

**Edison Housing Authority Board Meeting**  
Julius Engel Gardens  
1 Willard Dunham Drive, Edison, NJ  
(Community Room)

**Tuesday, June 20, 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 May 16, 2023, Regular Meeting Minutes

6. Resolutions:

- |          |  |
|----------|--|
| 1-6-2023 | Resolution to approve vouchers for payment of invoices in the amount of \$118,561.74 for the month of June.  |
| 2-6-2023 | Resolution authorizing the use of Capital funds to pay Mitchell's Plumbing and Heating for plumbing and sewage repairs made at Julius Engel Gardens and Robert E. Holmes Gardens.  |
| 3-6-2023 | Resolution authorizing the Board of Commissioners of the Edison Housing Authority to enter closed session to interview select Developers who responded to the Co-Developer RFP for the RAD conversion at Robert E. Holmes Gardens. |

**Edison Housing Authority Board Meeting**  
Julius Engel Gardens  
1 Willard Dunham Drive, Edison, NJ  
(Community Room)

**Tuesday, June 20, 2023**  
**6:00 pm**

- 7. Old Business: a.) Financial Summary for Review
- 8. New Business: a.) Executive Director Report
- 9. Public Portion:
- 10. Adjournment

EDISON HOUSING AUTHORITY  
 REGULAR BOARD MEETING  
**Robert Holmes Gardens**  
 Tuesday, May 16, 2023  
 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 6:00 pm.

Please note that adequate notice of this meeting, as required by the Open Public Meetings Act of 1975, has been provided by notice and sent to the Homes News Tribune on December 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 public housing authority properties in the main lobby. 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 (via Zoom), Commissioner Dale Jones (via Zoom), Commissioner Toni Johnson, Commissioner Sonali Patel, Commissioner Lennox Small Ed.D., Commissioner Deborah Andrews, Deborah Hurley, Executive Director, and Terrence Corriston, Esq, (Zoom), Edison Township Liaison, Councilwoman, Joyce Ship-Freeman.

Approval of April 18, 2023, Regular Meeting Minutes

**Motion:** Commissioner Toni Johnson

**Second:** Commissioner Sonali Patel

**Discussions:** 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 Ed.D.	X			

**Resolution 1-5-2023 to approve vouchers for payment of invoices in the amount of \$112,349.55 for the month of May.**

**Motion:** Commissioner Toni Johnson  
**Second:** Commissioner Lennox Small Ed.D.

**Discussions** Chairman Barry Telesnick inquired about several line items regarding maintenance materials. Deborah Hurley, Executive Director provided insight into materials purchased to repair units. Other line items raised by commissioners pertained to RAD consultant fee and temporary support by Robert Half. The Executive Director explained that the RAD consultant fees are more frequent, as the workload has increased for the RAD project at Robert Holmes. In addition, a temp was hired for the months of March, April, and the first week of May to support the Book-keeping position, as our current employee is preparing for retirement and is using vacation and sick days. Therefore, as a person is being trained and used for that duration.

**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 Ed.D.	X			

**Resolution 2-5-2023 by the Commissioners of the Edison Housing Authority authorizing the Adoption of the Budget for the Fiscal Year 2023 to 2024.**

**Motion:** Commissioner Lennox Small Ed.D.  
**Second:** Commissioner Dale Jones

**Discussions:** Chairman Barry Telesnick asked that the executive director provide an overview. Deborah Hurley, Executive Director explained the process of adopting the budget, as we recently sent the budget to the state for approval. The state has approved the budget and the next step is for the board to officially adopt the budget for the next fiscal year. There were no further questions or 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 Ed.D.	X			

**Resolution 3-5-2023 by the Edison Housing Authority Board of Commissioners to approve amending the Housing Choice Voucher Program Administration Plan to require Veterans as first preference to the Housing Choice Voucher Program’s waiting list.**

**Motion:** Commissioner Deborah Andrews

**Second:** Commissioner Toni Johnson

**Discussions:** Executive Director, Deborah Hurley recapped the director of the housing choice voucher program’s plan to improve the utilization of the vouchers in the department, as we are presently underutilized. Part of the plan will require the housing authority to open the waiting list. However, before doing so, we will need to address the state of New Jersey’s law that was passed requiring housing authorities to make veterans and their spouses a priority on their waitlists. Therefore, the next process is to amend the ADMIN plan to address the priority listing for veterans who live in New Jersey.

