

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

Tuesday, July 21, 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 June 16, 2026, Regular Meeting Minutes

6. Resolutions:

- | | |
|----------|--|
| 1-7-2026 | Resolution to approve vouchers for payment of invoices in the amount of \$120,857.41 for the month of July. |
| 2-7-2026 | Resolution to Ratify the late Introduction and Submission of the Edison Housing Authority Budget for the Fiscal Year Ended July 1, 2026 to June 30, 2027 |
| 3-7-2026 | Resolution by the Commissioners of the Edison Housing Authority authorizing the Executive Director to execute an Agreement with NetConnect for Computer Maintenance and Cyber Security Services, beginning August 1, 2026 and terminating July 31, 2028. |

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

Tuesday, July 21, 2026
6:00 pm

- | | |
|----------|---|
| 4-7-2026 | Resolution by the commissioners of the Edison Housing Authority authorizing the Executive Director to execute an Agreement with Breslin and Breslin for General Legal Services beginning August 1, 2026 and terminating on July 31, 2028. |
| 5-7-2026 | Resolution by the commissioners of the Edison Housing Authority authorizing the Executive Director to execute an Agreement with McLaughlin Stauffer & Shaklee, P.C. for General Legal Services beginning August 1, 2026 and terminating on July 31, 2028. |
| 6-7-2026 | Housing Authority of the Township of Edison Resolution rejecting all bids received for Grounds Maintenance and Landscaping Services and Authorizing the Executive Director to Commence Negotiations pursuant to N.J.S.A. 40A:11-5(3). |

7. Old Business:

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:

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a) Executive Director's Report

9. Public Portion

10. Adjournment

**EDISON HOUSING AUTHORITY
BOARD MEETING**

June 16, 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 08837 in the Community room. The meeting was called to order at 6:11 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 Toni Johnson, Commissioner Brent Scott, Deborah Hurley Executive Director, and Terrance Corriston, Esq. EHA

Absent: Commissioner Sonali Patel, Commissioner Barry Telesnick

Approval of Minutes:

Minutes of May 19, 2026 meeting.

Motion: Commissioner Toni Johnson

Second: Commissioner Brent Scott

Discussions: No Discussions.

	<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	

1-6-2026 Resolution to approve vouchers for payment of invoices in the amount of \$260,536.88 for the month of June.

Motion: Commissioner Brent Scott

Second: Commissioner Toni Johnson

Discussion: Executive Director Deborah Hurley pointed out that funds from the Capital Fund Reserves to cover the emergency hot water boiler replacement at Julius Engle, along with Insurance installment payment were the major expenses contributing to the larger bills this month.

	<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	

2-6-2026 Resolution by the Commissioners of the Housing Authority of Edison Rejecting Bids for Landscaping services pursuant to N.J.S.Ab40A:11-13.2 due to the submitted bid amounts materially exceeding prior pricing for similar services and exceeding the authority's anticipated costs based on prior contracts.

Motion: Commissioner Brent Scott

Second: Commissioner Deborah Andrews

Discussion: Executive Director Deborah Hurley explained that after initial landscaping bids exceeded the budget, the Housing Authority followed the proper procurement process by reissuing the RFP. Although only two bids were received, both remained significantly higher than the current contract, so the matter remains under review.

	<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	

3-6-2026 Resolution of the Commissioners of the Housing Authority of the Township of Edison Authorizing the Executive Director to Draw Down Capital Fund Program Funds in the amount of \$65,350.00 for the replacement of a Boiler at Julius Engel Gardens.

Motion: Commissioner Toni Johnson

Second: Commissioner Deborah Andrews

Discussion: No Discussions

	<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	

4-6-2026 Resolution of the Commissioners of the Housing Authority of the Township of Edison authorizing the appointment of a Risk Manager to assist with the insurance requirements associated with the RAD conversion of Robert E. Holmes Gardens.

Motion: Commissioner Brent Scott

Second: Commissioner Deborah Andrews

Discussion: Executive Director Deborah Hurley and counsel Terrance Corriston, Esq. EHA discussed the need for a risk manager as part of the RAD conversion insurance and compliance requirements associated with the RAD project and continued participation in the joint insurance fund.

