

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

**Tuesday, March 17, 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 Home 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. Approval of February 17, 2026, Regular Meeting Minutes

6. Resolutions:

- |          |   |
|----------|---|
| 1-3-2026 | Resolution to approve vouchers for payment of invoices in the amount of \$165,046.65 for the month of March.  |
| 2-3-2026 | Resolution by the Board of Commissioners of the Edison Housing Authority to Approve the 2025 Year End Audit.  |
| 3-3-2026 | Resolution to award a contract for a Qualified Purchasing Agent at the Edison Housing Authority to BR Housing Solutions, LLC.   |
| 4-3-2026 | Resolution by the Commissioners of the Edison Housing Authority Authorize the Signatures of Chairman, William Thomas, Vice Chair, Deborah Andrews and Treasurer, Brent Scott to be Added to the Public Housing All Business |

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**Tuesday, March 17, 2026**  
**6:00 pm**

Checking and Money Market  
Accounts at Provident Bank.

5-3-2026 Resolution of the Housing Authority of the Township of Edison to Confirm it's Intent to Use a Section 18 RAD / Voucher Blend for its Robert Holmes Garden Rental Assistance Demonstration (RAD) Conversion whereas up to 81 of the Units will be disposed of under Section 18.

6-3-2026 Resolution Approving execution of the Cooperation Agreement between the Township of Edison and the Edison Housing Authority.

7-3-2026 Resolution Authorizing the Use of Capital Funds Program in the amount of \$42,896.64 for emergency boiler replacement at Robert Holmes Garden.

7. Old Business:

a) Staff Reports:

- 1) Director of Property Management
- 2) Director of Section 8
- 3) Highland Park Housing Authority

b) Financial Summary for Review

8. New Business:

- a) Audit 2025: Presentation by Anthony Giampaolo from Giampaolo and Associates
- b.) RAD: Presentation by Rick Genitti, The Brooke Group
- b) Executive Director's Report

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9. Public Portion

10. Adjournment

**EDISON HOUSING AUTHORITY**

**BOARD MEETING**

February 17, 2026

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 6:12 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 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 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 William Thomas, Vice Chair Deborah Andrews, Commissioner Barry Telesnick, Commissioner Toni Johnson, Commissioner Brent Scott, Deborah Hurley Executive Director, and Terrance Corriston, Esq. EHA

**Absent:** Commissioner Sonali Patel

**Approval of Minutes:**

Minutes of January 20, 2026 meeting.

**Motion:** Commissioner Deborah Andrews

**Second:** Commissioner Toni Johnson

**Discussions:** No Discussion

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

**1-2-2026 Resolution to approve vouchers for payment of invoices in the amount of \$121,902.95 for the month of February.**

**Motion:** Commissioner Deborah Andrews

**Second:** Commissioner Brent Scott

**Discussion:** Some of the line items from the invoice were discussed. Maintenance expenses and Home Depot charges included general repair materials. The team successfully managed snow removal with coordination between both Edison Housing Authorities and support from Chairman William Thomas.

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

**2-2-2026 Resolution for the Board of Commissioners to Authorize a \$100 Service Credit for Robert E. Holmes Families Due to Disruption of Heat and Hot Water Services for the Total amount of \$6,700.**

**Motion:** Commissioner Barry Telesnick

**Second:** Commissioner Deborah Andrews

**Discussion:** Executive Director Deborah Hurley explained that residents experienced inconsistent hot water due to a failing water heater tank due to hard water issues, requiring an emergency replacement. Although hot water worked when demand was low, it caused hardship for the community.

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

**3-2-2026 Resolution of the Edison Housing Authority Authorizing Acceptance and Use of Family Self-Sufficiency(FSS) Grant Funds from U.S Department of Housing and Urban Development Approving Additional Compensation for FSS Staff.**

**Motion:** Commissioner Toni Johnson

**Second:** Commissioner Brent Scott

**Discussion:**

Executive Director Deborah Hurley explained that the organization received additional grant funding and the funds can only be used for staff salaries and training. After deducting payroll taxes and benefits, additional monies were distributed equally among staff members, with remaining funds allocated for training.

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

**Executive Director Deborah Hurley Report:**

- Housing Director for Highland Park Denise Blake’s report will be included in board packets going forward for a more detailed overview (vacancies, turnovers, programming, tax credits) for Highland Park in addition to the report from Edison Housing Director Jolanta Kubacka.
- The financial summary has been added to the packet.
- Progress continues towards an anticipated closing in April for the RAD conversion at Robert Holmes Gardens.
- The new truck and plow purchased is primarily operated by our Director of Maintenance. However, it came right in time for this winter’s snowfall. The Maintenance teams at both housing authorities did a good job with coordinating shifts and planning for the snow.
- The FSS program meeting was successful, coordinators are responsive with families. and rent collection efforts remain strong, with court action taken when necessary.

Motion to Open and Close the Public Comment 6:32 PM

**Motion :** Commissioner Barry Telesnick

**Seconded:** Commissioner Toni Johnson

Motion to adjourn

**Motion :** Commissioner Barry Telesnick  
**Seconded:** Commissioner Toni Johnson

All commissioners present voted to adjourn at 6:33 PM

  
\_\_\_\_\_  
Deborah M. Hurley, Secretary, Executive Director

**Edison Housing Authority  
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
03/04/2026	7347	CHK	738002212026	answering service and Patch charges -02/21/2026 to 03/20/2026	\$131.84	\$131.84
<b>Totals For Vendor: AB Universal Messaging</b>						<b>\$131.84</b>
Acme Windows		36 Somerset Street Plainfield NJ 07060				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/13/2026	7379	CHK	53867	REH-11D new Bathroom windows replaced	\$750.00	
			54056	JEG 2 new w ndows screens	\$360.00	\$1,110.00
<b>Totals For Vendor: Acme Windows</b>						<b>\$1,110.00</b>
Afiac		PO Box 535178 Pittsburg PA 15253-5178				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/04/2026	7348	CHK	203246	insurance premium - February 2026	\$264.50	\$264.50
<b>Totals For Vendor: Afiac</b>						<b>\$264.50</b>
AFSCME NJ Council 63		2653-A Whitehorse-Hamilton Sq Road Nottingham Village Square				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
02/17/2026	7342	CHK	013126	union dues Geva & Lopez January 2026	\$96.84	\$96.84
<b>Totals For Vendor: AFSCME NJ Council 63</b>						<b>\$96.84</b>
Amazon Capital Services, Inc	45-3328844	PO BOX 035184 Seattle WA 98124				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/11/2026	7372	CHK	1LFF-3HMN-KHPD	office supplies 40 pack ID badge holder, Grocery bag for food pantry, Standing desk	\$227.97	\$227.97
<b>Totals For Vendor: Amazon Capital Services, Inc</b>						<b>\$227.97</b>
April Mobley		7 Catherine St Carteret NJ 07008				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/02/2026	7345	CHK	022826	Mileage for Food Pantry 120 miles for Feb 2026	\$86.40	\$86.40
<b>Totals For Vendor: April Mobley</b>						<b>\$86.40</b>
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
03/13/2026	7380	CHK	022826	legal services for February 2026	\$2,580.00	\$2,580.00
<b>Totals For Vendor: Breslin and Breslin, P.A.</b>						<b>\$2,580.00</b>
Carmen Amalbert		11 Vermeer Drive South Amboy NJ 08879				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/13/2026	7381	CHK	021726	Dunkin Coffee bought for Board meeting reim. & Mileage - 02/17/26	\$32.82	\$32.82
<b>Totals For Vendor: Carmen Amalbert</b>						<b>\$32.82</b>
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
03/02/2026	7346	CHK	12	Administrative fee for Social worker at HPHA-February 2026	\$1,500.00	\$1,500.00
<b>Totals For Vendor: Cozette L. Randolph</b>						<b>\$1,500.00</b>
Dean Michaels Studio	22-3549746	2 Elmer Street Madison NJ 07940				
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total

