

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

Tuesday, December 17, 2024

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, 2023 and a copy of the notice was published in the Home News Tribune on January 7, 2024. 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
November 26, 2024, Regular Meeting Minutes

6. Resolutions:

1-12-2024 Resolution to approve vouchers for payment of invoices in the amount of \$87,269.62 for the month of December 2024.

2-12-2024 Resolution to Approve Edison Housing Authority Board meeting dates, time, and location for Calendar Year, 2025

3-12-2024 Resolution to award a contract for TRIAD Consulting for Services to help secure funding for the Edison Housing Authority Robert E. Holmes Gardens and Julius Engel Gardens.

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

Tuesday, December 17, 2024

6:00 pm

4-12-2024 Resolution to award a contract for Audit Services for Edison Housing Authority Robert E. Holmes and Julius Engel Gardens

5-12-2024 Resolution to award a contract for Plumbing Repair and Services at Robert E. Holmes and Julius Engel Gardens properties.

6-12-2024 Resolution to award a contract for Accounting Services for Edison Housing Authority Robert E. Holmes and Julius Engel Gardens.

- 7. Old Business: a.) RAD
 b.) Highland Park
- 8. New Business: a.) Executive Director Report
- 8. Public Portion:
- 9. Adjournment

EDISON HOUSING AUTHORITY
REGULAR BOARD MEETING

Robert E. Holmes

Tuesday, November 26, 2024

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, 2023 and a copy of the notice was published in the Home News Tribune on January 7, 2024. 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, Commissioner Lennox Small, Ed.D., Commissioner Toni Johnson, Commissioner Sonali Patel, Commissioner Deborah Andrews, Commissioner Brent Scott, Deborah Hurley, Executive Director, Terrence Corrison, Esq.,

Absent

Commissioner William Thomas

Approval of minutes October 15, 2024

Motion: Commissioner Lennox H. Small, Ed.D.

Second: Commissioner Toni Johnson

Discussion: 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 Lennox H. Small, Ed.D.	X			
Commissioner Deborah Andrews			X	
Commissioner Toni Johnson	X			
Commissioner Sonali Patel	X			
Commissioner Brent Scott	X			
Commissioner William Thomas			X	

Resolution 1-11-2024 Resolution to approve vouchers for payment of invoices in the amount of \$108,259.94 for the month of November 2024.

Motion: Commissioner Sonali Patel

Second: Commissioner Brent Scott

Discussion: Upon reviewing the bill list, you will notice multiple entries associated with Mitchell Plumbing. Currently, an active Request for Proposals (RFP) for plumbing services is underway. Additionally, included in this board packet is a resolution seeking approval for the allocation of capital funds specifically designated for Mitchell Plumbing. No further discussion regarding the bill list took place during this session.

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick	X			
Vice Chairman Lennox H. Small, Ed.D.	X			
Commissioner Deborah Andrews			X	
Commissioner Toni Johnson	X			
Commissioner Sonali Patel	X			
Commissioner Brent Scott	X			
Commissioner William Thomas			X	

Resolution 2-11-2024 Resolution authorizing the use of Capital Funds to Pay Mitchell's Plumbing and Heating for for their services at JEG and REH in the amount of \$15,560.00.

Motion: Commissioner Toni Johnson

Second: Commissioner Lennox H. Small

Discussion: The Edison Housing Authority (EHA) continues to face recurring issues with its plumbing infrastructure, particularly with aging and deteriorating pipes. These challenges have required ongoing attention and swift response to prevent disruptions to residents' daily lives. On average, EHA has incurred expenditures of approximately \$50,000 annually to address these persistent plumbing issues. This figure reflects the cumulative costs experienced in October and November for both routine maintenance and unexpected emergencies that demand immediate action to mitigate damage and restore functionality.

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick	X			
Vice Chairman Lennox H. Small, Ed.D.	X			
Commissioner Deborah Andrews			X	
Commissioner Toni Johnson	X			
Commissioner Sonali Patel	X			
Commissioner Brent Scott	X			
Commissioner William Thomas			X	

Resolution 3-11-2024 Resolution appointing Executive Director, Deborah Hurley as Fund Commissioner for the New Jersey Public Housing Joint Insurance Fund.

Motion: Commissioner Brent Scott

Second: Commissioner Barry Telesnick

Discussion: Chairman Barry Telesnick requested Executive Director Deborah Hurley to provide an overview of EHA's insurance coverage. Executive Director Hurley explained that EHA's insurance is provided through the Joint Insurance Fund (JIF), which offers comprehensive coverage tailored to the organization's needs. Previously, EHA entered annual contracts with JIF, but last year, the Authority opted for a multi-year agreement to streamline the process and ensure continuity. She also highlighted that JIF requires a commissioner or the Executive Director to participate in their meetings. Counsel Terrance Corrison, Esq. further elaborated on the benefits of working with JIF, noting that as a nonprofit organization, they provide cost-effective solutions, keeping pricing reasonable.

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick	X			
Vice Chairman Lennox H. Small, Ed.D.	X			
Commissioner Deborah Andrews			X	
Commissioner Toni Johnson	X			
Commissioner Sonali Patel	X			
Commissioner Brent Scott	X			
Commissioner William Thomas			X	

Resolution 4-11-2024 Resolution Adopting the Capital Fund Program One-Year Action Plan.

