

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

Tuesday, December 16, 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
November 25, 2025, Regular Meeting Minutes

6. Resolutions:

- | | |
|-----------|---|
| 1-12-2025 | Resolution to approve vouchers for payment of invoices in the amount of <u>\$135,348.16</u> for the month of December 2025. |
| 2-12-2025 | Resolution to Approve Edison Housing Authority Board meeting dates, time, and location for Calendar Year, 2026. |
| 3-12-2025 | Resolution by the Board of Edison Housing Authority Approving the Executive Director to enter into a contract with LIUNA Residential Construction and Energy Efficiency Collective – Local Union 55 for the purpose of providing as need basis maintenance support. |

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

Tuesday, December 16, 2025

6:00 pm

4-12-2025 Resolution authorizing the Edison Housing Authority to dispose of non-working maintenance truck by auction on GOVDEALS.

5-12-2025 Resolution of the Edison Housing Authority approving an Intergovernmental Management Agreement with the Highland Park Housing Authority to Provide Administrative Oversight and Management Services.

7. Staff Reports: Director of Housing Management, Jolanta Kubacka
Director of Section 8 and FSS Program, Zena Sutton

8. Old Business: Highland Park Housing Authority Update

9. New Business: a.) Executive Director Report

10. Public Portion:

11. Adjournment

**EDISON HOUSING AUTHORITY
BOARD MEETING**

November 25, 2025

6:00 PM

MINUTES

The Regular Meeting of the Board of Commissioners of the Edison Housing Authority was held at Robert E. Holmes Gardens, 14 Rev. Samuel Carpenter Blvd., Edison, NJ in the Community room. The meeting was called to order at 6:06 pm.

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

Absent: Vice Chair Deborah Andrews, Commissioner Barry Telesnick, Commissioner Toni Johnson, Commissioner Ajay Patel

Approval of Minutes:

Minutes of October 21st, 2025 meeting.

Motion: Commissioner Sonali Patel

Second: Commissioner Brent Scott

Discussions: No Discussion

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

1-11-2025 Resolution to approve vouchers for payment of invoices in the amount of \$211,056.99 for the month of November.

Motion: Commissioner Brent Scott

Second: Commissioner Sonali Patel

Discussion: Executive Director Deborah Hurley explained some payments listed below:

- The Ford truck purchase cost \$53,745.75 and funds through the Capital Improvement Program have been allocated to purchase the truck.
- Lawn maintenance has one more cleanup, in addition to one spring clean up remaining in 2026.
- Expenses for Julius Engel and Robert Holmes include materials needed to prepare for REAC after the pre-inspection was conducted. This also included the Power washing and sanitizing services cost of \$4,900.
- Backup administrative support will continue through the end of the year.
- Legal services by McLaughlin Stouffer labor attorney, support union contract matters and staff reorganization planning.

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

2-11-2025 Resolution by the Board of Edison Housing Authority Approving the Executive Director to enter into a contract with EFA Rental Resources, LLC for Inspection Services.

Motion: Commissioner William Thomas

Second: Commissioner Sonali Patel

Discussion: Executive Director Deborah Hurley expressed that the Section 8 Department manages annual recertifications, move-ins, and a third-party inspector is used to conduct the inspections. It was discovered that the previous inspection contract—last active around 2020

or 2022—was never formally renewed. To ensure proper compliance, we issued an RFP, received two proposals, and selected the lowest, fair, and reputable firm to finalize a new agreement.

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

3-11-2025 Resolution by the Board of commissioners of the Edison Housing Authority to extend NetConnect, Inc. contract for Computer and Cyber Security Maintenance Services for 60 days.

Motion: Commissioner Brent Scott

Second: Commissioner Sonali Patel

Discussion:

Executive Director Deborah Hurley explained that the contract with NetConnect has ended, requiring us to issue a new RFP as mandated by HUD, and we received three proposals with NetConnect falling in the middle. Because the lowest bidder has not provided any responsive references, we plan to extend NetConnect contract for 60 days while we await reference responses and determine whether to award, reissue the RFP, or move to the next qualified firm.

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

Presentation by Local Labor Union 55:

Executive Director Deborah Hurley introduced Martinique Costa from Local Union 55 and explained that there continues to be a need to engage the union and based on consultation with the Housing Authority's attorney it would be best procedurally to prepare a contract to engage Local 55.

Ms. Costa explained how Labor Union Local 55 is engaged by other housing authorities, as they provide a flexible, multi-skilled workforce to multiple Housing Authorities in New Jersey on an as-needed basis, assisting with unit turnarounds, inspections, and special projects. Their crews handle tasks like painting, flooring, and repairs during regular hours, and the Housing Authority only pays hourly wages with no benefits obligations.

Executive Director Deborah Hurley mentioned that the contract to engage the union will be presented as a resolution at the next board meeting. (A copy of the contract was distributed for review and questions.)

Executive Director Deborah Hurley Presented the following:

Staff Reports:

Staff reports: These were provided by Director of Section 8, and Director of Housing Management, and are present in your packets.

Old Business:

RFPs for inspections and computer maintenance were issued at Highland Park, with NetConnect selected for computer services and a new inspection firm has been engaged for Highland Park Housing Authority, Section 8 Department.

While Kronman building required two 24-hour staffing shifts to address frozen hoses and old sprinkler heads and similar issues at Edison Housing were managed with round-the-clock staff support, resident check-ins, and plans to issue a new plumbing RFP, ensuring all challenges were successfully handled.

Commissioner William Thomas mentioned that we could keep extra pumps on site to prevent delays or mistakes if a pump fails, especially during winter when demand is high.

New Business/Highland Park Housing Authority Update:

- INSPIRE inspection completed successfully on November 5th.
- New truck arrived early and is registered and insured.
- Last board meeting of the year is scheduled for Tuesday, December 16th, followed by the Annual Holiday party at LouCas.
- Thanksgiving food distribution included 300 turkeys and chickens, serving 250 families at both Edison Housing Authority and Highland Park Housing Authority.
- Commissioner Charlie Tomera assisted in providing additional food for Highland Park Housing Authority families.
- We are working with the bank and title company to clarify property easements, which will need Township approval. Once the process has been completed, we anticipate the RAD closing for Robert E. Holmes Gardnes will take place early March, 2026.

Motion to Open and Close the Public Comment 6:44 PM

Motion to open: Commissioner Sonali Patel

Seconded: Commissioner Brent Scott

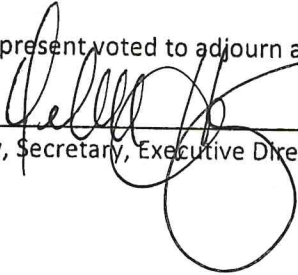
Motion to Close: Commissioner Sonali Patel

Seconded: Commissioner Brent Scott

Motion to adjourn: Commissioner Sonali Patel

Seconded: Commissioner Brent Scott

All commissioners present voted to adjourn at 6:45 PM



Deborah M. Hurley, Secretary, Executive Director

Edison Housing Authority

Vendor Payment History Report

Check Name		SSN / TIN	Check Address				
Aflac			PO Box 535178 Pittsburgh PA 15253-5178				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
12/05/2025	7142	CHK	215540	insurance premium - November 2025	12/25	\$264.50	\$264.50
Totals For Vendor: Aflac							\$264.50
Breslin and Breslin, P.A.			41 Main Street Hackensack NJ 07601-7087				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
12/12/2025	7157	CHK	113025	legal services for November 2025	12/25	\$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				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
12/12/2025	7158	CHK	63376	8 deadbolts locks, 5 Cylinder 20 Duplicate keys	12/25	\$1,065.00	\$1,065.00
Totals For Vendor: Brothers Lock & Safe, Inc.							\$1,065.00
Carmen Amalbert			11 Vermeer Drive South Amboy NJ 08879				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
12/12/2025	7159	CHK	12325-STEM	STEM Program table covers bought & Mileage	12/25	\$29.61	\$29.61
Totals For Vendor: Carmen Amalbert							\$29.61
Cozette L Randolph		137-48-1492	294 Green Strret Woodbridge NJ 07095				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
12/02/2025	7140	CHK	009	Administrative fee for Social worker at HPHA-Nov 2025	12/25	\$1,500.00	\$1,500.00
Totals For Vendor: Cozette L Randolph							\$1,500.00
DWC Enterprises Inc			P.O. Box 1293 Maplewood NJ 07040				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
12/12/2025	7160	CHK	3529	REH & JEG lawn maint.- December 2025	12/25	\$2,691.66	\$2,691.66
Totals For Vendor: DWC Enterprises Inc							\$2,691.66
E&G Exterminators, Inc		22-2901530	122 North Broadway South Amboy NJ 08879				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
12/12/2025	7161	CHK	682873	REH & JEG monthly Pest Control contract-Nov 2025	12/25	\$655.00	\$655.00
Totals For Vendor: E&G Exterminators, Inc							\$655.00
Elizabethtown Gas			PO Box 6031 Bellmawr NJ 08099				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
12/05/2025	7143	CHK	3922309254-111725	REH gas-15 beaver Ave-10/20/25 - 11/17/25	12/25	\$851.15	\$851.15
12/05/2025	7144	CHK	4458334671-111725	REH gas-14 Cleveland place-10/20/25 - 11/17/25	12/25	\$361.48	\$361.48
12/05/2025	7145	CHK	0577138900-111725	REH Vacant apt gas 5 Weston 10/20/25 - 11/17/25	12/25	\$11.50	\$11.50
Totals For Vendor: Elizabethtown Gas							\$1,224.13
Enes Service Center LLC			247 Central Avenue Metuchen NJ 08840				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total

