

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

Tuesday, January 21, 2025
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 Home News Tribune on December 19, 2024 and a copy of the notice was published in the Home News Tribune on December 23, 2024. 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.

4. Roll Call

5. Edison Housing Authority Reorganization Meeting:

Elections of Officers : Chairman yields Chair to Attorney Nominations for Chairman.
Nominations: Lennox Small & Barry Telesnick
Moved by Comm. No need to move
Seconded by Comm. No need to move

Member Recorded

Vote for

Chairman Barry Telesnick	Barry Telesnick
Vice Chairman Lennox Small, Ed.D.	Lennox Small
Commissioner Deborah Andrews	Barry Telesnick
Commissioner Toni Johnson	Lennox Small
Commissioner Sonali Patel	Lennox Small
Commissioner Brent Scott	Lennox Small
Commissioner William Thomas	Lennox Small

The Attorney returns the gavel to Chairman:

Chairman: Lennox Small

Chairman makes Nominations for Vice Chairman

Commissioner William Thomas nominates Commissioner Deborah Andrews

Any other nominations: None

Moved by Commissioner Barry Telesnick

Seconded by Commissioner Lennox H. Small

Member Recorded	Vote	Ayes	Nays	Absent
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		

Chairman makes Nominations for Treasurer

Commissioner Toni Johnson nominates Commissioner Sonali Patel.

Commissioner Deborah Andrews nominates Commissioner William Thomas.

Member Recorded	Vote for
Chairman Barry Telesnick	Sonali Patel
Vice Chairman Lennox Small, Ed.D.	William Thomas
Commissioner Deborah Andrews	William Thomas
Commissioner Toni Johnson	Sonali Patel
Commissioner Sonali Patel	William Thomas
Commissioner Brent Scott	William Thomas
Commissioner William Thomas	William Thomas

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6. Approval of December 17, 2024, Regular Meeting Minutes

7. Resolutions:

- | | |
|----------|---|
| 1-1-2025 | Resolution to approve vouchers for payment of invoices in the amount of <u>\$250,781.65</u> for the month of January. |
| 2-1-2025 | Resolution authorizing the use of Capital Funds to pay Mitchell's Plumbing and Heating for emergency boiler replacement services at Julius Engel Gardens. |
| 3-1-2025 | Resolution by the Board of the Commissioner of the Edison Housing Authority to Adopt the Utility Allowance Schedule. |

8. Old Business:

- a.) Financial Summary for Review
- b.) Highland Park Housing Authority: Update

9. New Business: Executive Director Report

10. Public Portion:

11. Adjournment

EDISON HOUSING AUTHORITY
REGULAR BOARD MEETING
Julius Engel Gardens
Tuesday, December 17, 2024
6:00 PM
MINUTES

The Regular Meeting of the Board of Commissioners of the Edison Housing Authority was held at Julius Engel Gardens, 14 Rev. Samuel Carpenter Blvd., Edison, NJ in the community room. The meeting was called to order at 6:03 pm.

Please note that adequate notice of this meeting, as required by the Open Public Meetings Act of 1975, has been provided by notice and sent to the Homes News Tribune on December 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 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 Lennox H. Small, Ed.D., Commissioner Toni Johnson, Commissioner Brent Scott, Commissioner Sonali Patel, and Deborah Hurley, Executive Director, EHA Counsel, Terrance Corriston, Esq.

Absent: Commissioner William Thomas
Commissioner Deborah Andrews

Approval of November 26, 2024, Regular Meeting Minutes

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

Discussions: No discussion

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</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	

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

Motion: Commissioner Brent Scott

Second: Commissioner Toni Johnson

Discussions: Executive Director, Deborah Hurley brought attention to the line item for the floors, which came to the amount of \$5,000, which required securing (3) written quotes.

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</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	

Resolution 2-12-2024 to approve the Edison Housing Board meeting dates, time and locations for Calendar Year, 2025.

Motion: Commissioner Lennox Small, Ed.D.

Second: Commissioner Brent Scott

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 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	

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

Motion: Commissioner Toni Johnson

Second: Commissioner Brent Scott

Discussions: Executive Director, Deborah Hurley provided an overview of TRIAD Associates which previously assisted us by ensuring that all necessary documents were properly filed with HUD and facilitated the bid process for the refurbishment of the Basketball and Tennis Court by writing the specs

and including the proper documents and assisted with the bid selection process. Similar requirements will apply to roll out the \$250K Security Safety Grant that will include securing a business that will install security cameras, doors that will come with key fobs. There was no further discussion

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</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	

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

Motion: Commissioner Lennox Small, Ed.D

Second: Commissioner Toni Johnson

Discussions: Chairman Barry Telesnick asked Deborah Hurley, Executive Director to discuss the process. Exec. Dir, Hurley mentioned that an RFP was posted in the papers and there was only one proposal received, which is from our current auditor. A two-year contract will be awarded to Giampaolo & Associates. There was no further discussion.