Motion: Commissioner Toni Johnson

Second: Commissioner Sonali Patel

Discussion: Each year, housing authorities receive Capital Fund allocations from HUD to support property improvements and infrastructure upgrades. This year, the Edison Housing Authority was awarded \$400,000, which will be allocated between Robert E. Holmes Gardens (REH) and Julius Engel Gardens (JEG). The funding has been structured as part of a five-year plan to address various needs within these properties. For the current year, a portion of the funds has been designated for the purchase of a new truck, ongoing maintenance and operational efficiencies. A detailed plan outlining this allocation was submitted to HUD and received their approval.

As EHA progresses through the Rental Assistance Demonstration (RAD) conversion process, there is optimism that the remaining Capital Fund resources can be leveraged to support RAD-related improvements.

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick	X			
Vice Chairman Lennox H. Small, Ed.D.	X			
Commissioner Deborah Andrews			X	
Commissioner Toni Johnson	X			
Commissioner Sonali Patel	X			
Commissioner Brent Scott	X			
Commissioner William Thomas			X	

Old Business:

a.) Highland Park Housing Authority Update:

- The tenants enjoyed a wonderful Thanksgiving dinner, complemented by a turkey and chicken giveaway, creating a festive and joyous atmosphere.
- Currently, we are amid tax credit preparations and recertifications.
- Additionally, HUD recently conducted an audit, which, while largely positive, did identify some findings that required our response and corrective action within 30 days.
- To enhance financial oversight and compliance, we are focusing on ensuring that Financial Summaries are completed and submitted monthly moving forward.

New Business:

a.) Executive Director Report

▪ **RAD Progress**

The consultants, developer and architect continue to meet bi-weekly to discuss updates. The Township is expected to approve funds. Meanwhile, we just were awarded a \$1.2 million grant from the Federal Home Loan Bank of New York, which will significantly close the funding gap for the RAD conversion.

▪ **RFP for Services**

Requests for Proposals (RFPs) for plumbing services, accountants, and auditors have been published. We have already received responses.

▪ **c) TRIAD Proposal:**

We received a security grant from HUD for \$250,000.00 and intend to engage TRIAD firm which is frequently used by the Township to roll out HUD awarded initiatives. TRIAD previously assisted with the successful rollout of the basketball and tennis courts, and we aim to leverage their expertise again. This partnership will assist us in bid preparation and assist in the selection of a business that will provide installation and provide upgrades to cameras, fobs for doors, and other systems, ensuring connectivity with the police department.

- **Truck Purchase**
We will begin to initiate a search in purchasing a pick-up truck with a plow to support ongoing operational needs.
- **Christmas Dinner**
This year’s Christmas dinner will be held at LouCas in a larger room to celebrate our many accomplishments. It will also provide an opportunity to engage with our partners and express gratitude for their support.
- **Family Self-Sufficiency (FSS) Program**
Our staff has completed the necessary training and is prepared to launch the FSS program. To date, 20 participants have signed up, many of whom were engaged during our Housing Resource Fair and the Thanksgiving Turkey and Chicken Giveaway.
- **Housing Resource Fair**
The recent Housing Resource Fair was well attended, featuring presentations from multiple organizations, including NACA. NACA’s program, which enables individuals to purchase homes using Section 8 vouchers, generated significant interest and aligns with our mission to promote housing opportunities.

Public Session opens at 6:41 pm

Motion: Commissioner Toni Johnson

Second: Commissioner Sonali Patel

Discussion: There was no discussion.

Public Session closed at 6:41 pm

Motion: Commissioner Deborah Andrews

Second: Commissioner Brent Scott

Discussion: 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 Lennox H. Small, Ed.D.	X			
Commissioner Deborah Andrews	X			
Commissioner Toni Johnson	X			
Commissioner Sonali Patel	X			
Commissioner Brent Scott	X			
Commissioner William Thomas			X	

Motion to adjourn: Commissioner Lennox H. Small, Ed.D.

Second: Commissioner Toni Johnson

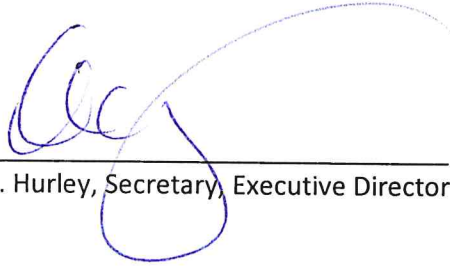
Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Chairman Barry Telesnick	X			

Vice Chairman Lennox H. Small, Ed.D. X
Commissioner Deborah Andrews X
Commissioner Toni Johnson X
Commissioner Sonali Patel x
Commissioner Brent Scott X
Commissioner William Thomas

