

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

Tuesday, January 20, 2026
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 18, 2025 and a copy of the notice was published in the Home News Tribune on December 24, 2025. Said notice has been posted on the Edison Housing Authority website and at the two public housing authority properties in the main lobby. In addition, a notice has been submitted to the Township of Edison, Clerk and posted in the Municipal Building.

4. Roll Call

5. Edison Housing Authority Reorganization Meeting:

Elections of Officers: Chairman yields Chair to Attorney Nominations for Chairman.

Nominations: William Thomas

Moved by Comm. Toni Johnson

Seconded by Comm. Brent Scott

Member Recorded

Vote for

Vice Chairman Lennox Small, Ed.D.

Absent

Commissioner Deborah Andrews

Absent

Commissioner Toni Johnson

William Thomas

Commissioner Sonali Patel

William Thomas

Commissioner Brent Scott

William Thomas

Commissioner William Thomas

William Thomas

Chairman Barry Telesnick

Absent

The Attorney returns the gavel to Chairman: William Thomas.

Chairman makes Nominations for Vice Chairman: Deborah Andrews.

Commissioner _____ nominates Commissioner _____

Any other nominations:

Moved by Comm. Brent Scott

Seconded by Comm. Sonali Patel

Member Recorded**Vote for**

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

Chairman makes Nominations for Treasurer: Brent Scott
Commissioner _____ Nominates Commissioner _____

Any other nominations

Moved by Comm. Toni Johnson
Seconded by Comm. Sonali Patel

Member Recorded**Vote for**

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

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6. Approval of December 16, 2025, Regular Meeting Minutes

7. Resolutions:

- | | |
|----------|---|
| 1-1-2026 | Resolution to approve vouchers for payment of invoices in the amount of \$170,170.19 for the month of January. |
| 2-1-2026 | Resolution to extend a contract with Magic Touch for Plumbing Repair and Services at Robert E. Holmes and Julius Engel Gardens properties. |
| 3-1-2026 | Resolution to Approve Modifications Between The Authority And AFSCME—New Jersey Local 3269a For A Successor Collective Negotiations Agreement To Run For The Term Of January 1, 2026 Through December 31, 2029 And Authorize The Chairman To Sign The Negotiations Agreement. |
| 4-1-2026 | Resolution of the Board of Commissioners of the Edison Housing Authority authorizing the Executive Director to Execute the purchase of a Laser All-In-One printer/copier for the administrative office using HUD Capital Fund Program (CFP) funds. |

8. Old Business:

- a.) Staff Reports: Director of Property Management
Director of Section;
- b.) Highland Park Housing Authority: Update

9. New Business: Executive Director Report

10. Public Portion:

11. Adjournment

**EDISON HOUSING AUTHORITY
BOARD MEETING**

December 16, 2025

6:00 PM

MINUTES

The Regular Meeting of the Board of Commissioners of the Edison Housing Authority was held at Julius C. Engel Gardens, Willard Dunham Dr, 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 (*via-mobile*), Commissioner Barry Telesnick, Commissioner Toni Johnson, Commissioner Brent Scott, Commissioner William Thomas (*via-zoom*), Commissioner Sonali Patel, Deborah Hurley Executive Director, and Terrance Corriston, Esq. EHA

Approval of Minutes:

Minutes of November 25, 2025 meeting.

Motion: Commissioner Toni Johnson

Second: Commissioner Barry Telesnick

Discussions: There was 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			

1-12-2025 Resolution to approve vouchers for payment of invoices in the amount of \$135,348.16 for the month of December.

Motion: Commissioner Brent Scott

Second: Commissioner Sonali Patel

Discussion: Executive Director Deborah Hurley highlighted some of the significant expenses. Home depot purchases were for materials related to capital improvements to prepare for the REAC inspection. Additional expenses included public housing management classes, ongoing plumbing and sewage repairs at Robert Holmes and Julis Engle, and the final month of payment for a temporary staff member who assisted during a staff member's medical leave.

	<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			

2-12-2025 Resolution to approve Edison Housing Authority Board meeting dates, time, and location for Calendar year 2026.

Motion: Commissioner Barry Telesnick

Second: Commissioner Toni Johnson

Discussion: There was 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			

3-12-2025 Resolution by the Board of commissioners 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 purpose of providing as needed basis maintenance support.

Motion: Commissioner Brent Scott

Second: Commissioner Toni Johnson

Discussion:

Executive Director Deborah Hurley explained the need to formalize an existing, as-needed relationship with a local union in contract, limits work to as-needed services at set hourly rates that has supported the Edison Housing Authority for several years, including REAC inspection preparation.

The union is used for carpentry, electrical, and painting work during staffing shortages.

	<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			

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

Motion: Commissioner Barry Telesnick

Second: Commissioner Brent Scott

Discussion:

Executive Director Deborah Hurley explained that this item is self-explanatory and follows prior action taken a few months ago to dispose of surplus vehicle. This item is the last remaining vehicle, that was no longer reliable and has been replaced by the newer one with a plow. Approval is requested to remove the vehicle as part of internal and external cleanup efforts in preparation for RAD at Robert Holmes Gardens.

	<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

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.

Motion: Commissioner Toni Johnson

Second: Commissioner Sonali Patel

Discussion:

Executive Director Deborah Hurley explained that this resolution was for the contract renewal between Highland Park and the Edison Housing Authority, which was well received at Highland Park Housing Authority. Denise Blake, Director of Highland Park Housing, was invited to share a brief summary of the progress and accomplishments since Edison took over management.