**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 Ed.D.	X			

**Resolution 4-5-2023 by the Edison Housing Authority Board of Commissioners to approve the significant amendment made to the Edison Housing Authority’s Annual and 5-Year Plans in the form Hereto.**

**Motion:** Commissioner Deborah Andrews

**Second:** Commissioner Toni Johnson

**Discussions:** The Executive Director, Deborah Hurley provided details that involve the RAD process for Robert Holmes Gardens. As a result, the housing authority is now positioned to approve the significant amendment that was prepared by our RAD consultants who also consulted with our Resident Advisory Board. Resident members of the board were pleased with our progress and the next step is to have the board of commissioners formally approve the significant amendment.

**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 Ed.D. X

**Old Business:**

- a) Financial summary – Polcari will prepare the summary and will be provided at the next board meeting.

**New Business:**

- a) RAD Update Presentation: Richard Ginnetti and Charlie Lewis, The Brooke Group provided a thorough presentation that involved an overview of the RAD matrix that outlines the progress made by EHA and the RAD consultants. The next critical step is the selection of the co-developer that will be selected to begin the process of redeveloping Robert Holmes Gardens. Presently, the executive director is working to secure dates from the RAD committee to participate in the co-developer interviewing process.
- b) Executive Director Report: Deborah Hurley mentioned the departure date for Jocelyn Silva and for board members to reserve the date, as a farewell luncheon will take place.
- c) Employee Handbook: It will be necessary for labor counsel, EHA counsel, and executive director to meet to discuss the enormous comp time accrued by several staff members.

**Open to Public Motion:** Commissioner Lennox Small Ed.D.

**Second:** Commissioner Deborah Andrews

**Public Portion:** 7:16 pm

No Discussion

**Close Public Portion:** 7:17 pm

**Closed to Public Motion** Commissioner Lennox Small Ed.D.

**Second:** Commissioner Deborah Andrews

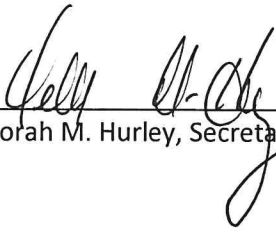
**Motion to adjourn:** Commissioner Lennox Small Ed.D.

**Second:** Commissioner Toni Johnson

**Adjourned:** 7:18 pm

**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 Ed.D.	X			



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Deborah M. Hurley, Secretary, Executive Director



# Edison Housing Authority

## Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 5/17/2023 Thru: 6/20/2023, 3) Program: Public Housing

Check Name	SSN/ TIN	Check Address				Print 1099			
AB Universal Messaging	56-2554760	PO Box 195 Spring Lake NJ 07762				Yes			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4890	CHK	7380052020 23	answering service - May 2023	05/23	answering service - May 2023	\$107.04		\$107.04
<b>Totals For Vendor: AB Universal Messaging</b>									<b>\$107.04</b>
Aflac		1932 Wynnton Road Columbus GA 31999-0797				No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4891	CHK	084492	insurance premium -	05/23	insurance premium - M	\$195.02		\$195.02
<b>Totals For Vendor: Aflac</b>									<b>\$195.02</b>
Barry Telesnick		142 Ethel Road Edison NJ 08817				No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4892	CHK	042323	Travel expenses for N	05/23	Travel expenses for NJ	\$783.90		\$783.90
<b>Totals For Vendor: Barry Telesnick</b>									<b>\$783.90</b>
Breslin and Breslin, P.A.		41 Main Street Hackensack NJ 07601-7087				No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4893	CHK	0523	legal services for May	05/23	legal services for May 2	\$2,350.00		\$2,350.00
<b>Totals For Vendor: Breslin and Breslin, P.A.</b>									<b>\$2,350.00</b>
Cafe Gallo	26-3516239	1153 Inman Ave Edison NJ 08820				No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
05/19/2023	4886	CHK	104	Plain and Roni	05/23	Plain and Roni	\$45.00		\$45.00
06/20/2023	4894	CHK	Inv#105	Food for Children- GO	05/23	Food for Children- GO I	\$56.00		\$56.00
			106	Plain and Roni -STEM	05/23	Plain and Roni	\$47.00		\$103.00
<b>Totals For Vendor: Cafe Gallo</b>									<b>\$148.00</b>
Carmen Amalbert		11 Vermeer Drive South Amboy NJ 08879				No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4895	CHK	52323	Table cover for STEM	05/23	Table cover for STEM P	\$15.13		\$15.13
			52623	Miles in May 2023 EH	05/23	Miles in May 2023 EHA-	\$14.20		\$14.20
			51623	Snacks for STEM Pro	05/23	Snacks for STEM Progr	\$18.18		\$18.18
			5162341823	Staff meeting-boxed c	05/23	staff meeting boxed coff	\$44.98		\$92.49
<b>Totals For Vendor: Carmen Amalbert</b>									<b>\$92.49</b>
Corbett Exterminating, Inc.		284 Sheffield Street Unit: Suite 2 Mountainside NJ 07092				No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4896	CHK	0550581-IN	reh monthly cemit trea	05/23	reh monthly cemit treat	\$450.00		\$450.00
			0550552-IN	bldg C4 ANT treatment	05/23	bldg C4 ANT treatment-	\$125.00		\$575.00
<b>Totals For Vendor: Corbett Exterminating, Inc.</b>									<b>\$575.00</b>
De Lage Landen Financial Services, Inc.		PO Box 41602 Philadelphia PA 19101-1602				No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4897	CHK	79858189	reh copier lease 5/15/	05/23	reh copier lease 5/15/23	\$366.37		\$366.37
			79314852	reh copier lease 3/15/	05/23	reh copier lease 3/15/23	\$366.37		\$732.74
<b>Totals For Vendor: De Lage Landen Financial Services, Inc.</b>									<b>\$732.74</b>
Deborah Hurley		1434 Maplewood Terrace Plainfield NJ 07060				No			
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4898	CHK	52235223	Reimbursement for Bo	05/23	Reimbursement for Boa	\$314.83		\$314.83