12/12/2025	7162	CHK	113025	Gas fuel - November 2025	12/25	\$170.00	\$170.00
Totals For Vendor: Enes Service Center LLC							\$170.00
Ferraro's Pizzeria 1067 Inman Avenue Edison NJ 08820							
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
12/12/2025	7163	CHK	0091-STEM	Food for Children- 23 Chicken tenders, Chips, Soda STEM 12/03/2025	12/25	\$228.85	\$228.85
Totals For Vendor: Ferraro's Pizzeria							\$228.85
Home Depot Credit Dept 32 - 2531888992,PO Box 70293 Philadelphia PA 19176-							
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
12/12/2025	7164	CHK	1028-112425	JEG & REH maint materials -10/28/25 - 11/24/25 Storm Door, Paints ,Vinyl plank flooring	12/25	\$8,516.88	\$8,516.88
Totals For Vendor: Home Depot Credit Services							\$8,516.88
InterGlobe 4295 Arthur Kill Road Staten Island NY 10309							
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
12/12/2025	7165	CHK	71234	REH telephone service - Dec 2025	12/25	\$1,024.50	\$1,024.50
Totals For Vendor: InterGlobe Communications, Inc.							\$1,024.50
Interstate Waste Services 22-3076098 PO Box 554744 Detroit MI 48255							
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
12/05/2025	7146	CHK	0011611561	REH trash remove 30YD roll off-Account #766660 on 11/14/2025	12/25	\$493.90	\$493.90
12/12/2025	7166	CHK	0011634413	REH trash service-Dec 2025 Account #766660	12/25	\$2,000.00	\$2,000.00
Totals For Vendor: Interstate Waste Services of New Jersey							\$2,493.90
James Holliman 148-52-5589 7 B Weston Forbes Ct. Edison NJ 08820							
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
12/03/2025	7141	CHK	112125	Part time Maintenance help12 hours @\$16/hr. -11/10/2025 to 11/21/2025	12/25	\$192.00	\$192.00
12/12/2025	7167	CHK	120525	Part time Maintenance help12 hours @\$16/hr. -11/24/2025 to 12/05/2025	12/25	\$192.00	\$192.00
Totals For Vendor: James Holliman							\$384.00
Jolanta Kubacka 40 Koyen Street Fords NJ 08863							
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
11/22/2025	7139	CHK	112425	paid to DMV for new truck registration & Mileage-11/22/25	11/25	\$180.00	\$180.00
Totals For Vendor: Jolanta Kubacka							\$180.00
Magic Touch Construction 22-1968634 59 W Front St. Keyport NJ 07735							
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
12/12/2025	7168	CHK	44733A-P	JEG-Apt F5-Leak in wall in Kitchen Area repaired	12/25	\$275.61	\$275.61
Totals For Vendor: Magic Touch Construction Co.,Inc							\$275.61
Management Computer Services, Inc. PO BOX 523 Sparta WI 54656-0523							
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
12/12/2025	7169	CHK	010126	PHA-web annual support fee, tenant portal fee & Applicant portal Fee 1/1/26-12/31/26	12/25	\$11,719.00	\$11,719.00
Totals For Vendor: Management Computer Services, Inc.							\$11,719.00
McLaughlin Stauffer & 4814 Outlook Drive Unit: Suite 112 Wall Township NJ 07753							

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
12/12/2025	7170	CHK	11-21942	legal services(labor matters)-November 2025	12/25	\$27.00	\$27.00
Totals For Vendor: McLaughlin Stauffer & Shaklee, PC							\$27.00
Miaili Wilson 136-11-3493 17D Beaver Avenue Edison NJ 08820							
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
12/10/2025	7154	CHK	120325	Food pantry help -part time \$16 11/18/25-12/03/25	12/25	\$496.48	\$496.48
12/10/2025	7155	CHK	120325-STEM	Part time work 4.5 hrs. @\$16 11/19/25 & 12/3/25	12/25	\$72.00	\$72.00
Totals For Vendor: Miaili Wilson							\$568.48
Middlesex Water PO Box 826538 Philadelphia PA 19182-6538							
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
12/05/2025	7147	CHK	5535300000-11/17/25	Water bill for JEG for 10/14/2025 - 11/17/2025	12/25	\$6,225.91	\$6,225.91
Totals For Vendor: Middlesex Water Company							\$6,225.91
Nan McKay & Associates, 1810 Gillespie Way Ste 202 El Cajon CA 92020							
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
12/12/2025	7171	CHK	INV306060	Public Housing Management-Carmen 11/17-11/21/25	12/25	\$1,215.00	\$1,215.00
Totals For Vendor: Nan McKay & Associates, Inc.							\$1,215.00
NetConnect, Inc. 111 Storer Avenue Unit: Suite B2 Staten Island NY 10309							
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
12/12/2025	7172	CHK	N10712	remote & onsite maint. of networks-Dec 2025	12/25	\$1,176.58	
			N10740	Accounting office Laptops computer setup service fee	12/25	\$532.50	\$1,709.08
Totals For Vendor: NetConnect, Inc.							\$1,709.08
New Jersey American Box 371331 Pittsburgh PA 15250-7331							
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
12/12/2025	7173	CHK	1018-21002183711 2 112625	3 WESTON FORBES CT D-10/28/2025-11/26/2025	12/25	\$716.98	\$716.98
12/12/2025	7174	CHK	1018 21002190173 0-112625	7 Weston Forbes CT. D - 10/28/2025-11/26/2025	12/25	\$294.52	\$294.52
12/12/2025	7175	CHK	10182100219 02436-112625	8 Weston Forbes CT E -10/28/2025-11/26/2025	12/25	\$160.57	\$160.57
12/12/2025	7176	CHK	1018-21002190134 1-112625	8 Weston Forbes CT C - 10/28/2025-11/26/2025	12/25	\$861.23	\$861.23
12/12/2025	7177	CHK	1018-21002184069 9-112625	6 WESTON FORBES CT D-10/28/2025-11/26/2025	12/25	\$212.10	\$212.10
12/12/2025	7178	CHK	1018-21002183938 5-112625	5 WESTON FORBES CT B -10/28/2025-11/26/2025	12/25	\$2,255.46	\$2,255.46
12/12/2025	7179	CHK	10182100216 57798-112625	11 LYLE PL A -10/28/2025-11/26/2025	12/25	\$314.72	\$314.72
12/12/2025	7180	CHK	10182100218 38511-112625	4 WESTON FORBES CT C-10/28/2025-11/26/2025	12/25	\$201.79	\$201.79

12/12/2025	7181	CHK	1018-21002165669 6 112625	15 LYLE PLACE H EDISON-10/28/25-11/26/25	12/25	\$1,643.89	\$1,643.89
12/12/2025	7182	CHK	1018-21002183781 5 112625	2 WESTON FORBES CT C-10/28/2025-11/26/2025	12/25	\$366.65	\$366.65
12/12/2025	7183	CHK	1018-21002160495 4 112625	14 rev Samuel carpenter water 10/28/25-11/26/25	12/25	\$129.66	\$129.66
12/12/2025	7184	CHK	1018-21001896733 8 112625	1 wintergreen Ave. WB edison-10/28/25-11/26/25	12/25	\$273.93	\$273.93
12/12/2025	7185	CHK	1018-21002183632 4-112725	9 LYLE PL H -10/28/25-11/27/25	12/25	\$603.22	\$603.22
12/12/2025	7186	CHK	1018-21002160560 5-112625	17 Beaver Street A-REH water-10/28/25-11/26/25	12/25	\$438.36	\$438.36
Totals For Vendor: New Jersey American Water							\$8,473.08