Denise Blake Director of Housing from Highland Park Housing Authority gave a brief overview:

- **Rent collection** increased from 72% to 100% monthly
- **Occupancy** improved from 84% to near full capacity
- **Resident activities** expanded from minimal, paid events to free community events 3–4 times per year
- **Community engagement** added: barbecues, gratitude party, and end-of-year celebration
- **Partnerships formed** with Hands of Hope, Elijah Promise, and First Presbyterian Church
- **Food programs launched:** meals for 70 resident families and 150 meals weekly for the broader community
- **Social services expanded:** on-site social worker twice a week initiates health and wealth programming.
- **Property improvements completed:** sidewalk repairs, new awnings, painting
- **Infrastructure upgrades** underway, with major mechanical issues targeted for completion next year.

Executive Director Deborah Hurley reported that after conducting a thorough review, it was found - operations were well organized and on point, with a noticeable decrease in work orders and faster turnaround times. In addition, Section 8 administration has been well managed by Zena Sutton Director of Section 8, with improved digital filing through PHWeb, the onboarding of a new inspector, and overall systems now fully streamlined, positioning Highland Park as a high-performing agency this year.

Executive Director Deborah Hurley Reports:

Staff reports:

Staff provides regular reports that outlines key metrics such as work orders completed, vacancies, and unit turnaround times to support accountability and internal review. These reports help staff stay on track.

Section 8 and FSS Program Update:

Zena Sutton Section 8 Director reported that everything is running smoothly, with no budget shortfalls. One FSS participant recently graduated, purchased a home, and gained employment. We currently have 25 FSS participants with four active escrow accounts, reflecting increased income and reduced rent payments.

The team is managing their caseloads efficiently, meeting weekly to track progress. Most participants are engaged, though a few need follow-ups, and we may consider pulling from the FSS waiting list if needed. Overall, the program is performing well, and we remain high performers within the Section 8 Program for both Highland Park and Edison.

Old Business:

Executive Director Deborah Hurley mentioned that we are focusing on strengthening the maintenance department next year to support overall operations at both housing authorities. With RAD coming and Highland Park's limited staffing, building a strong, accountable team is critical to handle and oversee inventory, POs, RFPs, and team performance.

New Business:

Executive Director Deborah Hurley invited Leslie Stavell, Executive Director of Triple C Housing and President of the Edison Affordable Board, to provide an overview of our current status and share our plans for the coming year.

Leslie Stavell, Executive Director of Triple C Housing and President of the Edison Affordable Board: Spoke about the outstanding work that Executive Director Deborah Hurley and the team have done in advancing Edison Affordable. They have been conscientious in managing RAD, generating net operating income through our two condos, property management, and the Kilmer Homes joint venture, and building a robust portfolio for the future.

Edison Affordable plays has the ability to play a key role in supporting Edison Housing Authority and its residents, by expanding our portfolio, earning net operating income, and collecting developer fees, we can enhance the quality of life for the families we serve.

Governance remains strong, with bylaws being finalized and the nominating committee reviewing board composition and skill sets to ensure the organization's continued growth. Overall, Edison Affordable is in a strong position, and we are focused on continuing to advance our mission and impact.

Executive Director Deborah Hurley noted that the reserves have grown reflecting steady financial progress, as we manage the two condos and address the property expenses.

Motion to Open and Close the Public Comment 6:38 PM

Motion to open: Commissioner Toni Johnson

Seconded: Commissioner William Thomas

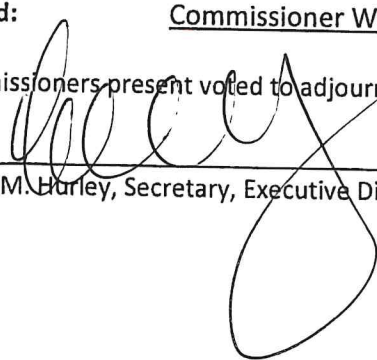
Motion to Close: Commissioner Barry Telesnick

Seconded: Commissioner Toni Johnson

Motion to adjourn: Commissioner Barry Telesnick

Seconded: Commissioner William Thomas

All commissioners present voted to adjourn at 6:39 PM



Deborah M. Hurley, Secretary, Executive Director

Edison Housing Authority Vendor Payment History Report

Check Name		SSN / TIN	Check Address			
AB Universal Messaging		56-2554760	PO Box 195 Spring Lake NJ 07762			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/29/2025	7205	CHK	7380111292025	answering service and Patch charges -Dec 2025- Chrmas day and eve Holiday Charges	\$115.84	
			738012272025	answering service and Patch charges -Nov 2025- New years day & Eve Holiday Charges	\$125.13	\$240.97
Totals For Vendor: AB Universal Messaging						\$240.97
Aflac			PO Box 535178 Pittsburgh PA 15253-5178			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/09/2026	7224	CHK	568073	insurance premium - December 2025	\$264.50	\$264.50
Totals For Vendor: Aflac						\$264.50
April Mobley			7 Catherine St Carteret NJ 07008			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/29/2025	7206	CHK	113025	Mileage for Food Pantry 120 miles for November 2025	\$84.00	
			123125	Mileage for Food Pantry 144 miles for December 2025	\$100.80	\$184.80
Totals For Vendor: April Mobley						\$184.80
Breslin and Breslin, P.A.			41 Main Street Hackensack NJ 07601-7087			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2026	7241	CHK	123125	legal services for December 2025	\$2,580.00	\$2,580.00
Totals For Vendor: Breslin and Breslin, P.A.						\$2,580.00
Compliance Prime Inc			304 S.Jones Blvd#1666 Las Vegas NV 89107			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2026	7242	CHK	CP-40471	Understanding HUD New stance on Criminal history Workshop -01/13/2026	\$1,222.20	\$1,222.20
Totals For Vendor: Compliance Prime Inc						\$1,222.20
Cozette L Randolph			137-48-1492 294 Green Strret Woodbridge NJ 07095			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/02/2026	7216	CHK	10	Administrative fee for Social worker at HPHA- December 2025	\$1,687.50	\$1,687.50
Totals For Vendor: Cozette L Randolph						\$1,687.50
De Lage Landen Financial			PO Box 825736 Philadelphia PA 19182-5736			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/29/2025	7207	CHK	593591583	REH copier lease 12/15/2025-01/14/2026	\$366.37	\$366.37
Totals For Vendor: De Lage Landen Financial Services, Inc.						\$366.37
Dean Michaels Studio			22-3549746 2 Elmer Street Madison NJ 07940			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/29/2025	7208	CHK	279844	Professional photo shoot for Commissioner holiday party 12/16/2025	\$1,975.00	\$1,975.00
Totals For Vendor: Dean Michaels Studio						\$1,975.00
Deborah Hurley			1434 Maplewood Terrace Plainfield NJ 07060			
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total