	<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:

a) Staff Reports:

1) Staff Reports are included in the packets

2) Executive Director Deborah Hurley introduced Dennis Williams as the Director of Maintenance and Operations, welcoming him to the team and expressing confidence that his leadership and experience will be a valuable asset to the Housing Authority

Director of Maintenance and Operations Dennis Williams introduced himself to the Board, shared his enthusiasm for serving as the Director of Maintenance and Operations, and stated that he looks forward to working with the Board, staff, and residents to support the Housing Authority's mission.

3.) Report is attached in the packet

4.) Report is attached in the packet – Highland Park Housing Director Denise Blake has been working with the families with Tax Credits Rent collections and Programming etc and the families are very happy.

New Business

Executive Director Deborah Hurley Report:

Executive Director Deborah Hurley reported that work on the financial summary is ongoing, with the submission delayed due to scheduling challenges. Also was shared plans to add two new positions—a staff member to support the HCV department and a part-time social worker to better assist families—and is currently evaluating the associated budget and salary costs.

June 4 community meeting was discussed staff continue outreach and begin assessments as the project moves forward.

Motion to Open

Motion : Commissioner Brent Scott

Seconded: Commissioner Toni Johnson

Close the Public Comment 6:41 PM

Motion : Commissioner Brent Scott

Seconded: Commissioner Deborah Andrews

Motion to adjourn

Motion : Commissioner Deborah Andrews

Seconded: Commissioner Toni Johnson

All commissioners present voted to adjourn at 6:42 PM

Deborah M. Hurley, Secretary, Executive Director

Edison Housing Authority Vendor Payment History Report

Check Name		Check Address			
AB Universal Messaging		PO Box 195 Spring Lake NJ 07762			
Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
07/10/2026	7648	738007112026	answering service and Patch charges - 07/11/26 to 08/07/26	\$101.84	\$101.84
Totals For Vendor: AB Universal Messaging					\$101.84
Aflac		PO Box 535178 Pittsburgh PA 15253-5178			
Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
07/10/2026	7649	451734	insurance premium - June 2026	\$264.50	\$264.50
Totals For Vendor: Aflac					\$264.50
AFSCME NJ Council 63		2653-A Whitehorse-Hamilton Sq Road Nottingham Village Square Nottingham, NJ 08066			
Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
07/17/2026	7702	063026	union dues Geva & Lopez May & June 2026	\$193.68	\$193.68
Totals For Vendor: AFSCME NJ Council 63					\$193.68
American Shredder, Inc.		170 Oberlin Avenue North Unit: Suite 20 Lakewood NJ 08701			
Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
07/17/2026	7703	32071	shredding service-07/08/2026	\$60.00	\$60.00
Totals For Vendor: American Shredder, Inc.					\$60.00
April Mobley		7 Catherine St Carteret NJ 07008			
Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
07/10/2026	7650	063026	Mileage for Food Pantry 122 miles for June 2026	\$87.27	\$87.27
Totals For Vendor: April Mobley					\$87.27
BR Housing Solutions LLC		31 Reynen Ct Ridgewood NJ 07450			
Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
07/10/2026	7651	238	QPA Consulting Services for June 2026	\$1,666.67	\$1,666.67
Totals For Vendor: BR Housing Solutions LLC					\$1,666.67
Breslin and Breslin, P.A.		41 Main Street Hackensack NJ 07601-7087			
Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
07/10/2026	7652	061026-evictions	Eviction complaints filed for 6 REH tenants @\$57	\$342.00	
		053126,063026	legal services for May & June 2026	\$5,160.00	\$5,502.00
Totals For Vendor: Breslin and Breslin, P.A.					\$5,502.00
Carmen Amalbert		11 Vermeer Drive South Amboy NJ 08879			
Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
07/10/2026	7653	061626	Dunkin Coffee bought for Board meeting reim. & Mileage -06/16/2026	\$34.10	
		061626-STEM	STEM Program table covers bought exp reim	\$11.12	\$45.22
Totals For Vendor: Carmen Amalbert					\$45.22
Cozette L Randolph		294 Green Strret Woodbridge NJ 07095			
Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
06/29/2026	7641	18	Administrative fee for Social worker at HPHA- June 2026	\$1,750.00	\$1,750.00
Totals For Vendor: Cozette L Randolph					\$1,750.00
Deborah Hurley		1434 Maplewood Terrace Plainfield NJ 07060			
Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
07/17/2026	7704	071126	Family fun day & Toni retirement party -exp reim 7/11/26	\$388.62	\$388.62