**Edison Housing Authority  
Payment History Report**

03/04/2026	7349	CHK	279918	Professional photo shoot for Commissioner on 2/18/26	\$275.00	\$275.00
<b>Totals For Vendor: Dean Michaels Studio</b>						<b>\$275.00</b>
DWC Enterprises Inc		P.O. Box 1293 Maplewood NJ 07040				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
03/04/2026	7350	CHK	3715	REH & JEG lawn maint.- March 2026	\$2,691.66	\$2,691.66
<b>Totals For Vendor: DWC Enterprises Inc</b>						<b>\$2,691.66</b>
E&G Exterminators, Inc		22-2901530 122 North Broadway South Amboy NJ 08879				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
03/04/2026	7351	CHK	686477	REH & JEG monthly Pest Control contract-Feb 2026	\$655.00	\$655.00
<b>Totals For Vendor: E&amp;G Exterminators, Inc</b>						<b>\$655.00</b>
Elizabethtown Gas		PO Box 6031 Bellmawr NJ 08099				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
03/04/2026	7352	CHK	3996554541-013126	REH gas 5 Weston Forbes -12/31/2025-01/31/2026	\$19,354.09	\$19,354.09
03/04/2026	7353	CHK	4458334871-0218726	REH gas-14 Cleveland place- 01/20/2026 - 02/18/2026	\$1,346.60	\$1,346.60
03/04/2026	7354	CHK	3922309254-021826	REH gas-15 beaver Ave-01/20/2026 - 02/18/2026	\$1,536.82	\$1,536.82
03/04/2026	7355	CHK	0577138900-021826	JEG Vacant apt gas 5 Weston 01/20/2026 - 02/18/2026	\$11.50	\$11.50
<b>Totals For Vendor: Elizabethtown Gas</b>						<b>\$22,249.01</b>
FedEx		PO Box 371461 Pittsburgh PA 15250-7461				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
03/04/2026	7356	CHK	9-187-95446	Packages sent to DLL to get return label for Kyocera Printer	\$59.17	\$59.17
<b>Totals For Vendor: FedEx</b>						<b>\$59.17</b>
Gannett New York-New Jersey Local Q		PO Box 631202 Cincinnati OH 45263-1202				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
03/04/2026	7357	CHK	0007576229	RFP for Legal on Home news Tribune-03/11/26	\$52.16	\$52.16
<b>Totals For Vendor: Gannett New York-New Jersey Local Q</b>						<b>\$52.16</b>
Giampaolo & Associates		467 Middletown Lincroft Road Lincroft NJ 07738				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
03/13/2026	7382	CHK	063025	independent audit of financial statements FYE 06/30/2025	\$11,475.00	\$11,475.00
<b>Totals For Vendor: Giampaolo &amp; Associates</b>						<b>\$11,475.00</b>
Home Depot Credit		Dept 32 - 2531888992,PO Box 70293 Philadelphia PA 19176-0293				
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
03/11/2026	7373	CHK	0209-022026	REH maint materials 02/09/26 to 02/20/26	\$837.76	\$837.76
<b>Totals For Vendor: Home Depot Credit Services</b>						<b>\$837.76</b>
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>Amount</i>	<i>Doc Total</i>
03/11/2026	7374	CHK	74265	REH telephone service - March 2026	\$1,034.24	\$1,034.24
<b>Totals For Vendor: InterGlobe Communications, Inc.</b>						<b>\$1,034.24</b>
Interstate Waste Services		22-3076098 PO Box 554744 Detroit MI 48255				

**Edison Housing Authority  
Payment History Report**

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/04/2026	7358	CHK	0012110472	REH trash service-March 2026 Account #766660	\$2,360.00	\$2,360.00
<b>Totals For Vendor: Interstate Waste Services of New Jersey</b>						<b>\$2,360.00</b>

Jalon Wright 151-04-5271 71 Wintergreen Ave W, Apt 23H Edison NJ 08820

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/06/2026	7368	CHK	022326	snow removal help 16 hours @\$18/hr on 2/23/26,02/24/26	\$288.00	\$288.00
<b>Totals For Vendor: Jalon Wright</b>						<b>\$288.00</b>

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/13/2026	7413	CHK	55K1805418	copies contract overage charge 01/03/26-02/09/26	\$214.75	\$214.75
<b>Totals For Vendor: KYOCERA Document Solutions NY Metro, Inc</b>						<b>\$214.75</b>

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
03/13/2026	7383	CHK	47249A-P	REH- Bldg 15 Boiler replaced-Capital Fund	\$42,896.64	
			47138A-P	REH- 7A Bedroom Radiator Leak, repaired	\$512.72	
			47187A-P	REH-10A Leak in heat pipe in crawl space installed pipes	\$1,563.65	
			47271A-P	REH-Bldg4 Sewer backup -clear the clog & repaired	\$986.94	
			47419A-P	REH- Bldg 5 Hot water valve leaking in boiler room repaired	\$946.02	
			47582A-P	JEG-G1 Leaking Tub Faucet, replaced new Diverter	\$2,906.81	
			47498A-P	REH- 17D tub shoe leaking, replaced new tub shoe	\$981.45	
			47387A-P	JEG Boiler#3 Site glass to burner cracked, replaced	\$1,101.74	
			47622A-P	JEG-H1 Replaced hot & cold water Values under Kitchen sink	\$1,751.25	\$53,647.22
<b>Totals For Vendor: Magic Touch Construction Co.,Inc</b>						<b>\$53,647.22</b>

Management Computer PO BOX 523 Sparta WI 54656-0523

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/13/2026	7384	CHK	February 2026	2025 1099 filing fees	\$285.75	\$285.75
<b>Totals For Vendor: Management Computer Services, Inc.</b>						<b>\$285.75</b>