12/29/2025	7209	CHK	123125	Exp. Reim for Commissioner Holiday party-12/16/25	\$816.71	\$816.71
Totals For Vendor: Deborah Hurley						\$816.71
Denise Blake 614 Cranbury Road Unit 732 East Brunswick NJ 08816						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/29/2025	7210	CHK	121625	Supplies bought for Commissioner Holiday party 12/16/2025	\$113.60	\$113.60
Totals For Vendor: Denise Blake						\$113.60
DWC Enterprises Inc P.O. Box 1293 Maplewood NJ 07040						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/29/2025	7211	CHK	3530/3627	REH & JEG lawn maint.- January 2026	\$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	Amount	Doc Total
12/29/2025	7212	CHK	683322	REH & JEG monthly Pest Control contract-Dec 2025	\$655.00	\$655.00
Totals For Vendor: E&G Exterminators, Inc						\$655.00
Elijah Hollman 157-19-3683 71 Wintergreen Ave. West, 17F Edison NJ 08820						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/09/2026	7217	CHK	122725	Part time Snow removal help8 hours @\$16/hr. on 12/27/2025	\$128.00	\$128.00
Totals For Vendor: Elijah Hollman						\$128.00
Elizabethtown Gas PO Box 6031 Bellmawr NJ 08099						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/29/2025	7213	CHK	3996554541-113025	REH gas 5 Weston Forbes -10/31/2025-11/30/2025	\$11,690.46	\$11,690.46
01/09/2026	7225	CHK	4458334671-121725	REH gas-14 Cleveland place- 11/17/2025 to 12/17/2025	\$858.42	\$858.42
01/09/2026	7226	CHK	3922309254-121725	REH gas-15 beaver Ave-11/17/2025 to 12/17/2025	\$1,026.07	\$1,026.07
01/09/2026	7227	CHK	0577138900-121725	REH Vacant apt gas 5 Weston 11/17/2025 to 12/17/2025	\$11.50	\$11.50
Totals For Vendor: Elizabethtown Gas						\$13,586.45
Gurney Electric LLC 93 Spruce Street Port Reading NJ 07064						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2026	7243	CHK	17928	REH-12D Power issue, Main breaker Tripped, replaced	\$3,475.67	\$3,475.67
Totals For Vendor: Gurney Electric LLC						\$3,475.67
Happy Brooms Cleaning 10 Park Place Metuchen NJ 08840						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/29/2025	7214	CHK	3041	REH & JEG office cleaning 12/12/2025	\$470.00	\$470.00
Totals For Vendor: Happy Brooms Cleaning Service						\$470.00
Home Depot Credit Dept 32 - 2531888992,PO Box 70293 Philadelphia PA 19176-0293						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/09/2026	7228	CHK	1204-122625	REH maint materials -12/04/25 -12/26/25 2Power flus toilet Electrical supplies,	\$1,036.62	\$1,036.62
Totals For Vendor: Home Depot Credit Services						\$1,036.62
InterGlobe 4295 Arthur Kill Road Staten Island NY 10309						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/09/2026	7229	CHK	72221	REH telephone service - January 2026	\$1,028.67	\$1,028.67

Totals For Vendor: InterGlobe Communications, Inc.**\$1,028.67**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2026	7244	CHK	0011766505	REH trash service-January 2026 Account #766660	\$2,000.00	
			0011837595	REH trash remove 30YD roll off-Account #766660 on 12/18/2025	\$543.31	\$2,543.31

Totals For Vendor: Interstate Waste Services of New Jersey**\$2,543.31**

James Holliman 148-52-5589 7 B Weston Forbes Ct. Edison NJ 08820

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/09/2026	7218	CHK	0100226	Part time Maintenance help18 hours @\$16/hr. - 12/08/2025 to 01/02/2026	\$288.00	\$288.00

Totals For Vendor: James Holliman**\$288.00**

Jolanta Kubacka 40 Koyen Street Fords NJ 08863

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/29/2025	7204	CHK	121625	Tenant Holiday event-Supplies -Costco & Mileage- December 2025	\$372.24	\$372.24

Totals For Vendor: Jolanta Kubacka**\$372.24**

LouCas 9 Lincoln Hwy Edison NJ 08820

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/17/2025	7199	CHK	121625	commissioners and Mayor holiday dinner 12/16/2025	\$3,536.00	\$3,536.00

