting service	03/23	\$357.00		\$357.00
Totals For Vendor: text-em-all									\$357.00
The Brooke Group LLC 27-0950485 209 E. Egnor Drive Absecon NJ 08205							Yes		
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	03/15/2023	4711	CHK	EHA-GN01- 2023	RAD Consulting - Jan 2023	03/23	\$4,168.75		\$4,168.75
Totals For Vendor: The Brooke Group LLC									\$4,168.75
Toni Johnson C6 Willard Dunham Drive Edison NJ 08827							No		
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total
	03/15/2023	4712	CHK	022123	jeg board meeting attendance 02/21/23	03/23	\$25.00		\$25.00
Totals For Vendor: Toni Johnson									\$25.00
TRIAD Associates 1301 W. Forest Grove Road Vineland NJ 08260							No		
	Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Void	Doc Total

	03/17/2023	4722	CHK	56382	Consulting fee EHA bid	03/23	\$612.50		\$612.50
Totals For Vendor: TRIAD Associates									\$612.50
Verizon Wireless		PO Box 408 Newark NJ 07101-0408				No			
	<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
	03/15/2023	4713	CHK	9928848127	cell phone service 1/29/23- 2/28/23	03/23	\$510.41		\$510.41
Totals For Vendor: Verizon Wireless									\$510.41
Grand Totals:					Total Payments:		50		\$135,547.92

RESOLUTION # 1-3-2023

APPROVE VOUCHERS FOR PAYMENT OF INVOICES

WHEREAS, the Commissioners of the Edison Housing Authority approves voucher for payment of invoices for the month of February in the amount of \$135,547.92.

NOW, THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority that Resolution 1-3-2023 shall be approved.

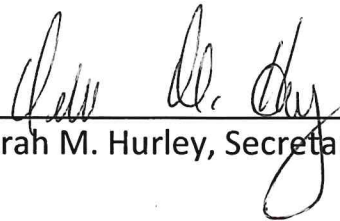
MOVED: Vice Chairman Carlos N. Sanchez

SECONDED: Commissioner Dale Jones

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Barry Telesnick	X			
Vice Chairman Carlos N. Sanchez	X			
Commissioner Deborah Andrews				X
Commissioner Toni Johnson	X			
Commissioner Dale Jones	X			
Commissioner Sonali Patel	X			
Commissioner Lennox Small	X			

PASSED AND ADOPTED THE 21 day of March, 2023

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 March 21, 2023



Deborah M. Hurley, Secretary, Executive Director

Housing Authority of the Township of Edison
Statement of Net Position

	<u>Year Ended</u>	
	June-22	June-21
Cash	\$ 1,282,660	\$ 1,296,449
Other Current Assets	1,211,545	1,073,740
Capital Assets - Net	2,839,924	3,023,027
Right to Use Assets	5,770	-
Deferred Outflows	455,849	614,612
Total Assets	5,795,748	6,007,828
Less: Current Liabilities	(258,579)	(330,239)
Less: Non Current Liabilities	(2,799,215)	(3,182,622)
Less: Deferred Inflows	(1,437,815)	(1,626,746)
Net Position	\$ 1,300,139	\$ 868,221
Net Investment in Capital Assets	\$ 2,504,924	\$ 2,628,027
Restricted Net Position	14,471	76,239
Unrestricted Net Position	(1,219,256)	(1,836,045)
Net Position	\$ 1,300,139	\$ 868,221

Housing Authority of the Township of Edison
Statement of Revenue, Expenses and
Changes in Net Position

	<u>Year Ended</u>	
	June-22	June-21
<u>Revenues</u>		
Tenant Revenues	\$ 797,956	\$ 750,928
HUD Subsidies	5,791,735	5,826,809
Other Governmental Grants	15,497	-
Other Revenues	864,257	853,439
Total Operating Income	7,469,445	7,431,176
<u>Expenses</u>		
Operating Expenses	7,170,054	6,985,072
Depreciation Expense	285,087	297,485
Total Operating Expenses	7,455,141	7,282,557
Operating Income before Non Operating Income	14,304	148,619
Interest Income	3,667	5,128
Capital Grants	145,482	185,946
Change in Net Position	163,453	339,693
Net Position Prior Year	868,221	399,100
Prior Period Adjustments	268,465	129,428
Total Net Position	\$ 1,300,139	\$ 868,221

The above synopsis was prepared from the Audit Reports of the Housing Authority of the Township of Edison for the fiscal years ended June 30, 2022, and 2021. The Audit Report for the fiscal year ended June 30, 2022, and 2021 contained no audit findings.

The Audit Report for the fiscal year ended June 30, 2022, submitted by Giampaolo & Associates is on file at the Authority's office at 14 Rev. Samuel Carpenter Blvd., Edison, N.J. 08820 and is available for review by the public during regular office hours.