Nexacomm LLC 333 Mamaroneck Ave #341 White Plains NY 10605

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
12/12/2025	7187	CHK	0006250	JEG telephone service - December 2025	12/25	\$90.62	\$90.62

Totals For Vendor: Nexacomm LLC \$90.62

Optimum PO Box 70340 Philadelphia PA 19176-0340

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
12/05/2025	7148	CHK	07875-386464 01-1-122125	REH office internet 11/22/25 -12/21/25	12/25	\$200.99	\$200.99
12/05/2025	7149	CHK	07875-453477 01-2 -122125	maintenance internet service 11/22/25 -12/21/25 Weston Forbes APT C Basement	12/25	\$176.99	\$176.99
12/05/2025	7150	CHK	07875-207961 03-9-122125	JEG Internet 11/22/25 -12/21/25	12/25	\$190.94	\$190.94

Totals For Vendor: Optimum \$568.92

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
12/12/2025	7188	CHK	17618	22 medallion for STEM program	12/25	\$126.50	\$126.50
12/12/2025	7189	CHK	646	Glass appreciation awards for Christmas party	12/25	\$153.05	\$153.05

Totals For Vendor: Picture-It, Inc. \$279.55

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Amount	Doc Total
12/12/2025	7190	CHK	16846	Accounting services -November 2025	12/25	\$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	Period	Amount	Doc Total
12/05/2025	7151	CHK	7823095807- 60500823356 5	Vacant Apt H1 -JEG electric 11/07/2025 -11/17/2025	12/25	\$14.14	\$14.14
12/05/2025	7152	CHK	7822396102- 60390886975 9	Vacant Apt G3 -JEG electric 11/07/2025 -11/17/2025	12/25	\$14.14	\$14.14
12/05/2025	7153	CHK	6691572106- 60160973029 9	JEG gas & electric 10/17/2025 -11/17/2025	12/25	\$7,351.37	\$7,351.37

12/12/2025	7191	CHK	1300007818-111925	REH Electric 09/22/2025 -11/19/2025	12/25	\$4,549.96	\$4,549.96
Totals For Vendor: PSE&G CO							\$11,929.61
Quadient Finance USA, PO Box 6813 Carol Stream IL 60197-6813							
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
12/12/2025	7192	CHK	INV62281327-Balance	postage meter refill for Oct 2025-Balance	12/25	\$39.00	\$39.00
Totals For Vendor: Quadient Finance USA, Inc.							\$39.00
Robert Half 941-64-8752 12400 Collections Center Drive Chicago IL 60693							
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
12/12/2025	7193	CHK	65652402	Wages -Zuleika Valle WE 11/21/2025-34.87 hrs.	12/25	\$1,229.17	
			65672932	Wages -Zuleika Valle WE 11/28/2025-18.50 hrs.	12/25	\$652.13	
			65702134	Wages -Zuleika Valle WE 12/05/2025-34.17 hrs.	12/25	\$1,204.49	\$3,085.79
Totals For Vendor: Robert Half							\$3,085.79
See-More TV & Appliance 551 Middlesex Avenue Metuchen NJ 08840							
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
12/12/2025	7194	CHK	1319856	REH -6E top Freezer Refrigerator replaced	12/25	\$715.00	\$715.00
Totals For Vendor: See-More TV & Appliance							\$715.00
Staples PO Box 70242 Philadelphia PA 19176-0242							
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
12/12/2025	7156	CHK	7007765022	Office Supplies -Env DBL WDW Inv# 6048582441	12/25	\$134.68	
			7004714601	Office Supplies -6027956869	12/25	\$139.82	\$274.50
Totals For Vendor: Staples							\$274.50
Steven Galante 151-82-0716 6 Atlantic Road Somerset NJ 08873							
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
12/12/2025	7195	CHK	113025	Website maintenance for EHA Nov 2025	12/25	\$150.00	\$150.00
Totals For Vendor: Steven Galante							\$150.00
Steve's Appliance Doctor, 6 Eardley Road Edison NJ 08817							
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
12/12/2025	7196	CHK	45688,39080,39068	REH apt 6F,3C,7B Bake Ignition kit Installed and Oven door jammed repaired	12/25	\$594.90	\$594.90
Totals For Vendor: Steve's Appliance Doctor, Inc.							\$594.90
text-em-all 3803 Parkwood Blvd Unit: Suite 900 Frisco TX 75034							
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
12/12/2025	7197	CHK	110760	01/1/25-06/30/26 mass calling & texting service	12/25	\$834.00	\$834.00
Totals For Vendor: text-em-all							\$834.00
The Brooke Group LLC 27-0950485 209 E. Egnor Drive Absecon NJ 08205							
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
12/12/2025	7198	CHK	EHA-GD10-2025	RAD Consulting - October 2025	12/25	\$5,135.00	\$5,135.00
Totals For Vendor: The Brooke Group LLC							\$5,135.00
The Print Post 274 Chestnut Street Newark NJ 07105							

<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
12/12/2025	7199	CHK	33998	design and print STEM Certificates	12/25	\$70.00	\$70.00
Totals For Vendor: The Print Post							\$70.00
USA Security Services Inc 240 Frisch Court, Ste 303 Paramus NJ 07652							
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
12/12/2025	7200	CHK	7156009	REH- New CCTV Installation & Labor charges	12/25	\$55,600.00	\$55,600.00
Totals For Vendor: USA Security Services Inc							\$55,600.00
Verizon Wireless PO Box 408 Newark NJ 07101-0408							
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Period</i>	<i>Amount</i>	<i>Doc Total</i>
12/12/2025	7201	CHK	6129698905	Cell phone service 10/29/2025-11/28/2025	12/25	\$360.08	\$360.08
Totals For Vendor: Verizon Wireless							\$360.08
Total Payment for December 2025						\$136,348.16	

RESOLUTION # 1-12-2025

VOUCHERS FOR PAYMENT OF INVOICES

WHEREAS, the Commissioners of the Edison Housing Authority approve vouchers for payment of invoices in the amount of \$136,348.16 for the month of December.

NOW, THEREFORE, Be It Resolved by the Board of Commissioners of the Edison Housing Authority that Resolution 1-12-2025 shall be approved.

MOVED: Brent Scott

SECONDED: Sonali Patel

<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 16 **day of December, 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
December 16, 2025



Deborah M. Hurley, Secretary, Exec. Director

To: Board of Commissioners, Edison Housing Authority
From: Deborah M. Hurley, Executive Director
Date: December 16, 2025
Re: Board Meeting Schedule – 2026

The 2026 Board Schedule for the Edison Housing Authority is listed below. Board meetings are held at 6:00 pm, every third Tuesday of the month at alternating locations in the community room.

DATE	LOCATION
January, Tuesday, 20, 2026	Robert E. Holmes Gardens (community room)
February, Tuesday, 17, 2026	Julius Engel Gardens (community room)
March, Tuesday, 17, 2026	Robert E. Holmes Gardens (community room)
April, Tuesday, 21, 2026	Julius Engel Gardens (community room)
May, Tuesday, 19, 2026	Robert E. Holmes Gardens (community room)
June, Tuesday, 16, 2026	Julius Engel Gardens (community room)
July, Tuesday, 21, 2026	Robert E. Holmes Gardens (community room)
August, 2026	No Meeting
September, Tuesday, 15, 2026	Robert E. Holmes Gardens (community room)
October, Tuesday, 20, 2026	Julius Engel Gardens (community room)
November, Tuesday, 24, 2026	Robert E. Holmes Gardens (community room)
December, Tuesday, 15, 2026	Julius Engel Gardens (community room)

Address of locations:

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

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

RESOLUTION # 2-12-2025

RESOLUTION TO APPROVE EDISON HOUSING AUTHORITY BOARD MEETING DATES, TIME, AND LOCATON FOR CALENDAR YEAR, 2026.

WHEREAS, the Edison Housing Authority approves the Board Meeting schedule of dates, time, and location for calendar year, 2026; and

NOW, THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority that Resolution 2-12-25 shall be approved.

MOVED: Barry Telesnick

SECONDED: Toni Johnson

<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 16 day of December, 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 December 16, 2025.