# Edison Housing Authority

## Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 5/17/2023 Thru: 6/20/2023, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address	Print 1099						
		5312023 cake, flower for jocely	05/23	cake, flower for jocelyn		\$70.89		\$385.72	
<b>Totals For Vendor: Deborah Hurley</b>								<b>\$385.72</b>	
Desi Talk LLC		1655 Oak tree Road Suite 155 Edison NJ 08820-2843			No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4899	CHK	52988	publication AD for Sec	05/23	publication AD for Secti	\$850.00		\$850.00
<b>Totals For Vendor: Desi Talk LLC</b>								<b>\$850.00</b>	
Donovan Architects, LLC		9 Tanner Street Suite 201 Haddonfield NJ 08033			No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4900	CHK	21-044-02	RAD phase 1 prelimin	05/23	RAD phase 1 preliminar	\$3,625.00		\$3,625.00
<b>Totals For Vendor: Donovan Architects, LLC</b>								<b>\$3,625.00</b>	
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>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4901	CHK	3922309254-052223	reh gas 4/19/23 thru 5/18/23	05/23	reh gas 4/19/23 thru 5/18/23	\$995.83		\$995.83
<b>Totals For Vendor: Elizabethtown Gas</b>								<b>\$995.83</b>	
Enes Service Center LLC		247 Central Avenue Metuchen NJ 08840			No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4902	CHK	0523	gas fuel - May 2023	05/23	gas fuel - May 2023	\$271.11		\$271.11
<b>Totals For Vendor: Enes Service Center LLC</b>								<b>\$271.11</b>	
FedEx		PO Box 371461 Pittsburgh PA 15250-7461			No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4903	CHK	8-131-34316	Package sent to The	05/23	Package sent to The Br	\$169.18		\$169.18
<b>Totals For Vendor: FedEx</b>								<b>\$169.18</b>	
General Security		971 Lehigh Avenue Union NJ 07083			No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4904	CHK	1760190	alarm monitoring & se	05/23	alarm monitoring & serv	\$297.42		\$297.42
<b>Totals For Vendor: General Security</b>								<b>\$297.42</b>	
Gurney Electric LLC		93 Spruce Street Port Reading NJ 07064			No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
05/19/2023	4887	CHK	16711	RAH -Apt 2B-Supplied	05/23	RAH -Apt 2B-Supplied	\$821.90		\$821.90
<b>Totals For Vendor: Gurney Electric LLC</b>								<b>\$821.90</b>	
Home Depot Credit Services		Dept 32 - 2531888992 PO Box 78047 Phoenix AZ 85062-8047			No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4905	CHK	4511976	reh maintain non valv	05/23	reh maintain non valve	\$59.84		
			1321858	reh maint materials	05/23	reh maint materials	\$286.94		
			23291	reh maint materials- to	05/23	reh maint materials	\$215.77		
			9023411	reh maint materials	05/23	reh maint materials	\$511.61		
			9322145	reh maint materials -U	05/23	reh maint materials	\$81.84		
			7313416	reh maint materials	05/23	reh maint materials	\$624.32		
			7313420	reh maint materials	05/23	reh maint materials	\$274.96		
			3322814	reh maint materials	05/23	reh maint materials	\$37.44		
			2322902	reh maint materials- T	05/23	reh maint materials	\$134.94		

# Edison Housing Authority

## Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 5/17/2023 Thru: 6/20/2023, 3) Program: Public Housing

