

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

Tuesday, May 20, 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 Homes 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 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 April 15, 2025, Regular Meeting Minutes

6. Resolutions:

- | | |
|----------|--|
| 1-5-2025 | Resolution to approve vouchers for payment of invoices in the amount of \$140,348.23 for the month of May. |
| 2-5-2025 | Resolution by the Board of the Edison Housing Authority to Adopt the FY 2025-2026 Budget. |
| 3-5-2025 | Resolution by the Commissioners of the Edison Housing Authority to Authorize Cooperation Agreement with the Township of Edison for Payment in Lieu of Taxes. |

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

Tuesday, May 20, 2025
6:00 pm

7. Old Business: FSS Update:
Zena Sutton, Director of Section 8 & Senior FSS Coordinator
8. New Business: a.) Director's Reports: Public Housing Program & Property Management
Section 8 Voucher Program
b.) Highland Park Housing Authority Update
b.) Executive Director Report
9. Public Portion
10. Adjournment

EDISON HOUSING AUTHORITY
REGULAR BOARD MEETING

Julius Engel Gardens
Tuesday, April 15, 2025
6:00 PM

MINUTES

The Regular Meeting of the Board of Commissioners of the Edison Housing Authority was held at Julius Engel Gardens, 1 Dunham Willard Drive, Edison, NJ in the community room. The meeting was called to order at 6:02 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 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 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 Lennox Small, Ed.D., Vice Chair Deborah Andrews, Commissioner Barry Telesnick, Commissioner Toni Johnson, Commissioner William Thomas, Commissioner Brent Scott, Deborah Hurley, Executive Director and Terrence Corrison, Esq. (via Zoom)

Absent: Commissioner Sonali Patel

Approval of March 18, 2025, Regular Meeting Minutes

Motion: Commissioner Toni Johnson

Second: Vice Chair Deborah Andrews

Discussions: There was no discussion

Approved as follows:

	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			

Resolution 1-4-2025 to approve vouchers for payment of invoices in the amount of \$103,416.40 for the month of April 2025.

Motion: Commissioner Deborah Andrews

Second: Commissioner William Thomas

Discussions: The Executive Director, Deborah Hurley acknowledged Commissioner Telesnick for highlighting the wage issue, which led to correcting 13-cent underpayment after consulting with the labor attorney. Corrective checks were issued. Additionally, Jet Carriers Corporation was used for the first time as a cost-effective means to deliver documents. Commissioner Telesnick questioned the reason for the purchase of laptop computers. Deborah Hurley, Executive Director that it is necessary for the FSS program when working with clients in the community room. The funds are being used from our general operation fund, as you are not allowed to use the FSS funds for supplies, only for salary and trainings.

Approved as follows:

	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			

Resolution 2-4-2025 to Approve and Authorize the Executive Director to submit to HUD a Feasible Reposition Plan for the Authority's Public Housing Projects.

Motion: Commissioner Brent Scott

Second: Commissioner Toni Johnson

Discussions: The Executive Director explained that HUD requires all Housing Authorities undergoing RAD conversion to share their repositioning plans. Our agency is notifying HUD of our intent to convert two properties, providing an anticipated timeline and submitting financing details.

Approved as follows:

	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

Resolution 3-4-2025 by the Board of Commissioners of the Edison Housing Authority to Approve the Edison Housing Authority 5 Year Plan, 2025-2029 and the 2025 Annual Plan and Approving its Submission to HUD.

Motion: Commissioner Toni Johnson

Second: Commissioner Deborah Andrews

Discussions: Executive Director, Deborah Hurley provided an overview of both required plans, one submitted annually and the other every five years. The annual plan is more streamlined, requiring only the civil rights certification due to the agency's size (under 250 units). The five-year plan is more detailed. Highlighted areas discussed included the RAD conversion and capital improvements plans. Copies were made available for review at the administrative office and online. A hearing was had; however, no one attended. Other items mentioned in the five year, that were accomplished included: updated ACOP and ADMIN Plans, RAD progress, and a significant amendment was approved by the board.

Approved as follows:

	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			

Resolution 4-4-2025 to Award a Contract for Landscaping Services at Robert E. Holmes Gardens and Julius Engel Gardens.

Motion: Commissioner Brent Scott

Second: Commissioner William Thomas

Discussions: Ground Maintenance bid packets were due this afternoon. Three proposals were received with varying price ranges, and DWC Enterprises Inc. was selected.

Approved as follows:

	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			

Old Business:

- a) Commissioner Thomas updated the board about the sinkhole. A resident reported a sinkhole at JEG. The Township determined it was inactive and filled it with stones. The area is being monitored to ensure it remains safe and inactive.

New Business:

a) Highland Park Housing Authority Update

We maintain a positive relationship with the borough township and plan to begin discussions next year about collaborating on landscaping and snow removal support. Currently, the borough assists with snow removal until our maintenance team complete work at the Edison Housing Authority and then proceeds to Highland Park Housing Authority to support clearing of the snow.

b) Executive Director Report

-Moving forward, all staff directors will provide department reports that will be included in your board packets.

-The Housing Authority highlighted a successful presentation that was made to the Township of Edison Planning board, as well as a presentation that was made to the Township of Edison Administration. There is now strong support from the Township Administration that will assist in helping us complete the RAD conversion at Robert E. Holmes Gardens. Our board counsel, Terrence Corriston, added and confirmed the presentations went very well.

c) Security Grant Update

Last month we selected USA Security for the camera installations. USA Security is working closely with the police department and together they are trying to determine the best location for the cameras. The installation will start on January 5th.

d) Financial Summary for Review

Both Housing Authorities (EHA and HPHA) are working efficiently which include rent collection and property maintenance.

Open to Public at 6:34 pm

Motion: Commissioner William Thomas

Second: Commissioner Toni Johnson

Public Portion:

Stephanie Town who is a Section 8 tenant, had a complaint. She is accusing Section 8 staff of not giving her the option to have an extra room for her living aide. She was denied the request for a three-bedroom apartment. The Executive Director directed her to leave her contact information with her Assistant to follow up with her the next business day.

Former Councilwoman Joyce Ship-Freeman expressed that she wants to keep the youth together through sports and academies at the Edison Housing Authority, utilizing the renovated tennis and basketball courts. In addition, a conversation ensued between Joyce Ship-Freeman and the commissioners about affordable housing and the lack of inventory.

Commissioner Johnson shared her concerns about the inflation of dogs in the JEG complex. All are Pitbull dogs. Wondering how many Pitbull dogs are allowed in a complex.

Executive Director, Deborah Hurley reminded commissioners to submit their ethic forms.

Close Public Portion: 6:52 pm

Motion: Commissioner William Thomas

Second: Commissioner Toni Johnson

Motion to adjourn: Commissioner Deborah Andrews

Second: Commissioner Toni Johnson

Adjourned: 6:52 pm

Approved as follows:

	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

A handwritten signature in black ink, appearing to read 'Deborah M. Hurley', written over a horizontal line.

Deborah M. Hurley, Secretary, Executive Director

Edison Housing Authority Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 4/12/2025 Thru: 5/16/2025, 3) Program: Public Housing

Check Name	SSN / TIN	Check Address
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AB Universal Messaging	56-2554760	PO Box 195 Spring Lake NJ 07762
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Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/23/2025	6582	CHK	738004192025	answering service and Patch charges -April 2025-Good Friday and Easter Holiday	\$110.64	\$110.64
05/16/2025	6614	CHK	738005172025	answering service and Patch charges -May 2025-Memorial day Holiday	\$109.04	\$109.04
Totals For Vendor: AB Universal Messaging						\$219.68

Aflac	1932 Wynnton Road Columbus GA 31999-0797
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Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/12/2025	6605	CHK	942258	insurance premium - April 2025	\$264.50	\$264.50
Totals For Vendor: Aflac						\$264.50

Amazon Capital Services, 45-3328644	PO BOX 035184 Seattle WA 98124
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Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/16/2025	6615	CHK	1RTV-XYLQ-6HKH	office supplies-4 headsets & 125 grocery bags for food Pantry	\$232.49	\$232.49
Totals For Vendor: Amazon Capital Services, Inc						\$232.49

April Mobley	7 Catherine St Carteret NJ 07008
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Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/16/2025	6616	CHK	043025	Mileage for Food Pantry 168 miles for April 2025	\$117.60	\$117.60
Totals For Vendor: April Mobley						\$117.60

Barry Telesnick	142 Ethel Road Edison NJ 08817
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Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/25/2025	6587	CHK	042525	Per diem and Mileage for NJNAHRO Conference April 27 to April 30 2025	\$353.80	\$353.80
Totals For Vendor: Barry Telesnick						\$353.80

Breslin and Breslin, P.A.	41 Main Street Hackensack NJ 07601-7087
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Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/16/2025	6617	CHK	043025	legal services for April 2025	\$2,580.00	\$2,580.00
Totals For Vendor: Breslin and Breslin, P.A.						\$2,580.00

Brothers Lock & Safe, Inc.	2161 Woodbridge Avenue Edison NJ 08817
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Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/16/2025	6618	CHK	62645	4 IC Cylinders 22 Dead bolts	\$676.00	\$676.00
Totals For Vendor: Brothers Lock & Safe, Inc.						\$676.00

Cafe Gallo	26-3516239 1153 Inman Ave Edison NJ 08820
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Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/16/2025	6619	CHK	040325	large Pizza -STEM-04/03/25	\$92.00	

			042525	6 large Pizza -STEM	\$92.00	
			050825	6 large Pizza -STEM	\$95.00	\$279.00

Totals For Vendor: Cafe Gallo

\$279.00

Cozette J Randolph 294 Green Strret Woodbridge NJ 07095

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/05/2025	6603	CHK	002	Administrative fee for Social worker at HPHA-April 2025	\$1,500.00	\$1,500.00

Totals For Vendor: Cozette J Randolph

\$1,500.00

De Lage Landen Financial Services, Inc. PO Box 825736 Philadelphia PA 19182-5736

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/16/2025	6574	CHK	589944445	REH copier lease 04/15/2025-05/14/2025	\$366.37	\$366.37
05/16/2025	6620	CHK	590230960	REH copier lease 05/15/2025-06/14/2025	\$366.37	\$366.37

Totals For Vendor: De Lage Landen Financial Services, Inc.