Totals For Vendor: LouCas**\$3,536.00**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2026	7245	CHK	45919A-P	REH-9,11,15,17 Bldg No hot water-Repaired	\$2,409.60	
			46182A-P	REH-Bldg 12 Broken Stem heating pipe replaced & labor charges	\$2,813.86	
			46096A-P	REH-11B radiator Leak installed new Bleeder & Valve	\$1,419.56	
			46196A-P	JEG-Bldg C Sewer backup -clear the clog & repaired	\$749.84	
			46013A-P	REH- 8D toilet Valve Leaking-Repaired	\$785.58	
			46076A-P	REH- Bldg 15 Circulator pumps adjusted	\$275.61	
			46091A-P	JEG-Bldg A Sewer main line cracked repaired	\$1,266.32	\$9,720.37

Totals For Vendor: Magic Touch Construction Co.,Inc**\$9,720.37**

Management Computer PO BOX 523 Sparta WI 54656-0523

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2026	7246	CHK	123125	1000-gen operating checks ordered	\$830.10	\$830.10

Totals For Vendor: Management Computer Services, Inc.**\$830.10**

Marczak's 247 Central Avenue Metuchen NJ 08840

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2026	7247	CHK	1215-9	2013 GMC Left Front tire repaired	\$80.00	\$80.00

Totals For Vendor: Marczak's**\$80.00**

Marquise Webb 137-19-6991 10 A Cleveland Place Edison NJ 08820

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/09/2026	7219	CHK	122725	snow removal help 8 hours @\$16/hr. on 12/27/25	\$128.00	\$128.00

Totals For Vendor: Marquise Webb**\$128.00**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2026	7248	CHK	12-21970	legal services(labor matters)-December 2025	\$866.90	\$866.90
Totals For Vendor: McLaughlin Stauffer & Shaklee, PC						\$866.90

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/26/2025	7203	CHK	121525	Food pantry help -part time \$16 12/9/25-12/15/25	\$277.86	\$277.86
01/09/2026	7220	CHK	122625	Food pantry help -part time \$16 12/17/25-12/26/25	\$277.86	\$277.86
Totals For Vendor: Miaili Wilson						\$555.72

Middlesex Water PO Box 826538 Philadelphia PA 19182-6538

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/09/2026	7230	CHK	5535300000-121225	Water bill for JEG for 11/17/2025 to 12/12/2025	\$4,374.44	\$4,374.44
Totals For Vendor: Middlesex Water Company						\$4,374.44

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2026	7249	CHK	N10844	remote & onsite maint. of networks-Jan 2025	\$1,176.58	\$1,176.58
Totals For Vendor: NetConnect, Inc.						\$1,176.58

New Jersey American Box 371331 Pittsburgh PA 15250-7331

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
12/29/2025	7215	CHK	1018-210021902795 112625	12 Wintergreen Ave WE -10/28/2025-11/26/2025	\$263.60	\$263.60
01/16/2026	7264	CHK	1018-210021605605- 122925	17 Beaver Street A-REH water-11/27/2025- 12/29/2025	\$496.64	\$496.64
01/16/2026	7265	CHK	1018-210021836324- 122925	9 LYLE PL H -11/27/2025-12/29/2025	\$496.64	\$496.64
01/16/2026	7266	CHK	1018 210018967338 122925	1 wintergreen Ave. WB edison-11/27/2025- 12/29/2025	\$294.88	\$294.88
01/16/2026	7267	CHK	1018 210021604954 122925	14 rev Samuel carpenter water11/27/2025- 12/29/2025	\$140.32	\$140.32
01/16/2026	7268	CHK	1018-210021656696 122925	15 LYLE PLACE H EDISON-11/27/2025- 12/29/2025	\$1,743.40	\$1,743.40
01/16/2026	7269	CHK	1018210021657798- 122925	11 LYLE PL A -11/27/2025-12/29/2025	\$321.49	\$321.49
01/16/2026	7270	CHK	1018-210021837112 122925	3 WESTON FORBES CT D-11/27/2025- 12/29/2025	\$294.88	\$294.88
01/16/2026	7271	CHK	1018-210021837815 122925	2 WESTON FORBES CT C-11/27/2025- 12/29/2025	\$439.13	\$439.13
01/16/2026	7272	CHK	1018210021838511- 122925	4 WESTON FORBES CT C-11/27/2025- 12/29/2025	\$212.45	\$212.45
01/16/2026	7273	CHK	1018-210021839385- 122925	5 WESTON FORBES CT B -11/27/2025- 12/29/2025	\$2,844.58	\$2,844.58
01/16/2026	7274	CHK	1018-210021840699- 122925	6 WESTON FORBES CT D-11/27/2025- 12/29/2025	\$233.05	\$233.05

01/16/2026	7275	CHK	1018-210021901341-122925	8 Weston Forbes CT C - 11/27/2025-12/29/2025	\$552.47	\$552.47
01/16/2026	7276	CHK	1018 210021901730-122925	7 Weston Forbes CT. D - 11/27/2025-12/29/2025	\$356.70	\$356.70
01/16/2026	7277	CHK	1018210021902436-122925	8 Weston Forbes CT E -11/27/2025-12/29/2025	\$181.55	\$181.55
01/16/2026	7278	CHK	1018-210021902795122925	12 Wintergreen Ave WE -11/27/2025-12/29/2025	\$397.91	\$397.91

Totals For Vendor: New Jersey American Water **\$9,269.69**

New Jersey Public PO Box 8025 New York NY 10008-8025

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/09/2026	7231	CHK	NJPHA403-2026-1Installmen	2025 property,gen/auto liability,WC,public official errors & omissions - 1st Installment	\$71,684.00	\$71,684.00

Totals For Vendor: New Jersey Public Housing Authority Joint Insurance Fund **\$71,684.00**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2026	7250	CHK	XGBD71-33127	2013 GMC pick up registration renewal 3/31/2027	\$105.00	\$105.00