Check Name	SSN/TIN	Check Address	Print 1099						
		1024287 reh maint materials 05/23 reh maint materials	\$289.98						\$2,517.64
<b>Totals For Vendor: Home Depot Credit Services</b>									
									<b>\$2,517.64</b>
InterGlobe Communications, Inc.		4295 Arthur Kill Road Staten Island NY 10309	No						
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4906	CHK	231515721	reh telephone service	05/23	reh telephone service -	\$966.22		\$966.22
<b>Totals For Vendor: InterGlobe Communications, Inc.</b>									
									<b>\$966.22</b>
Jolanta Kubacka		40 Koyen Street Fords NJ 08863	No						
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4907	CHK		Mileage for the Food	05/23	Mileage for the Food Pa	\$85.80		
			5302023	Expense for Food pan	05/23	Expense for Food pantry	\$414.44		\$500.24
<b>Totals For Vendor: Jolanta Kubacka</b>									
									<b>\$500.24</b>
KYOCERA Document Solutions New York Metro, Inc		225 Sand Road Unit: Suite 100 Fairfield NJ 07004	No						
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4908	CHK	55K1677668	copier network connec	05/23	copier network connecti	\$395.00		\$395.00
<b>Totals For Vendor: KYOCERA Document Solutions New York Metro, Inc</b>									
									<b>\$395.00</b>
LouCás		9 Lincoln Hwy Edison NJ 08820	No						
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
05/30/2023	4888	CHK	53023	staff Lunch for Joycely	05/23	staff Lunch for Joycelyn	\$792.00		\$792.00
06/20/2023	4889	CHK	62023	Dinner for Board meeti	05/23	Dinner for Board meetin	\$245.00		\$245.00
<b>Totals For Vendor: LouCás</b>									
									<b>\$1,037.00</b>
McLaughlin Stauffer & Shaklee, PC		4814 Outlook Drive Unit: Suite 112 Wall Township NJ 07753	No						
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4909	CHK	05-20179	Review and reply to D.	05/23	Review and reply to D.	\$337.50		\$337.50
<b>Totals For Vendor: McLaughlin Stauffer &amp; Shaklee, PC</b>									
									<b>\$337.50</b>
Miaili Wilson	136-11-3493	17D Beaver Avenue Edison NJ 08820	Yes						
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4910	CHK	52323	food pantry part-time	05/23	food pantry part-time he	\$159.40		\$159.40
06/20/2023	4911	CHK	5182023	Work from 4/27/23,5/1	05/23	Work from 4/27/23,5/14,	\$104.20		\$104.20
06/20/2023	4912	CHK	060623	Food pantry and secti	05/23	Food pantry and section	\$204.20		\$204.20
<b>Totals For Vendor: Miaili Wilson</b>									
									<b>\$467.80</b>
Middlesex Water Company		PO Box 826538 Philadelphia PA 19182-6538	No						
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4913	CHK	5535300000 051623	Water bill for JEG for 04/17/23 - 5/16/23	05/23	Water bill for JEG for 04/17/23 - 5/16/23	\$5,442.30		\$5,442.30
<b>Totals For Vendor: Middlesex Water Company</b>									
									<b>\$5,442.30</b>
Mitchell's Plumbing and Heating		247 Speedwell Ave Morristown NJ 07960	No						
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4914	CHK	873	Apt 17G & H remove	05/23	Apt 17G & H remove &	\$2,300.00		
			874	Apt 17A Leak inside w	05/23	Apt 17A Leak inside wal	\$775.00		
			875	Apt 5A remove and re	05/23	Apt 5A remove and repl	\$2,275.00		