Deborah M. Hurley, Secretary, Executive Director



LIUNA RESIDENTIAL CONSTRUCTION
& GENERAL SERVICE
LOCAL 55

RESIDENTIAL CONSTRUCTION AND ENERGY EFFICIENCY
COLLECTIVE BARGAINING AGREEMENT
DECEMBER __ 2025- NOVEMBER __ 2026

RESIDENTIAL CONSTRUCTION AND ENERGY EFFICIENCY COLLECTIVE BARGAINING AGREEMENT

ARTICLE I

Section 1: Recognition

The Employer recognized the Union as the exclusive collective bargaining agent for all non Edison Housing Authority employees covered by this Agreement. The Employer agrees that, upon the Union's presentation of evidence of majority status among employees in the bargaining unit, the Employer will voluntarily recognize the Union as the exclusive bargaining agent pursuant to section 9(a) of the National Labor Relations Act for all employees within the bargaining unit. This agreement excludes full time employees of the Edison Housing Authority.

ARTICLE II

Section 1: Work Coverage

The Employer hereby recognizes the Union's claim to jurisdiction to all work described in Appendix A1 and such other work as is assigned by the Employer to members of the bargaining unit and accepted by the Union, the work covered by this agreement is as follows:

Apartment repairs, turnarounds and such other work as designated by the Edison Housing Authority as described in Appendix A1, where not otherwise performed by existing Edison Housing Authority or other employees under the terms of a Collective Bargaining Agreement with another recognized building trades union.

Section 2: Projects to Which this Agreement Shall Apply

- (a) This Agreement shall be applied to projects in the areas identified in Article I, Section I above as follows on an as needed basis.

Appendix A1: Projects at the Edison Housing Authority.

- (b) The Employer may request to have this Agreement be applied to a project not described in this Agreement by making application to Local 55.

ARTICLE III

Section 1: Union Security Clause

(a) It shall be a condition of employment that all Union employees who perform work covered by Article II of this Agreement shall become and remain members in good standing of the Union and shall pay uniform initiation fees on or after the eighth day following the date of execution of this Agreement, or after the eighth day following the beginning of covered employment. The Union agrees that all employees will be accepted to membership on its roster of eligible laborers on the same terms and conditions generally applicable to other members or laborers on its roster of eligible laborers and, further, that the Employer will not be requested to discharge an employee for reasons other than such employee's failure to tend the periodic dues or fees uniformly required. The foregoing does not apply to Edison Housing Authority Employees who are employed as of the date of this agreement.

(b) The Employer agrees to discharge, upon receiving seven days written notice signed by the Secretary Treasurer of the Union that such has failed to tender uniform initiation fees required, provided that a written notice has also been mailed by certified and regular U.S. mail to said employee at his or her last known address, and that said employee has not paid the required initiation and agency fees within seven days of the date of the written notice to said employee.

Section 2: Notice of Jobs to Union

The Employer shall notify the Union not less than 24 hours prior to the start of the job. The notice shall include the location of the job, the approximate number of laborers that will be required at its commencement, and the estimated time the job will begin.

Section 3: Hiring

(a) The Employer shall advise the Union when it needs employees, giving all of the pertinent data to the Union with respect to the type of work so as to afford the Union opportunity to refer applicants for such vacancies. The Union shall be given first opportunity to supply the Employer's requirements for the job. If the Union is unable to supply the Employer's requirement for laborers by the next business day after the request, the Employer may hire from any source. The Employer shall provide the Union with the names, addresses, telephone numbers and social security numbers of any person hired that was not referred to the Employer by the Union within two business days of such hiring. Nothing in this subsection shall prohibit an Employer from maintaining a regular complement of laborers in its employ or recalling regular employees on temporary layoff.

(b) The Employer shall have the absolute right to reject any job applicant or applicants referred by the union and shall be the sole judge of the work performed, except as otherwise provided in this Agreement. In the event of such rejection or termination, the Union will refer another applicant or applicants to the Employer.

(c) The Employer agrees that there will be no discrimination against any employee or applicant for employment, in violation of Federal or State law.

ARTICLE IV

Section 1: Uniform Work Day

There shall be a uniform eight hour work day with starting and quitting times between 6:00 AM and 6:00 PM.

Section 2: Lunch Break

An unpaid thirty-minute lunch break shall be allowed. The lunch break shall begin not sooner than three hours after the beginning of the work day and end not later than three hours before the end of the work day. Work during the lunch break shall be paid at double time.

Section 3: Work Week

A work week may consist of a minimum of 8 hours and maximum of 40 hours. A week begins on Monday and ends on Sunday.

Section 4: Holidays

The following days shall be known as Holidays: New Year's Day, Martin Luther King Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. The base rate for work performed on holidays shall be on and one-half times the hourly rate provided for in this Agreement.

Section 5: Overtime, Sunday and Holiday pay

- (a) Hours worked in excess of 40 hours in a work weeks shall be paid at a time and one-half.
- (b) Hours worked on a Sunday or holiday shall be paid at time and one-half the applicable rate. (c) On overtime work, the Crew Chief (i.e., foreman) shall always the first laborer offered the opportunity to work overtime, and the Shop Steward shall always be the second laborer offered to work overtime. No overtime shall be worked without notice to the Shop Steward.

ARTICLE V

Section 1: Work Authorization and Status Disputes

Recognizing that questions involving an employee's immigrant/work status or personal information may arise during the course of his/her employment, and that error in an employee's documentation may be due to mistake or circumstances beyond an employee's control, the Employer agrees to the following: in the event an issue or inquiry arises from Immigration or Customs Enforcement involving the immigration status or employment eligibility of a non-probationary employee, the Employer shall promptly notify the employee in writing and forward a copy of the notification to the Union. If permissible under application law and/or regulations, the affected member shall be afforded reasonable opportunity to remedy the identified problem or to secure acceptable documentation demonstrating that the identified problem is in the process of review or correction before adverse action is taken. Any lawful changes in the employee's documentation or lawful correction in their social security number shall not be considered new employment or a break in service. If the member does not remedy the issue within four months, the member may be discharged and the employer shall have no further obligation to hold a member's position. If the member obtains the valid documentation referenced above when necessary, he/she will, consistent with the operational needs of the Employer, be permitted reasonable unpaid time off to attend relevant proceedings or visit pertinent agencies, for the purposes of correcting the identified problem, provided the Employer is given adequate notice of planned absences and verification of the appointments, hearing or other proceedings for which time off is requested.

ARTICLE VI

Section 1: Wages and Benefits

- (a) Wages and Benefits are set forth in Appendix A2.
- (b) The Union in its role and absolute discretion, reserves the right to allocate and/or reallocate any portion of the increases set forth in Appendix A2 to any of the fringe benefit funds, as well as the right to reallocate any of the amounts currently allocated to wages or to the fringe benefit funds.

Section 2: Working Dues

The Employer shall deduct 5% per hour of each employee's gross wage, plus any additional sum per hour hereafter specified by the Union, as dues from the wages of all Laborers who authorize such deduction in writing and then promptly pay over such sums to the Union not later than once week after said deduction. The sum transmitted shall be accompanied by a statement, in a form specified by the Union, reporting the name of each person whose working dues check-offs are being paid and the number of hours each laborer has been paid.

Section 3: Welfare Fund

Subject to the Union's right to allocate and/or reallocate as provided in Section 1, subdivision (b) of this Article, the Employer shall pay weekly to the Trustees of the New Jersey Building Laborers Statewide Benefits Funds such amounts per hour as are specified in the applicable attached schedule for all hours paid to laborers and crew chiefs for the Residential Laborers Benefit Plan.

Section 4: Training Funds

Subject to the Union's rights to allocate and/or reallocate the wages and benefits as provided in Section 1, subdivision (b) of this Article, the Employer shall pay weekly to the Trustees of the New Jersey Building Laborers' Training and Apprenticeship Fund (NJBLTAF) or other specified training fund such amounts per hour as are specified in the applicable attached schedule for all hours paid to laborers and crew chiefs.

Section 5: Laborers' Eastern Region Organizing Fund

Effective April 1st, 2025 the Employer shall deduct \$.40 per hour of each employee's gross wage, as organizing dues from the wages of all laborers who authorize such deduction in writing and then promptly pay over such sums to the Laborers' Eastern Region Organizing Fund not later than one week after said deduction.

The sum transmitted shall be accompanied by a statement, in a form specified by the Union, reporting the name of each person who organizing dues check-offs are being paid and the number of hours each laborer has been paid.

Section 6: NJ PAC

In the event the Union requests that residential Laborers authorize contribution to the New Jersey Political Action Committee (the "NJ PAC"), or other such fund specified in the attached appendices, the Employer agrees to make all such authorized wage deductions and remit them to the New Jersey Building Laborers Statewide Benefits Funds (NJBSL) for the NJ PAC or such other fund at the same time as union dues check off is due and payable.