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</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	

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

Motion: Commissioner Lennox Small, Ed.D

Second: Chairman Barry Telesnick

Discussions: EHA received 2 bids for the plumbing contract. Magic Touch Construction and Mitchell Plumbing. Of the two contracts received, Edison Housing Authority has determined that Magic Touch Construction is the selected contract, as the existing plumber, Mitchell Plumbing premium rates are significantly higher than Magic Touch and most of the serious issues occur during the weekends and evening hours.

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</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	

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

Motion: Commissioner Sonali Patel

Second: Commissioner Brent Scott

Discussions: No discussion

Approved as follows:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSENT</u>	<u>ABSTAIN</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	

Old Business:

- a) **RAD**
 - a. We continue to meet weekly with our RAD consultants, the Brook Group. Terrance Corriston. Esq., EHA Counsel mentioned that the Township Administration and EHA met to discuss the transferring of the title of the property back to EHA, which several lots need clearance from the township. These items need to be verified and reconciled before the loan is approved.

- b) **Highland Park**
 - a. The financial audit was just completed and there were no findings. The presentation of the audit will take place at the next board meeting.
 - b. Thanksgiving for the families was a success.

New Business:

c) **RAD**

a. The Community Meeting for RAD will be held on January 30th, 2025 at 5:00 pm.

Open to Public at 6:25 pm

Public Motion: Commissioner Toni Johnson

Second: Commissioner Sonali Patel

Public Portion Discussion: No discussion

Close Public Portion: 6:25 pm

Public Motion: Commissioner Sonali Patel

Second: Commissioner Toni Johnson

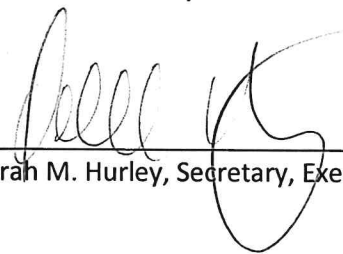
Motion to adjourn: Commissioner Toni Johnson

Second: Commissioner Brent Scott

Adjourned: 6:26 pm

Approved as follows:

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



Deborah M. Hurley, Secretary, Executive Director

Edison Housing Authority Vendor Payment History Report

Check Name	SSN / TIN	Check Address
AB Universal Messaging	56-2554760	PO Box 195 Spring Lake NJ 07762

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/08/2025	6281	CHK	738012282024	answering service and Patch charges - Jan 1 holidays	\$134.64	\$134.64
Totals For Vendor: AB Universal Messaging						\$134.64

Aflac 1932 Wynnton Road Columbus GA 31999-0797

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/08/2025	6282	CHK	656194	insurance premium - December 24	\$264.50	\$264.50
Totals For Vendor: Aflac						\$264.50

Amazon Capital Services, 45-3328644 PO BOX 035184 Seattle WA 98124

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2025	6300	CHK	1MCM-JX1Y-1NQJ	Christmas gift wrap bow and Gift basket	\$74.47	
			167N-DVTV-1JLJ	office supplies-6 Large & 5 Jumbo Gift bags for Christmas	\$75.69	\$150.16
Totals For Vendor: Amazon Capital Services, Inc						\$150.16

April Mobley 7 Catherine St Carteret NJ 07008

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2025	6301	CHK	123124	Mileage for Food Pantry 120 miles for Dec 24	\$80.40	\$80.40
Totals For Vendor: April Mobley						\$80.40

Brothers Lock & Safe, Inc. 2161 Woodbridge Avenue Edison NJ 08817

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2025	6302	CHK	61896	4 locks, 18 Cones deadbolts and keys, Cable	\$1,125.50	\$1,125.50
Totals For Vendor: Brothers Lock & Safe, Inc.						\$1,125.50

Carmen Amalbert 11 Vermeer Drive South Amboy NJ 08879

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2025	6303	CHK	11525	2 Gallon Slider bags for office bought reim	\$7.02	\$7.02
Totals For Vendor: Carmen Amalbert						\$7.02

Deborah Hurley 1434 Maplewood Terrace Plainfield NJ 07060

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2025	6304	CHK	121924	staff Christmas Lunch -exp reimbursed-12/19/24	\$408.46	\$408.46
Totals For Vendor: Deborah Hurley						\$408.46

E&G Exterminators, Inc 22-2901530 122 North Broadway South Amboy NJ 08879

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2025	6305	CHK	645013	REH & JEG monthly CEMIT treatment-December 2024	\$645.00	
			657305	JEG -A6 for install Mice boxes	\$32.00	\$677.00
Totals For Vendor: E&G Exterminators, Inc						\$677.00

Edison Township Recreation Department 100 Municipal Blvd Edison NJ 08817

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
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01/16/2025	6306	CHK	083124-A	summer playground program registration for 1 REH child @ \$100-Missing	\$100.00	\$100.00
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Totals For Vendor: Edison Township Recreation Department **\$100.00**