\$732.74

Deborah Andrews 1722 Raspberry Ct Edison NJ 08817

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/25/2025	6588	CHK	042525	Per diem and Mileage for NJNAHRO Conference April 27 to April 30 2025	\$319.80	\$319.80

Totals For Vendor: Deborah Andrews

\$319.80

Deborah Hurley 1434 Maplewood Terrace Plainfield NJ 07060

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/25/2025	6589	CHK	042525	Per diem and Mileage for NJNAHRO Conference April 27 to April 30 2025	\$319.80	\$319.80
05/16/2025	6621	CHK	040925	Pizza for FSS Training & Staff Lunch on 4/9/25 & 5/8/25	\$203.76	\$203.76

Totals For Vendor: Deborah Hurley

\$523.56

D'Onofrio & Son 47 Van Ness Terrace Maplewood NJ 07040

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/16/2025	6622	CHK	34424	REH & JEG lawn maint.- April 2025 (6 of 6)	\$5,208.33	\$5,208.33

Totals For Vendor: D'Onofrio & Son Landscaping

\$5,208.33

Edison Sewer Collector 100 Municipal Boulevard Edison NJ 08817

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/16/2025	6623	CHK	2025-1st half Sewer	2025-1st half Sewer	\$24,732.88	\$24,732.88

Totals For Vendor: Edison Sewer Collector

\$24,732.88

Elizabethtown Gas PO Box 6031 Bellmawr NJ 08099

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/23/2025	6583	CHK	3996554541-033125	REH gas 5 Weston Forbes -02/28/2025-03/31/2025	\$13,318.96	\$13,318.96
04/28/2025	6593	CHK	0577138900-041725	REH Vacant apt gas 5 Weston 03/19/25-04/17/25	\$11.50	\$11.50

04/28/2025	6594	CHK	4458334671-031925	REH gas 03/19/25-04/17/25 -14 Cleveland place	\$426.68	\$426.68
04/28/2025	6595	CHK	3922309254-041725	REH gas 03/19/25-04/17/25-15 beaver Ave.	\$966.39	\$966.39
Totals For Vendor: Elizabethtown Gas						\$14,723.53

Enes Service Center LLC 247 Central Avenue Metuchen NJ 08840

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/16/2025	6624	CHK	043025	Gas fuel - April 2025	\$133.00	\$133.00
Totals For Vendor: Enes Service Center LLC						\$133.00

Ferraro's Pizzeria 1067 Inman Avenue Edison NJ 08820

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/16/2025	6575	CHK	0041	food for STEM 04/10/2025	\$233.85	\$233.85
05/16/2025	6625	CHK	0042	food for STEM 05/01/25	\$233.85	
			0043	food for STEM 05/15/2025	\$233.85	\$467.70
Totals For Vendor: Ferraro's Pizzeria						\$701.55

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
05/16/2025	6626	CHK	0007068204	RFP for Landscaping on Home news Tribune	\$55.67	\$55.67
Totals For Vendor: Gannett New York-New Jersey LocalIQ						\$55.67

General Security 271 Cox Street Roselle NJ 07203

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/16/2025	6627	CHK	2077585	alarm monitoring & service contract 06/01/2025-08/31/2025	\$297.42	\$297.42
Totals For Vendor: General Security						\$297.42

Happy Brooms Cleaning Service 10 Park Place Metuchen NJ 08840

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/16/2025	6628	CHK	2801	REH & JEG office cleaning 02/05/25 & 02/07/25	\$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
05/16/2025	6629	CHK	0328-042425	JEG maint materials -Paint, Flooring From March 28, to April 24, 2025	\$3,132.55	\$3,132.55
Totals For Vendor: Home Depot Credit Services						\$3,132.55

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/16/2025	6576	CHK	61329	REH telephone service - April 2025	\$1,029.87	\$1,029.87
05/12/2025	6606	CHK	64319	REH telephone service - May 2025	\$1,021.34	\$1,021.34
Totals For Vendor: InterGlobe Communications, Inc.						\$2,051.21

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/12/2025	6607	CHK	0010704201	REH trash service-May 2025 Account #766660	\$2,000.00	\$2,000.00
05/16/2025	6630	CHK	0010726956	REH trash remove 30YD roll off-Account l#766660 on 04/23/25	\$439.00	\$439.00
Totals For Vendor: Interstate Waste Services of New Jersey						\$2,439.00

Jolanta Kubacka 40 Koyen Street Fords NJ 08863

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/25/2025	6590	CHK	042525	Per diem and Mileage for NJNAHRO Conference April 27 to April 30 2025	\$319.80	\$319.80
05/16/2025	6631	CHK	050225	Mileage, Costco Supplies, Home Depot Parking fees April 15 & May 2 & 5	\$142.51	\$142.51
Totals For Vendor: Jolanta Kubacka						\$462.31

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
05/16/2025	6632	CHK	55K1765253	copies contract overage charge 01/03/25 - 04/02/25	\$992.99	\$992.99
Totals For Vendor: KYOCERA Document Solutions NY Metro, Inc						\$992.99

Magic Touch Construction 22-1968634 59 W Front St. Keyport NJ 07735 Co., Inc

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/16/2025	6577	CHK	41688A	JEG- Main hot water heater leak, replaced	\$3,138.39	\$3,138.39
05/16/2025	6633	CHK	42005A	Admin Office Gas leak in the Boiler room-repaired	\$1,027.36	
			42268A-P	REH- Bldg.1, hot water leak on crawl space repaired	\$1,157.55	
			42303A-P	REH- 9A,9B main sewer line broke-repaired	\$9,522.82	
			41898A	JEG- Bldg K Emergency Sewer backup repaired	\$3,412.06	
			41924A	JEG- Bldg L Emergency Sewer backup repaired	\$1,708.93	
			41924.1A	JEG-K10 Kitchen Sink & washer line Clogged-repaired	\$474.22	\$17,302.94
Totals For Vendor: Magic Touch Construction Co., Inc						\$20,441.33

Marc Webb 10A Rev Samuel Carpenter Blvd Edison NJ 08820

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/16/2025	6634	CHK	050625	reim. for Ice bag for event on 5/6/25	\$28.00	\$28.00
Totals For Vendor: Marc Webb						\$28.00

Miaili Wilson 136-11-3493 17D Beaver Avenue Edison NJ 08820

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/23/2025	6584	CHK	041725	Food pantry & Scout help -part time \$15 04/07/25 to 04/17/25	\$161.76	\$161.76
04/23/2025	6585	CHK	041025-STEM	Part time work 2.417hrs. @\$15 on 04/10/25 STEM	\$36.25	\$36.25
05/12/2025	6608	CHK	043025	Food pantry & Scout help -part time \$15 04/27/25 to 04/30/25	\$198.45	\$198.45
05/12/2025	6609	CHK	050125-STEM	Part time work 4.54hrs. @\$15 on 4/24 & 5/1/25 STEM	\$68.00	\$68.00

Totals For Vendor: Miaili Wilson

\$464.46

Middlesex Water Company PO Box 826538 Philadelphia PA 19182-6538

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/23/2025	6586	CHK	5535300000 041425	Water bill for JEG for 03/14/2025- 04/14/2025	\$5,319.30	\$5,319.30

Totals For Vendor: Middlesex Water Company

\$5,319.30

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
05/16/2025	6635	CHK	N10085	remote & onsite maint. of networks-May 2025	\$1,176.58	\$1,176.58

Totals For Vendor: NetConnect, Inc.

\$1,176.58

New Jersey American Water Box 371331 Pittsburgh PA 15250-7331

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/16/2025	6648	CHK	10182100216 57798-042825	11 LYLE PL A -03/28/25-04/28/25	\$292.44	\$292.44
05/16/2025	6649	CHK	1018- 21002165669 6 042825	15 LYLE PLACE H EDISON-03/28/25-04/28/25	\$1,564.52	\$1,564.52
05/16/2025	6650	CHK	1018 21001896733 8 042825	1 wintergreen Ave. WB edison-03/28/25-04/28/25	\$325.31	\$325.31
05/16/2025	6651	CHK	1018- 21002183632 4-042825	9 LYLE PL H -03/28/25-04/28/25	\$373.21	\$373.21
05/16/2025	6652	CHK	1018- 21002183711 2 042825	3 WESTON FORBES CT D-03/28/25-04/28/25	\$173.88	\$173.88
05/16/2025	6653	CHK	1018- 21002183781 5 042825	2 WESTON FORBES CT C-03/28/25-04/28/25	\$274.83	\$274.83
05/16/2025	6654	CHK	1018- 21002183938 5 042825	5 WESTON FORBES CT B -03/28/25-04/28/25	\$2,322.97	\$2,322.97
05/16/2025	6655	CHK	10182100218 38511 042825	4 WESTON FORBES CT C-03/28/25-04/28/25	\$234.45	\$234.45

05/16/2025	6656	CHK	1018-21002184069 9 042825	6 WESTON FORBES CT D-03/28/25-04/28/25	\$234.45	\$234.45
05/16/2025	6657	CHK	1018-21002160495 4 042825	14 rev Samuel carpenter water 03/28/25-04/28/25	\$123.41	\$123.41
05/16/2025	6658	CHK	1018-21002160560 5-042825	17 Beaver street A-REH water-03/28/25-04/28/25	\$1,342.41	\$1,342.41
05/16/2025	6659	CHK	1018-21002190134 1 042825	8 Weston Forbes CT C -03/28/25-04/28/25	\$658.48	\$658.48
05/16/2025	6660	CHK	1018-21002190173 0 042825	7 Weston Forbes CT. D Edison- 03/28/25-04/28/25	\$739.26	\$739.26
05/16/2025	6661	CHK	10182100219 02436 042825	8 Weston Forbes CT E -03/28/25-04/28/25	\$204.17	\$204.17
05/16/2025	6662	CHK	1018-21002190279 5 042825	12 Wintergreen Ave WE -03/28/25-04/28/25	\$254.64	\$254.64

Totals For Vendor: New Jersey American Water **\$9,118.43**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/16/2025	6636	CHK	0005728	JEG telephone service - May 2025	\$90.81	\$90.81

Totals For Vendor: Nexacomm LLC **\$90.81**

NJ BLD. Laborers 485 Route 1 south, Bld. B suite 401 Iselin NJ 08830
Statewide Welfare Fund

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/16/2025	6637	CHK	041125	dues union 3 labor-03/15/25-04/11/25-Local 55	\$3,236.16	\$3,236.16

Totals For Vendor: NJ BLD. Laborers Statewide Welfare Fund **\$3,236.16**

Optimum PO Box 70340 Philadelphia PA 19176-0340

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/01/2025	6600	CHK	07875-386464 01-1-052125	REH office internet 04/22/25-05/21/25	\$200.99	\$200.99
05/01/2025	6601	CHK	07875-453477 01-2 -052125	maintenance internet service 04/22/25-05/21/25 Weston Forbes APT C Basement	\$176.99	\$176.99
05/01/2025	6602	CHK	07875-207961 03-9-052125	JEG Internet 04/22/25-05/21/25	\$160.94	\$160.94

Totals For Vendor: Optimum **\$538.92**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/16/2025	6638	CHK	16546	accounting services -April 2025	\$3,400.00	\$3,400.00

Totals For Vendor: Polcari & Co. **\$3,400.00**

PSE&G CO

PO Box 144444 New Brunswick NJ 08906-4444

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/28/2025	6596	CHK	6691572106-042125	JEG gas & electric 03/21/2025 - 04/21/2025	\$7,117.90	\$7,117.90
04/28/2025	6597	CHK	7769352606-042125	Vacant Apt G3 -JEG electric 03/21/2025 - 04/21/2025	\$6.88	\$6.88
04/28/2025	6598	CHK	7783515606-042125	Vacant Apt K10 -JEG electric 03/21/25 - 04/21/25	\$14.54	\$14.54
04/28/2025	6599	CHK	7788478601-042125	Vacant Apt E3 -JEG electric 03/21/25 - 04/21/25	\$3.06	\$3.06
05/12/2025	6610	CHK	7716007807-042325	Vacant Apt 15C -REH electric 03/25/25-04/23/25	\$16.08	\$16.08
05/12/2025	6611	CHK	7753579304-042325	Vacant Apt 4C -REH electric 03/25/25-04/23/25	\$6.00	\$6.00
05/12/2025	6612	CHK	1300007818-043025	REH Electric 03/24/25-04/23/25	\$2,852.48	\$2,852.48
Totals For Vendor: PSE&G CO						\$10,016.94

Quadient Leasing USA, Dept 3682, PO BOX 123682 Dallas TX 75312-3682

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/16/2025	6578	CHK	Q1814638	postage meter Lease payment-05/10/25 -08/09/25	\$196.50	\$196.50
Totals For Vendor: Quadient Leasing USA, Inc						\$196.50

Savory Selections 26-4620047 33 Trenton Avenue Fanwood NJ 07023

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/06/2025	6604	CHK	000931	Food for Press conf.-Mayor on 5/6/2025	\$1,843.17	\$1,843.17
Totals For Vendor: Savory Selections Catering						\$1,843.17

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/16/2025	6639	CHK	1317206	JEG APT B2 -top freezer Refrigerator replaced	\$755.00	
			1317204	JEG APT A2 -top freezer Refrigerator replaced	\$685.00	
			1317330	JEG APT E3 - Refrigerator & Elec stove replaced	\$1,280.00	\$2,720.00
Totals For Vendor: See-More TV & Appliance						\$2,720.00

