

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

Tuesday, May 19, 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 April 21, 2026, Regular Meeting Minutes

6. Resolutions:

- | | |
|----------|---|
| 1-5-2026 | Resolution to approve vouchers for payment of invoices in the amount of \$69,488.64 for the month of May. |
| 2-5-2026 | Resolution of the Board of Commissioners of the Edison Housing Authority authorizing the Executive Director to commit up to Seven-Hundred and Fifty Thousand Dollars of Public Housing Funds for the RAD conversion and Rehabilitation of Robert E. Holmes Gardens. |
| 3-5-2026 | Resolution to award a contract for a Qualified Purchasing Agent at the Edison Housing Authority to BR Housing Solutions, LLC. |

7. Old Business:

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

Tuesday, May 19, 2026
6:00 pm

- a) Staff Reports:
 - 1) Director of Property Management
 - 2) Director of Section 8
 - 3) Highland Park Housing Authority
 - 4) Family Self-Sufficiency Program

8. New Business:

- a) Executive Director's Report

9. Public Portion

10. Adjournment

**EDISON HOUSING AUTHORITY
BOARD MEETING**

April 21, 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, 0 Willard Dunham Dr, Edison, NJ in the Community room. The meeting was called to order at 6:23 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 Sonali Patel, Commissioner Brent Scott, Deborah Hurley Executive Director, and Terrance Corrison, Esq. EHA

Absent: Commissioner Barry Telesnick
Commissioner Toni Johnson

Approval of Minutes:

Minutes of March 17th, 2026 meeting.

Motion: Commissioner Brent Scott

Second: Commissioner Deborah Andrews

Discussions: Terrence Corrison, Esq. EHA mentioned that the revised qualified purchasing agent resolution to increase the bid threshold was approved conceptually last month, but due to recording issues it wasn't included with the minutes and will be redistributed.

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

1-4-2026 Resolution to approve vouchers for payment of invoices in the amount of \$126,222.50 for the month of April.

Motion: Commissioner Brent Scott
Second: Commissioner Deborah Andrews

Discussion: Some of the line items from the invoice were discussed. The PSE&G, Water were some of the bigger charges as expected with the weather.

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

2-4-2026 Resolution by the Board of Commissioners of the Edison Housing Authority to extend DWC Enterprise, Inc. contract for landscaping services at Robert Holmes and Julius Engel Gardens for 30 Days.

Motion: Commissioner Sonali Patel
Second: Commissioner Deborah Andrews

Discussion: Executive Director Deborah Hurley explained that the RFP has been issued and publicly posted, with bids due by May 7th and a contract expected to be awarded at the following board meeting.

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

3-4-2026 Resolution of the Edison Housing Authority to create the position of Director Operations and Maintenance.

Motion: Commissioner Toni Johnson

Second: Commissioner Brent Scott

Discussion:

Executive Director Deborah Hurley said the proposal was presented to create a senior position for Director of Operations and Maintenance—to strengthen oversight, accountability, and efficiency in the maintenance team ahead of upcoming needs and help manage upcoming RAD-related responsibilities like coordinating relocations and field operations.

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

4-4-2026 Resolution to authorize the Executive Director to Execute the RAD conversion commitment for Robert Holmes Gardens and take all actions necessary to complete RAD conversion consistent with terms and conditions set forth in the RCC.

Motion: Commissioner Deborah Andrews

Second: Commissioner Brent Scott

Discussion: Executive Director Deborah Hurley explained that HUD has issued a preliminary mortgage approval under RAD, and a resolution is needed to authorize signing the RCC so the team can finalize the loan with Prudential and aim for closing approximately around July or later.

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

Old Business:

- Reports from Property Management and Section 8 show voucher use and overall operations are in good standing.
- Reports will continue to include Highland Park operations and financials
- Noting a temporary operating loss due to pension contributions and high winter utility costs at both authorities, but overall both authorities remains financially stable.

Financial Summary Review:

The financial summary has been added to the packet; progress continues toward towards an anticipated closing in April, with HUD reviewing financials.