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

NJAHRA PO Box 347 Iselin NJ 08830

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2026	7251	CHK	2026	2026 Annual Membership Dues	\$175.00	\$175.00

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

Optimum PO Box 70340 Philadelphia PA 19176-0340

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/09/2026	7232	CHK	07875-453477-01-2 - 012126	maintenance internet service 12/22/2025 - 01/21/26 Weston Forbes APT C Basement	\$176.99	\$176.99
01/09/2026	7233	CHK	07875-386464-01-1- 012126	REH office internet 12/22/2025 -01/21/2026	\$200.99	\$200.99
01/09/2026	7234	CHK	07875-207961-03-9- 012126	JEG Internet 12/22/2025 -01/21/2026	\$190.94	\$190.94

Totals For Vendor: Optimum **\$568.92**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2026	7252	CHK	42962	REH-Set Country Oak raised panels cabinets, all wood Cabinets counter top Vacant Apt # 6F	\$853.25	
			43016	REH-maintenance material-ICE Melter & Pellets 50Lb	\$2,005.00	
			43015	JEG -maintenance material-ICE Melter & Pellets 50Lb	\$2,005.00	\$4,863.25

Totals For Vendor: Phoenix Specialties, LLC **\$4,863.25**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2026	7253	CHK	17672	Glass appreciation awards for Mayor	\$86.57	\$86.57

Totals For Vendor: Picture-It, Inc. **\$86.57**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2026	7254	CHK	16883	Accounting services -December 2025	\$3,500.00	\$3,500.00

Totals For Vendor: Polcari & Co.

\$3,500.00

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/09/2026	7235	CHK	1300007818- 122225	REH Electric 11/20/2025 to 12/22/2025	\$3,518.29	\$3,518.29
01/09/2026	7236	CHK	7816875207-604708676564	Vacant Apt 3A -JEG electric 11/18/2025 - 12/18/2025	\$3.58	\$3.58
01/09/2026	7237	CHK	7823095807-600410036454	Vacant Apt H1 -JEG electric 11/18/2025 - 12/18/2025	\$22.18	\$22.18
01/09/2026	7238	CHK	7822396102-600610001961	Vacant Apt C5 -JEG electric 11/18/2025 - 12/18/2025	\$21.43	\$21.43
01/09/2026	7239	CHK	6691572106-60090997496	JEG gas & electric 10/17/2025 - 11/17/2025	\$11,502.29	\$11,502.29

Totals For Vendor: PSE&G CO

\$15,067.77

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
01/16/2026	7255	CHK	Q2179293	postage meter Lease payment-02/10/26 - 05/09/26	\$196.50	\$196.50

Totals For Vendor: Quadient Leasing USA, Inc

\$196.50

Reema Rege 6 Forest court North Monmouth Junction NJ 08852

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2026	7256	CHK	123125	Part time help for EAH Board meetings from Sep 25 to Dec 25	\$341.00	\$341.00

Totals For Vendor: Reema Rege

\$341.00

Reginald Woodson 142-17-7569 1030 Grove Ave Apt 26D Edison NJ 08820

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/09/2026	7221	CHK	122725	snow removal help 8 hours @\$16/hr. on 12/27/25	\$128.00	\$128.00

Totals For Vendor: Reginald Woodson

\$128.00

Robert Half 941-64-8752 12400 Collections Center Drive Chicago IL 60693

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2026	7257	CHK	65720252	Wages -Zuleika Valle WE 12/12/2025-33.12 hrs.	\$1,167.48	
			65752548	Wages -Zuleika Valle WE 12/19/2025-31.84 hrs.	\$1,122.36	
			65766699	Wages -Zuleika Valle WE 12/26/2025-10.50 hrs.	\$370.13	\$2,659.97

Totals For Vendor: Robert Half

\$2,659.97

Sarayu Sameera 254 Nebula Road Piscataway NJ 08854

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2026	7258	CHK	122325	Staff Holiday Party lunch exp. at loucas reim.- 12/23/25	\$1,245.73	\$1,245.73

Totals For Vendor: Sarayu Sameera

\$1,245.73

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2026	7259	CHK	1319134	REH -7B top Freezer Refrigerator replaced	\$695.00	\$695.00

Totals For Vendor: See-More TV & Appliance

\$695.00

Shamar Burch 143-21-5625 21 F Reading Road Edison NJ 08817

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/09/2026	7222	CHK	122725	snow removal help 8 hours @\$16/hr. on 12/27/25	\$128.00	\$128.00

Totals For Vendor: Shamar Burch

\$128.00

Staples

PO Box 70242 Philadelphia PA 19176-0242

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2026	7260	CHK	7008029772	office supplies- water, First aid medicine ,clipboard, mini binders Inv# 6050506044 Inv# 6047139058	\$182.15	
			7008107789	Office Supplies -Leather chair, envelop- Inv#6051002641, 6051002639	\$537.39	
			7008251251	office supplies-Folders, cup holders- Inv# 6052207959, 6052207961	\$252.63	\$972.17

Totals For Vendor: Staples

\$972.17

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2026	7261	CHK	123125	Website maintenance for EHA Dec 2025	\$150.00	\$150.00

Totals For Vendor: Steven Galante

\$150.00

The Print Post 274 Chestnut Street Newark NJ 07105

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/16/2026	7262	CHK	33964	Staff EHA Full Sleeves T-shirts 8 women's and 4 men's	\$431.16	
			34078	Program Flyer Design & printing	\$55.00	
			34105	Program Big Posters Design & printing	\$72.00	
			34151	FSS escrow big check design & Adjust Artwork	\$97.00	
			34157	Print 500 EHA letterhead	\$195.00	\$850.16