X

Adjournment: 6:42 pm



Deborah M. Hurley, Secretary, Executive Director

Edison Housing Authority Vendor Payment History Report

Check Name		SSN / TIN	Check Address			
AB Universal Messaging		56-0551700	PO Box 195 Spring Lake NJ 07762			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/06/2024	6206	CHK	738011302024	answering service and Patch charges - Dec 24 holidays	\$121.44	\$121.44
Totals For Vendor: AB Universal Messaging					\$121.44	
Aflac			1932 Wynnton Road Columbus GA 31999-0797			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/06/2024	6207	CHK	284960	insurance premium - November 24	\$396.75	\$396.75
Totals For Vendor: Aflac					\$396.75	
April Mobley			7 Catherine St Carteret NJ 07008			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/12/2024	6223	CHK	113024	Mileage for Food Pantry 120 miles for Nov 24	\$80.04	\$80.04
Totals For Vendor: April Mobley					\$80.04	
Breslin and Breslin, P.A.			41 Main Street Hackensack NJ 07601-7087			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/12/2024	6224	CHK	113024	legal services for November 2024	\$2,580.00	\$2,580.00
Totals For Vendor: Breslin and Breslin, P.A.					\$2,580.00	
Cafe Gallo		26-0510000	1153 Inman Ave Edison NJ 08820			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/12/2024	6225	CHK	121224	6 large Pizza & Chips -STEM	\$92.00	\$92.00
Totals For Vendor: Cafe Gallo					\$92.00	
De Lage Landen Financial			PO Box 41602 Philadelphia PA 19101-1602			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/06/2024	6208	CHK	83247954	REH copier lease 11/15/2024 -12/14/2024	\$366.37	\$366.37
Totals For Vendor: De Lage Landen Financial Services, Inc.					\$366.37	
Denise Blake			614 Cranbury Road Unit 732 East Brunswick NJ 08816			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/12/2024	6226	CHK	121224	Executive housing management training at Rutgers-Denise Blake	\$205.00	\$205.00
Totals For Vendor: Denise Blake					\$205.00	
D'Onofrio & Son			47 Van Ness Terrace Maplewood NJ 07040			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/12/2024	6227	CHK	34352	REH & JEG lawn maint.- November 2024 (5 of 6)	\$5,208.33	\$5,208.33
Totals For Vendor: D'Onofrio & Son Landscaping					\$5,208.33	
E&G Exterminators, Inc		22-0001500	122 North Broadway South Amboy NJ 08879			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/12/2024	6228	CHK	652769	REH & JEG monthly CEMIT treatment-November 2024	\$645.00	\$645.00
Totals For Vendor: E&G Exterminators, Inc					\$645.00	
Elizabethtown Gas			PO Box 6031 Bellmawr NJ 08099			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total

12/06/2024	6209	CHK	3922309254-111824	REH gas 10/18/24-11/18/24 -15 beaver Ave.	\$721.67	\$721.67
12/06/2024	6210	CHK	0577138900-111824	JEG gas 10/18/24-11/18/24 - 5 Weston Forbes CT	\$10.50	\$10.50
12/06/2024	6211	CHK	4458334671-111824	REH gas 10/18/24-11/18/24 -14 Cleveland place	\$361.24	\$361.24

Totals For Vendor: Elizabethtown Gas \$1,093.41

Gannett New York-New Jersey LocaliQ PO Box 631202 Cincinnati OH 45263-1202

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/12/2024	6229	CHK	0006792509	Publication for Housing waitlist, Board meeting schedule 2025, plumbing auditor, accountant RFP	\$459.63	\$459.63

Totals For Vendor: Gannett New York-New Jersey LocaliQ \$459.63

Gurney Electric LLC 93 Spruce Street Port Reading NJ 07064

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/12/2024	6230	CHK	17440	RAH -BLdg 12 A & B - Outdoor Lighting replaced	\$487.50	\$487.50

Totals For Vendor: Gurney Electric LLC \$487.50

Home Depot Credit Dept 32 - 2531888992,PO Box 70293 Philadelphia PA 19176-0293

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/12/2024	6231	CHK	5314331	REH- Maint Material	\$414.01	
			7013436	REH maint materials	\$841.90	
			8021491	REH- JEG maint material	\$567.32	
			5013620	Jeg maint material	\$134.74	\$1,957.97

Totals For Vendor: Home Depot Credit Services \$1,957.97

InterGlobe 4295 Arthur Kill Road Staten Island NY 10309

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/12/2024	6232	CHK	55092	REH telephone service - December 2024	\$983.01	\$983.01

Totals For Vendor: InterGlobe Communications, Inc. \$983.01

Interstate Waste Services 22- PO Box 554744 Detroit MI 48255

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/12/2024	6233	CHK	0010191870	REH trash service-December 2024 Account I#766660	\$2,000.00	
			0010155939	REH trash remove 30YD roll off-Tire Disposal Charge Account I#766660 on 08/27/24	\$1,554.30	\$3,554.30

Totals For Vendor: Interstate Waste Services of New Jersey \$3,554.30

Janine Stevenson 7 East Howard Street Clayton NJ 08312

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/04/2024	6205	CHK	103124	Refund of Security deposit-escrow account-Moveout on October 31,2024	\$221.10	\$221.10

Totals For Vendor: Janine Stevenson \$221.10

Management Computer PO BOX 523 Sparta WI 54656-0523

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/12/2024	6234	CHK	121224	PHA-web annual support fee, tenant portal fee & Applicant portal Fee 1/1/25-12/31/25	\$11,187.00	\$11,187.00

Totals For Vendor: Management Computer Services, Inc. \$11,187.00

Manar Construction 3 Selmar Terrace East Hanover NJ 07936

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/12/2024	6235	CHK	121	REH- Apt 6B Kitchen floor renovation	\$4,750.00	\$4,750.00

Totals For Vendor: Manar Construction **\$4,750.00**

McLaughlin Stauffer & Shaklee, PC 4814 Outlook Drive Unit: Suite 112 Wall Township NJ 07753

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/12/2024	6236	CHK	11-21306	legal services(labor matters)-November 2024	\$135.00	\$135.00