New Business

Chairman William Thomas shared about his opportunity to meet with an AI camera system startup, already being used in some New Jersey municipalities. The feature has as a potential tool for improving safety through real-time threat detection and alerts. Commissioners agreed to continue exploring it, likely through an RFP process, with pricing negotiations.

Executive Director Deborah Hurley Report:

- Working to properly facilitate next steps following RCC progress, now officially received
- Legal counsel coordinating with the town to finalize and sign the funding agreement
- Upcoming NSPIRE inspection on May 4th, with preparations underway:
 - Maintenance team addressing key issues (smoke detectors, door strips, GFI units, and other deficiencies)
 - Property under RAD conversion but still required to undergo inspection; prior location performed well
- Substandard status has been discussed and is currently in good standing

Motion to Open and Close the Public Comment 6:53 PM

Motion : Commissioner Brent Scott

Seconded: Commissioner Deborah Andrews

Motion to adjourn

Motion : Commissioner Sonali Patel

Seconded: Commissioner Toni Johnson

All commissioners present voted to adjourn at 6:54 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
05/06/2026	7508	CHK	738004182026	answering service and Patch charges -04/18/2026 to 05/15/2026	\$109.84	\$109.84

Totals For Vendor: AB Universal Messaging **\$109.84**

Aflac PO Box 535178 Pittsburgh PA 15253-5178

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/06/2026	7509	CHK	795855	insurance premium - April 2026	\$264.50	\$264.50

Totals For Vendor: Aflac **\$264.50**

AFSCME NJ Council 63 2653-A Whitehorse-Hamilton Sq Road Nottingham Village Square Hamilton NJ 08690

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/06/2026	7510	CHK	043126	union dues Geva & Lopez March & April 2026	\$96.84	\$96.84

Totals For Vendor: AFSCME NJ Council 63 **\$96.84**

BR Housing Solutions LLC 39-4733602 31 Reynen Ct Ridgewood NJ 07450

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/08/2026	7532	CHK	235	QPA Consulting Services for April 2026	\$1,666.67	\$1,666.67

Totals For Vendor: BR Housing Solutions LLC **\$1,666.67**

Brent Scott 5 Amherst St. Edison NJ 08820

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/27/2026	7502	CHK	042926	Per diem and Mileage for NJ NAHRO Conference April 26 2026 -April 29 2026	\$241.80	\$241.80

Totals For Vendor: Brent Scott **\$241.80**

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
05/08/2026	7533	CHK	043026	legal services for April 2026	\$2,580.00	\$2,580.00

Totals For Vendor: Breslin and Breslin, P.A. **\$2,580.00**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/08/2026	7534	CHK	63802	20 1106 American Padlocks	\$432.20	
			63803	5 IC Cylinders and Dead bolts	\$910.00	\$1,342.20

Totals For Vendor: Brothers Lock & Safe, Inc. **\$1,342.20**

Carmen Amalbert 11 Vermeer Drive South Amboy NJ 08879

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/08/2026	7535	CHK	042126	Dunkin Coffee bought for Board meeting reim. & Mileage - 04/21/2026	\$36.41	\$36.41

Totals For Vendor: Carmen Amalbert **\$36.41**

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
05/01/2026	7504	CHK	15	Administrative fee for Social worker at HPHA-April 2026	\$1,750.00	\$1,750.00