Section 7: Payment of Wages

- (a) The Employer shall make regular weekly payment of all wages due in lawful currency or by check as per Section 7 of this Article. Payments shall be made in sealed envelopes and plainly marked, showing Employer's name and address (printed or stamped), employee's name, hours worked, gross amount earned, all deductions, and the net amount due.
- (b) The Employer agrees to and shall be bound by all terms and conditions of the Trust Agreement creating the Trust Funds set forth in this Article of the Agreement and by any rules, regulations or ByLaws adopted by the Trustees of the Funds to regulate said Funds, as they may be amended from time to time, including but not limited to the Trust Funds' arbitration procedures for allegedly delinquent contributions and/or claims of an inability to audit.
- (c) Payments by Employers to Trustees of the Trust Funds set forth in this Article of the Agreement shall be accompanied by reports furnished by the Trustees of the respective Funds, in such form and containing such data as the trustees may from time to time determine in their discretion to be necessary.

Section 8: Payments of Wages by Check

The Employer shall have the option to make weekly payments of wages by check provided:

- 1) All legal requirements are complied with;
- 2) Delivery of checks to Laborers shall be at least one day preceding a banking day;
- 3) Checks indicate hours worked and the rate of pay in accordance with the provisions of this Agreement;
- 4) The check and the check stub bear the imprint and address of the signatory Employer;
- 5) Checks reflect the amount deducted for Working Dues, and LEROF check-off contributions in accordance with the provisions of this Agreement.

Section 9: Audits

- (a) The payroll and employment books and records of the Employer shall be made available at all reasonable times for inspection and audit by the accountants or other representatives of the Trust Funds set forth in this Article of the Agreement and/or the Union's authorized representatives, including, without limitation, all payroll sheets, W-2 forms, state and federal Employment Reports, Insurance Company Reports and supporting checks, ledgers, general ledger, cash disbursement ledger, vouchers, equipment leases, 1099 forms, evidence of unemployment insurance contributions, payroll tax deductions, disability insurance premiums, certification of workers compensation coverage, and any other items concerning payroll(s).
- (b) If after an audit of its books and records the Employer is found to be delinquent in the payment of fringe benefit contributions to the Trust Funds set forth in the Article of the Agreement, the Employer shall bear the cost of the audit. In the event the Trust Funds set forth in this Article of the Agreement bring an action to recover the costs of audit, the Employer shall be obligated to pay the reasonable costs and attorney's fees incurred in bringing such action.

ARTICLE VII

Section 1: Due Date for Contributions

All payments of contributions to the New Jersey Building Laborers Statewide Benefit Funds or other funds shall be due no later than the 15th of the month following the month in which the hours for which contributions or check-offs are due were worked; or in the case of contributions or check-offs due for wages paid, but not worked, the 15th of the month following the month in which the wages were paid.

Section 2: Benefit Contributions Due on All Hours Paid

Benefits are due on all hours paid, including those paid to new hires, regardless of the union status of the laborer.

Section 3: Costs of Collection

The Employer shall pay interest of 1% per month compounded monthly for all delinquent contributions. If a notice of arbitration is issued, then the Employer shall pay, in addition, attorneys' fees of 20% of the amount due, court costs, and liquidated damages or other amounts due and payable under the Employee Retirement Income and Security Act of 1974, or other applicable law.

ARTICLE VIII

Section 1: Shop Stewards

Where Laborers are employed on a job, the Union shall appoint a working Shop Steward. The Shop Steward shall monitor the Employer's compliance with the terms and conditions of this Agreement. In the event the Shop Steward becomes aware of non-compliance with this Agreement by the Employer, the Shop Steward shall so inform the Union. The Shop Steward shall have the right to inspect the payroll before it is distributed and shall keep a record of all hours worked by all laborers. The Shop Steward shall perform these duties as shop steward with the least possible inconvenience to the Employer. The Shop Steward is to work as a Laborer and not use the position as Shop Steward to avoid performance of his or her duties as a Laborer. A Shop Steward shall not be discharged without just cause and upon notice to the Union. The Union shall have the right to remove and replace any Shop Steward. The appointed Shop Steward shall be paid the designated job classification rate plus an additional \$.25 per hour.

Section 2: Union Rights to Visit Jobsites

The Business Agent, Business Manager or other designated Representative of the Union shall have the right to visit and go upon the Employer's jobs during working hours and said person shall not be interfered with while making such visits.

Section 3: Crew Chiefs

The Employer may, in its sole discretion, select individuals to serve as Crew Chiefs. Such Crew Chiefs shall be in direct charge of the Laborers on the job. The crew chief shall take his orders from a supervisor on the job.

ARTICLE IX

Section 1: Strikes, Lockouts and Right to Stop Work

There shall be no strikes or lockouts, except that Local 55 reserves the right to stop work on a job because of nonpayment of wages and/or benefits. A contractor in jeopardy of a work stoppage situation will be given a 48 hour notice before action is taken.

Section 2: Unauthorized Work Stoppages

The Union shall not be responsible for any unauthorized work stoppages or its results.

ARTICLE X

Section 1: Grievances and Arbitration

Except as set forth below, the parties shall submit disputes arising between the parties involving questions of interpretation or application of any clause of this Agreement (or a previous Agreement to which the Employer was subject), or any claim by the Employer that the Union has violated the law, as a grievance under the following rules, except as excluded or limited below.

a) Grievance Steps:

Step 1: The employer or his representative shall meet with a representative of the Union and attempt to adjust the grievance between them on a job level basis. The parties shall endeavor to meet within 48 hours of the time the dispute becomes known to them.

Step 2: If the matter is not resolved, the grieving party may appeal the dispute to American Arbitration Association, by written notice to the other party.

a) Arbitration:

An arbitrator shall be selected according to the rules of the American Arbitration Association for arbitration in Middlesex County, New Jersey At the Union's discretion, multiple claims may be heard simultaneously as part of a single consolidated case. The parties shall share equally the arbitrator's fee, and the cost, if any, of a hearing room. The arbitrator shall have authority to award damages, backpay, and/or injunctive relief. Any decision of the arbitrator shall be final and binding upon the parties and shall be complied with within five days of the issuance of the award.

ARTICLE XI

Section 1: Subcontracting

ARTICLE XII

Section 1: Joint Apprenticeship and Training Committee

The parties agree to commence and continue to maintain a Construction Craft Laborer Apprenticeship

Program. The Joint Training and Apprenticeship Committee established by the parties in accordance with Apprenticeship Standards previously adopted by the committee shall have the authority to set, administer and enforce all rules, regulations, ratios and rates for apprentices and the apprenticeship program.

Section 2: Apprentices

The employer shall participate in the apprenticeship program by accepting apprentices for employment upon referral by the Union. The Employer is required to accept an apprentice, provided there is work for such apprentice, once five journey workers are employed. The employer may, however, employ one apprentice for the first journey worker employed and no more than one additional apprentice for each additional three journey workers employed. An apprentice shall not work on the jobsite unless supervised by a journey worker. The referral of apprentices to any employer is a matter of discretion residing with the Local Union and JATC acting through the Apprentice Coordinator.

An apprentice should, whenever possible, be rotated by the Employer through different types of work so as to become trained in a variety of operations and work skills. Where the employer is unable to provide an apprentice with experience in the full range of craft skills, the JATC may request the Local Union to reassign the apprentice to other employment in order to provide the experience. For so long as the Employer is able to provide the necessary range of employment experience, the Employer may choose to retain the apprentice from job to job throughout the state, but shall notify the Local Union to make reasonable efforts to keep apprentices working so that they can complete the apprenticeship program and become journey workers in a reasonable amount of time.

An apprentice shall not be penalized for taking time off from work to attend offsite training required by the JATC (although time off for training shall be unpaid).

Section 3: Apprentice Wage Rates

Apprentices shall be paid the following wage rates:

1st 800 hours - 70% of the journeyman's rate

2nd 600 hours - 80% of the journeyman's rate

3rd 600 hours - 90% of the journeyman's rate

After the completion of 2,000 hours, apprentices shall be paid the full journeyman's rate.

Section 4: Apprentice Ratio

Subject to availability, the Agreement shall allow an apprentice ratio as follows: The first laborer after the job steward may be an apprentice, except where there is a foreman, in which case the third laborer employed may be an apprentice. Thereafter, there may be one apprentice for three journeypersons employed on the job.