Totals For Vendor: The Print Post

\$850.16

Verizon Wireless PO Box 408 Newark NJ 07101-0408

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/09/2026	7240	CHK	6132218355	Cell phone service 12/29/2025- 01/28/2025	\$360.08	\$360.08

Totals For Vendor: Verizon Wireless

\$360.08

Yasir Riddick 153-17-7656 7 Weston Forbes Court, Apt C Edison NJ 08820

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
01/09/2026	7223	CHK	122725	snow removal help 8 hours @\$16/hr. on 12/27/25	\$128.00	\$128.00

Totals For Vendor: Yasir Riddick

\$128.00

Total Payment for January**\$170,170.19**

RESOLUTION # 1-1-2026

APPROVE VOUCHERS FOR PAYMENT OF INVOICES

WHEREAS, the Commissioners of the Edison Housing Authority approves voucher for payment of invoices for the month of January in the amount of \$170,170.19.

NOW, THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority that Resolution 1-1-2026 shall be approved.

MOVED: Sonali Patel

SECONDED: Brent Scott

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

PASSED AND ADOPTED THE 20 day of January, 2026.

I, Deborah M. Hurley, Secretary of the
Housing Authority of the Township of
Edison, hereby certify that the foregoing
Is a true copy of a resolution of the
Authority adopted at a regular meeting
January 20, 2026.



Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 2-1-2026

RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE EDISON HOUSING AUTHORITY TO EXTEND MAGIC TOUCH CONSTRUCTION CO. CONTRACT FOR PLUMBING AND HEATING SERVICES ON AN AS NEEDED BASIS FOR JULIUS ENGEL GARDENS AND ROBERT E. HOLMES GARDENS PROPERTIES FOR THE PERIOD BEGINNING JANUARY 1, 2026 AND TERMINATING ON DECEMBER 31, 2027.

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

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

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

NOW, THEREFORE, BE IT RESOLVED, that the governing body hereby authorizes a 2-year extension of the current contract for Plumbing and Heating services, beginning on January 1, 2026 and ending on December 31, 2027;

MOVED: Toni Johnson

SECONDED: Brent Scott

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

PASSED AND ADOPTED THE 20 day of January, 2026.

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing is a true copy of a resolution of the Authority adopted at a regular meeting January 20, 2026.



Deborah M. Hurley, Secretary, Executive Director

MEMORANDUM OF AGREEMENT
FOR THE SUCCESSOR COLLECTIVE NEGOTIATIONS AGREEMENT
BETWEEN THE EDISON HOUSING AUTHORITY AND
AFSCME-NEW JERSEY LOCAL 3269A FOR A TERM
COVERING JANUARY 1, 2026 THROUGH DECEMBER 31, 2029

WHEREAS, the negotiating committees of the Edison Housing Authority (EHA) and AFSCME-New Jersey Local 3269A (AFSCME) met to negotiate a successor collective negotiations agreement to the one that covered January 1, 2022 through December 31, 2025; and,

WHEREAS, the negotiating committees did agree to recommend terms to the Board of the EHA and the membership of AFSCME for ratification for a successor collective negotiations agreement to run from January 1, 2026 through December 31, 2029.

NOW, THEREFORE, THE NEGOTIATING COMMITTEES AGREE TO RECOMMEND THE FOLLOWING FOR RATIFICATION:

PREAMBLE

Will be revised to reflect signatures occurring in 2026.

ARTICLE XIII

EMPLOYEE BENEFITS

E. EYE GLASSES

Each calendar year, each employee shall be eligible for reimbursement from the Authority up to ~~\$ 250.00~~ \$300.00 for the purchase of eyeglasses/contact lenses. Such reimbursement shall occur upon proof of purchase as acceptable to the Authority. The

eyeglasses may be for the employee or the employee's spouse or children. In order to be reimbursable, receipts must be turned in by December 31 of the year in which they are incurred.

ARTICLE XIV

VACATION LEAVE

Add the following to Section 10:

In no case will a vacation leave request be considered unless at least forty eight (48) hours' notice of the request is provided.

ARTICLE XVI

PERSONAL DAYS

Employees covered by this Agreement shall be allowed three (3) personal days per year with pay to take care of personal business. These days cannot be carried over from year to year or used to extend vacation or holidays. Requests for personal days should be preceeded by forty-eight (48) hours' notice except up to two (2) days of the three (3) may be used for emergencies, examples: burst pipes, car breakdowns, etc., in which case as much notice as possible must be given.

ARTICLE XXIV

HOURS OF WORK

The following will be added to Section B:

As to employees hired on or after January 1, 2026, management reserves the right to alter work schedules on 72 hours' notice, from a Monday to Friday schedule to any five consecutive day schedule to include Saturday and/or Sunday. If a schedule is altered to include Saturday and/or Sunday, the above provision regarding double time on Sunday and time and half on Saturday will not apply, and such days will be paid at straight time.

Add a new Section F as follows:

Employees will be compensated for compensatory time earned pursuant to Section E(2) at their then current rate according to the following schedule:

By July 1, 2026	One quarter of the employee's earned compensatory time as of 12/15/2025
By October 1, 2026	One quarter of the employee's earned compensatory time as of 12/15/2025
By January 1, 2027	One quarter of the employee's earned compensatory time as of 12/15/2025
By April 1, 2027	One quarter of the employee's earned compensatory time as of 12/15/2025

- Any comp time earned between December 16, 2025 and December 15, 2026 – that was earned and not used, will be paid out in the last pay of December 2026.