Edison Housing Authority Vendor Payment History Report

Totals For Vendor: Cozette L Randolph						\$1,750.00
Deborah Andrews 1722 Raspberry Ct Edison NJ 08817						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/24/2026	7501	CHK	042926	Per diem and Mileage for NJNAHRO Conference April 26 to April 29 2026	\$392.08	\$392.08
Totals For Vendor: Deborah Andrews						\$392.08
D'Onofrio & Son 47 Van Ness Terrace Maplewood NJ 07040						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/08/2026	7536	CHK	35180	REH & JEG Spring Clean up	\$3,825.00	\$3,825.00
Totals For Vendor: D'Onofrio & Son Landscaping						\$3,825.00
Elizabethtown Gas PO Box 6031 Bellmawr NJ 08099						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/06/2026	7511	CHK	4458334671-042026	REH gas-14 Cleveland place- 03/18/2026 - 04/20/2026	\$446.55	\$446.55
05/06/2026	7512	CHK	0577138900-042026	JEG Vacant apt gas 03/18/2026 - 04/20/2026	\$11.50	\$11.50
05/06/2026	7513	CHK	3922309254-042026	REH gas-15 beaver Ave-03/18/2026 - 04/20/2026	\$1,347.25	\$1,347.25
05/06/2026	7514	CHK	4458334671-042026	REH gas-14 Cleveland place- 03/18/2026-04/20/2026	\$446.55	\$446.55
Totals For Vendor: Elizabethtown Gas						\$2,251.85
Ferraro's Pizzeria 1067 Inman Avenue Edison NJ 08820						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/06/2026	7515	CHK	0200-STEM	Food for Children- 25 Chicken Fingers, Chips, Soda STEM 04/23/2026	\$257.50	\$257.50
Totals For Vendor: Ferraro's Pizzeria						\$257.50
Gannett New York-New Jersey LocalIQ PO Box 631202 Cincinnati OH 45263-1202						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/06/2026	7516	CHK	0007668605	AD on landscape Maintenance RFP and Notice April 2026	\$186.70	\$186.70
Totals For Vendor: Gannett New York-New Jersey LocalIQ						\$186.70
Gurney Electric LLC 20-5534706 566A Cliff Road Sewaren NJ 07077						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/08/2026	7537	CHK	18078	REH-Apt 15 A Kitchen wiring replaced	\$675.75	\$675.75
Totals For Vendor: Gurney Electric LLC						\$675.75
Happy Brooms Cleaning 10 Park Place Metuchen NJ 08840						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/08/2026	7538	CHK	3161	REH & JEG office cleaning 05/1/26 & 5/7/26	\$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
05/08/2026	7539	CHK	033142726	REH & JEG maint materials-	\$6,068.14	\$6,068.14
Totals For Vendor: Home Depot Credit Services						\$6,068.14
InterGlobe 4295 Arthur Kill Road Staten Island NY 10309						

**Edison Housing Authority
Vendor Payment History Report**

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/06/2026	7517	CHK	76177	REH telephone service - May 2026	\$1,045.80	\$1,045.80

Totals For Vendor: InterGlobe Communications, Inc. \$1,045.80

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/06/2026	7518	CHK	0012498912	REH trash service-May 2026 Account #766660	\$2,120.00	
			0012461945	REH 30yd Rolloff-Trash-Account #766660 on 04/14/2026	\$481.00	\$2,601.00

Totals For Vendor: Interstate Waste Services of New Jersey \$2,601.00

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
04/24/2026	7500	CHK	041026	Part time Maintenance help 12 hours @\$16/hr. 03/30/2026 to 04/10/2026	\$192.00	\$192.00
05/06/2026	7507	CHK	042426	Part time Maintenance help 12 hours @\$16/hr. 04/13/2026 to 04/24/2026	\$192.00	\$192.00

Totals For Vendor: James Holliman \$384.00

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
05/08/2026	7540	CHK	48177A-P	REH-Line Leaking in Main Boiler Room-Repaired	\$1,082.81	\$1,082.81

Totals For Vendor: Magic Touch Construction Co.,Inc \$1,082.81

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
05/08/2026	7541	CHK	04-22186	legal services (labor matters)-April 2026	\$922.70	\$922.70

Totals For Vendor: McLaughlin Stauffer & Shaklee, PC \$922.70

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/04/2026	7505	CHK	042226	Food pantry help-part time 8.33 hrs. @ \$16 04/15/26 -04/22/26	\$133.28	\$133.28
05/04/2026	7506	CHK	042326-STEM	Part time work 2.25 hrs. @\$16 4/23/2026	\$36.00	\$36.00

Totals For Vendor: Miailli Wilson \$169.28

Middlesex Water Company PO Box 826538 Philadelphia PA 19182-6538

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/06/2026	7519	CHK	5535300000-041526	Water bill for JEG for 03/13/2026 to 04/15/2026	\$5,892.90	\$5,892.90

Totals For Vendor: Middlesex Water Company \$5,892.90

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/08/2026	7542	CHK	N11217	remote & onsite maint. of networks-May 2026	\$1,176.58	
			N10911	HP600gb Hard drive with dual port with tray	\$274.99	\$1,451.57