SMS Building Systems, LLC 2020 Fairfax Avenue Suite 202 Cherry Hill NJ 08003

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/16/2025	6640	CHK	204105	service calls on 1/09/25 Police department system not working troubleshoot and repaired	\$475.00	\$475.00
05/16/2025	6641	CHK	204186	service calls on 03/03/25 Admin office community room camera repaired	\$475.00	\$475.00
Totals For Vendor: SMS Building Systems, LLC						\$950.00

Staples

PO Box 70242 Philadelphia PA 19176-0242

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/16/2025	6642	CHK	7004899354	office supplies-Tab Divider 3 pack-6029243547	\$9.15	\$9.15

Totals For Vendor: Staples**\$9.15**

Starlite Services LLC 27-4731068 PO Box 487 Perth Amboy NJ 08862

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/16/2025	6579	CHK	0003-0331	JEG apt L6 vacant apt cleaning	\$294.00	
			0004-033125	JEG apt G3 vacant apt cleaning	\$294.00	\$588.00
05/16/2025	6643	CHK	0004-043025	JEG apt K10 vacant apt cleaning	\$305.00	
			0005-043025	JEG apt E3 vacant apt cleaning	\$205.00	\$510.00

Totals For Vendor: Starlite Services LLC**\$1,098.00**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/16/2025	6580	CHK	033125	Website maintenance for EHA March 2025	\$150.00	\$150.00
05/16/2025	6644	CHK	043025	Website maintenance for EHA April 2025	\$150.00	\$150.00

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

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
05/16/2025	6645	CHK	EHA-GD03-2025	RAD Consulting - March 2025	\$10,047.50	\$10,047.50

Totals For Vendor: The Brooke Group LLC**\$10,047.50**

The Restoration Group 46-0520651 500 S 31st Street Kenilworth NJ 07033

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/16/2025	6646	CHK	240236	JEG- Bldg K Sewer backup restoration Remediation	\$3,890.00	\$3,890.00

Totals For Vendor: The Restoration Group**\$3,890.00**

Toni Johnson C6 Willard Dunham Drive Edison NJ 08837

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/25/2025	6591	CHK	042525	Per diem and Mileage for NJNAHRO Conference April 27 to April 30 2025	\$353.80	\$353.80

Totals For Vendor: Toni Johnson**\$353.80**

TRIAD Associates 1301 W. Forest Grove Road Vineland NJ 08360-1501

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/16/2025	6647	CHK	67708	Consulting fee for Safety & Security Grant implementation-March 2025	\$1,125.00	\$1,125.00

Totals For Vendor: TRIAD Associates**\$1,125.00**

Verizon Wireless PO Box 408 Newark NJ 07101-0408

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/12/2025	6613	CHK	6112205419	cell phone service 03/29/2025- 04/28/2025	\$359.87	\$359.87

Totals For Vendor: Verizon Wireless**\$359.87**

William Thomas 136-64-7766 35 Markham Road Edison NJ 08817

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/25/2025	6592	CHK	042525	Per diem and Mileage for NJNAHRO Conference April 27 to April 30 2025	\$319.80	\$319.80

Totals For Vendor: William Thomas

\$319.80

Zena Sutton 944 West 5th St Plainfield NJ 07063

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/16/2025	6581	CHK	041625	reim. Exp. for FSS Orientation & Mileage, Parking fees to go to Court for tenant/landlord case	\$104.90	\$104.90

Totals For Vendor: Zena Sutton

\$104.90

Grand Totals:	Total Payments:	\$140,348.23
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RESOLUTION # 1-5-2025

APPROVE VOUCHERS FOR PAYMENT OF INVOICES

WHEREAS, the Commissioners of the Edison Housing Authority approves voucher for payment of invoices for the month of May in the amount of \$140,348.23.

NOW, THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority that Resolution 1-5-2025 shall be approved.

MOVED: Commissioner Sonali Patel

SECONDED: Vice Chairwoman Deborah Andrews

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Lennox H. 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 20 day of May, 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 May 20, 2025



Deborah M. Hurley, Secretary, Executive Director

Fiscal Year Start Year End Year
 2025 – 2026

Housing Authority Budget of:
Edison Housing Authority

State Filing Year 2026

For the Period: *July 1, 2025* *to* *June 30, 2026*

www.edisonha.org
Housing Authority Web Address



Division of Local Government Services

**2026 HOUSING AUTHORITY BUDGET
CERTIFICATION SECTION**

2026

Edison Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: July 01, 2025 to June 30, 2026

For Division Use Only

CERTIFICATION OF APPROVED BUDGET

It is hereby certified that the approved Budget made a part hereof complies with the requirements of law and the rules and regulations of the Local Finance Board, and approval is given pursuant to N.J.S.A. 40A:5A-11.

*State of New Jersey
Department of Community Affairs
Director of the Division of Local Government Services*

By: _____ Date: _____

CERTIFICATION OF ADOPTED BUDGET

It is hereby certified that the adopted Budget made a part hereof has been compared with the approved Budget previously certified by the Division, and any amendments made thereto. This adopted Budget is certified with respect to such amendments and comparisons only.

*State of New Jersey
Department of Community Affairs
Director of the Division of Local Government Services*

By: _____ Date: _____

2026 PREPARER'S CERTIFICATION

Edison Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: July 01, 2025 to June 30, 2026

It is hereby certified that the Housing Authority Budget, including the Annual Budget and the Capital annexed hereto, represents the members of the governing body's resolve with respect to statute in that; all estimates of revenue are reasonable, accurate and correctly stated; all items of appropriation are properly set forth; and in form, and content, the budget will permit the exercise of the comptroller function within the Authority.

It is further certified that all proposed budgeted amounts and totals are correct. Also, I hereby provide reasonable assurance that all assertions contained herein are accurate and all required schedules are completed and attached.

Preparer's Signature:	ralph@polcarico.com
Name:	Ralph A. Polcari, CPA
Title:	Fee Accountant
Address:	2035 Hamburg Turnpike - Unit H Wayne, NJ 07470
Phone Number:	973-831-6969
Fax Number:	9731-831-6972
E-mail Address:	ralph@polcarico.com

HOUSING AUTHORITY INTERNET WEBSITE CERTIFICATION

Housing Authority's Web Address:

www.edisonha.org

All authorities shall maintain either an Internet website or a webpage on the municipality's or county's Internet website. The purpose of the website or webpage shall be to provide increased public access to the authority's operations and activities. N.J.S.A. 40A:5A-17.1 requires the following items to be included on the Authority's website at a minimum for public disclosure. Check the boxes below to certify the Authority's compliance with N.J.S.A. 40A:5A-17.1.

- ☒ A description of the Authority's mission and responsibilities.
- ☒ The budgets for the current fiscal year and immediately preceding two prior years.
- ☒ The most recent Annual Comprehensive Financial Report (Unaudited) or similar financial information *(Similar information includes items such as Revenue and Expenditure pie charts, or other types of charts, along with other information that would be useful to the public in understanding the finances/budget of the Authority).*
- ☒ The complete (all pages) annual audits (not the Audit Synopsis) for the most recent fiscal year and immediately preceding two prior years.
- ☒ The Authority's rules, regulations and official policy statements deemed relevant by the governing body of the Authority to the interests of the residents within the Authority's service area or jurisdiction.
- ☒ Notice posted pursuant to the "Open Public Meetings Act" for each meeting of the Authority, setting forth the time date, location and agenda of each meeting.
- ☒ The approved minutes of each meeting of the Authority including all resolutions of the board and their committees; for at least three consecutive fiscal years.
- ☒ The name, mailing address, electronic mail address and phone number of every person who exercises day-to-day supervision or management over some or all of the operations of the Authority.
- ☒ A list of attorneys, advisors, consultants and any other person, firm, business, partnership, corporation or other organization which received any remuneration of \$17,500 or more during the preceding fiscal year for any service whatsoever rendered to the Authority.

It is hereby certified by the below authorized representative of the Authority that the Authority's website or webpage as identified above complies with the minimum statutory requirements of N.J.S.A. 40A:5A-17.1 as listed above. A check in each of the above boxes signifies compliance.

Name of Officer Certifying Compliance:

Deborah Hurley

Title of Officer Certifying Compliance:

Executive Director

Signature:

dhurley@edisonha.org

2026 APPROVAL CERTIFICATION

Edison Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: July 01, 2025 to June 30, 2026

It is hereby certified that the Housing Authority Budget, including all schedules appended hereto, copy of the Annual Budget and Capital Budget/Program approved by resolution by the governing body Edison Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on May 20, 2025.

It is further certified that the recorded vote appearing in the resolution represents not less than a of the full membership of the governing body thereof.

Officer's Signature:	dhurley@edisonha.org
Name:	Deborah Hurley
Title:	Executive Director
Address:	14 Rev Samuel Carpenter Blvd Edison, NJ 08260
Phone Number:	908-561-2525
Fax Number:	908-561-7517
E-mail Address:	dhurley@edisonha.org

2026 HOUSING AUTHORITY BUDGET RESOLUTION

Edison Housing Authority

FISCAL YEAR: July 01, 2025 to June 30, 2026

WHEREAS, the Annual Budget for Edison Housing Authority for the fiscal year beginning July 01, 2025 and ending June 30, 2026 has been presented before the governing body of the Edison Housing Authority at its open public meeting of May 20, 2025; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$8,563,550.00, Total Appropriations including any Accumulated Deficit, if any, of \$8,499,828.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$415,000.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Edison Housing Authority, at an open public meeting held on May 20, 2025 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Edison Housing Authority for the fiscal year beginning July 01, 2025 and ending June 30, 2026, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Edison Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on June 17, 2025.

(Secretary's Signature)

(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Brent Scott				
Barry Telesnick				
William Thomas				
Lennox Small, Ed. D.				
Sonali Patel				
Toni Johnson				
Deborah Andrews				

2026 ADOPTION CERTIFICATION

Edison Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: July 01, 2025 to June 30, 2026

It is hereby certified that the Housing Authority Budget and Capital Budget/Program annexed hereto is a true the Budget adopted by the governing body of the Edison Housing Authority, pursuant to N.J.A.C 5:31-2.3, on .

Officer's Signature:			
Name:	Deborah Hurley		
Title:	Executive Director		
Address:	14 Rev Samuel Carpenter Blvd Edison, NJ 08260		
Phone Number:	908-561-2525	Fax:	908-561-7517
E-mail address:	dhurley@edisonha.org		

2026 ADOPTED BUDGET RESOLUTION

Edison Housing Authority

FISCAL YEAR: July 01, 2025 to June 30, 2026

WHEREAS, the Annual Budget and Capital Budget/Program for the Edison Housing Authority for the fiscal year beginning July 01, 2025 and ending June 30, 2026 has been presented for adoption before the governing body of the Edison Housing Authority at its open public meeting of ; and

WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$0.00, Total Appropriations, including any Accumulated Deficit, if any, of \$0.00, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$0.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Edison Housing Authority at an open public meeting held on that the Annual Budget and Capital Budget/Program of the Edison Housing Authority for the fiscal year beginning July 01, 2025 and ending June 30, 2026 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

(Secretary's Signature)

(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Brent Scott				
Barry Telesnick				
William Thomas				
Lennox Small, Ed. D.				
Sonali Patel				
Toni Johnson				
Deborah Andrews				

**2026 HOUSING AUTHORITY BUDGET
NARRATIVE AND INFORMATION SECTION**

2026 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Edison Housing Authority

FISCAL YEAR: July 01, 2025 to June 30, 2026

Answer all questions below using the space provided. Do not attach answers as a separate document.

1. Complete a brief statement on the Fiscal Year 2025 proposed Annual Budget and make comparison to the Fiscal Year 2024 adopted budget for each Revenue and Appropriations. Explain any variances over +/-10% (as shown on budget pages F-2 and F-4) for each individual revenue and appropriation line item. Explanations of variances should include a description of the reason for the increase or decrease in the budgeted line item, not just an indication of the amount and percent of change. Upload any supporting documentation that will help explain the reason for the increase or decrease in the budgeted line item.