MARC NAHRO 12246 FM 1769 Graham TX 76450

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/13/2026	7385	CHK	MARC26Dues	2026 MARC NAHRO Annual membersh p dues	\$150.00	\$150.00
<b>Totals For Vendor: MARC NAHRO</b>						<b>\$150.00</b>

Marczak's 247 Central Avenue Metuchen NJ 08840

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/13/2026	7386	CHK	217 1	2013 GMC Truck oil change & Service	\$137.00	\$137.00
<b>Totals For Vendor: Marczak's</b>						<b>\$137.00</b>

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/13/2026	7387	CHK	02-22076	legal services(labor matters)-February 2026	\$429.70	\$429.70
<b>Totals For Vendor: McLaughlin Stauffer &amp; Shaklee, PC</b>						<b>\$429.70</b>

**Edison Housing Authority  
Payment History Report**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
02/27/2026	7344	CHK	02192026	Food pantry help-part time \$16 02/11/26- 02/19/26	\$221.28	\$221.28

**Totals For Vendor: Mialli Wilson \$221.28**

Middlesex Water PO Box 826538 Philadelphia PA 19182-6538 No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/04/2026	7359	CHK	5535300000-021726	Water bill for JEG for 01/15/2026 to 02/13/2026	\$5,065.44	\$5,065.44

**Totals For Vendor: Middlesex Water Company \$5,065.44**

NAHRO PO Box 749105 Atlanta GA 30374-9105

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/13/2026	7388	CHK	INV-40278-M023W1	Housing Agency, Member ship 6/1/2026 -5/31/2027	\$877.40	\$877.40

**Totals For Vendor: NAHRO \$877.40**

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
03/13/2026	7389	CHK	N10993	remote & onsite maint of networks-March 2026	\$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
03/13/2026	7398	CHK	1018-21002160560 5-022626	17 Beaver Street A-REH water-01/29/2026-02/26/2026	\$700.29	\$700.29
03/13/2026	7399	CHK	1018-21002183632 4-022626	9 LYLE PL H -01/30/2025-02/29/2026	\$430.06	\$430.06
03/13/2026	7400	CHK	1018 21001896733 8 022626	1 wintergreen Ave. WB edison- 01/30/2026-02/26/2026	\$274.76	\$274.76
03/13/2026	7401	CHK	1018 21002160495 4 022625	14 rev Samuel carpenter water 01/30/2026-02/26/2026	\$139.66	\$139.66
03/13/2026	7402	CHK	1018-21002165669 6 022626	15 LYLE PLACE H EDISON-01/30/2026-02/26/2026	\$1,462.40	\$1,462.40
03/13/2026	7403	CHK	10182100216 57798-022626	11 LYLE PL A -01/30/2026-02/26/2026	\$285.32	\$285.32
03/13/2026	7404	CHK	1018-21002183711 2 022626	3 WESTON FORBES CT D-01/30/2026-02/26/2026	\$255.45	\$255.45
03/13/2026	7405	CHK	1018-21002183781 5-022626	2 WESTON FORBES CT C-01/30/2026-02/26/2026	\$284.39	\$284.39
03/13/2026	7406	CHK	10182100218 38511-022626	4 WESTON FORBES CT C-01/30/2026-02/26/2026	\$207.49	\$207.49
03/13/2026	7407	CHK	1018-21002183938 5-022626	5 WESTON FORBES CT B -01/30/2026-02/26/2026	\$2,685.66	\$2,685.66
03/13/2026	7408	CHK	1018-21002184069 9-022626	6 WESTON FORBES CT D-01/30/2026-02/26/2026	\$207.20	\$207.20

**Edison Housing Authority  
Payment History Report**

03/13/2026	7409	CHK	1018-21002190134 1-022626	8 Weston Forbes CT C - 01/30/2026-02/26/2026	\$593.13	\$593.13
03/13/2026	7410	CHK	1018-21002190173 0-022626	7 Weston Forbes CT. D - 01/30/2026-02/26/2026	\$245.81	\$245.81
03/13/2026	7411	CHK	10182100219 02436-022626	8 Weston Forbes CT E -01/30/2026-02/26/2026	\$216.86	\$216.86
03/13/2026	7412	CHK	1018-21002190279 5 022626	12 Wintergreen Ave WE -01/30/2026-02/26/2026	\$265.10	\$265.10

**Totals For Vendor: New Jersey American Water \$8,253.58**

Nexacomm LLC 333 Mamaroneck Ave #341 White Plains NY 10605

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/11/2026	7375	CHK	0006515	JEG telephone service - March 2026	\$91.99	\$91.99

**Totals For Vendor: Nexacomm LLC \$91.99**

Onepak, Inc 20-2649978 TD Bank-Lockbox, Onepak, Inc-CL#800075, 153 Merrimack St, 2nd Floor

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
02/17/2026	7343	CHK	RC2602-0133	Return of Kyocera TA3552CI-VLQ8508550 Shipping Charges	\$675.27	\$675.27

**Totals For Vendor: Onepak, Inc \$675.27**

Optimum PO Box 70340 Philadelphia PA 19176-0340

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/04/2026	7360	CHK	07875-453477 01-2 -032126	maintenance internet service 02/22/26 -03/21/26 Weston Forbes APT C Basement	\$176.99	\$176.99
03/04/2026	7361	CHK	07875-207961 03-9-032126	JEG Internet 02/22/2026 -03/21/2026	\$190.94	\$190.94

**Totals For Vendor: Optimum \$367.93**

Oshamar Long 152-06-3293 1045 Grove Ave Apt 76 Edison NJ 08820

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/06/2026	7369	CHK	022326	snow removal help 16 hours @\$18/hr on 2/23/26, 02/24/26	\$288.00	\$288.00

**Totals For Vendor: Oshamar Long \$288.00**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/13/2026	7390	CHK	43202	REH- Ice Melter 50Lb. 50 boxes	\$856.50	
			43266	JEG -maint. materials Ice Melter 50LB excel Pellets	\$1,057.50	\$1,914.00

**Totals For Vendor: Phoenix Specialties, LLC \$1,914.00**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/13/2026	7391	CHK	17918	nameplate for Commissioner Brent Scott & Gavel	\$163.00	\$163.00

**Totals For Vendor: Picture-It, Inc. \$163.00**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/13/2026	7392	CHK	16994	Accounting services -February 2026	\$3,500.00	\$3,500.00

**Totals For Vendor: Polcari & Co. \$3,500.00**

**Edison Housing Authority  
Payment History Report**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/04/2026	7362	CHK	6691572106-803009407092	JEG gas & electric 01/21/2026 to 02/13/2026	\$15,554.68	\$15,554.68
03/04/2026	7363	CHK	7823095807-806005505699	Vacant Apt H1 -JEG electric 01/22/2026-02/19/2026	\$21.07	\$21.07
03/04/2026	7364	CHK	7822396102-611110026848	Vacant Apt C5 -JEG electric 01/22/2026-02/19/2026	\$20.56	\$20.56
03/04/2026	7365	CHK	7816875207-803409302232	Vacant Apt 3A -JEG electric-01/22/2026 - 02/19/2026	\$16.00	\$16.00
03/11/2026	7376	CHK	1300007818-022326	REH Electric 01/23/2026-02/23/2026	\$3,680.09	\$3,680.09
03/11/2026	7377	CHK	7716007807-022326	Vacant Apt 15C -REH electric-01/24/2026-02/23/2026	\$25.62	\$25.62
<b>Totals For Vendor: PSE&amp;G CO</b>					<b>\$19,318.02</b>	