Totals For Vendor: NetConnect, Inc. \$1,451.57

New Jersey American Box 371331 Pittsburgh PA 15250-7331

**Edison Housing Authority
Vendor Payment History Report**

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/08/2026	7543	CHK	1018 21001896733 8-042826	1 wintergreen Ave. WB - 03/28/2026-04/28/2026	\$294.05	\$294.05
05/08/2026	7544	CHK	1018 21002160495 4 042826	14 rev Samuel carpenter 03/28/2026-04/28/2026	\$139.66	\$139.66
05/08/2026	7545	CHK	1018- 21002190134 1-042826	8 Weston Forbes CT C - 03/28/2026-04/28/2026	\$332.65	\$332.65
05/08/2026	7546	CHK	1018- 21002165669 6 042826	15 LYLE PLACE H EDISON-03/28/2026-04/28/2026	\$1,385.30	\$1,385.30
05/08/2026	7547	CHK	10182100216 57798-042826	11 LYLE PL A -03/28/2026-04/28/2026	\$352.88	\$352.88
05/08/2026	7548	CHK	1018- 21002183711 2 042826	3 WESTON FORBES CT D-03/28/2026-04/28/2026	\$380.88	\$380.88
05/08/2026	7549	CHK	1018- 21002183781 5-042826	2 WESTON FORBES CT C-03/28/2026-04/28/2026	\$496.67	\$496.67
05/08/2026	7550	CHK	1018- 21002184069 9-042826	6 WESTON FORBES CT D-03/28/2026-04/28/2026	\$245.81	\$245.81
05/08/2026	7551	CHK	1018- 21002183938 5-042826	5 WESTON FORBES CT B -03/28/2026-04/28/2026	\$3,013.85	\$3,013.85
05/08/2026	7552	CHK	10182100219 02436-042826	8 Weston Forbes CT E -03/28/2026-04/28/2026	\$178.27	\$178.27
05/08/2026	7553	CHK	1018 21002190173 0-042826	7 Weston Forbes CT. D -03/28/2026-04/28/2026	\$303.69	\$303.69
05/08/2026	7554	CHK	1018- 21002190279 5 042826	12 Wintergreen Ave WE -03/28/2026-04/28/2026	\$236.16	\$236.16
05/08/2026	7555	CHK	1018- 21002183632 4-042826	9 LYLE PL H -03/28/2026-04/28/2026	\$651.99	\$651.99
05/08/2026	7556	CHK	10182100218 38511-042826	4 WESTON FORBES CT C-03/28/2026-04/28/2026	\$216.58	\$216.58
Totals For Vendor: New Jersey American Water					\$8,228.44	

Nexacomm LLC 333 Mamaroneck Ave #341 White Plains NY 10605

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/08/2026	7557	CHK	0006642	JEG telephone service - May 2026	\$94.52	\$94.52
Totals For Vendor: Nexacomm LLC					\$94.52	

NTN-Philadelphia LB#2127, PO BOX 95000 Philadelphia PA 19195-0001

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/08/2026	7558	CHK	NJ5508605	background check for Dennis	\$33.00	\$33.00
Totals For Vendor: NTN-Philadelphia					\$33.00	

Optimum PO Box 70340 Philadelphia PA 19176-0340

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/06/2026	7520	CHK	07875-207961- 03-9-052126	JEG Internet 04/22/2026-05/21/2026	\$190.94	\$190.94

**Edison Housing Authority
Vendor Payment History Report**

05/06/2026	7521	CHK	07875-453477-01-2-052126	maintenance internet service 04/22/2026-05/21/2026 Weston Forbes APT C Basement	\$176.99	\$176.99
05/06/2026	7522	CHK	07875-386464-01-1-052126	REH office internet 04/22/2026-05/21/2026	\$200.99	\$200.99

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
05/08/2026	7559	CHK	43395	REH- Range hood, glove	\$752.96	\$752.96