Budgeted revenues are adequate to cover projected expenses for the FYE June 30, 2026, resulting in a budget surplus of \$63,722. Anticipated revenues total \$8,563,550, an increase of \$1,415,357 (19.8%) from the prior year budget. Total budgeted appropriations for FYE June 30, 2026 are \$8,499,828, an increase of \$1,459,953 (20.7%), from the prior year budget. Changes in budgeted variances of +/- 10% are as follows: Public housing operating subsidy is \$872,000, or \$131,496 (13.1%) lower, due to HUD's allocation methodology and the most recent subsidy request calculations. HCV subsidy revenue is \$5,304,000, or \$1,344,000 (33.9%) higher, due to a significant increase in vouchers issued. FSS Grant revenue is \$55,000, or 100% higher, as the Authority now receives an FSS Grant that is used to pay employee salaries and benefits. Interest revenue is \$15,000, or \$11,500 (328.6%) higher, to be more in-line with current interest rates. Administration salaries and wages are \$635,054, or \$80,972 (14.6%) higher, due to salary increases and the newly received FSS Grant. Administration benefits are \$359,361, or \$70,476 (24.4%) higher, due to employees adding family plans and increased healthcare costs. Miscellaneous administration expenses are \$270,873, or \$37,488 (12.2%) lower, to be more in-line with actual spending. Maintenance benefits are \$163,124, or \$24,588 (17.7%) higher, due to employees adding family plans and increased healthcare costs. Maintenance materials and contracts are \$256,000, or \$40,000 (13.5%) lower, to reflect current spending patterns. PILOT is \$48,900, or \$8,800 (21.9%) higher, due to increased rental revenue and lower utilities. Rent expenses or HAP payments are \$5,870,000, or \$1,370,000 (30.4%) higher, due to a significant increase in vouchers issued.

2. Describe the state of the local/regional economy and how it may impact the proposed Annual Budget, including the planned Capital/Program

The local/regional economy is weak but stable. The effects of the economy have been considered in projecting tenant income and resulting rental revenue and Housing Assistance Payment (HAP) expenses in the public housing and housing choice voucher programs. Thus, the state of the local/regional economy does not have a significant impact on the proposed budget.

3. Describe the reasons for utilizing Unrestricted Net Position in the proposed Annual Budget (i.e. rate stabilization, debt service reduction, to balance the budget, etc.). If the Authority's budget anticipates a use of Unrestricted Net Position, this question must be answered.

N/A - unrestricted net position will not be utilized in the proposed budget.

2026 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Edison Housing Authority

FISCAL YEAR: July 01, 2025 to June 30, 2026

Answer all questions below using the space provided. Do not attach answers as a separate document.

4. Identify any sources of funds transferred to the County/Municipality as PILOT payments, or a shared service and explain the reason for the transfer. Housing Authorities cannot transfer Unrestricted Net Position.

Under federal, state and local law, the Authority's programs are exempt from income, property and excise taxes. However, the Authority is required to make payments in lieu of taxes (PILOT) for the low income housing program in accordance with the provisions of the Cooperation Agreement with the City of Edison. Under the Cooperation Agreement, the Authority must pay the municipality the lesser of 10% of its net shelter rent or the approximate full real property tax.

5. The proposed budget must not reflect an anticipated deficit from 2025 operations. If there exists an accumulated deficit from prior year's budgets (and funding is included in the proposed budget as a result of a prior year deficit) explain the funding plan to eliminate said deficit (N.J.S.A. 40A:5A-12). If the Authority has a net deficit reported in its most recent audit, it must provide a deficit reduction plan in response to this question.

Edison Housing Authority, excluding the discretely presented component unit, has a net position of \$2,119,211 per the most recent audited financial statements. The Authority does not anticipate a deficit in the proposed budget. The deficit in unrestricted net position of \$561,168 (again, excluding the component unit) is a direct result of OPEB and pension liabilities, related deferred inflows and deferred outflows. The Authority would require additional funding from HUD or a new revenue stream to eliminate this deficit.

(Prepare a response to deficits in most recent audit report pertaining to Deficits to Unrestricted Net Position caused by recording Pension and Post-Employment Benefits liabilities as required by GASB 68 and GASB 75) and similar types of deficits in the audit report.

HOUSING AUTHORITY CONTACT INFORMATION

2026

Please complete the following information regarding this Authority. All information requested below must be completed.

Name of Authority:	Edison Housing Authority		
Federal ID Number:	22-6015626		
Address:	14 Rev Samuel Carpenter Blvd		
City, State, Zip:	Edison	NJ	08820
Phone: (ext.)	908-561-2525	Fax:	908-561-7517

Preparer's Name:	Ralph A. Polcari, CPA		
Preparer's Address:	Polcari & Company, CPAs 2035 Hamburg Turnpike Unit H		
City, State, Zip:	Wayne	NJ	07470
Phone: (ext.)	973-831-6969	Fax:	973-831-6972
E-mail:	ralph@polcarico.com		

Chief Executive Officer*	Deborah Hurley		
<i>*Or person who performs these functions under another title.</i>			
Phone: (ext.)	908-561-2525	Fax:	908-561-7517
E-mail:	dhurley@edisonha.org		

Chief Financial Officer*	Sarayu Sameera		
<i>*Or person who performs these functions under another title.</i>			
Phone: (ext.)	908-561-2525	Fax:	908-561-7517
E-mail:	ssameera@edisonha.org		

Name of Auditor:	Anthony Giampaolo		
Name of Firm:	Hymanson, Parnes & Giampaolo		
Address:	467 Middletown-Lincroft Road		
City, State, Zip:	Lincroft	NJ	07738
Phone: (ext.)	732-842-4550	Fax:	732-842-4551
E-mail:	hpgcpa@comcast.net		

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

Edison Housing Authority

FISCAL YEAR: July 01, 2025 to June 30, 2026

1. Provide the number of individuals employed as reported on the Authority's most recent Form W-3, Transmittal of Wage, and Tax Statement:

16

2. Provide the amount of total salaries and wages reported on the Authority's most recent Form W-3, Transmittal of Wage, and Tax Statements:

\$ 606,157.00

3. Provide the number of regular voting members of the governing body:

7

(5 or 7 per State statute)

4. Provide the number of alternate voting members of the governing body:

0

(Maximum is 2)

5. Does the Authority have any amounts receivable from current or former commissioners, officers, key employees, or the highest compensated employee?

No

If "yes", provide a list of those individuals, their position, the amount receivable, and a description of the amount due to the Authority.

6. Was the Authority a party to a business transaction with one of the following parties:

a. A current or former commissioner, officer, key employee, or highest compensated employee?

No

b. A family member of a current or former commissioner, officer, key employee, or highest compensated employee?

No

c. An entity of which a current or former commissioner, officer, key employee, or highest compensated employee (or family member thereof) was an officer or direct or indirect owner?

No

If the answer to any of the above is "yes", provide a description of the transaction including the name of the commissioner, officer, key employee, or highest compensated employee (or family member thereof) of the Authority; the name of the entity and relationship to the individual or family member; the amount paid; and whether the transaction was subject to a competitive bid process.

7. Did the Authority during the most recent fiscal year pay premiums, directly or indirectly, on a personal benefit contract*?

No

**A personal benefit contract is generally any life insurance, annuity, or endowment contract that benefits, directly or indirectly, the transferor, a member of the transferor's family, or any other person designated by the transferor.*

If "yes", provide a description of the arrangement, the premiums paid, and indicate the beneficiary of the contract.

8. Explain the Authority's process for determining compensation for all persons listed on Page N-4. Include whether the Authority's process includes any of the following: 1) review and approval by the commissioners or a committee thereof; 2) study or survey of compensation data for comparable positions in similarly sized entities; 3) annual or periodic performance evaluation; 4) independent compensation consultant; and/or 5) written employment contract. Attach a narrative of your Authority's procedures for all individuals listed on Page N-4 (2 of 2).

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Edison Housing Authority

FISCAL YEAR: July 01, 2025 to June 30, 2026

9. Did the Authority pay for meals or catering during the current fiscal year?

No

If "yes", provide a detailed list of all meals and/or catering invoices for the current fiscal year and provide an explanation for each expenditure listed.

10. Did the Authority pay for travel expenses for any employee of individual listed on Page N-4?

No

If "yes", provide a detailed list of all travel expenses for the current fiscal year and provide an explanation for each expenditure listed.

11. Did the Authority provide any of the following to or for a person listed on Page N-4 or any other employee of the Authority?

- a. First class or charter travel
- b. Travel for companions
- c. Tax indemnification and gross-up payments
- d. Discretionary spending account
- e. Housing allowance or residence for personal use
- f. Payments for business use of personal residence
- g. Vehicle/auto allowance or vehicle for personal use
- h. Health or social club dues or initiation fees
- i. Personal services (i.e. maid, chauffeur, chef)

No
No
No
No
No
No
No
No
No

If the answer to any of the above is "yes", provide a description of the transaction including the name and position of the individual and the amount expended.

12. Did the Authority follow a written policy regarding payment or reimbursement for expenses incurred by employees and/or commissioners during the course of Authority business and does that policy require substantiation of expenses through receipts or invoices prior to reimbursement?

Yes

If "no", attach an explanation of the Authority's process for reimbursing employees and commissioners for expenses. (If your authority does not allow for reimbursements, indicate that in answer).

13. Did the Authority make any payments to current or former commissioners or employees for severance or termination?

If "yes", provide explanation, including amount paid.

No

14. Did the Authority make payments to current or former commissioners or employees that were contingent upon the performance of the Authority or that were considered discretionary bonuses?

If "yes", provide explanation including amount paid.

No

15. Did the Authority receive any notices from the Department of Environmental Protection or any other entity regarding maintenance or repairs required to the Authority's systems to bring them into compliance with current regulations and standards that it has not yet taken action to remediate?

No

If "yes", provide explanation as to why the Authority has not yet undertaken the required maintenance or repairs and describe the Authority's plan to address the conditions identified.

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Edison Housing Authority

FISCAL YEAR: July 01, 2025 to June 30, 2026

16. Did the Authority receive any notices of fines or assessments from the Department of Environmental Protection or any other entity due to noncompliance with current regulations (i.e. sewer overflow, etc.)?

No

If "yes", provide description of the event or condition that resulted in the fine/assessment and indicate the amount of the fine/assessment.

17. Did the Authority receive any notices of fines or assessments from the Department of Housing and Urban Development or any other entity due to noncompliance with current regulations?

No

If "yes", provide description of the event or condition that resulted in the fine/assessment and indicate the amount of the fine/assessment.

18. Has the Authority been deemed "troubled" by the Department of Housing and Urban Development?

No

If "yes", attach an explanation of the reason the Authority was deemed "troubled" and describe the Authority's plan to address the conditions identified.

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Edison Housing Authority

FISCAL YEAR: July 01, 2025 to June 30, 2026

Use the space below to provide clarification for any Questionnaire responses.

The board of commissioers approves all initial employee salaries based on a comparability analysis prior to the beginning of each fiscl year. Any increase garnered during the fiscal year requires baord approval, at which time additional comparability analysis is performed. All employees are evaluated annually by the immediate supervisor and those evaluations are considered when detremining compensation for the next fiscal year. Only the executive director serves under a written employment contract.

**AUTHORITY SCHEDULE OF COMMISSIONERS, OFFICERS, KEY EMPLOYEES
HIGHEST COMPENSATED EMPLOYEES AND INDEPENDENT CONTRACTORS**

Edison Housing Authority

FISCAL YEAR: July 01, 2025 to June 30, 2026

Complete the attached table for all persons required to be listed per #1-4 below.