Thank you for your cooperation.

Yours Truly,

Deborah Hurley
Executive Director

RESOLUTION # 2-3-2023
HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON
TRANSMITTAL FORM
BOARD RESOLUTION LOCAL AUTHORITIES
PRESCRIBED BY
THE NEW JERSEY LOCAL FINANCE BOARD

WHEREAS, N.J.S.A. 40A:5A-15 requires the governing body of each local authority to cause an annual audit of its accounts to be made, and WHEREAS, the annual audit report for the fiscal year ended June 30, 2022 has been completed and filed with the Local Finance Board of the State of New Jersey pursuant to N.J.S.A. 40A:5A-15, and

WHEREAS, the Annual Report of Audit for the year ending June 30, 2022 has been filed by a Certified Public Accountant with the pursuant to N.J.S.A. 40A: 5-6, and a copy has been received by each member of the governing body; and

WHEREAS, N.J.S.A. 40A:5A-17, requires the governing body of each authority to, within 45 days of receipt of the annual audit, certify by resolution to the Local Finance Board that each member thereof has personally reviewed the annual audit report, and specifically the sections of the audit report entitled "General Comments" and

"Recommendations," and has evidenced same by group affidavit in the form prescribed by the Local Finance Board, and

WHEREAS, the members of the governing body have received the annual audit and have personally reviewed the annual audit, and have specifically reviewed the sections of the annual audit report entitled "General Comments" and "Recommendations," in accordance with N.J.S.A. 40A:5A-17,

NOW, THEREFORE BE IT RESOLVED, that the governing body of the Housing Authority of the Township of Edison hereby certifies to the Local Finance Board of the State of New Jersey that each governing body member has personally reviewed the annual audit report for the fiscal year ended June 30, 2022, and specifically has reviewed the sections of the audit report entitled "General Comments" and

"Recommendations," and has evidenced same by group affidavit in the form prescribed by the Local Finance Board.

BE IT FURTHER RESOLVED that the secretary of the authority is hereby directed to promptly submit to the Local Finance Board the aforesaid group affidavit, accompanied by a certified true copy of this resolution.

IT IS HEREBY CERTIFIED THAT THIS IS A TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING HELD ON Tuesday, March 21, 2023.

Moved: Commissioner Johnson

Second: Commissioner Small

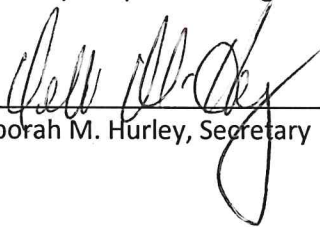
	AYES	NAYS	ABTAIN	ABSENT
Chairman Telesnick	X			
Vice Chairman N. Sanchez	X			
Commissioner Johnson	X			
Commissioner Jones	X			

RESOLUTION # 2-3-2023
HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON
TRANSMITTAL FORM
BOARD RESOLUTION LOCAL AUTHORITIES
PRESCRIBED BY
THE NEW JERSEY LOCAL FINANCE BOARD

Commissioner Andrews	X
Commissioner Patel	X
Commissioner Small	X

PASSED AND ADOPTED THE 21 day of March, 2023

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 March 21, 2023.



Deborah M. Hurley, Secretary

RESOLUTION# 3-3-2023

A RESOLUTION TO AWARD A CONTRACT TO AN ARCHITECT AND ENGINEERING FIRM TO PERFORM RENOVATION AND UPGRADE SERVICES TO THE BASKETBALL AND TENNIS COURTS AT ROBERT E. HOLMES GARDENS.

WHEREAS, the Edison Housing Authority has a Basketball and Tennis Court located at Robert E. Holmes Gardens; and

WHEREAS, the Basketball and Tennis Courts are in need of significant repairs and upgrades that will allow for residents and children to conduct safe sporting activities and events at Robert Holmes Gardens; and

WHEREAS, The Edison Housing Authority advertised for an architect and engineering firm on February 15th, 2023 to provide architect, engineering and construction management; and

WHEREAS, the following vendors submitted bids:

VENDOR	PRICE
1. Paulus, Sokolowski & Sarto, LLC 3 Mountainview Rd. Warren, NJ 07059	\$27,500.00
2. Remington & Vernick Engineers 2059 Springdale Road Cherry Hill, NJ 08003	\$32,850.00
3. Consulting and Municipal Engineers 3141 Bordentown Ave. Parlin, NJ 08879	\$37,554.00

NOW THEREFORE, be it resolved that the Executive Director, shall execute a contract with Paulus, Sokolowski & Sartor, LLC for Architect & Engineering Services not to exceed \$27,500.00.