- Any comp time earned between December 16, 2026 and December 15, 2027 – that was earned and not used, will be paid out in the last pay of December 2027.
- Any comp time earned between December 16, 2027 and December 15, 2028 – that was earned and not used, will be paid out in the last pay of December 2028.
- Any comp time earned between December 16, 2028 and December 15, 2029 – that was earned and not used, will be paid out in the last pay of December 2029.
- Subsequently, any comp time earned between December 16th current year and December 15th of the following year that is not used by December 15th of the following year, will be paid out in the last pay of the December of that following year.

Add a new Section G as follows:

All requests for use of compensatory time must be done on at least forty eight (48) hours' notice.

ARTICLE XXV

SALARIES

Paragraphs A-D shall be modified as follows:

- A. Effective January 1, 2026, employees shall receive a 1.85% salary increase.

- B. Effective January 1, 2027, all employees shall receive a 1.90% salary increase.
- C. Effective January 1, 2028, all employees shall receive a 2.1% salary increase.
- D. Effective January 1, 2029, all employees shall receive a 2.1% salary increase.

ARTICLE XXXI

TERM AND RENEWAL

A. This Agreement shall be in full force and effect as of ~~January 1, 2022~~ January 1, 2026 and shall remain in effect to and including ~~December 31, 2025~~, December 31, 2029, without any reopening date. This Agreement shall continue in full force and effect from year to year thereafter. Should the parties hereto fail to reach an agreement for a new contract before the termination of this contract, the terms and conditions of this contract shall continue until the new one is signed changing the terms and conditions retroactive to ~~January 1, 2022~~ January 1, 2026.

WITNESS:

EDISON HOUSING AUTHORITY

DATE DEBORAH HURLEY,
Executive Director

WITNESS:

AFSCME – NEW JERSEY LOCAL 3269A

12/30/25
DATE

Lucy Smith, Staff Representative
AFSCME NJ Council 63

12/31/25
DATE

Lila Qf President, AFSCME Local 3269A

DATE

RESOLUTION # 3-1-2026

A RESOLUTION OF THE COMMISSIONERS OF EDISON HOUSING AUTHORITY APPROVING MODIFICATIONS BETWEEN THE AUTHORITY AND AFSCME—NEW JERSEY LOCAL 3269A FOR A SUCCESSOR COLLECTIVE NEGOTIATIONS AGREEMENT TO RUN FOR THE TERM OF JANUARY 1, 2026 THROUGH DECEMBER 31, 2029 AND AUTHORIZING THE CHAIRMAN TO SIGN THE NEGOTIATIONS AGREEMENT

WHEREAS, the Edison Housing Authority (hereinafter “the Authority”) and AFSCME Local 3269A (hereinafter “AFSCME”) have entered into negotiations regarding successor Collective Negotiations Agreement to the Current Collective Negotiations Agreement, which expired on December 31, 2025; and

WHEREAS, the negotiating committees of the Authority and AFSCME have come to agreement as to what changes should be made to the current Collective Negotiations Agreement for a successor Collective Negotiations Agreement to be recommended to the respective bodies for ratification and are memorialized in the attached Memorandum of Agreement; and

WHEREAS, the Board of Commissioners have reviewed said modifications and wish to ratify same so that a successor Collective Negotiations Agreement with those terms can be prepared for the years January 1, 2026 through December 31, 2029.

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

1. The changes to the Collective Negotiations Agreement contained in the attached Memorandum of Agreement are ratified.
2. A successor Collective Negotiations Agreement between Edison Housing Authority and AFSCME-New Jersey Local 3269A is to be prepared and the Chairman is authorized to sign and the secretary to attest.

RESOLUTION # 3-1-2026

MOVED: Sonali Patel

SECONDED: Toni Johnson

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

PASSED AND ADOPTED THE 20 day of January, 2026.

I, Deborah M. Hurley, Secretary of the
Housing Authority of the Township of
Edison, hereby certify that the foregoing
Is a true copy of a resolution of the
Authority adopted at a regular meeting
January 20, 2026.



Deborah M. Hurley, Secretary, Executive Director

NJ State Contract from 3 vendors for Copier Purchase

Vendor Name	NJ State Contract No.	Copier Model no	New/Current Vendor	Description of the machine	Machine Purchase Price	Monthly Service Fees	Yearly service fees	No. of pages included in Service fees-BW/month	No. of pages incl in amount- color/month	Overage rate BW	Overage Rate Color	Notes
Kyocera Document Solutions, Inc Contact :Kathleen.friedman@da.kyocera.com Phone : 800-347-0233 ext. 505286	25-COMG-110763	Kyocera-Taskalfa 3501ci-35PPM Color Copier	Current	Dual Scan 320 Page document processor, two draws, stand & fax Stapler	\$6,929.00	\$90.10	\$1,081.20	5,000	1000	\$0.00940	\$0.04310	Upgraded machine-Kyocera, Service Includes all parts, labor and supplies (except paper and staples),4-hour average service response time. Includes genuine
RICOH USA, Inc Chris Natale, Account Manager Phone : (941) 224-0775 Chris.natale@ricoh-usa.com District Sales Manager Phone : (908) 229-0242 frank.deardorff@ricoh-usa.com	M2075- 25-COMG-99562	RICOH IM C3510	New	Output Speed (Letter): 35 ppm Cabinet Type A5 The 500-sheet Internal Finisher provides multi-position stapling and optional hole, fax	\$5,420.00	\$73.85	\$885.20	2,500	1000	\$0.00750	\$0.05510	New machine with lot of new features-Ricoh Includes delivery, installation and user training. Maintenance Agreement includes everything except paper. Service Pricing is fixed for 60 months. Toner and staples are
Xerox Katie Conlin John Mulderig Senior Solutions Specialist Xerox Business Solutions 609-858-1447 John.Mulderig@xerox.com Katie.Conlin@xerox.com	G-40467-072848600	C8235H2 (XEROX C8235H2)	New	Color Laser Multifunction Printer (Print, Copy, Scan, Fax) Up to 35 ppm (Print/Copy). Supports Ledger (11" x 17") and A3 media Intuitive 10.1-inch tablet-like touchscreen with AI-assisted shortcuts.Gigabit Ethernet, USB 2.0, NFC, Wi-Fi, Bluetooth, Mobile & Cloud Printing, AI-powered automation for tasks like data redaction and	\$5,099.00	\$0.00	\$0.00	All Prints	All Prints	0.0085	0.065	XEROX Machine-Newer updated model Consumable Supplies included for all prints Pricing Fixed for Term Purchase optio FMV at the end of lease term- with installation APP with subscription