- 1) List all of the Authority's current commissioners and officers and amount of compensation from the Authority as defined below. Enter zero if no compensation was paid.
- 2) List all of the Authority's key employees and highest compensated employees other than a commissioner or officer as defined below and amount of compensation from the Authority.
- 3) List all of the Authority's former officers, key employees, and highest compensated employees who received more than \$100,000 in reportable compensation from the Authority during the most recent fiscal year completed.
- 4) List all of the Authority's former commissioners who received more than \$10,000 in reportable compensation from the Authority during the most recent fiscal year completed.

Commissioner: A member of the governing body of the authority with voting rights. Include alternates for the purposes of this schedule.

Officer: A person elected or appointed to manage the authority's daily operations at any time during the year, such as the chairperson, vice-chairperson, secretary, or treasurer. For the purposes of this schedule, treat the authority's top management official and top financial officer as officers, if applicable. A member of the governing body may be both a commissioner and an officer for the purposes of this schedule.

Key Employee: An employee or independent contractor of the authority (other than a commissioner or officer) who meets

- a) The individual received reportable compensation from the authority and other public entities in excess of \$150,000 for the most recent fiscal year completed; and
- b) The individual has responsibilities or influence over the authority as a whole or has power to control or determine 10% or more of the authority's capital expenditures or operating budget.

Highest Compensated Employee: One of the five highest compensated employees or independent contractors of the authority other than current commissioners, officers, or key employees whose aggregate reportable compensation from the authority and other public entities is greater than \$100,000 for the most recent fiscal year completed.

Compensation: All forms of cash and non-cash payments or benefits provided in exchange for services, including salaries and wages, bonuses, severance payments, deferred payments, retirement benefits, fringe benefits, and other financial arrangements or transactions such as personal vehicles, meals, housing, personal, and family education benefits, below-market loans, payment of personal or family travel, entertainment, and personal use of the Authority's property. Compensation includes payments and other benefits provided to both employees and independent contractors in exchange for services.

Reportable Compensation (Use the most recent W-2 available): The aggregate compensation that is reported (or required to be reported) on Form W-2, box 1 or 5, whichever amount is greater, and/or Form 1099-MISC, box 7, for the most recent calendar year ended 60 days before the start of the proposed budget year.

Authority Schedule of Commissioners, Officers, Key Employees, Highest Compensated Employees and Independent Contractors (Continued)
Edison Housing Authority
For the Period: July 01, 2025 to June 30, 2026

	Name	Title	Average Hours per Week Dedicated to Position	Position		Reportable Compensation from Authority (W-2/ 1099)					Estimated amount of other compensation from the Authority (health benefits, pension, etc.)	Total Compensation from Authority
				Commissioner	Officer	Key Employee	Highest Compensated	Former	Base Salary/ Stipend	Bonus	Other (auto allowance, expense account, payment in lieu of health benefits, etc.)	
1	Deborah Hurley	Executive Director	40	X	X				\$ 173,000.00	\$ -	\$ -	\$ 193,000.00
2	Sarayu Sameera	CFO	40			X			\$ 82,000.00	\$ -	\$ -	\$ 117,000.00
3	Brent Scott	Commissioner	1	X					\$ -	\$ -	\$ -	\$ -
4	Barry Telesnick	Commissioner	1	X					\$ -	\$ -	\$ -	\$ -
5	William Thomas	Commissioner	1	X					\$ -	\$ -	\$ -	\$ -
6	Lennox Small, Ed. D.	Commissioner	1	X					\$ -	\$ -	\$ -	\$ -
7	Sonali Patel	Commissioner	1	X					\$ -	\$ -	\$ -	\$ -
8	Toni Johnson	Commissioner	1	X					\$ -	\$ -	\$ -	\$ -
9	Deborah Andrews	Commissioner	1	X					\$ -	\$ -	\$ -	\$ -
10									\$ -	\$ -	\$ -	\$ -
11									\$ -	\$ -	\$ -	\$ -
12									\$ -	\$ -	\$ -	\$ -
13									\$ -	\$ -	\$ -	\$ -
14									\$ -	\$ -	\$ -	\$ -
15									\$ -	\$ -	\$ -	\$ -
16									\$ -	\$ -	\$ -	\$ -
17									\$ -	\$ -	\$ -	\$ -
18									\$ -	\$ -	\$ -	\$ -
19									\$ -	\$ -	\$ -	\$ -
20									\$ -	\$ -	\$ -	\$ -
21									\$ -	\$ -	\$ -	\$ -
22									\$ -	\$ -	\$ -	\$ -
23									\$ -	\$ -	\$ -	\$ -
24									\$ -	\$ -	\$ -	\$ -
25									\$ -	\$ -	\$ -	\$ -
26									\$ -	\$ -	\$ -	\$ -
27									\$ -	\$ -	\$ -	\$ -
28									\$ -	\$ -	\$ -	\$ -
29									\$ -	\$ -	\$ -	\$ -
30									\$ -	\$ -	\$ -	\$ -
31									\$ -	\$ -	\$ -	\$ -
32									\$ -	\$ -	\$ -	\$ -
33									\$ -	\$ -	\$ -	\$ -
34									\$ -	\$ -	\$ -	\$ -
35									\$ -	\$ -	\$ -	\$ -
Total:									\$ 255,000.00	\$ -	\$ 55,000.00	\$ 310,000.00

Schedule of Health Benefits - Detailed Cost Analysis

Edison Housing Authority

For the Period: July 01, 2025 to June 30, 2026

If no health benefits, check this box: ☐

# of Covered								
	# of Covered Members (Medical & Rx) Proposed Budget	Annual Cost Estimate per Employee Proposed Budget	Total Cost Estimate Proposed Budget	# of Covered Members (Medical & Rx) Current Year	Annual Cost per Employee Current Year	Total Current Year Cost	\$ Increase (Decrease)	% Increase (Decrease)
Active Employees - Health Benefits - Annual Cost								
Single Coverage	2	18,136.20	36,272.40	2	17,592.11	35,184.23	1,088.17	3.1%
Parent & Child	2	32,463.84	64,927.68	2	31,489.92	62,979.85	1,947.83	3.1%
Employee & Spouse (or Partner)	3	36,272.40	108,817.20	3	35,184.23	105,552.68	3,264.52	3.1%
Family	2	50,600.04	101,200.08	2	49,082.04	98,164.08	3,036.00	3.1%
Employee Cost Sharing Contribution (enter as negative -)			(11,000.00)			(11,000.00)	-	
Subtotal	9		300,217.36	9		290,880.84	9,336.52	3.2%
Commissioners - Health Benefits - Annual Cost								
Single Coverage			-			-	-	
Parent & Child			-			-	-	
Employee & Spouse (or Partner)			-			-	-	
Family			-			-	-	
Employee Cost Sharing Contribution (enter as negative -)							-	
Subtotal			-			-	-	
Retirees - Health Benefits - Annual Cost								
Single Coverage	1	5,652.00	5,652.00	1	5,482.44	5,482.44	169.56	3.1%
Parent & Child			-			-	-	
Employee & Spouse (or Partner)			-			-	-	
Family	1	47,175.72	47,175.72	1	45,760.45	45,760.45	1,415.27	3.1%
Employee Cost Sharing Contribution (enter as negative -)							-	
Subtotal	2		52,827.72	2		51,242.89	1,584.83	3.1%
GRAND TOTAL	11		353,045.08	11		342,123.73	10,921.35	3.2%

Is medical coverage provided by the SHBP (Yes or No)?
Is prescription drug coverage provided by the SHBP (Yes or No)?

Yes
Yes

If no accumulated absences, check this box:

N-6 Accumulated Absence Liability

[illegible]

N-6 (2) Accumulated Absence Liability

[illegible]

TOTALS (THIS PAGE ONLY)

Edison Housing Authority

Total Employees subject to accumulated absence restrictions of P.L. 2007, c. 92:

N-6 (TOTAL) Accumulated Absence Liability

For the Period: July 01, 2025 to June 30, 2026

Enter the shared service agreements that the Authority currently engages in and identify the amount that is received/paid for those services.

Page N-7

**2026 HOUSING AUTHORITY BUDGET
FINANCIAL SCHEDULES SECTION**

SUMMARY

Edison Housing Authority
For the Period: July 01, 2025 to June 30, 2026

	FY 2026 Proposed Budget						FY 2025 Adopted Budget	All Operations	All Operations	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing		Total All Operations					
			Voucher	Other Programs						
REVENUES							Total All Operations			
Total Operating Revenues	\$ 2,192,550	\$ -	\$ 5,331,000	\$ -	\$ 7,523,550	\$ 6,184,694		\$ 1,338,857		21.6%
Total Non-Operating Revenues	5,000	-	10,000	1,025,000	1,040,000	963,500		76,500		7.9%
Total Anticipated Revenues	2,197,550	-	5,341,000	1,025,000	8,563,550	7,148,194		1,415,357		19.8%
APPROPRIATIONS										
Total Administration	927,897	-	384,000	74,791	1,386,688	1,266,528		120,160		9.5%
Total Cost of Providing Services	1,243,140	-	4,920,000	950,000	7,113,140	5,773,347		1,339,793		23.2%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-		-		#DIV/0!
Total Operating Appropriations	2,171,037	-	5,304,000	1,024,791	8,499,828	7,039,875		1,459,953		20.7%
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-		-		#DIV/0!
Total Other Non-Operating Appropriations	-	-	-	-	-	-		-		#DIV/0!
Total Non-Operating Appropriations	-	-	-	-	-	-		-		#DIV/0!
Accumulated Deficit	-	-	-	-	-	-		-		#DIV/0!
Total Appropriations and Accumulated Deficit	2,171,037	-	5,304,000	1,024,791	8,499,828	7,039,875		1,459,953		20.7%
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-		-		#DIV/0!
Net Total Appropriations	2,171,037	-	5,304,000	1,024,791	8,499,828	7,039,875		1,459,953		20.7%
ANTICIPATED SURPLUS (DEFICIT)	\$ 26,513	\$ -	\$ 37,000	\$ 209	\$ 63,722	\$ 108,319		\$ (44,597)		-41.2%

Edison Housing Authority
For the Period: July 01, 2025 to June 30, 2026

Page F-2

Prior Year Adopted Revenue Schedule

Edison Housing Authority

FY 2025 Adopted Budget

[illegible]