ARTICLE XIII

Section 1: Termination of Agreement

This Agreement shall become effective and binding upon the parties hereto on, or the date signed, whichever is later, and remain in full effect through March 31st 2026, and shall renew from year to year thereafter unless either party hereto shall give written notice to the other party of its desire to modify, amend, or terminate this agreement. Notwithstanding the foregoing, either party may terminate this Agreement upon thirty days' written notice to the other. Any termination notice must be given in writing delivered by certified mail, postage prepaid,

ARTICLE XIV

Each party ("Indemnifying Party") shall indemnify, defend and hold harmless the other party, its officers, directors, employees, agents, successors and assigns (collectively, the "Indemnified Parties") from and against any and all claims, demands, causes of action, losses, liabilities, damages, costs, and expenses (including reasonable attorneys' fees and court costs) arising out of or relating to:

1. Breach of Agreement

Any material breach of this Agreement by the Indemnifying Party;

2. Negligence or Misconduct

Any negligent acts, omission, or willfull misconduct of the Indemnifying Party or its employees, agents, or subcontractors in connection with this Agreement; and

3. Violation of Law

Any violation of applicable laws, rules or regulations by the Indemnifying Part

The mutual indemnification obligation shall not apply to the extent such claims, losses, or damages result from the gross negligence or willful misconduct of the Indemnified Parties.

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be signed this day and year by their duly authorized officers, and represent to each other that they were duly authorized to enter into this Agreement and warrants and represent that he or she has authority to bind the Employer and the officers, principals and/or members thereof.

Signed by both parties hereto as _____ of _____, 2025.

Print Firm Name

By:

Street Address

Company Officer Signature

City, State, Zip Code

Print Name of the Officer

Area Code & Telephone Number/ Fax Number

Title of Officer

Federal Tax ID #

LIUNA Residential Construction & General Service Workers Local 55
59 Wall Street, Suite 203C Newark,
New Jersey 07105

By: _____

Hector Fuentes, Business Manager

APPENDIX A1

Projects Covered by this Agreement

In house, residential unit conditioning and any general construction projects on an as needed basis as directed by the Employer.

No project covered by New Jersey State or federal Davis-Bacon prevailing rate for general commercial construction may be performed under this Agreement.

Laborers Work Jurisdiction

The Employers bound hereby recognize the Unions' claim to all jurisdiction as set forth in the Manual of Jurisdiction (October, 1961) and in this Agreement as the same may relate to building, site and general construction in the State on New Jersey and the parties hereto agree to cooperate in the proper assignment of work jurisdiction as set forth herein to the construction laborers.

Appendix A2

Wage and Fringe Benefits Rates

Residential Construction Laborer and Skill Tradesman and Foreman Rates

On residential construction jobs, Residential Construction Laborers perform all forms of work traditionally performed by laborers, including, but not limited to, general conditions, mason tending, and renovation. The wage and fringe benefits rates below represent the minimum amount that can be paid to a Residential Construction Laborer, Tradesman and Foreman.

Foreman

	April 1, 2023	April 1, 2024	April 1, 2025
Wage Rate	\$32.00/ hour	\$32.45/ hour	\$32.90/ hour
RLBP*	\$5.00/ hour	\$5.00/ hour	\$5.00/ hour
Training (NJBLTF)	\$0.40/ hour	\$0.40/ hour	\$0.40/ hour
NJ LECET	\$0.05/ hour	\$0.05/ hour	\$0.05/ hour
Total Package	\$37.45/ hour	\$37.90/ hour	\$38.35/ hour
Deductions			
Dues	5% gross salary	5% gross salary	5% gross salary
LEROF	\$0.40/ hour	\$0.40/ hour	\$0.40/ hour
NJ PAC	\$0.05/ hour	\$0.05/ hour	\$0.05/ hour

*THE EMPLOYER SHOULD TREAT THIS AS A TAXABLE BENEFIT TO THE EMPLOYER

Skilled Tradesman

	April 1, 2023	April 1, 2024	April 1, 2025
Wage Rate	\$27.95/ hour	\$28.35/ hour	\$28.75/ hour
RLBP*	\$5.00/ hour	\$5.00/ hour	\$5.00/ hour

Training (NJBLTF)	\$0.40/ hour	\$0.40/ hour	\$0.40/ hour
NJ LECET	\$0.05/ hour	\$0.05/ hour	\$0.05/ hour
Total Package	\$33.40/ hour	\$33.80/ hour	\$34.20/ hour
Deductions			
Dues	5% gross salary	5% gross salary	5% gross salary
LEROF	\$0.40/ hour	\$0.40/ hour	\$0.40/ hour
NJ PAC	\$0.05/ hour	\$0.05/ hour	\$0.05/ hour

*THE EMPLOYER SHOULD TREAT THIS AS A TAXABLE BENEFIT TO THE EMPLOYEE

Journeyman Laborer

	April 1, 2023	April 1, 2024	April 1, 2025
Wage	\$23.90/hour	\$24.25/hour	\$24.60/hour
RLBP*	\$5.00/hour	\$5.00/hour	\$5.00/hour
Training (NJBLTF)	\$0.40/hour	\$0.40/hour	\$0.40/hour
NJ LECET	\$0.05/hour	\$0.05/hour	\$0.05/hour
Total Package	\$29.35/hour	\$29.70/hour	\$30.05/hour
Deductions			

Dues	5% gross salary	5% gross salary	5% gross salary
LEROF	\$0.40/ hour	\$0.40/ hour	\$0.40/ hour
NJ PAC	\$0.05/hour	\$0.05/hour	\$0.05/hour

*THE EMPLOYER SHOULD TREAT THIS AS A TAXABLE BENEFIT TO THE EMPLOYER

RESOLUTION # 3-12-2025

**A RESOLUTION BY THE BOARD OF THE EDISON HOUSING AUTHORITY
APPROVING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH
LIUNA RESIDENTIAL CONSTRUCTION AND ENERGY EFFICIENCY COLLECTIVE –
LOCAL UNION 55 FOR THE PUPPOSE OF PROVIDING AS NEED BASIS
MAINTENANCE SUPPORT.**

WHEREAS, the Edison Housing Authority requires qualified and reliable personnel to support the operations of its Maintenance Department; and

WHEREAS, the Edison Housing Authority has determined that entering into an agreement with the LIUNA Residential Construction and Energy Efficiency Collective – LOCAL 55 UNION will provide access to skilled workers necessary for the efficient and continuous operation of maintenance services; and

WHEREAS, negotiations have been conducted between the Edison Housing Authority and the Union to establish terms and conditions under which the Union will supply maintenance skilled and qualified workers on an as need basis; and

WHEREAS, the Edison Housing Authority finds that entering into such an agreement is in the best interest of the Edison Housing Authority and its residents/customers in order to ensure proper staffing and uninterrupted maintenance operations.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Edison Housing Authority, as follows:

1. Approval of Agreement.

The agreement between the Edison Housing Authority and the LIUNA Residential Construction And Energy Efficiency Collective – Local 55 Union for the provision of maintenance-department workers on an as needed basis is hereby approved.

2. Authorization to Execute.

The Executive Director, Deborah Hurley is hereby authorized and directed to execute said agreement on behalf of the Edison Housing Authority, including any related documents necessary to implement the agreement.

3. Implementation.

The Executive Director is authorized to take all actions necessary to carry out the terms of the agreement and ensure compliance with all applicable laws, regulations, and organizational policies.

MOVED: Brent Scott

SECONDED: Toni Johnson

RESOLUTION # 3-12-2025

<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 16 day of December, 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
December 16, 2025.



Deborah M. Hurley, Secretary, Executive Director

EXHIBIT A



RESOLUTION # 4-12-2025

RESOLUTION AUTHORIZING THE EDISON HOUSING AUTHORITY TO DISPOSE OF A NON-WORKING MAINTENANCE TRUCK BY AUCTION ON GOVDEALS

WHEREAS, the Edison Housing Authority, the County of Middlesex is the owner of certain surplus property that is no longer needed for public use, specifically identified and described in attached Exhibit "A" (hereinafter Surplus Property); and

WHEREAS, the sales are being conducted pursuant to the Local Public Contracts Law, N.J.S.A. 40A:11-36 and guidance set forth in the Division of Local Government Services Local Finance Notice 2019-15, and

WHEREAS, the Edison Housing Authority intends to utilize the online auction services of Sourcewell, located at <http://www.sourcewell-mn.gov>; and

WHEREAS, all other terms and conditions of the auction of the Surplus Property and agreement with Sourcewell, Inc are on the company's website and in the office of the Property Manager;

WHEREAS, the surplus property as attached in Exhibit "A" shall be sold in an "as is" condition without express or implied warranties with the successful bidder; and

WHEREAS, the Edison Housing Authority reserves the right to accept or reject any bid submitted.