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/04/2026	7366	CHK	PPLN01001-Balance	postage meter refill for February 2026-Balance	\$39.00	\$39.00
<b>Totals For Vendor: Quadient Finance USA, Inc.</b>					<b>\$39.00</b>	

Spedient Inc 26-3953214 P.O.Box 1002 Fort Washington PA 19034

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/13/2026	7393	CHK	25-070223	REH- 9H Special Inspection	\$85.00	\$85.00
<b>Totals For Vendor: Spedient Inc</b>					<b>\$85.00</b>	

Staples PO Box 70242 Philadelphia PA 19176-0242

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/13/2026	7394	CHK	7008778950	office supplies-2chars,water,paper,coffee filter	\$906.83	
			7008610820	office supplies-Cartridge for Section8 printer. Inv# 6054680371	\$244.12	\$1,150.95
03/13/2026	7414	CHK	7008063515	office supplies Printer, Note Book and Lays chips box	\$497.95	\$497.95
<b>Totals For Vendor: Staples</b>					<b>\$1,648.90</b>	

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/13/2026	7395	CHK	EHA-GD12-2025	RAD Consulting - December 2025	\$3,758.75	\$3,758.75
03/13/2026	7415	CHK	EHA-GD01-2026	RAD Consulting January 2026	\$7,667.50	\$7,667.50
<b>Totals For Vendor: The Brooke Group LLC</b>					<b>\$11,426.25</b>	

Verizon Wireless PO Box 408 Newark NJ 07101-0408

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/11/2026	7378	CHK	6137226717	Cell phone service 01/29/2026-02/28/2026	\$360.08	\$360.08
<b>Totals For Vendor: Verizon Wireless</b>					<b>\$360.08</b>	

William Moorar 144-08 8785 71 Wintergreen Ave W Apt 21D Edison NJ 08820

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
03/06/2026	7370	CHK	022326	snow removal help 16 hours @\$18/hr on 2/23/26,02/24/26	\$162.00	\$162.00

**Edison Housing Authority  
Payment History Report**

<b>Totals For Vendor: William Moorer</b>						<b>\$162.00</b>
Xerox Corporation      16-0468020      PO Box 827598 Philadelphia PA 19182-7598						
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
03/04/2026	7367	CHK	025142863	New Xerox Printer/Copier/Scanner bought for Admin office	\$6,099.00	\$6,099.00
03/13/2026	7416	CHK	25254933	copies contract Printing charge 02/11/ 26 02/28/26	\$18.29	\$18.29
<b>Totals For Vendor: Xerox Corporation</b>						<b>\$6,117.29</b>
Yasir Riddick      153-17-7656      7 Weston Forbes Court, Apt C Edison NJ 08820						
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
03/06/2026	7371	CHK	22326	snow removal help 16 hours @\$18/hr on 2/23/26,02/24/26	\$288.00	\$288.00
<b>Totals For Vendor: Yasir Riddick</b>						<b>\$288.00</b>
Zena Sutton      944 West 5th St Plainfield NJ 07063						
<i>Pay Date</i>	<i>Pay Num</i>	<i>Pay Type</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
03/13/2026	7396	CHK	1282426	reim. Exp breakfast for FSS participants & providers on 1/28/26 & 2/04/26	\$135.76	\$135.76
<b>Totals For Vendor: Zena Sutton</b>						<b>\$135.76</b>
<b>Total Payment for March 2026</b>						<b>\$165,046.56</b>

## RESOLUTION # 1-3-2026

### APPROVE VOUCHERS FOR PAYMENT OF INVOICES

**WHEREAS**, the Commissioners of the Edison Housing Authority approves voucher for payment of invoices for the month of March in the amount of \$165,046.56.

**NOW, THEREFORE, Be It Resolved** by the Board of Commissioner of the Edison Housing Authority that Resolution 1-3-2026 shall be approved.

**MOVED:** Brent Scott

**SECONDED:** Toni Johnson

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

PASSED AND ADOPTED THE 17<sup>th</sup> day of March, 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 March 17, 2026.

  
\_\_\_\_\_  
Deborah M. Hurley, Secretary, Executive Director

**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON  
TRANSMITTAL FORM**




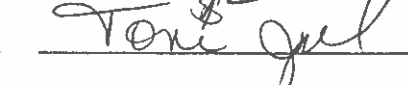
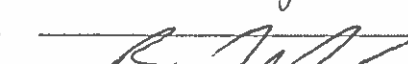

**LOCAL AUTHORITIES  
GROUP AFFIDAVIT FORM**

**PRESCRIBED BY  
THE NEW JERSEY LOCAL FINANCE BOARD**

**AUDIT REVIEW CERTIFICATE**

We, the members of the governing body of Housing Authority of the Township of Edison being of full age and being duly sworn according to law, upon our oath depose and say:

1. We are duly appointed members of Housing Authority of the Township of Edison.
2. In performance of our duties, and pursuant to N.J.A.C. 5:30-6.5, we have familiarized ourselves with the contents of our Annual Housing Authority Audit report with the Clerk pursuant to N.J.S.A. 40A:5.6 for the year ending June 30, 2025.
3. We certify, that we have each reviewed the annual report for the fiscal year ended June 30, 2025, and specifically the section of the audit report entitled "Notes to Financial Statements", "Supplemental Information" and "Findings and General Comments and Recommendations".

NAME	SIGNATURE
<u>Chairman, William Thomas</u>	
<u>Vice-Chair, Deborah Andrews</u>	
<u>Treasurer, Brent Scott</u>	
<u>Commissioner, Toni Johnson</u>	
<u>Commissioner, Sonali Patel</u>	
<u>Commissioner, Barry Telesnick</u>	
_____	_____

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 2026

\_\_\_\_\_  
Notary Public of New Jersey

**RESOLUTION # 2-3-2026**  
**HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON**  
**TRANSMITTAL FORM**

**LOCAL AUTHORITIES**  
**BOARD RESOLUTION**

**PRESCRIBED BY**  
**THE NEW JERSEY LOCAL FINANCE BOARD**

**WHEREAS**, N.J.S.A. 40A:5A-15 requires the governing body of each local authority to cause an annual audit of its accounts to be made, and

**WHEREAS**, the annual audit report for the fiscal year ended June 30, 2025, has been completed and filed with the Housing Authority of the Township of Edison pursuant to N.J.S.A. 40A:5A-15, and

**WHEREAS**, N.J.S.A. 40A:5A-17, requires the governing body of each authority to, within 45 days of receipt of the annual audit, certify by resolution to the Local Finance Board that each member thereof has personally reviewed the annual audit report, and specifically the sections of the audit report entitled "**General Comments**," "**Recommendations**," and "**Schedule of Findings and Questioned Costs**," and has evidenced that review by group affidavit in the form prescribed by the Local Finance Board, and

**WHEREAS**, the members of the governing body have received the annual audit and have personally reviewed the annual audit, and have specifically reviewed the sections of the annual audit report entitled "**General Comments**," "**Recommendations**," and "**Schedule of Findings and Questioned Costs**," in accordance with N.J.S.A. 40A:5A-17.