# Edison Housing Authority

## Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 5/17/2023 Thru: 6/20/2023, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address	Print 1099						
		872 Apt L6&L1 sewer bloc	05/23	Apt L6&L1 sewer block	\$3,250.00		\$8,600.00		
<b>Totals For Vendor: Mitchell's Plumbing and Heating</b>								<b>\$8,600.00</b>	
NetConnect, Inc.		111 Storer Avenue Unit: Suite B2 Staten Island NY 10309			No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4915	CHK	N8273	Service engineer -inst	05/23	Service engineer -install	\$150.00		
			N8264	Adobe AOD License a	05/23	Adobe AOD License acr	\$1,425.00		
			N8285	remote & onsite maint	05/23	remote & onsite maint o	\$792.00		\$2,367.00
<b>Totals For Vendor: NetConnect, Inc.</b>								<b>\$2,367.00</b>	
New Jersey Public Housing Authority JIF		PO Box 11487 Newark NJ 07101			No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4916	CHK	NJPHA403-2023SA	2023 property,gen/auto liability	05/23	2023 property,gen/auto liability,WC,public officia	\$53,869.00		\$53,869.00
<b>Totals For Vendor: New Jersey Public Housing Authority JIF</b>								<b>\$53,869.00</b>	
Optimum		PO Box 70340 Philadelphia PA 19176-0340			No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4917	CHK	0787520796	05/22/23 to 1039-62123	05/23	for 05/22/23 to 06/21/2023	\$151.73		\$151.73
06/20/2023	4918	CHK	0787545347	phone charges 7012 062123	05/23	phone charges 05/22/23 to 6/21/23	\$141.23		\$141.23
06/20/2023	4919	CHK	07875-386464-01-1-062123	reh office internet 5/22/23 to 06/21/23	05/23	reh office internet 5/22/23 to 06/21/23	\$177.73		\$177.73
<b>Totals For Vendor: Optimum</b>								<b>\$470.69</b>	
Picture-It, Inc.		1703 Route 27 Edison NJ 08817			No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4920	CHK	13456	Bright Gold Star 27 M	05/23	Bright Gold Star 27 Med	\$121.50		
			13423	Large Walnut Gavel fo	05/23	Large Walnut Gavel for	\$97.50		\$219.00
<b>Totals For Vendor: Picture-It, Inc.</b>								<b>\$219.00</b>	
Polcari & Co.		2035 Hamburg Turnpike Unit: H Wayne NJ 07470			No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4921	CHK	14751	accounting services -	05/23	accounting services - M	\$3,285.00		\$3,285.00
<b>Totals For Vendor: Polcari &amp; Co.</b>								<b>\$3,285.00</b>	
PSE&G CO		PO Box 144444 New Brunswick NJ 08906-4444			No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4922	CHK	6691572106-5192023	Jeg gas & electric 4/20/23-5/19/23	05/23	jeg gas & electric 4/20/23-5/19/23	\$3,941.50		\$3,941.50
06/20/2023	4923	CHK	1300007818-05312023	reh Electric May 2023	05/23	reh Electric May 2023	\$2,044.42		\$2,044.42
<b>Totals For Vendor: PSE&amp;G CO</b>								<b>\$5,985.92</b>	
Rita's Italian Ice		2303 Woodbridge Ave Edison NJ 08817			No				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4924	CHK	Inv# 11	2 gallons Ice cream fo	05/23	2 gallons Ice cream for	\$71.98		\$71.98
<b>Totals For Vendor: Rita's Italian Ice</b>								<b>\$71.98</b>	

# Edison Housing Authority

## Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 5/17/2023 Thru: 6/20/2023, 3) Program: Public Housing

Check Name	SSN/TIN	Check Address	Print 1099						
Robert Half	941-64-8752	12400 Collections Center Drive Chicago IL 60693	No						
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4925	CHK	61850585	Employee hiring fees	05/23	Employee hiring fees &	\$1,618.20		
			61867956	Employee hiring fees	05/23	Employee hiring fees &	\$1,856.00		
			61912666	Employee hiring fees	05/23	Employee hiring fees &	\$2,030.00		
			61947575	Employee hiring fees	05/23	Employee hiring fees &	\$1,218.00		
			61969907,62 057521	Employee hiring fees & wage Pranav Raval-	05/23	Employee hiring fees & wage Pranav Raval	\$754.00		
			62021143	Employee hiring fees	05/23	Employee hiring fees &	\$116.00		\$7,592.20
<b>Totals For Vendor: Robert Half</b>									<b>\$7,592.20</b>
SMS Building Systems, LLC		2020 Fairfax Avenue Suite 102 Cherry Hill NJ 08003	No						
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4926	CHK	05172023	Job#1017883141	05/23	service call 1/9/23 NVR	\$475.00		\$475.00
06/20/2023	4927	CHK	203272	service call 05/03/202	05/23	service call 05/03/2023	\$475.00		\$475.00
06/20/2023	4928	CHK	203238	service call 4/6/2023 c	05/23	service call 4/6/2023 ca	\$475.00		\$475.00
06/20/2023	4929	CHK	203316	service call 06/07/202	05/23	sservice call 06/07/2023	\$475.00		\$475.00
<b>Totals For Vendor: SMS Building Systems, LLC</b>									<b>\$1,900.00</b>
Standard Waste Services		21 Edgeboro Road East Brunswick NJ 08816	No						
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4930	CHK	465846	reh trash service- Jun	05/23	reh trash service- June	\$2,808.00		
			467234	30 yard waste picked	05/23	30 yard waste picked u	\$338.70		
			467441	30 yard waste picked	05/23	30 yard waste picked u	\$336.80		\$3,483.50
<b>Totals For Vendor: Standard Waste Services</b>									<b>\$3,483.50</b>
Staples		PO Box 70242 Philadelphia PA 19176-0242	No						
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4931	CHK	8070261645	6FT USAB 2 cables	05/23	6FT USAB 2 cables	\$4.98		\$4.98
<b>Totals For Vendor: Staples</b>									<b>\$4.98</b>
Steven Galante	151-82-0716	6 Atlantic Road Somerset NJ 08873	No						
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4932	CHK	04302023	Website maintenance	05/23	Website maintenance fo	\$150.00		\$150.00
<b>Totals For Vendor: Steven Galante</b>									<b>\$150.00</b>
Steve's Appliance Doctor, Inc.		6 Eardley Road Edison NJ 08817	No						
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4933	CHK	45304	Apt 11D, Leaking wate	05/23	Apt 11D, Leaking water	\$198.20		
			44342	apt 15 A motor Block	05/23	apt 15 A motor Blockag	\$179.50		\$377.70
<b>Totals For Vendor: Steve's Appliance Doctor, Inc.</b>									<b>\$377.70</b>
Terrel Bradley	156-06-3231	1045 Grove Avenue Unit: 7A Edison NJ 08820	Yes						
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4934	CHK	52623	part time maint help c	05/23	part time maint help coll	\$120.00		
			6923	part time maint help c	05/23	part time maint help coll	\$120.00		\$240.00
<b>Totals For Vendor: Terrel Bradley</b>									<b>\$240.00</b>