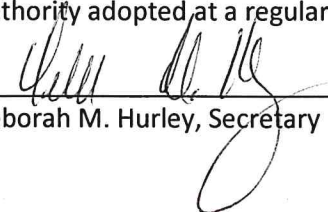
Moved: Commissioner Jones

Second: Commissioner Johnson

	AYES	NAYS	ABTAIN	ABSENT
Chairman Telesnick	X			
Vice Chairman N. Sanchez	X			
Commissioner Johnson	X			
Commissioner Jones	X			
Commissioner Andrews	X			
Commissioner Patel	X			
Commissioner Lennox Small	X			

PASSED AND ADOPTED THE 21 day of March, 2023

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 March 21, 2023.


Deborah M. Hurley, Secretary

RESOLUTION# 4-3-2023

A RESOLUTION BY THE COMMISSIONERS OF THE EDISON HOUSING AUTHORITY ALLOWING THE EXECUTIVE DIRECTOR TO REQUEST FOR PROPOSALS FOR THE PURPOSES OF SEEKING PROPOSALS TO CONTRACT WITH A QUALIFIED CO-DEVELOPER FOR THE PURPOSES OF REHABILITATING ROBERT E. HOLMES GARDENS THROUGH A HUD APPROVED RAD CONVERSION.

WHEREAS, the Edison Housing Authority has been approved by HUD to convert Robert E. Holmes Gardens into a RAD Program; and

WHEREAS, the RAD Program at the Edison Housing Authority will position Robert E. Holmes Gardens for extensive rehabilitation; and

WHEREAS, by advisement of the Brooke Group, RAD Consultant, the Executive Director shall initiate advertisement of a RFP (Request for Proposal) for the purposes of securing a Co-Developer to rehabilitate Robert E. Holmes Gardens property; and

WHEREAS, Advertisement of the RFP will be submitted to the Homes News and Tribune the week of March 27, 2023; and

NOW THEREFORE, be it resolved that the Executive Director, shall execute the advertisement of the RFP for Co-Developer.

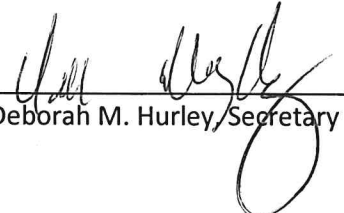
Moved: Vice Chairman N. Sanchez

Second: Commissioner Jones

	AYES	NAYS	ABTAIN	ABSENT
Chairman Telesnick	X			
Vice Chairman N. Sanchez	X			
Commissioner Johnson	X			
Commissioner Jones	X			
Commissioner Andrews	X			
Commissioner Patel	X			
Commissioner Lennox Small	X			

PASSED AND ADOPTED THE 21 day of March, 2023

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 March 21, 2023.


Deborah M. Hurley, Secretary



4350 N. Fairfax Drive; Suite 700
Arlington VA 22203
P: 571-357-7858

DATE: FEBRUARY 23, 2023

TO:
Edison Housing Authority

FOR:
Robert E. Holmes Gardens Apartments
Edison, NJ 08820

EXPENSE		AMOUNT
ESA (including HEROS)		\$5,100
Radon		\$5,915
TOTAL		\$11,015

Wiring Instructions

Lender's Bank:

Address:

Bank Routing Number:

Account Number:

For the account of:

Reference:

JPMorgan Chase Bank NA

270 Park Ave

New York, NY 10017-2086

021000021

304-695-947

FHA / PREAF FHA - Loan Fee Accounting

2100 Ross Avenue, Suite 2500

Dallas, TX 75201

Environmental Reports for "Robert E. Holmes"

Thank you for your business!

RESOLUTION# 5-3-2023

RESOLUTION BY THE COMMISSIONERS OF THE EDISON HOUSING AUTHORITY TO AUTHORIZE PAYMENT TO PRUDENTIAL (PGIM REAL ESTATE FINANCE) IN THE AMOUNT OF \$11, 015.00 TO PREPARE FOR HUD ENVIRONMENTAL REVIEW AND RADON TESTING IN PREPARATION FOR THE RAD CONVERSION AT ROBERT E. HOLMES GARDENS.

WHEREAS, the Edison Housing Authority has been approved by HUD to convert Robert E. Holmes Gardens into a RAD Program; and

WHEREAS, the RAD Program at the Edison Housing Authority has begun the conversion process by securing a Finance Loan Service Provider, Prudential to assist in financing the RAD conversion at Robert E. Holmes Gardens; and

WHEREAS, Prudential performed an internal three quote process and selected AEI as the lowest quote to perform HUD's environmental review services (HEROS) and to conduct Radon testing at Robert E. Holmes Gardens; and

NOW THEREFORE, be it resolved that the Executive Director has been approved to make payment of \$11, 015.00 to Prudential (PGIM Real Estate Finance) for environmental review services.