Totals For Vendor: Phoenix Specialties, LLC **\$752.96**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/08/2026	7560	CHK	17391	Accounting services -April 2026	\$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
05/06/2026	7523	CHK	6691572106-602009843355	JEG gas & electric 03/21/2026 to 04/21/2026	\$6,461.44	\$6,461.44
05/06/2026	7524	CHK	7716007807-042326	Vacant Apt 15C -REH electric-03/25/2026 - 04/23/2026	\$11.69	\$11.69
05/06/2026	7525	CHK	7837940806-600810197843	Vacant Apt K5 -JEG electric-03/21/2026 - 04/21/2026	\$16.34	\$16.34
05/06/2026	7526	CHK	7823095807-604908572900	Vacant Apt H1 -JEG electric 03/21/2026 - 04/21/2026	\$96.75	\$96.75
05/06/2026	7527	CHK	7822396102-602309734144	Vacant Apt C5 -JEG electric 03/21/2026 - 04/21/2026	\$43.24	\$43.24
05/06/2026	7528	CHK	7816875207-606005580057	Vacant Apt 3A -JEG electric-03/21/2026 to 04/29/2026	\$16.13	\$16.13
05/06/2026	7529	CHK	1300007818-042326	REH Electric 03/24/2026-04/23/2026	\$3,191.60	\$3,191.60

Totals For Vendor: PSE&G CO **\$9,837.19**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/06/2026	7530	CHK	INV62793262	postage meter refill for April 2026	\$9.00	\$9.00

Totals For Vendor: Quadient Finance USA, Inc. **\$9.00**

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
05/06/2026	7531	CHK	Q2308949	postage meter Lease payment-05/10/26 -09/09/26	\$196.50	\$196.50

Totals For Vendor: Quadient Leasing USA, Inc **\$196.50**

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

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/08/2026	7561	CHK	1321228	REH -4 top freezer Refrigerator replaced	\$2,770.00	\$2,770.00

Totals For Vendor: See-More TV & Appliance **\$2,770.00**

Edison Housing Authority Vendor Payment History Report

The Brooke Group LLC 27-0950485 209 E. Egnor Drive Absecon NJ 08205						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/08/2026	7562	CHK	EHA-GD03-2026	RAD Consulting - March 2026	\$7,048.75	\$7,048.75
Totals For Vendor: The Brooke Group LLC						\$7,048.75
Toni Johnson C6 Willard Dunham Drive Edison NJ 08837						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
04/27/2026	7503	CHK	042926	Per diem and Mileage for NJNAHRO Conference April 26 to April 29 2026	\$324.08	\$324.08
Totals For Vendor: Toni Johnson						\$324.08
Verizon Wireless PO Box 408 Newark NJ 07101-0408						
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Amount	Doc Total
05/08/2026	7563	CHK	6142278346	Cell phone service 03/29/2026-04/28/2026	\$359.94	\$359.94
Totals For Vendor: Verizon Wireless						\$359.94
Total Bill list for May 2026						\$69,488.64

RESOLUTION # 1-5-2026

APPROVE VOUCHERS FOR PAYMENT OF INVOICES

WHEREAS, the Commissioners of the Edison Housing Authority approves voucher for payment of invoices for the month of May in the amount of \$69,488.64.

NOW, THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority that Resolution 1-5-2026 shall be approved.

MOVED: _____

SECONDED: _____

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
-----------------------------	-------------	-------------	---------------	----------------

Chairman William Thomas
Vice Chair Deborah Andrews
Commissioner Brent Scott
Commissioner Toni Johnson
Commissioner Sonali Patel
Commissioner Barry Telesnick

PASSED AND ADOPTED THE 19th day of May, 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 May 19, 2026.

Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 2-5-2026

Housing Authority of the Township of Edison County of Middlesex State of New Jersey

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE EDISON HOUSING AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO COMMIT UP TO SEVEN- HUNDRED AND FIFTY-THOUSAND DOLLARS OF PUBLIC HOUSING FUNDS FOR THE RAD CONVERSION AND REHABILITATION OF ROBERT E.HOLMES GARDENS.