# Edison Housing Authority

## Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 5/17/2023 Thru: 6/20/2023, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address	Print 1099						
text-em-all			3803 Parkwood Blvd Unit: Suite 900 Frisco TX 75034				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4935	CHK	83643	7/1/23-9/30/23 mass c	05/23	4/1/23-6/30/23 mass cal	\$357.00		\$357.00
<b>Totals For Vendor: text-em-all</b>									<b>\$357.00</b>
The Brooke Group LLC			27-0950485 209 E. Egnor Drive Absecon NJ 08205				Yes		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4936	CHK	EHA-GD04-2023	RAD Consulting - April 2023	05/23	RAD Consulting - March 2023	\$4,748.75		\$4,748.75
<b>Totals For Vendor: The Brooke Group LLC</b>									<b>\$4,748.75</b>
The Print Post			274 Chestnut Street Newark NJ 07105				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4937	CHK	29322	design and print GoIT	05/23	design & print GoIT & S	\$139.50		\$187.48
			29245	farewell-invite design	05/23	farewell-invite design	\$47.98		
<b>Totals For Vendor: The Print Post</b>									<b>\$187.48</b>
Verizon Wireless			PO Box 408 Newark NJ 07101-0408				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4938	CHK	9936029528	cell phone service Ma	05/23	cell phone service May	\$501.39		\$501.39
<b>Totals For Vendor: Verizon Wireless</b>									<b>\$501.39</b>
Zena Sutton			944 West 5th St Plainfield NJ 07063				No		
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Description</i>	<i>Amount</i>	<i>Void</i>	<i>Doc Total</i>
06/20/2023	4939	CHK	05312023	reimb for for Jocelyn r	05/23	reimb for for Jocelyn reti	\$86.10		\$86.10
<b>Totals For Vendor: Zena Sutton</b>									<b>\$86.10</b>
<b>Grand Totals:</b>			<b>Total Payments:</b>				<b>44</b>		<b>\$118,561.74</b>



# RESOLUTION # 1-6-2023

## VOUCHERS FOR PAYMENT OF INVOICES

**WHEREAS**, the Commissioners of the Edison Housing Authority approve vouchers for payment of invoices in the amount of \$118,561.74 for the month of June.

**NOW, THEREFORE, Be It Resolved** by the Board of Commissioners of the Edison Housing Authority that Resolution 1-6-2023 shall be approved.

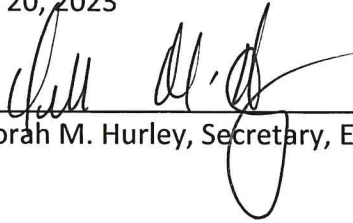
**MOVED:** Commissioner Sonali Patel

**SECONDED:** Commissioner Toni Johnson

<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, Ed.D.				X

PASSED AND ADOPTED THE 20 day of June, 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 June 20, 2023

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

## RESOLUTION # 2-6-2023

### RESOLUTION AUTHORIZING THE USE OF CAPITAL FUNDS TO PAY MITCHELL'S PLUMBING AND HEATING FOR PLUMBING AND SEWAGE REPAIRS MADE AT JULIUS ENGEL GARDENS AND ROBERT E. HOLMES GARDENS