NOW, THEREFORE, BE IT RESOLVED, by the Board for the Edison Housing Authority, begin the governing body thereof, as follows:

1. The Edison Housing Authority is hereby authorized to sell the surplus personal property as indicated on the attached Exhibit "A" on the online auction website entitled Sourcewell, <https://www.govdeals.com/edisonhousing>
2. The Board and Property Manager are hereby authorized and directed to execute a contract with Sourcewell/GovDeal at no cost to the housing authority.
3. This resolution and contract shall be available for public inspection in the office of the Property Manager.

MOVED: Barry Telesnick

SECONDED: Brent Scott

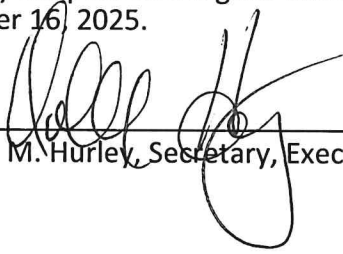
<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Chairman Lennox H. Small, Ed.D.	X			
Vice Chairwoman Deborah Andrews	X			
Commissioner William Thomas	X			

RESOLUTION # 4-12-2025

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
Commissioner Toni Johnson	X			
Commissioner Sonali Patel	X			
Commissioner Brent Scott	X			
Commissioner Barry Telesnick	X			

PASSED AND ADOPTED THE 16 day of December, 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
December 16, 2025.



Deborah M. Hurley, Secretary, Executive Director

**INTERGOVERNMENTAL SERVICE AGREEMENT
BETWEEN THE EDISON HOUSING AUTHORITY AND THE
HIGHLAND PARK HOUSING AUTHORITY
FOR MANAGEMENT SERVICES**

A. General

This Agreement made on 12-16-25 between the Edison Housing Authority and the Highland Park Housing Authority is for the purpose of providing public housing and housing choice voucher management services. This Agreement is made pursuant to the authority in 24 CFR 85.36. This Agreement is also being entered into pursuant to the provisions of the "Uniform Shared Services and Consolidation Act," N.J.S.A. 40A:65-1, et. seq.

B. Services

In consideration of the mutual promises contained in this Agreement, the parties agree as follows:

1. The services to be provided by the Edison Housing Authority (hereinafter the "EHA") to the Highland Park Housing Authority (hereinafter the "HPHA") include the following:
 - a. The EHA, under the supervision of its Executive Director, Deborah Hurley, shall provide the HPHA with management services as more particularly set forth herein. The services provided by the EHA to the HPHA shall include but not be limited to:
 - i. Meeting, consulting with and advising HPHA employees and assigned EHA employees with respect to personnel, management and administrative actions and the day-to-day operations of the HPHA;
 - ii. Serving as Secretary to the HPHA Board of Commissioners and Executive Director of the HPHA and providing all of the services and performing the duties customarily associated therewith;
 - iii. Assisting, advising and supervising the existing HPHA staff in carrying out the organizational, supervisory and monitoring functions of the HPHA.

- iv. Preparing monthly reports to the Board of Commissioners summarizing significant issues which arise at the HPHA, and the hours worked by EHA staff.
 - v. Procurement of Materials, Supplies and Services. The EHA, through its Executive Director or any Qualified Purchasing Officer the EHA may from time-to-time employ, shall perform procurement services for materials, supplies and services. In providing said procurement services the EHA may utilize suppliers and providers under contract with either the EHA or the HPHA, provided that the most economical supplier is utilized at all times and that all procurement be in compliance with state and federal laws, rules and regulations. The EHA shall maintain procurement files for all procurement conducted on behalf of the HPHA which shall either pay contractors directly (for contracts to which it is a party) or reimburse the EHA for the costs incurred on its behalf.
 - vi. The EHA shall review the HPHA's inventory control system, make recommendations for appropriate changes, implement such changes as are approved by the HPHA, and monitor inventory control during the term of this Agreement.
 - vii. Administer the HPHA's Section 8 Housing Choice Voucher Program in accordance with the terms set forth in the Schedule of Services attached hereto as Schedule A.
 - viii. Provide monthly pest control treatments to the common areas and treat apartments as needed.
 - ix. Perform UPCS Inspections annually and as needed for required follow up.
- b. In performing the aforesaid duties, the EHA, its agents servants and representatives shall comply with the HPHA's written policies and procedures including but not limited to its Personnel Policy, Admissions and Continued Occupancy Policy, and the Section 8 Administrative Plan. The EHA shall also comply with all applicable federal and state laws, rules and regulations and shall provide such services in a such a manner as they are customarily performed in a good and workmanlike manner.

- c. The services provided to the HPHA shall be under the direct supervision of Deborah Hurley. At a minimum the following employees shall be assigned to perform duties of the HPHA pursuant to the following minimum schedule [Note that for the purposes hereunder a workday shall run from 9:00 am through 3:00 pm in order to allow employees to perform some tasks at the EHA offices during other hours):

Upper Management:

Deborah Hurley, Executive Director	1 to 2 days
Sarayu Sameera, Finance/Personnel and Administrator	2 days

Staff:

Denise Blake, Director Housing	5 days
Cozette Randolph, Social Worker	2 day
Marc Webb, Director. Maintenance	(As Needed) days

- d. The HPHA operating hours are Monday through Friday from 8:30 am through 4:30 pm. The EHA shall be responsible for assigning its employees to work at the HPHA in accordance with the aforesaid minimum schedule. The Executive Director shall attend the regular, special and emergency meetings of the HPHA and serve as secretary thereto.
- e. All services provided by the EHA shall be performed in such a way as said services are customarily provided.
2. EHA shall provide the HPHA staff and the Board of Commissioners with emergency contact information so that one of the assigned EHA staff members may be reached for emergencies at all times during the term of this agreement.
3. The EHA shall maintain logs and/or time records to support all of the services provided pursuant to the Agreement. Said logs/time records shall be available for review by the HPHA.

4. It is understood that the EHA shall be responsible for the compensation, insurance and benefits of its employees, as well as for any injury to its employees and their property.
5. The HPHA shall be responsible for the compensation, insurance and benefits of its employees as well as for any injury to its employees and their property.
6.
 - a. An EHA employee will be assigned as the Property Manager for HPHA (the "Property Manager"). The EHA will be responsible for salary and all indirect expenses including but not limited to payroll taxes, pension, workers' compensation and insurance for the Property Manager. The employee selected will be in the complete discretion of the EHA. The Property Manager will serve under the direction of the Executive Director of the EHA to whom he or she will report. The schedule of the Property Manager shall be in accordance with paragraph B1d above. The Property Manager will perform the duties of such position in accordance with all applicable laws and regulations.
 - b. Notwithstanding anything in this Agreement, the EHA may in its complete discretion terminate, layoff or discipline the Property Manager.

C. Non-exclusivity

Nothing contained herein shall preclude the HPHA from performing the services set forth above in Section B(1) without the assistance of the EHA, it being understood that the duties conferred herein on the EHA are not exclusive. However, such performances of services by the HPHA will not diminish the compensation due the EHA per Section D unless agreed by the EHA and the HPHA in advance in writing.

D. Compensation

The HPHA shall compensate the EHA the sum of \$226,548.84 annually, to be paid monthly at the rate of \$18,879.07 per month for the services rendered herein.

Notwithstanding anything to the foregoing, in the event additional management fees shall become available through a PNC approved budget for the period commencing January 1, 2026, the compensation to the EHA shall be increased by such amount.

E. Invoicing and Payment

The EHA shall invoice the HPHA monthly. The invoice should specify the hours worked by EHA personnel along with a summary of the activities addressed.

F. Term

The parties may bilaterally modify this Agreement in writing at any time. This Agreement will be in effect for two years from January 1, 2026, until 2028. Either party may terminate this Agreement at any time upon thirty (30) days written notice to the other party. In such event EHA shall be entitled to the pro-rated cost of services rendered through the date of termination.

G. No Employee Relationship

EHA employees designated to perform services hereunder shall be deemed to be employees of the EHA and shall not be deemed to be employees of the HPHA for any purpose whatsoever. HPHA employees shall not be deemed to be employees of the EHA for any purpose whatsoever.

H. Bond and Insurance

1. Prior to the effective date of the Agreement, EHA shall furnish HPHA with a fidelity bond issued by a surety company satisfactory to HPHA in the amount of \$1,000,000.00 indemnifying HPHA against loss, theft, embezzlement or other fraudulent acts on the part of EHA or its employees. The HPHA shall reimburse the EHA for the cost of the fidelity bond.
2. EHA shall carry such Worker's Compensation insurance as is now or may hereafter be required by law as to those persons performing services for HPHA pursuant to this agreement.