WHEREAS, the Housing Authority of the Township of Edison (Authority) has received a Commitment for Housing Assistance Payments CHAP from the U.S. Department of Housing and Urban Development (HUD) for the Robert E. Gardens Public Housing Site (Project); and

WHEREAS, a CHAP is issued by HUD when HUD has approved a housing authority convert a public housing project to a Section 8 project-based voucher project through the HUD Rental Assistance Demonstration (RAD) program; and

WHEREAS, HUD has issued a RAD Conditional Commitment (RCC) for the Project (Project); and

WHEREAS, the Authority has a desire to rehabilitate the Project, and to fund operating and capital replacement reserves; and

WHEREAS, the Authority with the Edison Affordable Housing at Robert Holmes Gardens A New Jersey Non-Profit Corporation and an instrumentality of the Authority has secured funding from the Federal Home Loan Bank of \$1,200,000, the Township of Edison of \$2,135,876 and a mortgage from PGIM Real Estate LLC in the approximate amount of \$20,287,918; and

WHEREAS, in a RAD conversion HUD allows for the Authority to convert various sources of its public housing funds to non-federal funds to be used in the RAD project;

And

WHEREAS, the Authority to complete the RAD conversion and rehabilitation will authorize the use of up to \$750,000 of various public housing sources; and

NOW THEREFORE, BE IT RESOLVED ON THIS 19th day of May 2026, that the Board of Commissioners of the Housing Authority of the Township of Edison authorizes the Executive Director to use up to \$750,000 in public housing Funds in connection with the RAD conversion and rehabilitation of the Robert E. Holmes Gardens public housing site.

MOVED: _____

SECONDED: _____

RESOLUTION # 2-5-2026

Member Recorded Vote

Ayes

Nays

Absent

Abstain

Chairman William Thomas
Vice Chair Deborah Andrews
Commissioner Brent Scott
Commissioner Toni Johnson
Commissioner Sonali Patel
Commissioner Barry Telesnick

PASSED AND ADOPTED THE 19th day of May, 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 May 19, 2026.

Deborah M. Hurley, Secretary, Executive Director

Dated: May 19, 2026

Edison Housing Authority

BY _____
William Thomas, Chairman

I hereby certify that the forgoing is a true copy of a Resolution adopted by the Board of Commissioners of the Edison Housing Authority at a meeting held on the 19th day of Mayl, 2026.

BY _____
Deborah M. Hurley, Executive Director
Edison Housing Authority

RESOLUTION #3-5-2026

RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR A QUALIFIED PURCHASING AGENT (QPA) FOR THE EDISON HOUSING AUTHORITY, APPOINTING VINCENT M. BUFIS AS THE QUALIFIED PURCHASING AGENT, AND AMENDING THE PROCUREMENT POLICY TO INCREASE THE BID THRESHOLD TO \$53,000.00 AND THE INFORMAL QUOTE THRESHOLD TO \$7500.00

WHEREAS, the Edison Housing Authority (the "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 and to designate one of its principals, Vincent M. Bufis, who possesses the designation of a Qualified Purchasing Agent ("QPA") as issued by the Director of local Government Services in accordance with NJAC 5:34-5 et seq., to serve as the Authority's purchasing agent; and

WHEREAS, it is appropriate to amend the procurement policy to increase the bid threshold to \$53,000.00 and to increase the quotation threshold to \$7500.00 for informal quotes.

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; and

BE IT FURTHER RESOLVED that Vincent M. Bufis is appointed the Qualified Purchasing Agent to exercise the duties of a purchasing agent pursuant to NJSA 40A:11-2 (30) with specific relevance to the authority, responsibility and accountability of the purchasing activity of the Authority; and

BE IT FURTHER RESOLVED that the procurement policy is amended to provided that the Authority has appointed a QPA and that the bid threshold is increased to the

RESOLUTION #3-5-2026

authorized limit of \$53,000.00 for sealed bids and the quotation threshold is \$7500.00 for informal quotes.

MOVED: _____

SECONDED: _____

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Absent</u>	<u>Abstain</u>
-----------------------------	-------------	-------------	---------------	----------------

Chairman William Thomas
Vice Chair Deborah Andrews
Commissioner Brent Scott
Commissioner Toni Johnson
Commissioner Sonali Patel
Commissioner Barry Telesnick

PASSED AND ADOPTED THE 19th day of May, 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 May 19, 2026.