Edison Township Tax Assessor 100 Municipal Blvd Edison NJ 08817

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/19/2024	6272	CHK	PILOT063023	PILOT FYE 6/30/23	\$37,873.65	\$37,873.65

Totals For Vendor: Edison Township Tax Assessor **\$37,873.65**

Elizabethtown Gas PO Box 6031 Bellmawr NJ 08099

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/20/2024	6276	CHK	3996554541-113024	REH gas - 10/30/24-11/30/24	\$9,317.58	\$9,317.58
01/08/2025	6283	CHK	0577138900-121724	REH Vacant apt gas 5 Weston 11/18/24-12/17/24	\$11.10	\$11.10
01/08/2025	6284	CHK	4458334671-121724	REH gas 11/18/24-12/17/24 -14 Cleveland place	\$767.86	\$767.86
01/08/2025	6285	CHK	3922309254-121724	REH gas 11/18/24-12/17/24 -15 beaver Ave.	\$864.62	\$864.62
01/16/2025	6307	CHK	3996554541-123124	REH gas - 11/30/24-12/31/24	\$15,822.72	\$15,822.72

Totals For Vendor: Elizabethtown Gas **\$26,783.88**

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
01/16/2025	6308	CHK	0006847290	Board Meeting Schedule 2025 on Home news Tribune	\$118.36	\$118.36

Totals For Vendor: Gannett New York-New Jersey LocaliQ **\$118.36**

Happy Brooms Cleaning Service 10 Park Place Metuchen NJ 08840

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2025	6309	CHK	2705	REH & JEG office cleaning 12/26/24	\$470.00	\$470.00

Totals For Vendor: Happy Brooms Cleaning Service **\$470.00**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/08/2025	6286	CHK	5015602	REH maint materials-Sump Pump, Grease Claridge	\$309.14	
			9014243	JEG maint material	\$178.27	\$487.41

Totals For Vendor: Home Depot Credit Services **\$487.41**

InterGlobe Communications, Inc. 4295 Arthur Kill Road Staten Island NY 10309

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/08/2025	6287	CHK	56108	REH telephone service - January 2025	\$1,072.57	\$1,072.57

Totals For Vendor: InterGlobe Communications, Inc. **\$1,072.57**

Interstate Waste Services of New Jersey 22-3076098 PO Box 554744 Detroit MI 48255

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/08/2025	6288	CHK	0010277387	REH trash service-January 2025 Account #766660	\$2,000.00	\$2,000.00

Totals For Vendor: Interstate Waste Services of New Jersey **\$2,000.00**

Jolanta Kubacka 40 Koyen Street Fords NJ 08863

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total

12/20/2024	6275	CHK	122024	Mileage Dec & Community Christmas Party supplies	\$494.50	\$494.50
Totals For Vendor: Jolanta Kubacka						\$494.50

KYOCERA Document Solutions NY Metro, Inc 225 Sand Road Unit: Suite 100 Fairfield NJ 07004

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/08/2025	6289	CHK	55K1753454	copies contract overage charge 10/3/25 - 01/02/25	\$832.15	\$832.15

Totals For Vendor: KYOCERA Document Solutions NY Metro, Inc						\$832.15
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Marquise Webb 137-19-6991 10 A Cleveland Place Edison NJ 08820

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/06/2025	6277	CHK	122424	snow removal help 10 hours @\$15/hr. on 12/21, 12/24/24	\$150.00	\$150.00

Totals For Vendor: Marquise Webb						\$150.00
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Miaili Wilson 136-11-3493 17D Beaver Avenue Edison NJ 08820

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/06/2025	6278	CHK	122424	Food pantry & Scout help -part time \$10 12/09/2024 to 12/19/2024	\$214.66	\$214.66
01/06/2025	6279	CHK	122024STEM	Part time work 2.75 hrs. @\$10 on 12/20/24 STEM	\$27.50	\$27.50

Totals For Vendor: Miaili Wilson						\$242.16
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Middlesex Water Company PO Box 826538 Philadelphia PA 19182-6538

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/20/2024	6274	CHK	5535300000 121324	Water bill for JEG for 11/15/24-12/13/24	\$6,142.68	\$6,142.68

Totals For Vendor: Middlesex Water Company						\$6,142.68
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Mitchell's Plumbing and Heating, LLC 85-2317043 247 Speedwell Ave Morristown NJ 07960

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2025	6310	CHK	1061	REH-Bld.11 Main heating pipe busted, repaired	\$3,200.00	
			1070	REH-10 B Leak on Radiator, repaired	\$675.00	
			1062	JEG-Hotwater boiler remove and clean flame sensor	\$225.00	
			1067	JEG Hot water boiler replacement	\$47,045.32	\$51,145.32

Totals For Vendor: Mitchell's Plumbing and Heating, LLC						\$51,145.32
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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
01/16/2025	6311	CHK	N9713	remote & onsite maint. of networks-January 2025	\$1,176.58	\$1,176.58