I. No Employee Solicitation or Hiring

During the term of this Agreement and for a period of two (2) years following the expiration or the termination of this Agreement for whatever reason, HPHA will not hire or solicit Deborah Hurley or any other EHA employee to leave the employ of the EHA.

J. Interest of Members, Officers or Employees of EHA, Members of Local Governing Body or Other Public Officials

1. No member, officer, or employee of HPHA, no member of the governing body of the Township of Edison or Highland Park and no other public official of such localities who exercise any functions or responsibilities with

respect to the project programs during their tenure or for one year thereafter, shall have an interest direct or indirect in this contract or the proceeds thereof.

2. EHA warrants that it has disclosed all relevant information and warrants that to the best of its knowledge and belief, it does not have any organizational conflict of interest. EHA agrees that if after execution of this Agreement, it discovers an organizational conflict of interest with respect to this contract it shall make an immediate and full disclosure to HPHA and advise of the action that EHA has taken or intends to take to eliminate or neutralize the conflict.

K. Records

EHA shall maintain a comprehensive system of records, books, and accounts in a manner satisfactory to HUD and HPHA. All records, books, and accounts, together with all documents, papers and records of EHA which relate to the operation of HPHA shall be available for examination at reasonable hours by any authorized representative of HPHA, HUD, the Comptroller General or New Jersey Department of Community Affairs. EHA will turn over all records to HPHA at the termination of this contract.

L. Equal Employment Opportunity

During the performance of this contract, EHA agrees as follows:

EHA will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. EHA agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this Equal Opportunity clause.

In the event of EHA's noncompliance with the Equal Opportunity clause of this contract or with any other such rules, regulations, or orders, this contract may be cancelled, terminated, or suspended in whole or in part and EHA may be declared ineligible for further contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1966, and such other sanctions may be imposed and remedies invoked as provided in such order, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

M. Notices; Approvals

Where notice to a party or the approval of a party is required under the terms of this Agreement, such notice shall be given to, and such approval shall be given be obtained from the following representatives of each party:

Chairperson of Highland Park Housing Authority
Chairperson of Edison Housing Authority

N. Contingencies

This contract shall be voidable if disapproved by the United States Department of Housing and Urban Development.

O. Indemnification

The EHA and the HPHA agree to mutually indemnify and hold each other harmless from and against any and all actions, claims, damages and costs directly or indirectly arising out of, or in correction with, the provision of services by the EHA to the HPHA pursuant to this Agreement.

P. Entire Agreement

This Agreement constitutes the entire between the parties and no changes shall be valid unless made in writing and executed by the parties.

Q. No Assignment; No Waiver

The rights, duties and obligations of this Agreement may not be assigned without either Party's prior written consent and it is agreed that a failure or delay in the enforcement of any of the provisions of this Agreement shall not constitute a waiver of those or any other provisions.

R. No Third-Party Beneficiaries

None of the terms of this Agreement shall be construed to be for the benefit of any third-parties and all rights, entitlements and remedies created by or related to this Agreement are limited to the parties entering into this Agreement.

S. Governing Law; Venue

This Agreement shall be interpreted in accordance with the rights of the Parties hereto and shall be governed by the laws of the State of New Jersey. Any dispute

regarding the terms of this Agreement shall be venued in New Jersey Superior Court, Middlesex County.

T. Filing

This Agreement shall be filed, for informational purposes, with the Division of Local Government Services in the Department of Community Affairs pursuant to N.J.S.A. 40:65A-4b.

IN WITNESS WHEREOF, the parties to this Agreement have caused their names to be affixed hereto by their proper officers.

HIGHLAND PARK HOUSING AUTHORITY

Attest: By: _____
Ruby Hope, Board Chair

Dated: _____

EDISON HOUSING AUTHORITY

Attest: By: _____
Deborah M. Hurley, Executive Director

Dated: December 16, 2025

RESOLUTION # 5 -12-2025

RESOLUTION OF THE EDISON HOUSING AUTHORITY APPROVING AN INTERGOVERNMENTAL MANAGEMENT AGREEMENT WITH THE HIGHLAND PARK HOUSING AUTHORITY TO PROVIDE ADMINISTRATIVE OVERSIGHT AND MANAGEMENT SERVICES

WHEREAS, the Edison Housing Authority (“EHA”) is a public body corporate and politic organized under the laws of the State of New Jersey, committed to providing safe, decent, and affordable housing and administering housing programs in accordance with federal, state, and local regulations; and

WHEREAS, the Highland Park Housing Authority (“HPHA”) is likewise a public body corporate and politic organized under the laws of the State of New Jersey; and

WHEREAS, pursuant to N.J.S.A. 40A:65-1 et seq., public entities may enter into shared service and intergovernmental agreements to promote efficiency, reduce costs, and improve the delivery of public services; and

WHEREAS, the HPHA has requested that the EHA provide administrative, managerial, and operational oversight of its housing programs, including but not limited to property management, maintenance coordination, Section 8/HCV administration, finance and administrative functions, compliance, and general agency operations; and

WHEREAS, the EHA has the demonstrated capacity, experience, staffing, and administrative infrastructure necessary to provide these services effectively and in a manner consistent with HUD and state requirements; and

WHEREAS, the EHA Board of Commissioners has reviewed the proposed Intergovernmental Management Agreement between the Edison Housing Authority and the Highland Park Housing Authority and finds that entering into such an agreement is in the best interest of both agencies and will promote greater regional collaboration, administrative stability, and the responsible stewardship of public resources; and

WHEREAS, the EHA Board further finds that the Agreement will not interfere with the operations of the Edison Housing Authority and will serve to strengthen interagency cooperation while supporting the mission of providing affordable housing opportunities.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Edison Housing Authority, that:

1. Approval of Agreement

The Intergovernmental Management Agreement between the Edison Housing Authority and the Highland Park Housing Authority is hereby approved.

RESOLUTION # 5 -12-2025

2. Authorization to Execute

The Chairperson and/or Executive Director of the Edison Housing Authority is hereby authorized and directed to execute the Agreement on behalf of the Authority and to take all actions necessary to implement its provisions.

3. Implementation of Services

Upon execution of the Agreement, the Edison Housing Authority shall commence providing administrative, operational, Section 8 HVC, and managerial oversight to the Highland Park Housing Authority in accordance with the terms outlined therein.

4. Effective Date

This Resolution shall take effect immediately upon its adoption.

MOVED: Toni Johnson

SECONDED: Sonali Patel

<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 16 day of December, 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 December 16, 2025.



Deborah M. Hurley, Secretary, Executive Director

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

11/1/2025


VMS Type Description	# of Vouchers	# of New Vouchers	Amount
All other Vouchers	279	0	\$370,182.00
Tenant Protection Vouchers	35	0	\$25,402.00
Totals	314	0	\$395,584.00

FSS Program 25 Participants
FSS Escrow Expense \$579
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: 335
Number of Port Out Portable Out Vouchers: 21
Amount of Port Out Portable Out Vouchers: \$30601

Project-Based vouchers 37
Port- In Vouchers 68

Public Housing Report

November was an active month for the maintenance team, with cold weather conditions creating some unexpected situations. We experienced busted pipes and heat emergencies. The result of the scheduled NSPIRE Inspection was 84. A total of 43 work orders were completed:

- Robert E. Holmes Apartments: 32 work orders
-
- Julius Engle Gardens: 11 work orders
-
-  All work orders were completed.
- Maintenance team prepared for the heating season.
-
- **Robert E. Holmes:**
- 22 units remain vacant.

Circulating pumps for building 9,11,15 & 17 failed to work and residents in those buildings were without the heat. The plumbers had to order new parts.

Julius Engle Gardens:

3 Vacant Units

Occupancy and Financial Overview:

As of November 2025, Edison Public Housing had 136 occupied units.

- Total Charges for October: \$76,140.00
- Rent Collected: \$46,549.00
- Outstanding Rent: \$29,591.00

Prepared by:

Jolanta Kubacka, PHM

Director of Property Management



EDISON HOUSING AUTHORITY
INVITES YOU

Holiday
**DINNER
CELEBRATION**

TUESDAY | 16
DECEMBER

EVENT BEGINS AT 7:30PM

LOUCAS
9 LINCOLN HIGHWAY, EDISON NJ

HONORING
MAYOR SAM JOSHI
&
COMMISSIONER CHARLES TOMARO

PLEASE RSVP TO
CARMEN AMALBERT
CAMALBERT@EDISONHA.ORG
908.561.2525 X.210