Deborah M. Hurley, Secretary, Executive Director

Public Housing Report

April was a busy month for our maintenance team; we did a pre-NSPIRE inspection of all apartments at Robert E. Holmes and were busy preparing for the upcoming NSPIRE inspection.

At Julius Engle Gardens we experienced a sewer backup in building L and had a problem with a hot water boiler, the plumbers had to replace the blower motor.

At Robert E. Holmes another heating pipe broke under building 4.

A total of 36 work orders were completed:

- Robert E. Holmes Apartments: 17 work orders
- Julius Engle Gardens: 19 work orders
- All work orders were completed.

Robert E. Holmes:

- 23 units remain vacant.

Julius Engle Gardens:

3 Vacant Units

Occupancy and Financial Overview:

As of April 2026, Edison Public Housing had 134 occupied units.

- Total Charges for April: \$81,643.00
- Rent Collected: \$54,817.00
- Outstanding Rent: \$26,826.00

Prepared by:

Jolanta Kubacka, PHM

Director of Property Management

Edison Housing Authority
Summary for Section 8 Voucher

4/1/2026

VMS Type Description	# of Vouchers	# of New Vouchers	Amount
All other Vouchers	269	0	\$379,324.00
Tenant Protection Vouchers	34	0	\$26,319.00
Totals	303	0	\$405,643.00

FSS Program 25 Participants
FSS Escrow Expense \$1,077
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: 325
Number of Port Out Portable Out Vouchers: 20
Amount of Port Out Portable Out Vouchers: \$28728

Project-Based vouchers 35
Port- In Vouchers 73



HIGHLAND PARK
HOUSING AUTHORITY



Board of
Commissioners

Ruby Hope
Chair

William Rainwater
Vice Chair

David Copperman
Com. - Luber

Thuy Bozzett
Commissioner

Padraic Millet
Commissioner

Seth Hahn
Commissioner

Priscilla Hera
Commissioner

Deborah Hurley
MPA, C-PMH
Executive Director
& Secretary

Matthew Hersh
Mayor of
Highland Park, Texas

📍 242 South 6th Avenue, Highland Park 08904

☎️ 732.572.4420

📠 732.985.6485

🌐 www.highlandparkhousing.org

Housing Director - Monthly Operations Report

Reporting Period: **April 2026**

Prepared By: **Denise Blake**

1. Facility Projects:

a. Submitted Quotes for approval by our Accountant for:

- i. Camera Upgrade: Park Terrace and Kronman
- ii. Exhaust Fan Replacement: Three broken units at Kronman
- iii. Water Heater Replacement: One water heater tank at – Kronman
- iv. HVAC Removal: Three roof blowers and associated ductwork - Kronman

b. Replacement of 20 Water Heaters – Park Terrace

- i. Discussed lowest preliminary quotes with Deborah/QPA.
- ii. RFP needed

c. Kronman Roof Minor Repair: Completed

- i. Small leak identified on sixth floor
- ii. Fixed by Roofing company

d. OS&Y Valve repair 3rd Floor:

- i. Service scheduled for May 8, 2026.

e. Keri System Upgrade:

- i. Software was installed; all data migration is now complete.
- ii. We are scheduled to go-live with the new system on Monday May 11, 2026
- iii. We do not anticipate any user interruptions. If difficulties arise, residents are instructed to call the office.

f. Install of Ventilation systems at Park Terrace & Kronman:

- i. We are still seeking bids from State Approved Vendors

g. Kronman Boilers –

- i. Annual Boiler inspection has been completed
- ii. Boiler#1 - is operating as designed
- iii. Boiler#2 - requires a new exhaust fan and replacement gaskets
 - 1. We are waiting on parts.

h. Trees Cut-Down and Trimmed back – Employee Parking Lot and Park Terrace

- i. To improve property safety and curb appeal, trees were cut down and trimmed back.

2. Legal and Rent Matters:

a. Delinquent Rents:

- i. Residents have under reported income, triggering (according to Section 8 regulations) an EIV investigation. As a result, we have proceeded with interim-recertifications to recoup any losses.
- ii. 2 residents are currently past due, due to the above process
- iii. We continue to receive captured past rent payments collected for us by our Attorney's office.