Totals For Vendor: NetConnect, Inc.						\$1,176.58
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New Jersey American Water Box 371331 Pittsburgh PA 15250-7331

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2025	6312	CHK	1018- 21002160560 5-122424	17 Beaver street A-REH water-11/27/24-12/24/24	\$2,568.88	\$2,568.88
01/16/2025	6313	CHK	1018- 21002190279 5 122424	12 Wintergreen Ave WE Edison NJ-11/27/24-12/24/24	\$247.67	\$247.67

01/16/2025	6314	CHK	10182100219 02436 122424	8 Weston Forbes CT E Edison -11/27/24- 12/24/24	\$175.30	\$175.30
01/16/2025	6315	CHK	10182100218 38511 122424	4 WESTON FORBES CT C -11/27/24- 12/24/24	\$278.67	\$278.67
01/16/2025	6316	CHK	1018- 21002184069 9 122424	6 WESTON FORBES CT D -11/27/24- 12/24/24	\$412.64	\$412.64
01/16/2025	6317	CHK	1018- 21002183938 5 122424	5 WESTON FORBES CT B -11/27/24- 12/24/24	\$2,364.66	\$2,364.66
01/16/2025	6318	CHK	1018- 21002190134 1 122424	8 Weston Forbes CT C Edison -11/27/24- 12/24/24	\$320.01	\$320.01
01/16/2025	6319	CHK	1018- 21002183711 2 122424	3 WESTON FORBES CT D EDISON- 11/27/24-12/24/24	\$164.98	\$164.98
01/16/2025	6320	CHK	1018- 21002183781 5 122424	2 WESTON FORBES CT C EDISON- 11/27/24-12/24/24	\$289.00	\$289.00
01/16/2025	6321	CHK	1018- 21002183632 4-122424	9 LYLE PL H EDISON WATER BILL- 11/27/24-12/24/24	\$408.76	\$408.76
01/16/2025	6322	CHK	1018 21001896733 8 122424	1 wintergreen Ave. WB edison-11/27/24- 12/24/24	\$299.33	\$299.33
01/16/2025	6323	CHK	1018- 21002165669 6 122424	15 LYLE PLACE H EDISON-11/27/24- 12/24/24	\$1,504.32	\$1,504.32
01/16/2025	6324	CHK	10182100216 57798-122424	11 LYLE PL A -11/27/24-12/24/24	\$284.73	\$284.73
01/16/2025	6325	CHK	1018 21002190173 0 122424	7 Weston Forbes CT. D Edison- 11/27/24- 12/24/24	\$1,095.17	\$1,095.17

Totals For Vendor: New Jersey American Water **\$10,414.12**

New Jersey Public Housing Authority JIF PO Box 8025 New York NY 10008-8025

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/08/2025	6290	CHK	NJPHA403- 2025	2025 property,gen/auto liability,WC,public official errors & omissions - 1st half premium	\$68,930.00	\$68,930.00

Totals For Vendor: New Jersey Public Housing Authority JIF **\$68,930.00**

Nexacomm LLC 1869 E Seltice Way # 521 Post Falls ID 83854

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/08/2025	6291	CHK	0005322	JEG telephone service - January 2025	\$92.09	\$92.09

Totals For Vendor: Nexacomm LLC **\$92.09**

NJ Motor Vehicle Commission Revenue Processing Center PO Box 008 Trenton NJ 08646-0008

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2025	6326	CHK	XGBD71- 33126	2013 GMC pick up registration renewal 3/31/26	\$105.00	\$105.00

Totals For Vendor: NJ Motor Vehicle Commission **\$105.00**

NJAHRA PO Box 347 Iselin NJ 08830

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2025	6327	CHK	2025	2025 Annual Membership Dues	\$175.00	\$175.00

Totals For Vendor: NJAHRA **\$175.00**

Northeast Power Dry, Inc PO BOX 6803 Bridgewater NJ 08807

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2025	6328	CHK	Inv-079260	JEG- Emergency Sewer cleanup BLDG A	\$5,721.92	\$5,721.92

Totals For Vendor: Northeast Power Dry, Inc **\$5,721.92**

Optimum PO Box 70340 Philadelphia PA 19176-0340

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/08/2025	6292	CHK	07875-207961-03-9-012125	JEG Internet 12/22/24-01/21/25	\$160.94	\$160.94
01/08/2025	6293	CHK	07875-453477-01-2-012125	maintenance internet service 12/22/24-01/21/25 Weston Forbes APT C Basement	\$166.94	\$166.94
01/08/2025	6294	CHK	07875-386464-01-1-012125	REH office internet 12/22/24-01/21/25	\$190.94	\$190.94

Totals For Vendor: Optimum **\$518.82**

Phoenix Specialties, LLC 650-C South Avenue Garwood NJ 07027

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2025	6329	CHK	41803	maintenance material-ICE Melter & Pellets 50Lb	\$1,910.00	
			41614	JEG-Set Country Oak raised panels cabinets, all wood Cabinets counter top Vacant Apt # L6	\$2,155.00	\$4,065.00