Totals For Vendor: McLaughlin Stauffer & Shaklee, PC **\$135.00**

Miaili Wilson 136-11-0100 17D Beaver Avenue Edison NJ 08820

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/06/2024	6212	CHK	112524	Food pantry help -part time \$10 11/18/2024 to 11/25/2024	\$105.37	\$105.37
12/12/2024	6237	CHK	120524STEM	Part time work 2.783 hrs. @\$10 on 12/5/24 STEM	\$27.83	\$27.83
12/12/2024	6238	CHK	120624	Food pantry help -part time \$10 11/26/2024 to 12/06/2024	\$145.51	\$145.51

Totals For Vendor: Miaili Wilson **\$278.71**

Middlesex Water PO Box 826538 Philadelphia PA 19182-6538

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/06/2024	6213	CHK	5535300000 111524	Water bill for JEG for 10/13/24-11/15/24	\$6,234.82	\$6,234.82

Totals For Vendor: Middlesex Water Company **\$6,234.82**

Mitchell's Plumbing and Heating, LLC 85-0017016 247 Speedwell Ave Morristown NJ 07960

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/12/2024	6239	CHK	1053	REH-12G & H Heating Pipe burst-repaired	\$1,200.00	
			1058	JEG- K8 remove and replace shower Diverter	\$1,860.00	
			1052	REH-Bld. 6 A&B Main heating pipe busted, repaired	\$3,300.00	
			1055	JEG-Bld. B Sewer blockage removal	\$850.00	
			1056	JEG-Bld A Emergency Sewer blockage removal	\$850.00	
			1059	JEG-Bld G Emergency Sewer blockage removal	\$750.00	\$8,810.00

Totals For Vendor: Mitchell's Plumbing and Heating,LLC **\$8,810.00**

NetConnect, Inc. 111 Storer Avenue Unit: Suite B2 Staten Island NY 10309

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/12/2024	6240	CHK	N9641	remote & onsite maint. of networks-December 2024	\$1,176.58	\$1,176.58

Totals For Vendor: NetConnect, Inc. **\$1,176.58**

New Jersey American Box 371331 Pittsburgh PA 15250-7331

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/12/2024	6241	CHK	1018- 21002190279 5 14000	12 Wintergreen Ave WE Edison NJ-10/26/24-11/26/24	\$257.99	\$257.99
12/12/2024	6242	CHK	10182100219 02436 112624	8 Weston Forbes CT E Edison -10/26/24-11/26/24	\$206.32	\$206.32
12/12/2024	6243	CHK	1018 21002160495 4 112624	14 rev Samuel carpenter water 10/26/24-11/26/24	\$123.64	\$123.64
12/12/2024	6244	CHK	1018- 21002184069 9 112624	6 WESTON FORBES CT D-10/26/24-11/26/24	\$206.32	\$206.32

12/12/2024	6245	CHK	10182100218 38511 112624	4 WESTON FORBES CT C-10/26/24-11/26/24	\$299.33	\$299.33
12/12/2024	6246	CHK	1018 21002190173 0 112624	7 Weston Forbes CT. D Edison- 10/26/24-11/26/24	\$878.13	\$878.13
12/12/2024	6247	CHK	1018- 21002183711 2 112624	3 WESTON FORBES CT D EDISON-10/26/24- 11/26/24	\$164.98	\$164.98
12/12/2024	6248	CHK	1018- 21002183781 5 112624	2 WESTON FORBES CT C EDISON-10/26/24- 11/26/24	\$330.35	\$330.35
12/12/2024	6249	CHK	1018- 21002160560 5-112624	17 Beaver street A-REH water-10/26/24-11/26/24	\$3,002.97	\$3,002.97
12/12/2024	6250	CHK	1018- 21002183632 4-112624	9 LYLE PL H EDISON WATER BILL-10/26/24- 11/26/24	\$439.77	\$439.77
12/12/2024	6251	CHK	1018 21001896733 8 112624	1 wintergreen Ave. WB edison-10/26/24-11/26/24	\$340.68	\$340.68
12/12/2024	6252	CHK	1018- 21002165669 6 112624	15 LYLE PLACE H EDISON-10/26/24-11/26/24	\$1,535.33	\$1,535.33
12/12/2024	6253	CHK	10182100216 57798-112624	11 LYLE PL A -10/26/24-11/26/24	\$295.08	\$295.08
12/12/2024	6254	CHK	1018- 21002190134 1 112624	8 Weston Forbes CT C Edison -10/26/24-11/26/24	\$278.67	\$278.67
12/12/2024	6255	CHK	1018- 21002183938 5 112624	5 WESTON FORBES CT B -10/26/24-11/26/24	\$2,323.32	\$2,323.32
Totals For Vendor: New Jersey American Water						\$10,682.88

Nexacomm LLC		1869 E Seltice Way # 521 Post Falls ID 83854				
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Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/06/2024	6214	CHK	0005184	JEG telephone service - November 2024	\$90.54	\$90.54
12/12/2024	6256	CHK	0005253	JEG telephone service - December 2024	\$90.46	\$90.46

Totals For Vendor: Nexacomm LLC						\$181.00
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Optimum		PO Box 70340 Philadelphia PA 19176-0340				
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Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/06/2024	6215	CHK	07875-207961- 03-9-122124	JEG Internet 11/22/24-12/21/24	\$160.94	\$160.94
12/06/2024	6216	CHK	07875-453477- 01-2 -122124	maintenance internet service 11/22/24-12/21/24 Weston Forbes APT C Basement	\$166.94	\$166.94
12/06/2024	6217	CHK	07875-386464- 01-1-122124	REH office internet 11/22/24-12/21/24	\$190.94	\$190.94