3. Community Engagement:

a. Meal Services:

- i. Weekly prepared meals continue to be provided to us through Elijah's Promise. Meals are distributed to:

b. Pop-up Pantry:

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

c. Kronman Community Garden:

- i. Now in full swing. We currently have 5 usable flower beds
 1. Mesh Roof and Entry door have been fully repaired
 2. Residents have successfully signed up to manage the flower beds.
 - a. A dispute arose from one resident; other residents intervened to quell the argument. Hopefully all concerns have been put to bed.
 3. To Further support the initiative - HPHA plans to boost resident involvement by offering a limited amount of garden supplies.

4. Resident Activity:

a. Applicants & Move ins:

- i. One - Approved Tax Credit applicant is scheduled to move-in in May.
- ii. We are currently interviewing applicants from Park Terrace waitlist for housing.

Rent Collection & Occupancy:

Kronman Affordable – Occupancy = 99%

iii. **Rents:** 42,032.90

iv. Collected: **40,666.00 (96.0%)**

Park Terrace – Occupancy = 98%

v. **Rents:** 10,897.12

vi. Collected: **9,217.00 (84.6%)**

Maintenance Report:

Our maintenance team is currently working on sprucing up our building by:

- a. Painting Trash bins, sidewalks, and parking spaces,
- b. Painting/replacing stained ceiling tiles,
- c. Cleaning up maintenance rooms
- d. Cleaning-up the small juvi-storage area.

40 Work Orders have been completed in **April**

- 19 – Route maintenance issues
- 14 – Urgent work orders
- 7 - Preventive

Thank you!

Family Self-Sufficiency (FSS) Program Report

Reporting Period: FY 2026

Prepared By: Edison Housing Authority – FSS Coordinators

Date: May 15, 2026

Program Overview

During the reporting period, a total of 25 Family Self-Sufficiency (FSS) participants were reviewed across both the Public Housing and Housing Choice Voucher programs. Within the Public Housing Program, 7 participants were reviewed from AMP 1 – Robert E. Holmes Gardens and 3 participants were reviewed from AMP 2 – Julius C. Engel Gardens, for a total of 10 Public Housing participants. In the Housing Choice Voucher Program, 15 participants were reviewed. These reviews focused on participant progress toward self-sufficiency goals, employment and education status, supportive service needs, and overall program compliance.

The program continues to actively recruit and enroll additional participants as current families successfully graduate from the program. The agency's ongoing objective is to expand participation and work toward achieving a total enrollment goal of 50 active FSS participants.

Employment and Career Development

During the reporting period, participants continued making meaningful progress toward their employment and career goals. One participant successfully obtained employment as a Housing Case Manager, while another earned a Commercial Driver's License (CDL) and secured employment in the trucking industry prior to experiencing a temporary illness-related setback.

In addition, several participants are actively pursuing employment opportunities in a variety of fields, including:

- Customer service
- Social services
- Education
- Security
- Real estate
- Remote work opportunities

The program continues to provide guidance, referrals, and supportive services to assist participants in achieving long-term economic self-sufficiency.

Employment Barriers Identified

During the reporting period, several participants encountered barriers that impacted progress toward their self-sufficiency goals. Common challenges included:

- Limited job availability
- Transportation concerns
- Health-related interruptions
- Lack of affordable and reliable childcare
- Delayed responses from educational and training providers

Despite these obstacles, participants continued working toward employment, education, and personal development goals with ongoing support and case management assistance provided through the Family Self-Sufficiency (FSS) Program.



(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

Upcoming Annual FSS Events Schedule

Additional events and workshops will be added throughout the year as they are scheduled.

Event	Date	Time
Orientation for New Participants	May 27, 2026	10:00 AM and 5:00 PM
NJ Citizen Action Seminar – English Sessions	June 17, 2026	10:00 AM and 5:00 PM
NJ Citizen Action Seminar – Spanish Sessions	June 17, 2026	11:00 AM and 6:00 PM
FSS Resource Fair	August 8, 2026	10:00 AM – 1:00 PM

Event Purpose

These events are designed to provide participants with educational opportunities, community resources, financial empowerment information, and supportive services to assist families in achieving long-term self-sufficiency goals.