**NOW, THEREFORE BE IT RESOLVED**, that the governing body of the Housing Authority of the Township of Edison hereby certifies to the Local Finance Board of the State of New Jersey that each governing body member has personally reviewed the annual audit report for the fiscal year ended June 30, 2025, and specifically has reviewed the sections of the audit report entitled "**General Comments**," "**Recommendations**," and "**Schedule of Findings and Questioned Costs**," and has evidenced that review by group affidavit in the form prescribed by the Local Finance Board.

**BE IT FURTHER RESOLVED** that the secretary of the authority is hereby directed to promptly submit to the Local Finance Board the aforesaid group affidavit, accompanied by a certified true copy of this resolution.

**IT IS HEREBY CERTIFIED THAT THIS IS A TRUE COPY OF THE RESOLUTION**  
**PASSED AT THE MEETING HELD ON** March 17, 2026

Secretary

Date

3-18-2024

**MOVED:** Toni Johnson  
**SECONDED:** Barry Telesnick

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

PASSED AND ADOPTED THE 17<sup>th</sup> day of March, 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 March 17, 2026.



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Deborah M. Hurley, Secretary, Executive Director

# RESOLUTION #3-3-2026

## RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR A QUALIFIED PURCHASING AGENT (QPA) FOR THE EDISON HOUSING AUTHORITY

**WHEREAS**, the **Edison Housing Authority** requires the services of a Qualified Purchasing Agent (QPA) to ensure compliance with the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., and to provide professional procurement services to the Authority; and

**WHEREAS**, the Edison Housing Authority publicly advertised for proposals for Qualified Purchasing Agent services in accordance with applicable procurement regulations; and

**WHEREAS**, one proposal was received in response to the solicitation; and

**WHEREAS**, the proposal submitted by BR Housing Solutions, 31 Reynen Court, Ridgewood, New Jersey 07450, was reviewed and determined to be responsive and qualified to provide the required services; and

**WHEREAS**, the Edison Housing Authority has determined that it is in the best interest of the Authority to award a contract for Qualified Purchasing Agent services to BR Housing Solutions.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Edison Housing Authority that the Executive Director is hereby authorized to enter into a contract with BR Housing Solutions, 31 Reynen Court, Ridgewood, NJ 07450, for Qualified Purchasing Agent (QPA) services, the firm being the only respondent to the solicitation and deemed qualified to perform the required services.

**MOVED:** Commissioner Deborah Andrews

**SECONDED:** Commissioner Barry Telesnick

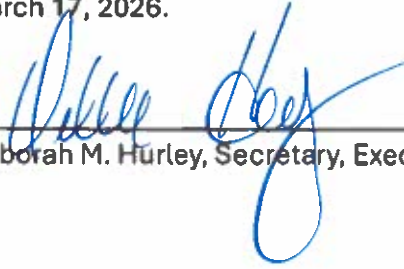
<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
Chairman William Thomas	X			
Vice Chair Deborah Andrews	X			
Commissioner Brent Scott	X			
Commissioner Toni Johnson	X			
Commissioner Sonali Patel			X	
Commissioner Barry Telesnick	X			

PASSED AND ADOPTED THE 17<sup>th</sup> day of March, 2026.

I, Deborah M. Hurley, Secretary of the Housing Authority of the Township of Edison, hereby certify that the foregoing

**RESOLUTION #3-3-2026**

Is a true copy of a resolution of the  
Authority adopted at a regular meeting  
March 17, 2026.

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

Deborah M. Hurley, Secretary, Executive Director

## RESOLUTION # 4-3-2026

**RESOLUTION BY THE COMMISSIONERS OF THE EDISON HOUSING AUTHORITY AUTHORIZING THE SIGNATURES OF CHAIRMAN, WILLIAM THOMAS, VICE CHAIR DEBORAH ANDREWS AND TREASURER, BRENT SCOTT TO BE ADDED TO THE PUBLIC HOUSING ALL BUSINESS CHECKING AND MONEY MARKET ACCOUNTS AT PROVIDENT BANK.**

**WHEREAS**, the Edison Housing Authority has a Public Housing business checking account and money market account with Provident Bank; and

**WHEREAS**, the Commissioners of the Edison Housing Authority authorizes Executive Director, Deborah Hurley, Chairman William Thomas, Vice Chair Deborah Andrews, Commissioner Brent Scott, Treasurer to be the signators on the Public Housing all business checking and money market accounts at Provident Bank; and

**WHEREAS**, Former Chairman commissioner Lenox H. Small Ed.D., and Commissioner Barry Telesnick, shall be removed from all business checking and money market accounts as an approved signator; and

**NOW, THEREFORE, Be It Resolved** by the Board of Commissioner of the Edison Housing Authority that Resolution 5-3-2026 shall be approved.

**MOVED:** Commissioner Toni Johnson

**SECONDED:** Commissioner Deborah Andrews

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</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 17th day of March 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 March 17, 2026

  
Deborah M. Hurley, Secretary, Executive Director



# TOWNSHIP OF EDISON

MAYOR SAM JOSHI  
MAYORJOSHI@EDISONNJ.GOV

100 MUNICIPAL BLVD  
EDISON, NEW JERSEY 08817  
PHONE: 732 248 7298  
FAX: 732 287 6679

March 11, 2026

Deborah M. Hurley, MPA, C-PHM  
Executive Director  
Robert E. Holmes Gardens  
14 Rev. Samuel Carpenter Blvd.  
Edison, New Jersey 08820

**Re: Section 18/RAD blend conversion for the Robert Holmes Gardens**

Dear Ms. Hurley:

I appreciate the meetings we had to review this application to HUD. I realize that the Housing Authority has worked for some time on this with its staff, Township representatives, as well as, the affected residents. This letter acknowledges the Housing Authority's plan to rehabilitate the above captioned Robert Holmes Gardens site using HUD's Section 18/RAD program. The Township of Edison has been informed of this plan during the planning process by the Housing Authority. The Township has also agreed to support the project by providing financial support. The Township is supportive of this plan.

We feel it will improve the quality of housing for the residents of the Township of Edison.