**WHEREAS**, the Edison Housing Authority desires to secure funds from the Capital Fund to pay Mitchell's Plumbing and Heating plumbing and sewer expenses incurred in the months of April, 2023 through May, 2023, and

**WHEREAS**, the Authority' sewage systems and plumbing pipes at Robert E. Holmes Gardens and Julius Engel Gardens are in need of upgrades and continued maintenance; and

**WHEREAS**, the executive director has executed a rfp to select Mitchell's Plumbing and Heating through the procurement process to provide plumbing and heating repairs at both Julius Engel Gardens and Robert E. Holmes Gardens; and

**WHEREAS**, the housing authority's fee accountant has determined that sufficient funding is available in the Capital Fund Project to support the plumbing expenses occurred at Robert E. Holmes and Julius Engel Gardens properties.

And

**WHEREAS**, expenditure from the Capital Fund shall total \$8,600.00.

**NOW THEREFORE, BE IT RESOVLED** by the Board of Commissioners that the executive director is authorized to use capital funds to pay Mitchell's Plumbing and Heating in the sum of \$8,600.

**MOVED:** Commissioner Deborah Andrews

**SECONDED:** Commissioner Toni Johnson

<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			



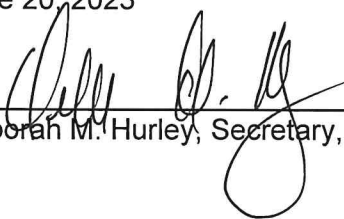
**RESOLUTION # 2-6-2023**

Commissioner Lennox Small, Ed.D.

X

PASSED AND ADOPTED THE 20 day of June, 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  
June 20, 2023

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

## RESOLUTION # 3-6-2023

### RESOLUTION AUTHORIZING THE BOARD OF COMMISSIONERS OF THE EDISON HOUSING AUTHORITY TO ENTER CLOSED SESSION TO INTERVIEW SELECT DEVELOPERS WHO RESPONDED TO THE CO-DEVELOPER RFP FOR THE RAD CONVERSION AT ROBERT E. HOLMES GARDENS

**WHEREAS**, The U.S. Department of Housing and Urban Development (H.U.D.) has approved the Edison Housing Authority's Rental Assistance Demonstration ("RAD") application for Robert Holmes Gardens; and

**WHEREAS**, The Edison Housing Authority issued a Request for Proposals from developers to be selected as a Co-Developer that will be responsible for the redevelopment of the Robert E. Holmes Gardens property; and

**WHEREAS**, the RAD consultants have recommended the board, executive director, and RAD consultants participate in the interviewing process that will determine which developer shall be selected for the redevelopment project;

And

**NOW THEREFORE, BE IT RESOVLED** by the Board of Commissioners that the board enter closed session to interview selected developers that have been invited by the RAD consultants to be interviewed.

**MOVED:** Commissioner Sonali Patel

**SECONDED:** Commissioner Toni Johnson

<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, Ed.D.				X

PASSED AND ADOPTED THE 20 day of June, 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  
June 20, 2023

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

HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON  
PRELIMINARY FINANCIAL SUMMARY NOTES  
May 31, 2023

Low Rent Public Housing and COCC Programs

EHA's LRP/COCC fiscal YTD net operating profit through May 31, 2023 (11 months of the fiscal year) is \$17,954.

Operating Revenues – YTD operating revenues are \$1,741,368, or \$97,482 (6.0%) better than budget.

- o Tenant rental revenue is \$756,950 or \$52,950 (7.5%) better than budget. The Authority must make every effort to collect rents as the tenant accounts receivable balance is above \$185,000. The Authority would be in a stronger cash position if these rents were collected. The Authority's YTD occupancy rate is 94%.
- o Operating subsidies are \$845,409, or \$22,794 (2.8%) above budget.
- o CDBG grant revenue is \$25,394, or \$11,644 (84.7%) 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.
- o Other revenue is \$113,615 or \$10,453 (10.1 %) above budget. Other revenue includes management fees from the HCV program, interest and other miscellaneous revenues.

Operating Expenses – YTD operating expenses are \$1,723,414, or \$96,844 (6.0%) higher than budget.