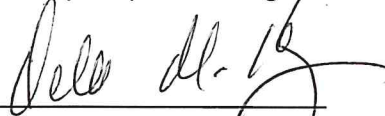
Moved: Commissioner Small

Second: Commissioner Andrews

	AYES	NAYS	ABTAIN	ABSENT
Chairman Telesnick	X			
Vice Chairman N. Sanchez	X			
Commissioner Johnson	X			
Commissioner Jones	X			
Commissioner Andrews	X			
Commissioner Patel	X			
Commissioner Small	X			

PASSED AND ADOPTED THE 21 day of March, 2023

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 March 21, 2023


Deborah M. Hurley, Secretary

NJNAHRO TRAINING CONFERENCE

APRIL 23-26, 2023

REGISTRATION FORM

Please print clearly. Complete a separate form for each registrant. Form may be copied as needed.

Mail Registration form to: NJNAHRO, c/o L. Riccio, 455 Diamond Spring Road, Denville, NJ 07834

For Room Reservations call 609-449-6860 to speak with a group specialist and use group code GAHR23Z.

\$99+ applicable tax & fees, \$27 Resort Fee Credited at checkout (rate only guaranteed until 3/1/23)

Online Reservations can be made at <https://book.passkey.com/go/GAHR23Z>

Name _____

Title _____

Agency _____

Address _____

City _____ State _____ Zip _____

Daytime Phone _____ Fax _____ E-Mail _____

Only General Registration includes sessions, meals and receptions

<input type="checkbox"/> General Registration	Member \$425	Non-Member \$550
<input type="checkbox"/> Each Additional Registrations	\$375	\$475
<input type="checkbox"/> On Site Registration	\$575	\$625
<input type="checkbox"/> One Day Registration	\$350	\$425
<input type="checkbox"/> Late Registration (After March 31 st)	\$475	\$650
<input type="checkbox"/> * Financial Issues (State Mandated Training)	\$250.00	

You must be separately registered to attend this training. This is part of the state mandated training for Commissioners.

TOTAL AMOUNT ENCLOSED

\$ _____

Sorry No Refunds after April 14th

Make Checks payable to:
NJNAHRO
c/o L. Riccio
455 Diamond Spring Road
Denville, New Jersey 07834

NJ ASSOC. HOUSING & REDEVELOPMENT 2023 CONFERENCE

Please see the following guidelines regarding purchase orders.

- Guest(s) must make their hotel reservation prior to a purchase order being sent
- Accounts Receivable will need to have the purchase order signed and returned within 2 weeks of the reservation being made.
 - Purchase orders can be emailed to Jessica.Diaz@hrhcac.com ; groupfinance@hrhcac.com
- Payment in full must be received no later than 30 days in advance of arrival. Accounts Receivable will need to have the check deposited (cleared) and posted to the reservation for a smooth check-in.

Note: When making initial reservation, you will be charged the first night's room rate plus taxes on the credit card provided. When Hard Rock receives the check for that guest's reservation, you will be refunded at that time.

Following is the address to submit purchase orders, checks and ST-5 forms (ST-4 forms are NOT accepted):

Hard Rock Hotel & Casino

1000 Boardwalk

Atlantic City, NJ 08401

Attn: Accounts Receivable/Jessica Diaz

Please be aware that any checks received with the incorrect amount or checks received that are not associated with a confirmed reservation will be returned to sender.

Following is a room night breakdown when a purchase order is used to reserve a room:

\$99.00 room rate

\$23.00 resort fee

\$ 7.00 tourism fee

\$129.00 per night

Checks must be received by APRIL 3,2023 or the reservation(s) associated with the Purchase Order will be paid with the credit card on file.

No checks or purchase orders will be accepted at the Front Desk or after the event.

RESOLUTION# 6-3-2023

APPROVE STAFF AND COMMISSIONERS TO TRAVEL TO NJNAHRO TRAINING CONFERENCE ON APRIL 23-26, 2023 AT THE HARD ROCK HOTEL & CASINO, ATLANTIC CITY, NEW JERSEY

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 Training Conference from April 23 to April 26th, 2023, Hard Rock Hotel & Casino, 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 RESOLVED by the Board of Commissioners of the Edison Housing Authority, that Resolution Number 6-3-2023, authorizing staff and commissioners to attend NJNAHRO Training Conference is hereby approved.

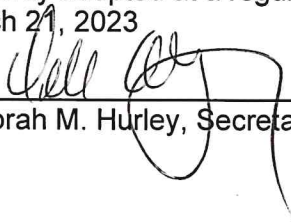
MOVED: Commissioner Johnson

SECONDED: Commissioner Johnson

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

PASSED AND ADOPTED THE 21 day of March, 2023

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 March 21, 2023



Deborah M. Hurley, Secretary, Executive Director