RESOLUTION# 4-1-026

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE EDISON HOUSING AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE PURCHASE OF A LASER ALL-IN-ONE PRINTER/COPIER FOR THE ADMINISTRATIVE OFFICE USING HUD CAPITAL FUND PROGRAM (CFP) FUNDS

WHEREAS, the Edison Housing Authority ("Authority") requires reliable office equipment to support the administrative operations of its public housing, Section 8 Voucher programs, and

WHEREAS, the Authority's existing laser all-in-one printer/copier lease expired in early 2023 and has continued under an automatic renewal provision, and the equipment has become outdated and unreliable, resulting in frequent service disruptions; and

WHEREAS, the Executive Director solicited and reviewed three (3) competitive quotes from State of New Jersey approved vendors list, including for both lease and purchase options; and

WHEREAS, the Executive Director evaluated the cost reasonableness, life-cycle cost, reliability, and operational efficiency of leasing versus purchasing the equipment and determined that purchasing the equipment with a sixty (60) month service and maintenance agreement represents the most economical and responsible use of public funds; and

WHEREAS, the quotes received were as follows:

Xerox Corporation, model no. C8235H2,
Purchase price,\$6099.00 with 60 months
service Contract, no monthly fee, payable
to all prints, including Maintenance and
supplies.

Ricoh, Model no IMC3510, Purchase price \$5420.00
With 60 Months service contract, Monthly fees \$73.85
Included 2,500 pages BW 1,000 color pages, supplies
& maintenance. Overage payable BW print/copy \$0.00750
Color Print \$0.05510.

Kyocera, Model no Taskalfa 3501ci, (current Vendor)
Purchase price \$7,000.00 With 60 Months service contract,
Monthly fees \$90.10 Included 5,000 pages BW ,000 color pages,
supplies & maintenance. Overage payable BW print/copy \$0.00940
Color Print \$0.04310.

WHEREAS, Xerox Corporation was determined to be the lowest responsive and responsible vendor under the State of New Jersey approved vendor contract, and references from the Newark Housing Authority and the Philadelphia Housing Authority confirmed satisfactory performance and reliability; and

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

- 1. Authorization:** The Board hereby authorizes the Executive Director to purchase the one (1) laser all-in-one printer/copier/scanner/fax machine, Model No. **Xerox C8235H2**, from **Xerox Corporation**, in accordance with applicable procurement policies and budgetary allocations.
- 2. Execution of Documents:** The Executive Director is authorized to execute any and all documents necessary to complete the purchase, including contracts, purchase orders, and other related agreements.
- 3. Budget Compliance:** The purchase shall be in compliance with the approved annual budget and applicable federal, state, and local regulations.

BE IT FURTHER RESOLVED THAT a copy of this resolution shall be placed in the official records of the Edison Housing Authority.

Adopted this 20 day of January ,2026 by the Board of Commissioners of the Edison Housing Authority.

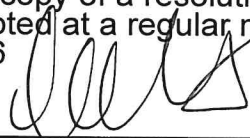
MOVED: Toni Johnson

SECONDED: Brent Scott

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

PASSED AND ADOPTED THE 20 day of January, 2026.

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing is a true copy of a resolution of the Authority adopted at a regular meeting January 20, 2026



Deborah M. Hurley, Secretary, Executive Director

Public Housing Report

December was an active month for the maintenance team, with cold and snowy weather conditions creating some unexpected situations. We experienced busted pipes and heat and hot water emergencies. The snowstorms created slippery conditions. A total of 58 work orders were completed:

- Robert E. Holmes Apartments: 39 work orders
- Julius Engle Gardens: 19 work orders
- ☒ All work orders were completed.
- Maintenance team made good use of the new truck with the plow with the snow removal.
-
- **Robert E. Holmes:**
- 22 units remain vacant.

Hot water boiler not keeping temperature up for building 9,11,15 & 17. The plumbers had to order new parts.

The heating pipe leaked at building 12 crawl space. Apartment 11B radiator burst into the bedroom upstairs and created a major repair to a vacant unit.

. Julius Engle Gardens:

3 Vacant Units

In December 2025 we experienced 2 sewer backups, one by building A and another one by building C. The main line cracked in building A.

Occupancy and Financial Overview:

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

- Total Charges for December: \$75,497.00
- Rent Collected: \$43,661.00
- Outstanding Rent: \$31,836.00

Prepared by:

Jolanta Kubacka, PHM

Director of Property Management

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

12/1/2025

VMS Type Description	# of Vouchers	# of New Vouchers	Amount
All other Vouchers	277	0	\$374,477.00
Tenant Protection Vouchers	35	0	\$25,427.00
Totals	312	0	\$399,904.00

FSS Program 25 Participants
FSS Escrow Expense \$1,541
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: 332
Number of Port Out Portable Out Vouchers: 21
Amount of Port Out Portable Out Vouchers: \$30501
Project-Based vouchers 37
Port- In Vouchers 71