Appropriations Schedule

Edison Housing Authority
For the Period: July 01, 2025 to June 30, 2026

FY 2026 Proposed Budget						FY 2025 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations	All Operations
OPERATING APPROPRIATIONS								
Administration								
Salary & Wages	447,154		135,400	52,500	\$ 635,054	\$ 554,082	\$ 80,972	14.6%
Fringe Benefits	255,843		89,227	14,291	359,361	288,885	70,476	24.4%
Legal	25,000		15,000		40,000	38,000	2,000	5.3%
Staff Training	8,000		10,000	1,000	19,000	17,500	1,500	8.6%
Travel	3,000		3,000	1,000	7,000	6,500	500	7.7%
Accounting Fees	35,400		8,000	2,000	45,400	43,200	2,200	5.1%
Auditing Fees	4,500		4,000	1,500	10,000	10,000	-	0.0%
Miscellaneous Administration*	149,000		119,373	2,500	270,873	308,361	(37,488)	-12.2%
Total Administration	927,897	-	384,000	74,791	1,386,688	1,266,528	120,160	9.5%
Cost of Providing Services								
Salary & Wages - Tenant Services					-	-	-	#DIV/0!
Salary & Wages - Maintenance & Operation	198,116				198,116	191,461	6,655	3.5%
Salary & Wages - Protective Services					-	-	-	#DIV/0!
Salary & Wages - Utility Labor					-	-	-	#DIV/0!
Fringe Benefits	163,124				163,124	138,536	24,588	17.7%
Tenant Services	27,000				27,000	29,750	(2,750)	-9.2%
Utilities	411,000				411,000	439,000	(28,000)	-6.4%
Maintenance & Operation	256,000				256,000	296,000	(40,000)	-13.5%
Protective Services					-	-	-	#DIV/0!
Insurance	132,000				132,000	132,000	-	0.0%
Payment in Lieu of Taxes (PILOT)	48,900				48,900	40,100	8,800	21.9%
Terminal Leave Payments					-	-	-	#DIV/0!
Collection Losses	7,000				7,000	6,500	500	7.7%
Other General Expense					-	-	-	#DIV/0!
Rents			4,920,000	950,000	5,870,000	4,500,000	1,370,000	30.4%
Extraordinary Maintenance					-	-	-	#DIV/0!
Replacement of Non-Expendible Equipment					-	-	-	#DIV/0!
Property Betterment/Additions					-	-	-	#DIV/0!
Miscellaneous COPS*					-	-	-	#DIV/0!
Total Cost of Providing Services	1,243,140	-	4,920,000	950,000	7,113,140	5,773,347	1,339,793	23.2%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
Total Operating Appropriations	2,171,037	-	5,304,000	1,024,791	8,499,828	7,039,875	1,459,953	20.7%
NON-OPERATING APPROPRIATIONS								
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!
Operations & Maintenance Reserve					-	-	-	#DIV/0!
Renewal & Replacement Reserve					-	-	-	#DIV/0!
Municipality/County Appropriation					-	-	-	#DIV/0!
Other Reserves					-	-	-	#DIV/0!
Total Non-Operating Appropriations	-	-	-	-	-	-	-	#DIV/0!
TOTAL APPROPRIATIONS	2,171,037	-	5,304,000	1,024,791	8,499,828	7,039,875	1,459,953	20.7%
ACCUMULATED DEFICIT								
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT					-	-	-	#DIV/0!
DEFICIT	2,171,037	-	5,304,000	1,024,791	8,499,828	7,039,875	1,459,953	20.7%
UNRESTRICTED NET POSITION UTILIZED								
Municipality/County Appropriation	-	-	-	-	-	-	-	#DIV/0!
Other					-	-	-	#DIV/0!
Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!
TOTAL NET APPROPRIATIONS	\$ 2,171,037	\$ -	\$ 5,304,000	\$ 1,024,791	\$ 8,499,828	\$ 7,039,875	\$ 1,459,953	20.7%

* Miscellaneous line items may not exceed 5% of total operating appropriations shown below. If amount in miscellaneous is greater than the amount shown below, then the line item must be itemized above.

5% of Total Operating Appropriations \$ 108,551.85 \$ - \$ 265,200.00 \$ 51,239.55 \$ 424,991.40

Edison Housing Authority

For the Period: July 01, 2025 to June 30, 2026

For the Period: July 01, 2025 to June 30, 2026

[illegible]

APPROPRIATION DETAIL PAGE

Edison Housing Authority

For the Period: July 01, 2025 to June 30, 2026

Use the space below to provide further detail of any Appropriations listed on "F-4 Appropriations (Proposed)"

[illegible]

Edison Housing Authority

For the Period: July 01, 2025 to June 30, 2026

For the Period: July 01, 2025 to June 30, 2026

Use the space below to provide further detail of any Appropriations listed on "F-4 Appropriations (Proposed)"

[illegible]

Prior Year Adopted Appropriations Schedule

Edison Housing Authority

FY 2025 Adopted Budget					
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING APPROPRIATIONS					
<i>Administration</i>					
Salary & Wages	\$ 408,078		\$ 105,754	\$ 40,250	\$ 554,082
Fringe Benefits	210,350		69,054	9,481	288,885
Legal	28,000		10,000		38,000
Staff Training	7,500		7,500	2,500	17,500
Travel	2,500		2,500	1,500	6,500
Accounting Fees	43,200				43,200
Auditing Fees	4,400		3,600	2,000	10,000
Miscellaneous Administration*	142,500		161,592	4,269	308,361
Total Administration	846,528	-	360,000	60,000	1,266,528
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services					-
Salary & Wages - Maintenance & Operation	191,461				191,461
Salary & Wages - Protective Services					-
Salary & Wages - Utility Labor					-
Fringe Benefits	138,536				138,536
Tenant Services	29,750				29,750
Utilities	439,000				439,000
Maintenance & Operation	296,000				296,000
Protective Services					-
Insurance	132,000				132,000
Payment in Lieu of Taxes (PILOT)	40,100				40,100
Terminal Leave Payments					-
Collection Losses	6,500				6,500
Other General Expense					-
Rents			3,600,000	900,000	4,500,000
Extraordinary Maintenance					-
Replacement of Non-Expendible Equipment					-
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	1,273,347	-	3,600,000	900,000	5,773,347
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	-
Total Operating Appropriations	2,119,875	-	3,960,000	960,000	7,039,875
NON-OPERATING APPROPRIATIONS					
Total Interest Payments on Debt	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	-
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve					-
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	-	-	-	-
TOTAL APPROPRIATIONS	2,119,875	-	3,960,000	960,000	7,039,875
ACCUMULATED DEFICIT					-
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	2,119,875	-	3,960,000	960,000	7,039,875
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation	-	-	-	-	-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
TOTAL NET APPROPRIATIONS	\$ 2,119,875	\$ -	\$ 3,960,000	\$ 960,000	\$ 7,039,875

* Miscellaneous line items may not exceed 5% of total operating appropriations shown below. If amount in miscellaneous is greater than the amount shown below, then the line item must be itemized above.

5% of Total Operating Appropriations \$ 105,993.75 \$ - \$ 198,000.00 \$ 48,000.00 \$ 351,993.75

APPROPRIATION DETAIL PAGE

Edison Housing Authority

For the Period: July 01, 2025 to June 30, 2026

Use the space below to provide further detail of any Appropriations listed on "F-5 Prior Year Appropriations (Adopted)"

[illegible]

APPROPRIATION DETAIL PAGE

Edison Housing Authority

For the Period: July 01, 2025 to June 30, 2026

Use the space below to provide further detail of any Appropriations listed on "F-5 Prior Year Appropriations (Adopted)"

[illegible]

APPROPRIATION DETAIL PAGE

Edison Housing Authority

For the Period: July 01, 2025 to June 30, 2026

Use the space below to provide further detail of any Appropriations listed on "F-5 Prior Year Appropriations (Adopted)"

[illegible]

Edison Housing Authority

If authority has no debt check this box:

	Date of Local Finance Board Approval	<i>Fiscal Year Ending in</i>							Total Principal Outstanding
		2025 (Adopted Budget)	2026 (Proposed Budget)	2027	2028	2029	2030	2031	Thereafter
CFP Leveraging		\$ 65,000	\$ 65,000	\$ 70,000	\$ 75,000	-	-	-	-
									\$ 210,000.00
									\$ -
									\$ -
									\$ -
									\$ -
									\$ -
									\$ -
									\$ -
TOTAL PRINCIPAL		65,000	65,000	70,000	75,000	-	-	-	-
LESS: HUD SUBSIDY		65,000	65,000	70,000	75,000	-	-	-	-
NET PRINCIPAL		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Indicate the Authority's most recent bond rating and the year of the rating by ratings service.

	Moody's	Fitch	Standard & Poor's
Bond Rating	N/A	N/A	N/A
Year of Last Rating	N/A	N/A	N/A

If no rating, type "Not Applicable".

Debt Service Schedule - Interest

Edison Housing Authority

☐ If authority has no debt check this box:

[illegible]

Net Position Reconciliation

Edison Housing Authority

For the Period: July 01, 2025 to June 30, 2026

FY 2026 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)	\$ 2,034,030.00	\$ -	\$ 260,341	\$ (175,160)	\$ 2,119,211
Less: Invested in Capital Assets, Net of Related Debt (1)	2,636,225	-	1,686	-	2,637,911
Less: Restricted for Debt Service Reserve (1)					
Less: Other Restricted Net Position (1)			42,468		-
Total Unrestricted Net Position (1)	(602,195)	-	216,187	(175,160)	42,468
Less: Designated for Non-Operating Improvements & Repairs					(561,168)
Less: Designated for Rate Stabilization					-
Less: Other Designated by Resolution					-
Plus: Accrued Unfunded Pension Liability (1)	845,011		164,821		-
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)	1,560,247		519,165		1,009,832
Plus: Estimated Income (Loss) on Current Year Operations (2)	26,513		37,000	209	2,079,412
Plus: Other Adjustments (attach schedule)					63,722
UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET	1,829,576	-	937,173	(174,951)	2,591,798
Unrestricted Net Position Utilized to Balance Proposed Budget	-	-	-	-	-
Unrestricted Net Position Utilized in Proposed Capital Budget	-	-	-	-	-
Appropriation to Municipality/County (3)	-	-	-	-	-
Total Unrestricted Net Position Utilized in Proposed Budget	-	-	-	-	-
PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR					
(4)	\$ 1,829,576	\$ -	\$ 937,173	\$ (174,951)	\$ 2,591,798

(1) Total of all operations for this line item must agree to audited financial statements.

(2) Include budgeted and unbudgeted use of unrestricted net position in the current year's operations.

(3) Amount may not exceed 5% of total operating appropriations. See calculation below.

Maximum Allowable Appropriation to Municipality/County

(4) If Authority is projecting a deficit for any operation at the end of the budget period, the Authority must attach a statement explaining its plan to reduce the deficit, including the timeline for elimination of the deficit, if not already detailed in the budget narrative section.

2026

Edison Housing Authority

(Housing Authority Name)

**2026 HOUSING AUTHORITY
CAPITAL BUDGET / PROGRAM**

2026 CERTIFICATION OF AUTHORITY CAPITAL BUDGET / PROGRAM

Edison Housing Authority

(Housing Authority Name)

Fiscal Year: July 01, 2025 to June 30, 2026

Place an "X" in the box for the applicable statement below:

☒ It is hereby certified that the Housing Authority Capital Budget/Program annexed hereto is a true the Capital Budget/Program approved, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget, of governing body of the Edison Housing Authority, on June 20, 2025.

☐ It is hereby certified that the governing body of the Edison Housing Authority have elected **NOT** to adopt and Capital Budget/Program for the aforesaid fiscal year, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget by the governing body of the Edison Housing Authority, for the following reason(s):

Officer's Signature:	dhurley@edisonha.org
Name:	Deborah Hurley
Title:	Executive Director
Address:	14 Rev Samuel Carpenter Blvd Edison, NJ 08260
Phone Number:	908-561-2525
Fax Number:	908-561-7517
E-mail Address:	dhurley@edisonha.org

2026 CAPITAL BUDGET/PROGRAM MESSAGE

Edison Housing Authority

Fiscal Year: July 01, 2025 to June 30, 2026

Answer all questions below using the space provided.

This section is included in the Capital Budget pursuant to N.J.A.C. 5:31-2. It does not in itself confer any authorization to raise or expend fund. Rather, it is a document used as part of the Housing Authority's planning and management system. Specific authorization to spend funds for the purposes described in this section must be granted elsewhere, by a separate financing agreement, security agreement, by resolution appropriating funds from the Renewal and Replacement Reserve, or other lawful means.

1. Has each municipality or county affected by the actions of the authority participated in the development of the capital plan and reviewed or approved the plans or projects included within the Capital Budget/Program (this may include the governing body or certain officials such as planning boards, Construction Code Officials) as to these projects?

2. Has each capital project/project financing been developed from a specific plan or report and have the full life cycle costs of each been calculated?

3. Has a long-term (5 years or more) infrastructure needs and other capital items (vehicles, equipment) needs assessment been prepared?

4. If amounts are on Page CB-3 in the column "Debt Authorizations", indicate the primary source of funding the debt service for the Debt Authorizations (example - HUD).

N/A

5. Have the current capital projects been reviewed and approved by HUD?

Provide additional documentation as necessary.