Totals For Vendor: Optimum						\$518.82
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Picture-It, Inc.		1703 Route 27 Edison NJ 08817				
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Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/06/2024	6218	CHK	15601	Glass Appreciation award for HUD & Joan Battagliotti Edison Township on 09/5/2024	\$176.72	\$176.72

Totals For Vendor: Picture-It, Inc.						\$176.72
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Polcari & Co.		2035 Hamburg Turnpike Unit: H Wayne NJ 07470				
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Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/12/2024	6257	CHK	15957	accounting services -November 2024	\$3,300.00	\$3,300.00
Totals For Vendor: Polcari & Co.						\$3,300.00
SE&G CO PO Box 144444 New Brunswick NJ 08906-4444						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/06/2024	6219	CHK	6691572106-112124	JEG gas & electric 10/17/24 to 11/16/24	\$5,849.97	\$5,849.97
12/06/2024	6220	CHK	7753579304-112124	Vacant Apt 4C -REH electric 10/22/24 to 11/19/24	\$6.00	\$6.00
12/06/2024	6221	CHK	1300007818-112124	REH Electric 10/21/24 to 11/19/24	\$2,526.43	\$2,526.43
12/06/2024	6222	CHK	7716007807-111924	Vacant Apt 15C -REH electric 10/22/24 to 11/19/24	\$15.03	\$15.03
Totals For Vendor: PSE&G CO						\$8,397.43
Quadient Finance USA, PO Box 6813 Carol Stream IL 60197-6813						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/12/2024	6258	CHK	79000440810-31555-113024	postage refill -November 2024	\$546.42	\$546.42
Totals For Vendor: Quadient Finance USA, Inc.						\$546.42
Rutgers University Ctr. for Govt Serv, 3 Rutgers Plaza, 3rd Fl New Brunswick NJ 08901						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/12/2024	6259	CHK	82044	Reg fee for Sarayu Sameera -Ethics training	\$205.00	
			82046	Reg fee for April Mobley -Ethics training	\$205.00	\$410.00
Totals For Vendor: Rutgers University						\$410.00
See-More TV & Appliance 551 Middlesex Avenue Metuchen NJ 08840						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/12/2024	6260	CHK	1315672	REH-apt 10C gas range Replaced	\$675.00	\$675.00
Totals For Vendor: See-More TV & Appliance						\$675.00
SMS Building Systems, 2020 Fairfax Avenue Suite 202 Cherry Hill NJ 08003						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/12/2024	6261	CHK	203982	REH-Bldg.12 New camera labor and materials on 10/21/24	\$975.00	\$975.00
12/12/2024	6262	CHK	203983	Installed new outdoor cable & POE Extender from Bldg 12 to bldg 8 and to EAH office IT Closet	\$1,519.18	\$1,519.18
Totals For Vendor: SMS Building Systems, LLC						\$2,494.18
Staples PO Box 70242 Philadelphia PA 19176-0242						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/12/2024	6263	CHK	7002946486	office supplies-envelopes,catalog env,heavy weight paperboard	\$310.00	\$310.00
Totals For Vendor: Staples						\$310.00
Steven Galante 151-82-0740 6 Atlantic Road Somerset NJ 08873						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/12/2024	6264	CHK	91024	Website maintenance for EHA Sep & Oct 2024	\$300.00	\$300.00
Totals For Vendor: Steven Galante						\$300.00
Steve's Appliance Doctor, 6 Eardley Road Edison NJ 08817						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total

12/12/2024	6265	CHK	46282	REH apt 2A Bake Ignition kit Installed	\$230.50	
			43458	JEG apt J3 Lite socket on Refrigerator replaced	\$149.50	\$380.00
Totals For Vendor: Steve's Appliance Doctor, Inc.						\$380.00
text-em-all		3803 Parkwood Blvd Unit: Suite 900 Frisco TX 75034				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
12/12/2024	6266	CHK	102405	01/1/25-03/31/25 mass calling & texting service	\$417.00	\$417.00
Totals For Vendor: text-em-all						\$417.00
The Brooke Group LLC		27- 209 E. Egnor Drive Absecon NJ 08205				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
12/12/2024	6267	CHK	EHA-GD10-2024	RAD Consulting - October 2024	\$3,225.00	\$3,225.00
Totals For Vendor: The Brooke Group LLC						\$3,225.00
The Print Post		274 Chestnut Street Newark NJ 07105				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
12/12/2024	6268	CHK	11413	creative design and printing 500 News Letter-Winter	\$840.00	\$840.00
Totals For Vendor: The Print Post						\$840.00
Toni Johnson		C6 Willard Dunham Drive Edison NJ 08837				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
11/26/2024	6204	CHK	112624	hotel accommodation for NJNAHRO conference @ Tropicana AC 11/19/24-11/21//2024	\$328.66	\$328.66
Totals For Vendor: Toni Johnson						\$328.66
Verizon Wireless		PO Box 408 Newark NJ 07101-0408				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
12/12/2024	6269	CHK	9979899897	cell phone service 10/29/2024- 11/28/2024	\$359.87	\$359.87
Totals For Vendor: Verizon Wireless						\$359.87
Woodbridge Housing		800B Bunns Lane Woodbridge NJ 07095				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
12/12/2024	6270	CHK	11012024	Administrative fee for Social worker at HPHA- November 2024	\$2,083.33	\$2,083.33
Totals For Vendor: Woodbridge Housing Authority						\$2,083.33
Work 'N Gear, LLC		PO Box 843517 Boston MA 02284-3517				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
12/12/2024	6271	CHK	HA200707	uniforms - Marc Webb	\$594.60	
			HA200708	Embroidery charges on Uniforms-Marc	\$24.75	\$619.35
Totals For Vendor: Work 'N Gear, LLC						\$619.35
Grand Totals:				Total Payments:	43	\$87,269.62

RESOLUTION # 1-12-2024

VOUCHERS FOR PAYMENT OF INVOICES

WHEREAS, the Commissioners of the Edison Housing Authority approve vouchers for payment of invoices in the amount of \$87,269.62 for the month of December.