Very truly yours,

Sam Joshi  
Mayor of Edison Township

## **RESOLUTION # 5-3-2026**

### **Resolution of the Housing Authority of the Township of Edison Confirming its intent to use a Section 18 RAD/Voucher Blend for its Robert Holmes Gardens Rental Assistance Demonstration (RAD) Conversion whereas up to 81 of the Units will be disposed of under Section 18**

**WHEREAS**, the Housing Authority of the Township of Edison (EHA) has received a RAD Commitment for Housing Assistance Payments (CHAP) for its Robert Holmes Gardens Project # NJ043000001; and

**WHEREAS**, the EHA applied to HUD for a RAD Commitment for Housing and Assistance Payments (CHAP) in 2022 for the Robert Holmes Gardens site; and

**WHEREAS**, HUD issued a CHAP to the EHA for Robert Holmes Gardens site on August 19, 2022; and

**WHEREAS**, the CHAP has been modified multiple times over the years since first issued with the current CHAP dated February 27, 2026, and

**WHEREAS**, HUD Notice PIH 2024-40 (HA) allows for up to 90% of the units to convert using Section 18 in a Section 18/RAD Blend when a small housing authority has less than 250 public housing units; and

**WHEREAS**; the EHA has less than 250 public housing units and is therefore eligible for the Section 18/RAD blend; and

**WHEREAS**, the EHA has submitted its Financial Plan for the Robert Holmes Gardens RAD conversion which includes the use of blending the Section 8 vouchers with a blended rent that is based on 9 RAD vouchers and 81 Section 8 vouchers at 110% of the Fair Market Rents, and

**WHEREAS**, for HUD to approve the Section 18/RAD Blend the EHA must confirm that it proposes to dispose of up to 81 of the Robert Holmes gardens units under Section 18 which is 90% of the units.

**NOW, THEREFORE BE IT RESOLVED ON THE 17<sup>th</sup> DAY OF MARCH, 2026**, by the Board of Commissioners of the Housing Authority of the Township of Edison that the Board confirms that it wants to convert Robert Holmes Gardens through a blending of RAD and Section 18 whereas up to 81 of the units will be disposed of under Section 18.

**ADOPTED** at the Regular Meeting of the Board of Commissioners of the Housing Authority of the Township of Edison held on the 17<sup>th</sup> day of March 2026,

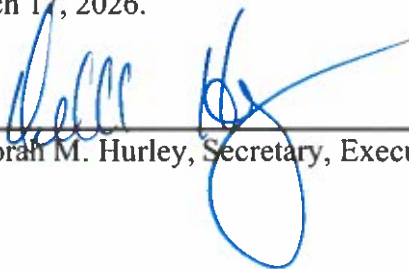
**MOVED:** Commissioner Brent Scott

**SECONDED:** Commissioner Toni Johnson

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

PASSED AND ADOPTED THE 17<sup>th</sup> day of March, 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 March 17, 2026.




---

Deborah M. Hurley, Secretary, Executive Director

COOPERATION AGREEMENT

This Agreement entered into this 17th day of March, 2026, by and between the Edison Housing Authority (herein called the "Local Authority") and Township of Edison (herein called the "Municipality"), witnesseth:

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

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

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

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

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

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

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

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

1. Whenever used in this Agreement:

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

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

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

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

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

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

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

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

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

- (a) Furnish or cause to be furnished to the Local Authority and the tenants of such Project public services and facilities of the same character and to the same extent as are furnished from time to time without cost or charge to other dwellings and inhabitants in the Municipality;
- (b) In so far as the Municipality may lawfully do so, (i) grant such deviations from the building code of the Municipality as are reasonable and necessary to promote economy and efficiency in the development and administration of such Project, and at the same time safeguard health and safety, and (ii) make such changes in any zoning of the site and surrounding territory of such Project as are reasonable and necessary for the development and protection of such Project and the surrounding territory;
- (c) Accept grants of easement necessary for the development of such Project; and
- (d) Cooperate with the Local Authority by such other lawful action or ways as the Municipality and the Local Authority may find necessary in connection with the development and administration of such Project.

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

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

7. No member of the governing body of the Municipality or any other public official of the Municipality who exercises any responsibilities or functions with respect to any Project during his tenure or for one year

thereafter shall have any interest, direct or indirect, in any project or any property included or planned to be included in any project, or any contracts in connection with such Projects or property. If any such governing body member or such other public official of the Municipality involuntarily acquires or had acquired prior to the beginning of his tenure any such interest, he shall immediately disclose such interest to the Local Authority.

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

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


(Seal)

Attest:

  
(Title)  
MUNICIPAL CLERK

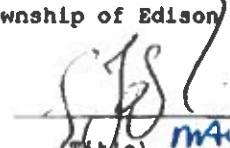
(Seal)

Attest:

  
(Title)  
Executive Director

Township of Edison

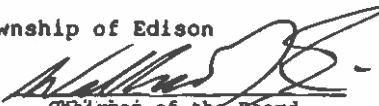
By

  
(Title) MAYOR

Housing Authority of the

Township of Edison

By

  
Chairman of the Board  
Edison Housing Authority

## RESOLUTION # 6-3-2026

### RESOLUTION APPROVING THE EXECUTION OF AN AMENDED COOPERATION AGREEMENT BETWEEN THE TOWNSHIP OF EDISON AND THE EDISON HOUSING AUTHORITY

**WHEREAS**, the Authority and the Township of Edison (the "Township") previously entered into a Cooperation Agreement to govern their respective rights and obligations in connection with the development, operation, and administration of public housing and related programs; and

**WHEREAS**, it has been determined that certain amendments to the Cooperation Agreement are necessary and appropriate to reflect current program requirements, regulatory compliance, and operational needs; and

**WHEREAS**, the Authority and the Township desire to enter into an Amended Cooperation Agreement setting forth the revised terms and conditions of their continued cooperation; and

**WHEREAS**, the Board of Commissioners of the Edison Housing Authority has reviewed the proposed Amended Cooperation Agreement and finds it to be in the best interest of the Authority and the residents it serves.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Edison Housing Authority approves the Amended Cooperation Agreement between the Township of Edison and the Edison Housing Authority.

**MOVED:** Commissioner Barry Telesnick

**SECONDED:** Commissioner Brent Scott

<b><u>Member Recorded Vote</u></b>	<b><u>Ayes</u></b>	<b><u>Nays</u></b>	<b><u>Absent</u></b>	<b><u>Abstain</u></b>
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 17th day of March 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 March 17, 2026.