Totals For Vendor: Phoenix Specialties, LLC **\$4,065.00**

Picture-It, Inc. 1703 Route 27 Edison NJ 08817

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2025	6330	CHK	16079	Glass awards for BCB Bank and others	\$164.00	\$164.00

Totals For Vendor: Picture-It, Inc. **\$164.00**

Polcari & Co. 2035 Hamburg Turnpike Unit: H Wayne NJ 07470

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2025	6331	CHK	15998	accounting services -December 2024	\$3,300.00	\$3,300.00

Totals For Vendor: Polcari & Co. **\$3,300.00**

PSE&G CO PO Box 144444 New Brunswick NJ 08906-4444

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/08/2025	6295	CHK	7716007807-122024	Vacant Apt 15C -REH electric 11/20/24 to 12/20/24	\$15.83	\$15.83
01/08/2025	6296	CHK	7753579304-122024	Vacant Apt 4C -REH electric 11/20/24 to 12/20/24	\$6.00	\$6.00
01/08/2025	6297	CHK	6691572106-121824	JEG gas & electric 11/16/24 to 12/18/24	\$9,441.83	\$9,441.83

Totals For Vendor: PSE&G CO **\$9,463.66**

Quadient Finance USA, Inc. PO Box 6813 Carol Stream IL 60197-6813

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/08/2025	6298	CHK	79000440810 31555-121924	postage refill -December 2024	\$550.57	\$550.57

Totals For Vendor: Quadient Finance USA, Inc. **\$550.57**

Revco Solutions, Inc

PO Box2589 Columbus OH 43216

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2025	6332	CHK	22-44270901	JEG-Vacant Apt L5 -REH electric 08/07-09/15/24 for PSE&G-7752451509 -91524	\$67.76	\$67.76

Totals For Vendor: Revco Solutions, Inc **\$67.76**

Rutgers University Ctr. for Govt Serv, 3 Rutgers Plaza, 3rd Fl New Brunswick NJ 08902

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2025	6333	CHK	85084	Reg fee for Comm. William Thomas -PHAS & SEMAP	\$175.00	\$175.00

Totals For Vendor: Rutgers University **\$175.00**

Sarayu Sameera 254 Nebula Road Piscataway NJ 08854

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2025	6334	CHK	121924	Christmas party staff lunch reim.	\$382.42	\$382.42

Totals For Vendor: Sarayu Sameera **\$382.42**

See-More TV & Appliance 551 Middlesex Avenue Metuchen NJ 08840

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2025	6335	CHK	1315355	REH-apt 2F 30" Electric Stove Replaced	\$650.00	
			1316077	REH -15E top Freezer Refrigerator replaced	\$680.00	
			1315999	REH -9A gas range replaced	\$675.00	
			1316064	JEG APT H3 -top freezer Refrigerator replaced	\$760.00	
			1316021	JEG -L1 Electric range Stove replaced	\$675.00	\$3,440.00

Totals For Vendor: See-More TV & Appliance **\$3,440.00**

Steven Galante 151-82-0716 6 Atlantic Road Somerset NJ 08873

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2025	6336	CHK	113024	Website maintenance for EHA November 2024	\$150.00	
			123024	Website maintenance for EHA December 2024	\$150.00	\$300.00

Totals For Vendor: Steven Galante **\$300.00**

Steve's Appliance Doctor, Inc. 6 Eardley Road Edison NJ 08817

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2025	6337	CHK	46436	REH apt 15E Refrigerator compressor checked & repaired	\$99.50	
			46411	JEG apt A2 Gasket on Refrigerator replaced	\$400.90	
			44906	JEG apt H3 Refrigerator was warm checked & repaired	\$99.50	\$599.90

Totals For Vendor: Steve's Appliance Doctor, Inc. **\$599.90**

Super Duper Deli 257 Talmadge Road Edison NJ 08817

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/20/2024	6273	CHK	188	Sandwich and cookies for community Holiday party on 12/20/2024-REH	\$1,823.75	\$1,823.75

Totals For Vendor: Super Duper Deli **\$1,823.75**

The Brooke Group LLC 27-0950485 209 E. Egnor Drive Absecon NJ 08205

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
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01/16/2025	6338	CHK	EHA-GD11-2024	RAD Consulting - November 2024	\$4,718.75	\$4,718.75
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Totals For Vendor: The Brooke Group LLC						\$4,718.75
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Verizon Wireless PO Box 408 Newark NJ 07101-0408

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/08/2025	6299	CHK	6102321345	cell phone service 11/29/2024- 12/28/2024	\$359.87	\$359.87

Totals For Vendor: Verizon Wireless						\$359.87
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Woodbridge Housing Authority 800B Bunns Lane Woodbridge NJ 07095

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2025	6339	CHK	12012024	Administrative fee for Social worker at HPHA-December 2024	\$2,083.33	\$2,083.33