Proposed Capital Budget

Edison Housing Authority
For the Period: July 01, 2025 to June 30, 2026

		Funding Sources				
	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
Public Housing Management						
RAD	\$ 150,000				\$ 150,000	
Boiler/Heating Upgrades	85,000				85,000	
Sewer Upgrades	80,000				80,000	
Lighting & Security	100,000				100,000	
Total	415,000	-	-	-	415,000	-
Section 8						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
Housing Voucher						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
Other Programs						
	-					
	-					
	-					
	-					
Total	-	-	-	-	-	-
TOTAL PROPOSED CAPITAL BUDGET	\$ 415,000	\$ -	\$ -	\$ -	\$ 415,000	\$ -

Enter brief description of up to four projects for each operation above. For operations with more than four budgeted projects, please attach additional schedules. Input total amount of all projects for the operation on single line and enter "See Attached Schedule" instead of project description.

5 Year Capital Improvement Plan

Edison Housing Authority
For the Period: July 01, 2025 to June 30, 2026

		Fiscal Year Beginning in					
	Estimated Total Cost	Current Budget Year 2026	2027	2028	2029	2030	2031
<i>Public Housing Management</i>							
RAD	\$ 150,000	\$ 150,000					
Boiler/Heating Upgrades	85,000	85,000					
Sewer Upgrades	80,000	80,000					
Lighting & Security	100,000	100,000					
Total	415,000	415,000	-	-	-	-	-
<i>Section 8</i>							
	-	-					
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
<i>Housing Voucher</i>							
	-	-					
	-	-					
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
<i>Other Programs</i>							
	-	-					
	-	-					
	-	-					
	-	-					
Total	-	-	-	-	-	-	-
TOTAL	\$ 415,000	\$ 415,000	\$ -	\$ -	\$ -	\$ -	\$ -

Project descriptions entered on Page CB-3 will carry forward to Pages CB-4 and CB-5. No need to re-enter project descriptions above.

5 Year Capital Improvement Plan Funding Sources

Edison Housing Authority
For the Period: July 01, 2025 to June 30, 2026

		Funding Sources				
	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
<i>Public Housing Management</i>						
RAD	\$ 150,000				\$ 150,000	
Boiler/Heating Upgrades	85,000				85,000	
Sewer Upgrades	80,000				80,000	
Lighting & Security	100,000				100,000	
Total	415,000	-	-	-	415,000	-
<i>Section 8</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Housing Voucher</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
<i>Other Programs</i>						
	-					
	-					
	-					
Total	-	-	-	-	-	-
TOTAL	\$ 415,000	\$ -	\$ -	\$ -	\$ 415,000	\$ -
Total 5 Year Plan per CB-4	<u><u>\$ 415,000</u></u>					
Balance check		- If amount is other than zero, verify that projects listed above match projects listed on CB-4.				

Project descriptions entered on Page CB-3 will carry forward to Pages CB-4 and CB-5. No need to re-enter project descriptions above.

Annual List of Change Orders Approved
Pursuant to N.J.A.C. 5:30-11

Contracting Unit: _____ Edison Housing Authority _____ Year Ending: June 30, 2024

The following is a complete list of all change orders which caused the originally awarded contract price to be exceeded by more than 20 percent. For regulatory details please consult N.J.A.C. 5:30-11.1 et seq. Please identify each change order by name of the project.

--

For each change order listed above, submit with introduced budget a copy of the governing body resolution authorizing the change order and an Affidavit of Publication for the newspaper notice required by N.J.A.C. 5:30-11.9(d). (Affidavit must include a copy of the newspaper notice.)

If you have not had a change order exceeding the 20 percent threshold for the year indicated above, please check here ☐ and certify below.

5/21/2025

Date

dhurley@edisonha.org

Clerk/Secretary to the Governing Body

Appendix to Budget Document

RESOLUTION 2-5-2025

2026 HOUSING AUTHORITY BUDGET RESOLUTION

Edison Housing Authority

FISCAL YEAR: July 01, 2025 to June 30, 2026

WHEREAS, the Annual Budget for Edison Housing Authority for the fiscal year beginning July 01, 2025 and ending June 30, 2026, has been presented before the governing body of the Edison Housing Authority at its open public meeting of May 20, 2025; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$8,563,550.00, Total Appropriations including any Accumulated Deficit, if any, of \$8,499,828.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$415,000.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Edison Housing Authority, at an open public meeting held on May 20, 2025 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Edison Housing Authority for the fiscal year beginning July 01, 2025 and ending June 30, 2026, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Edison Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on June 17, 2025.

(Secretary's Signature)

(Date)

Governing Body Recorded Vote

MOVED: Commissioner William Thomas

SECONDED: Commissioner Brent Scott

Member	Aye	Nay	Abstain	Absent
Brent Scott	X			
Barry Telesnick				X
William Thomas	X			
Lennox Small, Ed. D.	X			
Deborah Andrews	X			
Sonali Patel	X			
Toni Johnson				X

COOPERATION AGREEMENT

This Agreement entered into this _____ day of _____, 2024, by and between the **Edison Housing Authority** (herein called the "Local Authority") and **Township of Edison** (herein called the "Municipality"), witnesseth:

WHEREAS, the Local Authority is a public housing authority established in accordance with N.J.S.A. 40A:12A-1 et. seq. which owns certain property consisting of public housing units located at:

NJ 043 - Robert Holmes Gardens, Edison, New Jersey; and

WHEREAS, in accordance with N.J.S.A. 40A:12A-36 the aforesaid property owned by the Local Authority is tax exempt from all taxes and special assessments of the State or any subdivision thereof; and

WHEREAS, in accordance with N.J.S.A. 40A:12-40, the Local Authority and the Municipality may agree that a sum be paid in lieu of taxes for any year or period of years; and

WHEREAS, the Township and the Local Authority have previously entered into a Cooperatin Agreement which provides that the Authority would make payments in lieu of taxes for the services delivered by the Township to the Authority; and

WHEREAS, neither the Township nor the Local Authority have been able to locate a copy of the existing written Cooperation Agreement; and

WHEREAS, the parties wish to enter into a written Cooperation Agreement setting forth their respective obligations with respect to Payments in Lieu of Taxes and services provided by the Township:

In consideration of the mutual covenants hereinafter set forth, the parties hereto do agree as follows:

1. Whenever used in this Agreement:

- (a) The term "Project" shall mean Robert Holmes Gardens, NJ043 which has received financial assistance from the United States of America acting through the Secretary of Housing and Urban Development (herein called the "Government"). The term "Project" shall also include such project as it may be converted or transferred in accordance with the U.S. Department of Housing and Urban Development's ("HUD's") Rental Assistance Demonstration ("RAD") program and any property, which may include up to 100 housing units, for which a ground lease is entered with an instrumentality or affiliated nonprofit entity or single purpose entity;
- (b) The term "Taxing Body" shall mean the State or any political subdivision or taxing unit thereof in which a Project is situated and which would have authority to assess or levy real or personal property taxes or to certify such taxes to a taxing body or public officer to be levied for its use and benefit with respect to a Project if it were not exempt from taxation.

- (c) The term "Shelter Rent" shall mean the total of all charges to all tenants of a Project for dwelling rents and nondwelling rents (excluding all other income of such Project), less the cost to the Local Authority of all dwelling and nondwelling utilities.
- (d) The term "Slum" shall mean any area where dwellings predominate which, by reason of dilapidation, overcrowding, faulty arrangement or design, lack of ventilation, light or sanitation facilities, or any combination of these factors, are detrimental to safety, health, or morals.

2. The Local Authority has previously secured a contract or contracts with the Government for loans and annual contributions covering one or more Projects comprising approximately 90 units of low-rent housing and (b) to develop and administer such Project or Projects, each of which are located within the corporate limits of the Municipality. The obligations of the parties here-to shall apply to each such Project.

3. (a) Under the constitution and statutes of the State of New Jersey, all Projects are exempt from all real and personal property taxes and special assessments levied or imposed by any Taxing Body. With respect to any Project, so long as either (i) such Project is owned by a public body or governmental agency and is used for low-rent housing purposes, or (ii) any contract between the Local Authority and the Government for loans or annual contributions, or both, in connection with such Project remains in force and effect, or (iii) any bonds issued in connection with such Project or any monies due to the Government in connection with such Project remain unpaid, whichever period is the longest, the Municipality agrees that it will not levy or impose any real or personal property taxes or special assessments upon such Projects or upon the Local Authority with respect thereto. During such period, the Local Authority shall make annual payments (herein called "Payments in Lieu of Taxes") in lieu of such taxes and special assessments and in payment for the Public services and facilities furnished from time to time without other cost or charge for or with respect to such project.

(b) Each such annual Payment in Lieu of Taxes shall be made after the end of the fiscal year established for such Project, and shall be in an amount equal to either (i) ten percent (10%) of the Shelter Rent actually collected but in no event to exceed ten percent (10%) of the Shelter Rent charged by the Local Authority in respect to such Project during such fiscal year at the time when real property taxes on such Project would be paid if it were subject to taxation, or (ii) the amount permitted to be paid by applicable state law in effect on the date such payment is made, whichever amount is the lower.

(c) The Municipality shall distribute the Payments in Lieu of Taxes among the Taxing Bodies in the proportion which the real property taxes which would have been paid to each Taxing Body for such year if the Project were not exempt from taxation bears to the total real property taxes which would have been paid to all of the Taxing Bodies for such year if the Project were not exempt from taxation; Provided, however, that no payment for any year shall be made to any Taxing Body in excess of the amount of the real property taxes which would have been paid to such Taxing Body for such year if the Project were not exempt from taxation.

(c) No payment for any year shall be made to the Municipality in excess of the amount of the real property taxes which would have been paid to the Municipality for such year if the Project were not exempt from taxation.

(d) Upon failure of the Local Authority to make any payment in Lieu of Taxes, no lien against any Project or assets of the Local Authority shall attach, nor shall any interest or penalties accrue or attach on account thereof.

5. During the period commencing with the date of the acquisition of any part of the site or sites of any project and continuing so long as either (i) such Project is owned by a public body or governmental agency and is used for low-rent housing purposes, or (ii) any contract between the Local Authority and the Government for loans or annual contributions, or both, in connection with such Projects remains in force and effect, or (iii) any bonds issued in connection with such Project remain unpaid, whichever period is the longest, the Municipality without cost or charge to the Local Authority or the tenants of such Project (other than the Payments in Lieu of Taxes) shall:

- (a) Furnish or cause to be furnished to the Local Authority and the tenants of such Project public services and facilities of the same character and to the same extent as are furnished from time to time without cost or charge to other dwellings and inhabitants in the Municipality;
- (b) Vacate such streets, roads, and alleys within the area of such Project as may be necessary in the development thereof, and convey without charge to the Local Authority such interest as the Municipality may have in such vacated areas; and, in so far as it is lawfully able to do so without cost or expense to the Local Authority or to the Municipality, cause to be removed from such vacated areas, in so far as it may be necessary, all public or private utility lines and equipment;
- (c) In so far as the Municipality may lawfully do so, (i) grant such deviations from the building code of the Municipality as are reasonable and necessary to promote economy and efficiency in the development and administration of such Project, and at the same time safeguard health and safety, and (ii) make such changes in any zoning of the site and surrounding territory of such Project as are reasonable and necessary for the development and protection of such Project and the surrounding territory;
- (d) Accept grants of easement necessary for the development of such Project; and
- (e) Cooperate with the Local Authority by such other lawful action or ways as the Municipality and the Local Authority may find necessary in connection with the development and administration of such Project.