  
Deborah M. Hurley, Secretary, Executive Director

Invoice



**MAGIC TOUCH CONSTRUCTION CO., INC.**  
 59 W FRONT ST, KEYPORT, NJ 07735  
 PHONE: 732-888-9625 FAX 732-888-9624  
 mtc@magictouchconstruction.com

Plumbing Lic # 36B101267000 Electrical Lic # 34E101543800  
 HVAC # 19HC00106100 G.C. Contractor Lic # 13VH01201100  
 CONSTRUCTION \*PLUMBING \*HVAC \*UNDERGROUND UTILITY\* ELECTRICAL

Customer:

Edison Housing Authority  
 14 Rev Samuel Carpenter Blvd  
 Edison, NJ 08820

<b>Invoice #:</b> 47249A-P	
Job Location:  15 Beaver Ave Edison, NJ 08820	
Invoice Date:	2/13/2026
P.O. Number:	Marc Webb
Date of Service:	2/12/2026

**Prevailing Wage Compliance Notice:**

All labor associated with this project shall be compensated in accordance with the New Jersey Prevailing Wage Act (N.J.S.A. 34:11-56.25 et seq). This includes, but is not limited to, time spent on-site, in transit, and off-site support work that contributes to the completion of the public work. Contractor and Sub contractor personnel shall be paid the applicable prevailing wage and fringe benefit rates as established by the NJ Department of Labor and Workforce Development.

Hours/Qty	Description	Unit Price	Total
	#2-1-2026		
1	Labor	10,490.64	10,490.64
	Subtotal		10,490.64
1	Lochinvar 400 BTU boiler	22,500.00	22,500.00
1	Copper tubing, valves	3,500.00	3,500.00
1	Venting material	2,500.00	2,500.00
1	Gas material	750.00	750.00
6	Truck consumables	35.00	210.00
	Subtotal		29,460.00
	10% Material Charge	10.00%	2,946.00
	We performed work as per proposal# 13242R.		

Terms	Net 30
Due Date	3/15/2026

Payments/Credits	<u>\$0.00</u>	Balance Due	<b>\$42896.64</b>
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We specialize in construction, plumbing, electrical, underground utility, boilers & HVAC.

# RESOLUTION # 7-3-2026

## RESOLUTION AUTHORIZING THE USE OF CAPITAL FUNDS PROGRAM IN THE AMOUNT OF \$42, 896.64 FOR EMERGENCY BOILER REPLACEMENT AT ROBERT HOLMES GARDENS

**WHEREAS**, the Edison Housing Authority (the “Authority”) is responsible for the safe and efficient operation and maintenance of its housing developments; and

**WHEREAS**, an emergency condition had arisen in February, 2026 requiring the immediate replacement of a boiler system at Robert Holmes Gardens to ensure the health, safety, an well-being of residents; and

**WHEREAS**, the cost associated with the emergency boiler replacement is \$42,896.64; and

**WHEREAS**, funding for the emergency work is available through the Authority’s Capital Fund Program (CFP); and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Edison Housing Authority hereby approves the expenditure of \$42,896.64 to be drawn down from the Capital Fund Program for the emergency installation and replacement of the boiler system at Robert Holmes Gardens.

**MOVED:** Commissioner Toni Johnson

**SECONDED:** Commissioner Deborah Andrews

<b><u>Member Recorded Vote</u></b>	<b><u>Ayes</u></b>	<b><u>Nays</u></b>	<b><u>Absent</u></b>	<b><u>Abstain</u></b>
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 17th day of March 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 March 17, 2026

  
\_\_\_\_\_  
Deborah M. Hurley, Secretary, Executive Director

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

<b>FEBRUARY 28, 2026 FISCAL YTD OPERATING SUMMARY PUBLIC HOUSING AND COCC</b>				
	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>% Var</u>
<b>OPERATING REVENUE</b>				
Tenant Rental Revenue	\$ 600,130	\$ 600,000	\$ 130	0.0%
Operating Subsidy	597,594	581,333	16,261	2.8%
CDBG Grant	3,822	13,333	(9,511)	-71.3%
FSS Grant	42,791	36,667	6,124	16.7%
Other Revenue	284,029	233,700	50,329	21.5%
<b>Year-to-Date Operating Revenue</b>	<b>1,528,366</b>	<b>1,465,033</b>	<b>63,333</b>	<b>4.3%</b>
<b>OPERATING EXPENSES</b>				
Salaries & Benefits	707,475	709,491	2,016	0.3%
Utilities Expense	277,529	274,000	(3,529)	-1.3%
Maintenance Materials & Contract Costs	175,697	170,667	(5,030)	-2.9%
RAD Consulting Fees	48,545	43,333	(5,212)	-12.0%
Other Operating Expenses	306,067	249,867	(56,200)	-22.5%
<b>Year-to-Date Operating Expenses</b>	<b>1,515,313</b>	<b>1,447,358</b>	<b>(67,955)</b>	<b>-4.7%</b>
<b>Net Operating Surplus / (Deficit)</b>	<b>\$ 13,053</b>	<b>\$ 17,675</b>	<b>\$ (4,622)</b>	<b>-26.2%</b>

<b>FEBRUARY 28, 2026 FISCAL YTD OPERATING SUMMARY HCV PROGRAM</b>			
	<u>Admin</u>	<u>HAP Subsidy</u>	<u>Total Program</u>
Operating Revenue	\$ 351,317	\$ 3,543,040	\$ 3,894,357
<b>Operating Expenses:</b>			
Salaries & Benefits	(125,363)	-	(125,363)
Other Admin. Expense	(186,031)	-	(186,031)
Housing Assistance Payments	-	(3,543,040)	(3,543,040)
<b>Net Operating Surplus / (Deficit)</b>	<b>\$ 39,923</b>	<b>\$ -</b>	<b>\$ 39,923</b>

<b>UNRESTRICTED CASH &amp; INVESTMENTS</b>	<u>February 2026</u>	<u>January 2026</u>
Public Housing & Business Activities	\$ 2,156,692	\$ 2,107,176
Housing Choice Voucher / Cont. of Care	941,148	583,753
<b>Housing Authority Total</b>	<b>3,097,840</b>	<b>2,690,929</b>
Component Unit EHA	717,497	717,497
<b>Unrestricted Cash &amp; Investments</b>	<b>\$ 3,815,337</b>	<b>\$ 3,408,426</b>

<b>GRANT SUMMARY</b>			
	<u>CFP 2023</u>	<u>CFP 2024</u>	<u>CFP 2025</u>
Total Budget (excl. debt service)	\$ 352,153	\$ 368,789	\$ 376,670
Total Funds Obligated	352,153	77,535	-
Total Funds Expended	240,084	77,535	-
Unobligated Funds	-	291,254	376,670
Unexpended Funds	112,069	291,254	376,670

HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON  
PRELIMINARY FINANCIAL SUMMARY NOTES  
FEBRUARY 28, 2026

Low Rent Public Housing and COCC Programs

EHA's LRP/COCC fiscal YTD net operating profit through February 28, 2026 (8 months of the fiscal year) is \$13,053.

Operating Revenues – YTD operating revenues are \$1,528,366, or \$63,333 (4.3%) better than budget.