Totals For Vendor: Woodbridge Housing Authority						\$2,083.33
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Work 'N Gear, LLC PO Box 843517 Boston MA 02284-3517

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2025	6340	CHK	HA201687	Uniform -Nestor Lopez-Dec 2024	\$628.78	
			HA201688	Embroidery charges on Uniforms-Nestor Lopez	\$90.91	
			HA201685	uniforms - Antonio Geva	\$530.24	
			HA201686	uniforms - Antonio Geva-Pocket Shirt	\$68.82	\$1,318.75

Totals For Vendor: Work 'N Gear, LLC						\$1,318.75
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Yasir Riddick 153-17-7656 7 Weston Forbes Court, Apt C Edison NJ 08820

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/06/2025	6280	CHK	122424	snow removal help 5 hours @\$15/hr. on 12/24/24	\$75.00	\$75.00

Totals For Vendor: Yasir Riddick						\$75.00
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Grand Totals:	Total Payments:	47	\$250,781.65
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RESOLUTION # 1-1-2025

APPROVE VOUCHERS FOR PAYMENT OF INVOICES

WHEREAS, the Commissioners of the Edison Housing Authority approves voucher for payment of invoices for the month of January in the amount of \$250,781.65.

NOW, THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority that Resolution 1-1-2025 shall be approved.

MOVED: Vice Chairwoman Deborah Andrews

SECONDED: Commissioner Brent Scott

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

PASSED AND ADOPTED THE 21 day of January, 2025

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 January 21, 2025.



Deborah M. Hurley, Secretary, Executive Director



Mitchell's Plumbing and Heating
 247 Speedwell Ave
 Morristown, NJ 07960 US
 9737273888
 info@mitchellsplumbingandheating.com
 http://www.mitchellsplumbingandheating.com

Invoice 1067

BILL TO

Deborah Hurley
 Edison Housing Authority
 14 Rev. Samuel Carpenter Blvd
 Edison, New Jersey 08820

DATE
 12/26/2024

DUE DATE
 12/26/2024

DATE	DESCRIPTION	AMOUNT
	Emergency call Edison Housing Authority 1 Willard Dunham Dr Edison, New Jersey Problem: Domestic Hot water boiler replacement. - Boiler delivery - isolate system supply and discharge - Isolate main gas line - Isolate exhaust - Isolate return system - Drain domestic old Hot water boiler. - Revamp piping to accommodate new boiler installation. - Program system - Install neutralizer and mounting brace, with drain line - Install taco flow switch - Install relief line for p&t valve - Install circulator pump - Install sensor for probe - Install filter Note: All spare parts were left on site.	47,045.32

Location _____
 Acc. unt _____ P.C. _____

Cherri [Signature]
 1/15/25

- (1) Assessment fees are non refundable and payable in full prior to scheduling. If MP&H completes the scope of the work, the assessment fee will be deducted from the invoice.
- (2) Upon acceptance of a job 50% is due prior to start off the job. The remaining balance is payable upon completion of the job.
- (3) Any drywall, tile etc that is disturbed in order to complete a job will be the responsibility of the customer to repair.
- (4) MP&H will not dispose of any metal, cardboard, or other material that is a result of completed work. MP&H will put the trash in a designated area on the property
- (5) MP&H will obtain permit on the customer's behalf however the fees and fines associated with the permit will be the responsibility of the customer to provide separate from the estimated cost of the overall job

SUBTOTAL	47,045.32
TAX	0.00
TOTAL	47,045.32
TOTAL DUE	\$47,045.32

THANK YOU.

(A) If concealed or unknown physical conditions are encountered at the site that differ materially from those indicated in the Contract or from those conditions ordinarily found to exist, the price shall be equitably adjusted as mutually agreed between the Owner and Contractor.
 (B) Any adjustments to the above outlined scope of work must be formally submitted in writing

RESOLUTION #2-1-2025

RESOLUTION AUTHORIZING THE USE OF CAPITAL FUNDS TO PAY MITCHELL'S PLUMBING AND HEATING FOR EMERGENCY BOILER REPLACEMENT SERVICES AT JULIUS ENGEL GARDENS

WHEREAS, the Edison Housing Authority has a responsibility to ensure the safety, and well being of residents living at both Julius Engel Gardens and Robert Holmes Gardens; and

WHEREAS, the Edison Housing Authority desires to secure funds from the Capital Fund to pay Mitchell's Plumbing and Heating for service for emergency replacement of the hot water boiler and lean flame sensor at Julius Engel Gardens; and

WHEREAS, the housing authority's fee accountant has determined that sufficient funding is available in the Capital Fund Project to support the necessary plumbing expenses that have occurred at Julius Engel Gardens during the month of December, 2024; and

WHEREAS, expenditure from the Capital Fund shall total \$47,045.32, and;

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners that the executive director is authorized to use capital funds to pay Mitchell Plumbing and Heating in the sum of \$47,045.32.