6. In respect to any Project the Municipality further agrees that within a reasonable time after receipt of a written request therefor from the Local Authority:

- (a) It will accept the dedication of all interior streets, roads, alleys, and adjacent sidewalks within the area of such Project, together with all storm and sanitary sewer mains in

such dedicated areas, after the Local Authority, at its own expense, has completed the grading, improvement, paving, and installation thereof in accordance with specifications acceptable to the Municipality;

- (b) It will accept necessary dedications of land for, and will grade, improve, pave, and provide sidewalks for, all streets bounding such Project or necessary to provide access thereto (in consideration whereof the Local Authority shall pay to the Municipality such amount as would be assessed against the Project site for such work if such site were privately owned); and
- (c) It will provide, or cause to be provided, water mains, and storm and sanitary sewer mains, leading to such project and serving the bounding streets thereof (in consideration whereof the Local Authority shall pay to the Municipality such amount as would be assessed against the Project site for such work if such site were privately owned).

7. If by reason of the Municipality's failure or refusal to furnish or cause to be furnished any public services or facilities which it has agreed hereunder to furnish or to cause to be furnished to the Local Authority or to the tenants of any Project, the Local Authority incurs any expense to obtain such services or facilities then the Local Authority may deduct the amount of such expense from any Payments in Lieu of Taxes due or to become due to the Municipality in respect to any Project or any other low-rent housing projects owned or operated by the Local Authority.

8. No Cooperation Agreement heretofore entered into between the Municipality and the Local Authority shall be construed to apply to any project covered by this Agreement.

9. No member of the governing body of the Municipality or any other public official of the Municipality who exercises any responsibilities or functions with respect to any Project during his tenure or for one year thereafter shall have any interest, direct or indirect, in any project or any property included or planned to be included in any project, or any contacts in connection with such Projects or property. If any such governing body member or such other public official of the Municipality involuntarily acquires or had acquired prior to the beginning of his tenure any such interest, he shall immediately disclose such interest to the Local Authority.

10. So long as any contract between the Local Authority and the Government for loans (including preliminary loans) or annual contributions, or both, in connection with any project remains in force and effect, or so long as any bonds issued in connection with any Project or any monies due to the Government in connection with any project remain unpaid, this Agreement shall not be abrogated, changed, or modified without the consent of the Government. The privileges and obligations of the Municipality hereunder shall remain in full force and effect with respect to each project so long as the beneficial title to such Project is held by the Local Authority or by any other public body or governmental agency, including the Government, authorized by law to engage in the development or administration of low-rent housing projects. If at any time the beneficial title to, or possession of, any project is held by such other public body or governmental agency, including the Government, the provisions hereof shall inure to the benefit of

and may be enforced by, such other public body or governmental agency, including the Government.

IN WITNESS WHEREOF the Municipality and the Local Authority have respectively signed this Agreement and caused their seals to be affixed and attested as of the day and year first above written.

Township of Edison

(Seal)

By _____
(Title)

Attest:

(Title)

RESOLUTION # 3-5-2025

RESOLUTION BY THE COMMISSIONERS OF THE EDISON HOUSING AUTHORITY AUTHORIZING COOPERATION AGREEMENT WITH THE TOWNSHIP OF EDISON FOR PAYMENT IN LIEU OF TAXES

WHEREAS, with respect to Robert Holmes Gardens, the Edison Housing Authority ("EHA"), which is exempt from all taxes and special assessments within of the State and any subdivision thereof, previously entered into a Cooperation Agreement with the Township of Edison (the "Township") by which the EHA agreed to make payments in lieu of taxes for the services delivered by the Township to the Authority; and

WHEREAS, while the EHA has annually paid, and the Township has accepted, such payments in lieu of taxes, neither party has been able to locate a copy of the existing Cooperation Agreement; and

WHEREAS, the EHA and the Township wish to enter into a written Cooperation Agreement setting forth their respective obligations with respect Payments in Lieu of Taxes and the services provided by the Township; and

WHEREAS, the EHA's legal counsel has prepared the Cooperation Agreement attached hereto as Exhibit A which has been presented to, and approved by the Township.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Edison Housing Authority that the Executive Director and Chairman of the Edison Housing Authority are hereby authorized to execute and enter into the Cooperation Agreement in the form attached hereto as Exhibit A.

MOVED: Commissioner Brent Scott

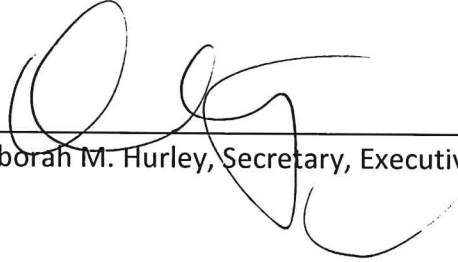
SECONDED: Commissioner William Thomas

<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 Andrew	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 20 day of May, 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
May 20, 2025.



Deborah M. Hurley, Secretary, Executive Director

**Edison Housing Authority
Summary for Section 8 Voucher**

4/1/2025

VMS Type Description	# of Vouchers	# of New Vouchers	Amount
All other Vouchers	288	1	\$384,158.00
Tenant Protection Vouchers	36	0	\$36,385.00
Totals	324	0	\$410,543.00

FSS Program 10 Participants

Number of HAP Expenses After the First of Month: 0

Amount of HAP Expenses After the First of Month: \$

Number of Voucher Units - End Month: 342

Number of Port Out Portable Out Vouchers: 18

Amount of Port Out Portable Out Vouchers: \$21496

Project-Based vouchers 38

Port- In Vouchers 50

April Caseload

39 Project Based

172 Section 8

211 Total

Zena Caseload

163 Section 8

57 COC

220 Total

Public Housing Report

April, 2025 was a productive month for our maintenance team, which completed a total of **21 work orders: 10 at Robert E. Holmes and 11 at Julius Engle Gardens**. In addition, **three (3)** apartment turnovers were in progress at Julius Engle Gardens.

Robert E. Holmes:

- 16 units remain vacant and are scheduled for turnaround under the RAAD conversion.
- A major hot water pipe malfunctioned and required emergency repair.
- A broken drain line in Building 9 caused significant damage to two apartments.
- A large bees' nest was discovered and addressed in Building 6.

Julius Engle Gardens:

- Four units were vacant.
- One new resident moved into a one-bedroom apartment.
- An ant infestation was reported and treated in Building E.

Occupancy and Financial Overview:

As of March 2025, Edison Public Housing had 140 occupied units.

- **Total Charges for March:** \$78,993.00
- **Rent Collected:** \$68,802.50
- **Outstanding Rent:** \$10,190.50
 - Robert E. Holmes: \$9,183.50
 - Julius Engle Gardens: \$1,007.00

Six (6) delinquent households were referred to the legal department for non-payment of rent. Court hearings were held on April 7, 8, and 15, resulting in some rent recovery and signed stipulation agreements with four families.

Prepared by:

Jolanta Kubacka, PHM

Director of Property Management

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

APRIL 30, 2025 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	\$ 761,943	\$ 700,000	\$ 61,943	8.8%
Operating Subsidy	794,642	836,247	(41,605)	-5.0%
CDBG Grant Revenue	4,915	16,667	(11,752)	-70.5%
FSS Grant	55,900	-	55,900	100.0%
Other Revenue	327,811	281,165	46,646	16.6%
Year-to-Date Operating Revenue	1,945,211	1,834,078	111,133	6.1%
OPERATING EXPENSES				
Salaries & Benefits	859,214	790,354	(68,860)	-8.7%
Utilities Expense	429,172	365,833	(63,339)	-17.3%
Maintenance Materials & Contract Costs	169,296	246,667	77,371	31.4%
RAD Consulting Fees	45,646	37,500	(8,146)	-21.7%
Other Operating Expenses	354,290	326,208	(28,082)	-8.6%
Year-to-Date Operating Expenses	1,857,618	1,766,563	(91,055)	-5.2%
Net Operating Surplus / (Deficit)	\$ 87,593	\$ 67,516	\$ 20,077	29.7%

APRIL 30, 2025 FISCAL YTD OPERATING SUMMARY HCV PROGRAM			
	<u>Admin</u>	<u>HAP Subsidy</u>	<u>Total Program</u>
Operating Revenue	\$ 476,989	\$ 4,346,684	\$ 4,823,673
Operating Expenses:			
Salaries & Benefits	(126,036)	-	(126,036)
Other Admin. Expense	(231,695)	-	(231,695)
Housing Assistance Payments	-	(4,346,684)	(4,346,684)
Net Operating Surplus / (Deficit)	\$ 119,258	\$ -	\$ 119,258

UNRESTRICTED CASH & INVESTMENTS	<u>April 2025</u>	<u>March 2025</u>
Public Housing & Business Activities	\$ 1,988,994	\$ 1,968,562
Housing Choice Voucher / Cont. of Care	972,812	1,135,950
Housing Authority Total	2,961,806	3,104,512
Component Unit EHA	683,556	676,111
Unrestricted Cash & Investments	\$ 3,645,362	\$ 3,780,623

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	77,535	52,475
Total Funds Expended	263,425	149,952	77,535	-
Unobligated Funds	-	202,201	291,254	197,525
Unexpended Funds	86,372	202,201	291,254	250,000

HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON
PRELIMINARY FINANCIAL SUMMARY NOTES
APRIL 30, 2025

Low Rent Public Housing and COCC Programs

EHA's LRPH/COCC fiscal YTD net operating profit through April 30, 2025 (10 months of the fiscal year) is \$87,593.

Operating Revenues – YTD operating revenues are \$1,945,211, or \$111,133 (6.1%) better than budget.

- o Tenant rental revenue is \$761,943 or \$61,943 (8.8%) better than budget. The Authority must make every effort to collect rents as the tenant accounts receivable balance is currently above \$170,000. 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.
- o Operating subsidy is \$794,642, or \$41,605 (5.0%) below budget, due to HUD's allocation methodology.
- o CDBG grant revenue is \$4,915, or \$11,752 (70.5%) below budget. The Authority received an approximate \$5,000 reimbursement for expenses related to STEM program. This is a state/county cost reimbursement grant, so the Authority will be reimbursed for expenses as they submit them.
- o FSS grant revenue is \$55,900, or 100% above budget. The Authority applied for and was awarded this grant in February. The funds are used to pay salaries and benefits expenses related to tenant empowerment activities. It was not included in the budget.
- o Other revenue is \$327,811 or \$46,646 (16.6%) 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 \$1,857,618 or \$91,055 (5.2%) higher than budget.

- o Salaries and benefits are \$859,214, or \$68,860 (8.7%) higher than budget, due to increased salaries related to the recently received FSS grant, overtime and higher than budgeted healthcare costs.
- o Utilities expenses are \$429,172, or \$63,339 (17.3%) above budget. EHA utility expenses should begin to stabilize with the warmer spring weather.
- o Maintenance materials/contracts expenses are \$169,296 or \$77,371 (31.4%) better than budget. The Authority continues to use its CFP awards to pay for major upgrades. These major capital expenditures and recorded as fixed asset additions rather than maintenance expenses.
- o RAD Consulting fees are \$45,646, or \$8,146 (21.7%) higher than budget. These expenses are all from The Brooke Group, LLC.
- o Other operating expenses are \$354,290, or \$28,082 (8.6%) 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 April 30, 2025 is \$119,258. The Authority's HAP expenses are covered by funding received from HUD. The administrative funding received by the Authority is \$119,258 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 \$3,645,362.

Grant Summary

The Authority has approximately \$830,000 of unexpended capital funds available for upcoming capital improvement projects.



Mayor Sam Joshi
Press Conference
At
Robert E. Holmes Gardens
May 6, 2025
2.1 Million Invested for RAD
Phase I





July 19

Robert E Holmes Only

Family Fun Day - 11 am - 2 pm

August 28

Both Locations

Back to School - 3 pm - 6 pm

October 30

Julius E Gardens Only

Fall Fest - 3:30 pm - 6 pm

October 31

Robert E Holmes Only

Halloween - 3:30 pm - 6 pm

November 15

Robert E Holmes Only

Housing Resource Fair - 10 am - 1 pm

November 20

Both Locations

Thanksgiving Giveaway

December 19

Both Locations

Christmas Family Event - 3 pm - 7 pm

JANUARY

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DECEMBER

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