- o Tenant rental revenue is \$600,130 or \$130 (0.0%) above budget. The Authority must make every effort to collect rents as the tenant accounts receivable balance is currently above \$190,000. The tenant accounts receivable detail report should be reviewed by the Executive Director and Housing Managers each month to determine the tenant balances that can be collected and the balances that should be written off as uncollectible. AMP 1 occupancy rate is 76% and AMP 2 is 95%.
- o Operating subsidy is \$597,594, or \$16,261 (2.8%) above budget, due to HUD's allocation methodology.
- o CDBG grant revenue is \$3,822, or \$9,511 (71.3%) below budget. This is a state/county cost reimbursement grant, so the Authority will be reimbursed for expenses as they submit them.
- o FSS grant revenue is \$42,791 or \$6,124 (16.7%) above budget. The Authority applied for and was awarded this grant in February. The funds are used to pay salaries and benefits expenses related to tenant empowerment activities.
- o Other revenue is \$284,029 or \$50,329 (21.5%) above budget. Other revenue includes management fees from the HCV program and Highland Park HA, interest and other miscellaneous revenues. Please note the Authority received approximately \$30,000 in February related to an insurance settlement.

Operating Expenses – YTD operating expenses are \$1,515,313 or \$67,955 (4.7%) higher than budget.

- o Salaries and benefits are \$707,475, or \$2,016 (0.3%) better than budget.
- o Utilities expenses are \$277,529, or \$3,529 (1.3%) higher than budget. The utilities expenses have significantly increased during the colder winter months, as expected.
- o Maintenance materials/contracts expenses are \$175,697 or \$5,030 (2.9%) higher than budget. The Authority is slightly above budget as we continue to repair and maintain tenant living and common areas.
- o RAD Consulting fees are \$48,545, or \$5,212 (12.0%) higher than budget. As mentioned last month, the Authority used CFP funds to pay for an additional \$66,297 of RAD consulting fees excluded from this analysis.
- o Other operating expenses are \$306,067, or \$56,200 (22.5%) higher than budget. These expenses include temporary staffing, legal, staff training/travel, accounting, telephone, miscellaneous office expenses, tenant services expenses, PILOT, IT expenses and CDBG grant related expenses.

Housing Choice Voucher Program

EHA's Housing Choice Voucher program's fiscal YTD net operating profit at February 28, 2026 is \$39,923. The Authority's HAP expenses are covered by funding received from HUD. The administrative funding received by the Authority is \$39,923 more than the YTD actual expenses incurred. Please note the Authority must record its portability receipts on a timely basis. Based on the general ledger, portability receipts have not been recorded in a few months. Recording them will increase cash and reduce accounts receivable due from other authorities.

Unrestricted Cash & Investments

The Housing Authority and the Edison Affordable Housing Corporation continue to maintain strong cash and investment balances in each of its programs. Total unrestricted cash and investments is \$3,815,337.

Grant Summary

The Authority has approximately \$780,000 of unexpended capital funds available for upcoming capital improvement projects.



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

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

**Deborah M. Hurley, C-PHM**  
Executive Director

## Public Housing Report

February 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 snowstorm created slippery conditions with a lot of snow to be removed.

The maintenance team continuously salted and moved the snow around to create safe conditions for all residents. A total of 61 work orders were completed:

- Robert E. Holmes Apartments: 51 work orders
- Julius Engle Gardens: 10 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.

### I. Robert Holmes Gardens:

The heat in the main office community room was not producing heat and needed to be repaired.

Building 10 main heating pipe leaks occurred in the crawl space under apartment 10A and 10B.  
Sewer backup in building 4.  
Hot water leak in building 5.

### II. Julius Engle Gardens:

4 Vacant Units

In February 2026 we experienced a major leak in building G.

#### Occupancy and Financial Overview:

As of January 2026, Edison Public Housing had 136 occupied units.

**Total Charges for December: \$76,647.00**

**Rent Collected: \$45,792.00**

**Outstanding Rent: \$30,855.00**

Prepared by:

Jolanta Kubacka, PHM  
Director of Property Management

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

**2/1/2026**

MIS Type Description	# of Vouchers	# of New Vouchers	Amount
All other Vouchers	270	0	\$382,347.00
Tenant Protection Vouchers	35	0	\$25,680.00
<b>Totals</b>	<b>305</b>	<b>0</b>	<b>\$408,027.00</b>

FSS Program                    25 Participants  
FSS Escrow Expense            \$1,574  
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 328  
Number of Port Out Portable Out Vouchers 23  
Amount of Port Out Portable Out Vouchers \$34115  
Project-Based vouchers 36  
Port- In Vouchers 70

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

**2/1/2026**

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**HIGHLAND PARK**  
HOUSING AUTHORITY



**Board of Commissioners**

Ruby Hope  
Chair

William Rohmwater  
Vice Chair

David Copperman  
Commissioner

Thuy Bozsett  
Commissioner

Patrick Millet  
Commissioner

Seth Hahn  
Commissioner

Priscilla Hara  
Commissioner

Deborah Hurley  
MPA, C-PMO  
Executive Director & Secretary

Matthew Hersh  
Director of  
Highland Park Credit

242 South 6th Avenue, Highland Park 08904

732.572.4420

732.985.6485

www.highlandperthousing.org

## Housing Director - Monthly Operations Report

Reporting Period: February 2026

Prepared By: Denise Blake

### 1. Facility Projects:

#### a. Annual Tax Credit Recertification - 2026

i. Annually, 100 residents are required to complete the recertification process.

1. To date 75 resident files have successfully been processed and approved.

#### b. Agreement signed – Upgrade Keri System

i. Keri system (Key Fob system). Will be upgraded.

### 2. Legal and Rent Matters:

#### a. Eviction Proceedings:

i. We are working closely with our Attorney's office, APS, and a family member to delicately resolve a potential housing issue.

### 3. Delinquent Rents:

i. We receive a \$500.00 grant from DAFgiving360 which was applied towards the accounts of families struggling to pay outstanding balances.

### 4. Community Engagement:

#### a. Meal Services:

i. Weekly prepared meals continue to be provided to us through First Presbyterian Church of Metuchen, in partnership with Elijah's Promise. Meals are distributed to:

1. HP Residents
2. HP Gives a Hoot center
3. AHEPA building.

**b. Pop-up Pantry:**

- i. Hosted monthly by Charlie Tomaro from Hands of Hope. Residents received:
1. Fish-Sticks, Eggs
  2. Proteins, fruits, and assorted dry goods.

**5. Resident Activity:**

**a. Applicants & Move ins:**

- i. Kronman is FULLY occupied.
- ii. We are currently interviewing applicants from our Park Terrace waitlist for housing.

**Rent Collection & Occupancy:**

**Kronman Affordable – Occupancy = 100%**

iii. **Rents:** 41,825.00

iv. Collected: **41,201.00 (98.5%)**

**Park Terrace – Occupancy = 98%**

v. **Rents:** 10,123.00

vi. Collected: **10,073.00 (99.5%)**

**Maintenance Report:**

28 Work Orders have been completed in January

- 17 – Route maintenance issues
- 9 – Urgent work orders
- 2 - Preventative

Thank you to our anonymous donor, your contribution has truly changed a life!