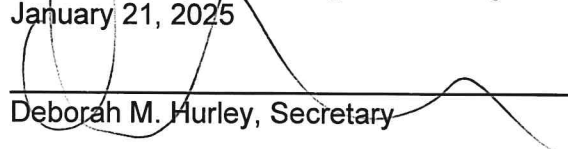
MOVED: Vice Chairwoman Deborah Andrews

SECONDED: Commissioner William Thomas

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

PASSED AND ADOPTED THE 21 day of January 2025.

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 January 21, 2025


Deborah M. Hurley, Secretary

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Edison Housing Authority, NJ		Unit Type: Multi-Family (High-Rise with Elevator/Low-Rise/Row House/Garden Apartment/Townhouse/Semi-Detached/Duplex)					Date (mm/dd/yyyy)	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating	Natural Gas	\$24.00	\$28.00	\$33.00	\$37.00	\$42.00	\$47.00	
	Bottle Gas							
	Electric	\$21.00	\$25.00	\$34.00	\$42.00	\$51.00	\$60.00	
	Electric Heat Pump	\$19.00	\$22.00	\$26.00	\$30.00	\$33.00	\$36.00	
	Fuel Oil							
Cooking	Natural Gas	\$3.00	\$3.00	\$5.00	\$7.00	\$9.00	\$10.00	
	Bottle Gas							
	Electric	\$6.00	\$7.00	\$10.00	\$13.00	\$16.00	\$19.00	
Other Electric		\$22.00	\$26.00	\$36.00	\$46.00	\$57.00	\$67.00	
Air Conditioning		\$6.00	\$7.00	\$10.00	\$13.00	\$16.00	\$19.00	
Water Heating	Natural Gas	\$8.00	\$9.00	\$12.00	\$16.00	\$20.00	\$24.00	
	Bottle Gas							
	Electric	\$15.00	\$17.00	\$22.00	\$27.00	\$32.00	\$37.00	
	Fuel Oil							
Water		\$19.00	\$21.00	\$34.00	\$46.00	\$59.00	\$72.00	
Sewer		N/A	N/A	N/A	N/A	N/A	N/A	
Trash Collection		N/A	N/A	N/A	N/A	N/A	N/A	
Other specify: Electric Charge \$4.95		\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	
Other specify: Natural Gas Charge \$10.50		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance		
Head of Household Name					Heating			
Unit Address					Cooking			
					Other Electric			
					Air Conditioning			
					Water Heating			
Number of Bedrooms					Water			
					Sewer			
					Trash Collection			
					Other			
					Range/Microwave			
					Refrigerator			
					Total			



adapted from form HUD-52667
(04/2023)

RESOLUTION # 3-1-2025

RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE EDISON HOUSING AUTHORITY TO ADOPT THE UTILITY ALLOWANCE SCHEDULE.

WHEREAS, the Edison Housing Authority administers a Public Housing and Housing Choice Voucher Program; and

WHEREAS, HUD requires that housing authorities revise their utility allowances; and

WHEREAS, the Edison Housing Authority (ACOP) and (ADMIN) Plans have adopted language that supports the requirement of revising utility allowances retroactively, revised utility allowances will be applied to a family's rent calculations at the first annual examinations, after the allowance is adopted; and

NOW, THEREFORE, Be It Resolved by the Board of Commissioners of the Edison Housing Authority that the utility allowance for the Edison Housing Authority shall be adopted.

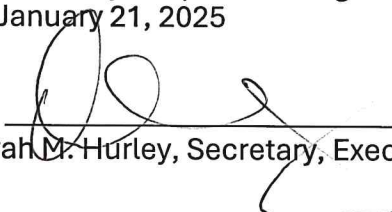
MOVED: Commissioner Brent Scott

SECONDED: Commissioner Toni Johnson

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

PASSED AND ADOPTED THE 21 day of January, 2025

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 January 21, 2025


Deborah M. Hurley, Secretary, Executive Director

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

DECEMBER 31, 2024 FISCAL YTD OPERATING SUMMARY PUBLIC HOUSING AND COCC

	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>% Var</u>
OPERATING REVENUE				
Tenant Rental Revenue	\$ 463,452	\$ 420,000	\$ 43,452	10.3%
Operating Subsidy	505,306	501,748	3,558	0.7%
CDBG Grant Revenue	4,915	10,000	(5,085)	-50.9%
Other Revenue	197,623	168,699	28,924	17.1%
Year-to-Date Operating Revenue	<u>1,171,296</u>	<u>1,100,447</u>	<u>70,849</u>	<u>6.4%</u>
OPERATING EXPENSES				
Salaries & Benefits	468,595	474,213	5,618	1.2%
Utilities Expense	199,026	219,500	20,474	9.3%
Maintenance Materials & Contract Costs	91,443	148,000	56,557	38.2%
RAD Consulting Fees	24,038	22,500	(1,538)	-6.8%
Other Operating Expenses	223,295	195,725	(27,570)	-14.1%
Year-to-Date Operating Expenses	<u>1,006,397</u>	<u>1,059,938</u>	<u>53,541</u>	<u>5.1%</u>
Net Operating Surplus / (Deficit)	<u>\$ 164,899</u>	<u>\$ 40,510</u>	<u>\$ 124,390</u>	<u>307.1%</u>