NOW, THEREFORE, Be It Resolved by the Board of Commissioners of the Edison Housing Authority that Resolution 1-12-2024 shall be approved.

MOVED: Commissioner Scott

SECONDED: Commissioner Johnson

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Barry Telesnick	X			
Vice Chairman Lennox Small, Ed.D.	X			
Commissioner Deborah Andrews				X
Commissioner Toni Johnson	X			
Commissioner Sonali Patel				X
Commissioner Brent Scott	X			
Commissioner William Thomas				X

PASSED AND ADOPTED THE 17 day of December, 2024

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 December 17, 2024



Deborah M. Hurley, Secretary, Executive Director



(Main Office)

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

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

Deborah M. Hurley, C-PHM
 Executive Director

To: Board of Commissioners, Edison Housing Authority
 From: Deborah M. Hurley, Executive Director
 Date: December 17, 2024
 Re: Board Meeting Schedule – 2025

The 2025 Board Schedule for the Edison Housing Authority is listed below. Board meetings are held at 6:00 pm, every third Tuesday of the month at alternating locations in the community room.

DATE	LOCATION
January, Tuesday, 21, 2025	Robert E. Holmes Gardens (community room)
February, Tuesday, 18, 2025	Julius Engel Gardens (community room)
March, Tuesday, 18, 2025	Robert E. Holmes Gardens (community room)
April, Tuesday, 15, 2025	Julius Engel Gardens (community room)
May, Tuesday, 20, 2025	Robert E. Holmes Gardens (community room)
June, Tuesday, 17, 2025	Julius Engel Gardens (community room)
July, Tuesday, 15, 2025	Robert E. Holmes Gardens (community room)
August, 2025	No Meeting
September, Tuesday, 16, 2025	Robert E. Holmes Gardens (community room)
October, Tuesday, 21, 2025	Julius Engel Gardens (community room)
November, Tuesday, 25, 2025	Robert E. Holmes Gardens (community room)
December, Tuesday, 16, 2025	Julius Engel Gardens (community room)

Address of locations:

Robert Holmes Gardens, 14 Rev. Samuel Carpenter Blvd., Edison, NJ
 Julius Engel Gardens, 1 Willard Dunham Drive, Edison, NJ

**If a meeting does not occur or a change in location takes place, a special notice will be published in the Home News Tribune. In addition, visit EHA's website for any board changes at www.edisonha.org.*

RESOLUTION # 2-12-2024

RESOLUTION TO APPROVE EDISON HOUSING AUTHORITY BOARD MEETING DATES, TIME, AND LOCATON FOR CALENDAR YEAR, 2025.

WHEREAS, the Edison Housing Authority approves the Board Meeting schedule of dates, time, and location for calendar year, 2025; and

NOW, THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority that Resolution 2-12-24 shall be approved.

MOVED: Commissioner Small

SECONDED: Commissioner Scott

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Barry Telesnick	X			
Vice Chairman Lennox Small, Ed.D.	X			
Commissioner Deborah Andrews				X
Commissioner Toni Johnson	X			
Commissioner Sonali Patel				X
Commissioner Brent Scott	X			
Commissioner William Thomas				X

PASSED AND ADOPTED THE 17 day of December, 2024

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 December 17, 2024.



Deborah M. Hurley, Secretary, Executive Director

RESOLUTION# 3-12-2024

RESOLUTION APPROVING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH TRIAD ASSOCIATES FOR CONSULTING SERVICES TO ASSIST IN THE IMPLEMENTATION OF THE HUD CAPITAL FUND EMERGENCY SAFETY AND SECURITY PROGRAM.

WHEREAS, the Edison Housing Authority manages two Public Housing Developments, Robert E. Holmes Gardens and Julius Engel Gardens and;

WHEREAS, the Authority is responsible for maintaining a decent, safe and sanitary environment for the residents living within the Edison Housing Authority community, and;

WHEREAS, the Edison Housing Authority was awarded a \$250,000.00 grant that will be used to upgrade security cameras, door entrances to the administrative offices, and implementation of necessary fencing; and

WHEREAS, the security measures are being implemented to assist in protecting the safety of the residents living at both Julius Engel Gardens and Robert E. Holmes Gardens; and

WHEREAS, the consulting firm TRIAD Associates will be assist the Executive Director with the implementation of the grant to ensure that HUD required procedures are implemented correctly; and

WHEREAS, the fee accountant of the Edison Housing Authority has confirmed that funding is available to cover the fee of the consulting firm, TRIAD associates; and

NOW THEREFORE, be it resolved that the Executive Director, shall execute an agreement with TRIAD Associates for a year, beginning January 1, 2025 until December 30, 2025 in the amount of the contract not to exceed \$12,250.00.