- o Salaries and benefits are \$714,567, or \$27,764 (4.0%) higher than budget. The unfavorable budget variance is primarily due to retroactive salary increases that were given earlier in the fiscal year.
- o Utilities expenses are \$420,986, or \$72,653 (20.9%) higher than budget. As expected, EHA utility expenses have begun to slightly decrease during the spring.
- o Maintenance materials/contracts expenses are \$235,374 or \$33,707 (16.7%) higher than budget, primarily due to excessive plumbing and heating repairs throughout the fiscal year.
- o Protective services contract expenses are \$0, or \$45,833 (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.
- o RAD Consulting Fees are \$55,583, or \$18,916 (51.6%) above budget.
- o Other operating expenses are \$296,904, or \$10,363 (3.4%) better than budget. These expenses include legal, staff training/travel, accounting, telephone, miscellaneous office expenses, tenant services expenses, PILOT, etc.

Housing Choice Voucher Program

EHA's Housing Choice Voucher program's fiscal YTD net operating profit at May 31, 2023 is \$21,147. The Authority's HAP expenses are covered by funding received from HUD. The administrative funding received by the Authority is \$21,147 more than the YTD actual expenses incurred. Portability receipts remain an open item and the housing authority staff will continue to record them in the next few weeks. They made a lot of progress but there is still a substantial amount of receipts to be recorded.

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 \$3,096,121. The Continuum of Care program did not draw-down any funds in May.

CFP Grant Summary

The Authority has approximately \$600,000 of capital funds available for upcoming capital improvement projects. The CFP 2023 award total is expected to be approximately \$355,000 after removing the bond debt obligation. We will work with the authority to submit a 5 year CFP plan and get the funds available in eLoccs. In addition, we will draw-down approximately \$8,600 of CFP to pay for Mitchel plumbing and heating improvements this month.

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

<b>MAY 31, 2023 FISCAL YTD OPERATING SUMMARY PUBLIC HOUSING AND COCC</b>				
	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>% Var</u>
<b>OPERATING REVENUE</b>				
Tenant Rental Revenue	\$ 756,950	\$ 704,000	\$ 52,950	7.5%
Operating Subsidy	845,409	822,615	22,794	2.8%
CDBG Grant Revenue	25,394	13,750	11,644	84.7%
Other Revenue	113,615	103,162	10,453	10.1%
Year-to-Date Operating Revenue	<u>1,741,368</u>	<u>1,643,527</u>	<u>97,842</u>	<u>6.0%</u>
<b>OPERATING EXPENSES</b>				
Salaries & Benefits	714,567	686,803	(27,764)	-4.0%
Utilities Expense	420,986	348,333	(72,653)	-20.9%
Maintenance Materials & Contract Costs	235,374	201,667	(33,707)	-16.7%
Protective Services Contract	-	45,833	45,833	100.0%
RAD Consulting Fees	55,583	36,667	(18,916)	-51.6%
Other Operating Expenses	296,904	307,267	10,363	3.4%
Year-to-Date Operating Expenses	<u>1,723,414</u>	<u>1,626,570</u>	<u>(96,844)</u>	<u>-6.0%</u>
Net Operating Surplus / (Deficit)	<u>\$ 17,954</u>	<u>\$ 16,957</u>	<u>\$ 997</u>	<u>5.9%</u>

<b>MAY 31, 2023 FISCAL YTD OPERATING SUMMARY HCV PROGRAM</b>			
	<u>Admin</u>	<u>HAP Subsidy</u>	<u>Total Program</u>
Operating Revenue	\$ 366,498	\$ 3,075,409	\$ 3,441,907
<b>Operating Expenses:</b>			
Salaries & Benefits	(137,237)	-	(137,237)
Other Admin. Expense	(208,114)	-	(208,114)
Housing Assistance Payments	-	(3,075,409)	(3,075,409)
Net Operating Surplus / (Deficit)	<u>\$ 21,147</u>	<u>\$ -</u>	<u>\$ 21,147</u>

<b>UNRESTRICTED CASH &amp; INVESTMENTS</b>			
	<u>May</u>	<u>April</u>	<u>Variance</u>
Public Housing & Business Activities	\$ 1,808,477	\$ 1,716,879	\$ 91,598
Housing Choice Voucher / Cont. of Care	643,255	641,903	1,352
Housing Authority Total	<u>2,451,732</u>	<u>2,358,782</u>	<u>92,950</u>
Component Unit EHA	644,389	639,633	4,756
Unrestricted Cash & Investments	<u>\$ 3,096,121</u>	<u>\$ 2,998,415</u>	<u>\$ 97,706</u>

<b>GRANT SUMMARY</b>					
	<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	\$ 348,280
Total Funds Obligated	218,108	185,854	200,664	121,322	-
Total Funds Expended	212,452	185,854	200,664	121,322	-
Unobligated Funds	-	48,386	53,304	146,207	348,280
Unexpended Funds	5,656	48,386	53,304	146,207	348,280