DECEMBER 31, 2024 FISCAL YTD OPERATING SUMMARY HCV PROGRAM

	<u>Admin</u>	<u>HAP Subsidy</u>	<u>Total Program</u>
Operating Revenue	\$ 287,782	\$ 2,603,227	\$ 2,891,009
Operating Expenses:			
Salaries & Benefits	(72,222)	-	(72,222)
Other Admin. Expense	(136,474)	-	(136,474)
Housing Assistance Payments	-	(2,603,227)	(2,603,227)
Net Operating Surplus / (Deficit)	<u>\$ 79,086</u>	<u>\$ -</u>	<u>\$ 79,086</u>

UNRESTRICTED CASH & INVESTMENTS

	<u>December 24</u>
Public Housing & Business Activities	\$ 2,093,908
Housing Choice Voucher / Cont. of Care	620,858
Housing Authority Total	<u>2,714,766</u>
Component Unit EHA	669,766
Unrestricted Cash & Investments	<u>\$ 3,384,532</u>

GRANT SUMMARY

	<u>CFP 2022</u>	<u>CFP 2023</u>	<u>CFP 2024</u>	<u>CFP 2024 E</u>
Total Budget (excl. debt service)	\$ 349,797	\$ 352,153	\$ 368,789	\$ 250,000
Total Funds Obligated	349,797	149,952	-	-
Total Funds Expended	157,884	149,952	-	-
Unobligated Funds	-	202,201	368,789	250,000
Unexpended Funds	191,913	202,201	368,789	250,000

HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON
PRELIMINARY FINANCIAL SUMMARY NOTES
December 31, 2024

Low Rent Public Housing and COCC Programs

EHA's LRP/COCC fiscal YTD net operating profit through December 31, 2024 (6 months of the fiscal year) is \$164,899.

Operating Revenues – YTD operating revenues are \$1,171,296, or \$70,849 (6.4%) better than budget.

- Tenant rental revenue is \$463,452 or \$43,452 (10.3%) better than budget. The Authority must make every effort to collect rents as the tenant accounts receivable balance is currently above \$200,000. The Authority should also begin to evict tenants who are several months behind on paying their rent. The tenant accounts receivable detail report should be reviewed by the Executive Director and Housing Managers each month to determine the tenant balances that can be collected and the balances that should be written off as uncollectible.
- Operating subsidy is \$505,306, or \$3,558 (0.7%) above budget.
- CDBG grant revenue is \$4,915, or \$5,085 (50.9%) below budget. The Authority received an approximate \$4,000 reimbursement for expenses related to STEM program. This is a cost reimbursement grant, so the Authority will be reimbursed for expenses as they submit them to the state/county.
- Other revenue is \$197,623 or \$28,924 (17.1%) above budget. Other revenue includes management fees from the HCV program and Highland Park HA, interest and other miscellaneous revenues. Other revenue is above budget primarily because of increased fees from the HCV program due to an increase in unit months leased, and higher interest rates at the bank.

Operating Expenses – YTD operating expenses are \$1,006,397 or \$53,341 (5.1%) higher than budget.

- Salaries and benefits are \$468,595, or \$5,618 (1.2%) better than budget, due to slightly lower than anticipated employee benefits costs.
- Utilities expenses are \$199,026, or \$20,474 (9.3%) better than budget. EHA utility expenses have begun to increase as we've now encountered the cold winter weather.
- Maintenance materials/contracts expenses are \$91,443 or \$56,557 (38.2%) better than budget. The Authority has used approximately \$130,000 of CFP funds to pay for major improvements such as plumbing upgrades, bathroom renovations, and the basketball/tennis courts. These upgrades are major capital expenditures and recorded as fixed asset additions rather than maintenance expenses.
- RAD Consulting fees are \$24,038, or \$22,500 (6.8%) higher than budget. These expenses are all from The Brooke Group, LLC.
- Other operating expenses are \$223,295, or \$27,750 (14.1%) higher than budget. These expenses include legal, staff training/travel, accounting, telephone, miscellaneous office expenses, tenant services expenses, PILOT, IT expenses and CDBG grant related expenses.

Housing Choice Voucher Program

EHA's Housing Choice Voucher program's fiscal YTD net operating profit at December 31, 2024 is \$79,086. The Authority's HAP expenses are covered by funding received from HUD. The administrative funding received by the Authority is \$79,086 more than the YTD actual expenses incurred. Edison HA's HCV program has received an increase in administrative funding from HUD during the last couple months.

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 \$3,384,532.

Grant Summary

The Authority has approximately \$1,012,000 of unexpended capital funds available for upcoming capital improvement projects. Please note the \$250,000 2024 Emergency Grant has already been earmarked for security cameras.