Moved: Commissioner Johnson

Second: Commissioner Scott

	AYES	NAYS	ABTAIN	ABSENT
Chairman Barry Telesnick	X			
Vice Chairman Lennox Small, Ed.D.	X			
Commissioner Deborah Andrews				X
Commissioner Toni Johnson	X			
Commissioner Sonali Patel				X

RESOLUTION# 3-12-2024

RESOLUTION APPROVING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH TRIAD ASSOCIATES FOR CONSULTING SERVICES TO ASSIST IN THE IMPLEMENTATION OF THE HUD CAPITAL FUND EMERGENCY SAFETY AND SECURITY PROGRAM.

	AYES	NAYS	ABTAIN	ABSENT
Commissioner Brent Scott	X			
Commissioner William Thomas				X

PASSED AND ADOPTED THE 17 day of December, 2024

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 December 17, 2024.



Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 4-12-2024

RESOLUTION BY THE COMMISSIONERS OF THE EDISON HOUSING AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH GIAMPAOLO & ASSOCIATES FOR AUDITING SERVICES FOR THE PERIOD BEGINNING JANUARY 1, 2025, AND TERMINATING ON JANUARY 1, 2027, AT AN ANNUAL FEE OF \$11,475.00.

WHEREAS, the Edison Housing Authority is currently operating 322 Housing Choice Vouchers; and 160 units; and

WHEREAS, accounting services will be required by the Authority in connection with the operation and management of said Housing Choice Vouchers and 160 units; and

WHEREAS, in accordance with its procurement policy, the Authority sought competitive proposals for the services and a Public Notice was placed in The Home News and Tribune Newspaper on November 24, 2024 for sealed proposal for Auditing Services – Edison Housing Authority with a return date of December 17, 2024; and

WHEREAS, in response to the aforesaid advertisement, the Authority did receive only one (1) proposal; and

WHEREAS, the Commissioners of the Authority have reviewed the said Proposal;

NOW, THEREFORE, BE IT RESOLVED BY THE EDISON HOUSING AUTHORITY as follows:

1. Giampaolo & Associates (Auditor) is hereby selected and appointed as Auditors to the Authority.
2. That the annexed Contract, Exhibit A (Contract), is hereby awarded to the said Accountant as being a responsible firm whose Proposal is most advantageous to the Projects and this Authority with qualifications, price, and other factors considered.
3. That the appointment of the Auditor shall be for a term of two (2) years beginning January 1, 2025 and terminating on January 1, 2027.
4. That the Accountant shall be paid an annual fee of \$11,475.00.
5. If the Accountant selected is a firm (i.e. Partnership, Professional Corporation), then the Contract, Exhibit "A", shall be amended to include the name of the lead Accountant who will be personally charged with and have the primary obligation to perform the services under the Contract, together with, if any, the name of the other accountant(s) in the firm who will assist the Lead Accountant; all as required to be submitted in the Accountant's Proposal by Section III, A, of the Request for Proposals.

RESOLUTION # 4-12-2024

6. That the appropriate officers of the Authority are hereby authorized and directed to execute the Contract between this Authority and the Auditor.
7. That the Contract is being awarded in accordance with the Authority's Procurement Policy.
8. That the Contract is also awarded as a "Professional Service" under the local Public Contracts Law, (N.J.S.A. 40A:11-1 et seq.) as accounting services, and that a Notice of this Action shall be published once in an appropriate newspaper of general circulation.
9. That this Resolution and Contract shall be and remain on file and available for public inspection at the office of the Edison Housing Authority, 14 Rev. Samuel Carpenter Blvd., Edison, NJ 08820.
10. That this Resolution shall take effect immediately.

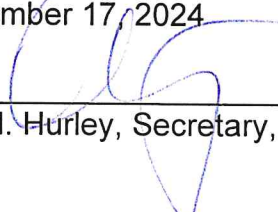
MOVED: Commissioner Small

SECONDED: Commissioner Johnson

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Barry Telesnick	X			
Vice Chairman Lennox Small, Ed.D.	X			
Commissioner Deborah Andrews				X
Commissioner Toni Johnson	X			
Commissioner Sonali Patel				X
Commissioner Brent Scott	X			
Commissioner William Thomas	X			

PASSED AND ADOPTED THE 17 day of December 17, 2024

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 December 17, 2024.



Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 5 -12-2024

RESOLUTION BY THE COMMISSIONERS OF THE EDISON HOUSING AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH MAGIC TOUCH CONSTRUCTION CO. TO PROVIDE PLUMING AND HEATING SERVICES ON AN AS NEEDED BASIS FOR JULIUS ENGEL GARDENS AND ROBERT E. HOLMES GARDENS PROPERTIES FOR THE PERIOD BEGINNING JANUARY 1,2025 AND TERMINATING ON DECEMBER 31, 2025.

WHEREAS, the Edison Housing Authority is currently operating 70 units at Julius Engel Gardens and 90 Units at Robert E. Holmes Gardens; and

WHEREAS, plumbing and heating services are required by the Authority to assist the maintenance team in repairs related to heating and plumbing; and

WHEREAS, in accordance with its procurement policy, the Authority sought competitive proposals for the services and a Public Notice was placed in The Home News and Tribune Newspaper on November 24, 2024 for sealed proposal for "Plumbing and Heating" Services – Edison Housing Authority with a return date of December 17, 2024; and

WHEREAS, in response to the aforesaid advertisement, the Authority did receive only two (2) proposals; and

	Plumber	Trades Helper
Magic Touch Construction Co. 59 West Front Street Keyport, New Jersey 07735	Standard rate hr. \$137.11 Premium rate hr. \$205.00	Standard rate hr. \$100.00 Premium rate hr. \$150.00
Mitchell's Plumbing and Heating 247 Speedway Avenue Morristown, New Jersey 07960	Standard rate hr. \$115.00 Premium rate hr. \$220.00	Standard rate hr. \$115.00 Premium rate hr. \$220.00

WHEREAS, the Commissioners of the Authority have reviewed the said Proposals;

NOW, THEREFORE, BE IT RESOLVED BY THE EDISON HOUSING AUTHORITY as follows:

1. That is hereby selected and appointed Magic Touch Construction Co. as Plumber to the Authority.
2. That the annexed Contract, Exhibit A (Contract), is hereby awarded to the said Plumber as being a responsible business whose Proposal is most advantageous to the Projects and this Authority with qualifications, price, and other factors considered.
3. That the appointment of the Plumber shall be for a term of (1) year and

RESOLUTION # 5 -12-2024

Beginning January 1, 2025 and terminating on December 31, 2025. The authority reserves the right to extend the contract for (2) additional twelve-month periods, providing all rates and terms remain the same and both parties are in agreement.

4. That the Plumber shall be paid an hourly standard rate of \$137.11 per hour, per repairer and premium hours, \$205.00, per repairer. Trades helper: \$100.00 per hour and Premium rate \$150.00 per hour.
5. That the appropriate officers of the Authority are hereby authorized and directed to execute the Contract between this Authority and the Plumber.
6. That the Contract is being awarded in accordance with the Authority's Procurement Policy.
7. That this Resolution and Contract shall be and remain on file and available for public inspection at the office of the Edison Housing Authority, 14 Rev. Samuel Carpenter Blvd., Edison, NJ 08820.
8. That this Resolution shall take effect immediately.

MOVED: Commissioner Scott

SECONDED: Commissioner Johnson

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Barry Telesnick	X			
Vice Chairman Lennox Small, Ed.D.	X			
Commissioner Deborah Andrews				X
Commissioner Toni Johnson	X			
Commissioner Sonali Patel	X			
Commissioner Brent Scott	X			
Commissioner William Thomas				X

PASSED AND ADOPTED THE 17 day of December, 2024

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 December 17, 2024.



Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 6-12-2024

COMMISSIONERS OF THE EDISON HOUSING AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH POLCARI & CO. FOR ACCOUNTING SERVICES FOR THE PERIOD BEGINNING JANUARY 1, 2025 TO JANUARY 1, 2026 AND TERMINATING ON DECEMBER 31, 2026.

WHEREAS, the Edison Housing Authority is currently operating 322 Housing Choice Vouchers; and 160 units; and

WHEREAS, accounting services will be required by the Authority in connection with the operation and management of said 322 Housing Choice Vouchers and 160 units; and

WHEREAS, in accordance with its procurement policy, the Authority sought competitive proposals for the services and a Public Notice was placed in The Home News and Tribune Newspaper on November 26, 2024 for sealed proposal for "Accounting Services – Edison Housing Authority with a return date of December 17, 2024; and

WHEREAS, in response to the aforesaid advertisement, the Authority did receive only one (1) proposal; and

WHEREAS, the Commissioners of the Authority have reviewed the said Proposal;

NOW, THEREFORE, BE IT RESOLVED BY THE EDISON HOUSING AUTHORITY as follows:

1. That Polcari & Co. (Accountant) is hereby selected and appointed as Fee Accountant to the Authority.
2. That the annexed Contract, Exhibit A (Contract), is hereby awarded to the said Accountant as being a responsible firm whose Proposal is most advantageous to the Projects and this Authority with qualifications, price, and other factors considered.
3. That the appointment of the Accountant shall be for a term of two (2) years Beginning January 1, 2025 and terminating on December 31, 2026.
4. That the Accountant shall be paid an annual fee for year (1), January 1, 2025 to December 31, 2025, \$40,800 payable in equal monthly installments of \$3,400.00, for year (2) January 1, 2026 to December 31, 2026, an annual fee of \$42,000 payable monthly installments of \$3,500.
5. If the Accountant selected is a firm (i.e. Partnership, Professional Corporation), then the Contract, Exhibit "A", shall be amended to include the name of the lead Accountant who will be personally charged with and have the primary

RESOLUTION # 6-12-2024

obligation to perform the services under the Contract, together with, if any, the name of the other accountant(s) in the firm who will assist the Lead Accountant; all as required to be submitted in the Accountant's Proposal by Section III, A, of the Request for Proposals.

6. That the appropriate officers of the Authority are hereby authorized and directed to execute the Contract between this Authority and the Accountant.
7. That the Contract is being awarded in accordance with the Authority's Procurement Policy.
8. That the Contract is also awarded as a "Professional Service" under the local Public Contracts Law, (N.J.S.A. 40A:11-1 et seq.) as accounting services, and that a Notice of this Action shall be published once in an appropriate newspaper of general circulation.
9. That this Resolution and Contract shall be and remain on file and available for public inspection at the office of the Edison Housing Authority, 14 Rev. Samuel Carpenter Blvd., Edison, NJ 08820.
10. That this Resolution shall take effect immediately.

MOVED: Commissioner Johnson

SECONDED: Commissioner Small

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Barry Telesnick	X			
Vice Chairman Lennox Small, Ed.D.	X			
Commissioner Deborah Andrews				X
Commissioner Toni Johnson	X			
Commissioner Sonali Patel	X			
Commissioner Brent Scott	X			
Commissioner William Thomas				X

PASSED AND ADOPTED THE 17 day of December, 2024.

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 December 17, 2024

Deborah M. Hurley, Secretary, Executive Director