Edison Housing Authority Vendor Payment History Report

Totals For Vendor: Deborah Hurley					\$388.62
DWC Enterprises Inc P.O. Box 1293 Maplewood NJ 07040					
Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
07/10/2026	7654	3786	REH lawn maint. for 5/30,6/6,6/13 &6/20/26 @ \$1,250/Per week	\$5,000.00	\$5,000.00
Totals For Vendor: DWC Enterprises Inc					\$5,000.00
E&G Exterminators, Inc 122 North Broadway South Amboy NJ 08879					
Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
07/10/2026	7655	697378	REH & JEG monthly Pest Control contract- June 2026	\$655.00	\$655.00
Totals For Vendor: E&G Exterminators, Inc					\$655.00
Elizabethtown Gas PO Box 6031 Bellmawr NJ 08099					
Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
07/10/2026	7656	3996554541-063026	REH gas 5 Weston Forbes -05/31/2026 - 06/30/2026	\$3,007.14	\$3,007.14
07/10/2026	7657	3922309254-062226	REH gas-15 beaver Ave-05/18/2026 - 06/18/2026	\$1,072.04	\$1,072.04
07/10/2026	7658	0577138900-061826	JEG Vacant apt gas 05/18/2026 - 06/18/2026	\$11.50	\$11.50
07/10/2026	7659	3996554541-053126	REH gas 5 Weston Forbes -04/30/2026 - 05/31/2026	\$3,849.32	\$3,849.32
Totals For Vendor: Elizabethtown Gas					\$7,940.00
Enes Service Center LLC 247 Central Avenue Metuchen NJ 08840					
Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
07/17/2026	7705	1225 &063026	Gas fuel - Dec 2025 & June 2026	\$627.00	\$627.00
Totals For Vendor: Enes Service Center LLC					\$627.00
Gannett New York-New PO Box 631202 Cincinnati OH 45263-1202					
Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
07/10/2026	7660	0007757011	AD on audit Services, General maintenance General labor & employment Legal June 2026	\$586.42	\$586.42
Totals For Vendor: Gannett New York-New Jersey LocalIQ					\$586.42
Giselle Manbodh 530 South Wood Ave A1 Linden NJ 07036					
Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
07/10/2026	7661	071126	3 hours DJ services 07/11/26 Family Fun day	\$450.00	\$450.00
Totals For Vendor: Giselle Manbodh					\$450.00
Home Depot Credit Services Dept 32 - 2531888992,PO Box 70293 Philadelphia PA 19176-0293					
Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
07/10/2026	7662	0624062326	JEG & REH maint materials -06/04/26- 06/23/2026	\$2,934.41	\$2,934.41
Totals For Vendor: Home Depot Credit Services					\$2,934.41
InterGlobe Communications, 4295 Arthur Kill Road Staten Island NY 10309					
Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
07/10/2026	7663	78045	REH telephone service - July 2026	\$1,054.34	\$1,054.34
Totals For Vendor: InterGlobe Communications, Inc.					\$1,054.34
Interstate Waste Services of PO Box 554744 Detroit MI 48255					
Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
07/10/2026	7664	0012813492	REH trash service-July 2026 Account #766660	\$2,120.00	

**Edison Housing Authority
Vendor Payment History Report**

		0012773461	REH 30yd Rolloff-Trash-Account #766660 on 06/09/26	\$481.00	\$2,601.00
Totals For Vendor: Interstate Waste Services of New Jersey					\$2,601.00
James Holliman 7 B Weston Forbes Ct. Edison NJ 08820					
<i>Pay Date</i>	<i>Pay Num</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
06/30/2026	7643	061926	Part time Maintenance help 12 hours @\$16/hr. 06/08/2026 to 06/19/2026	\$192.00	\$192.00
07/10/2026	7665	070326	Part time Maintenance help 12 hours @\$16/hr. 06/22/2026 to 07/03/2026	\$192.00	\$192.00
Totals For Vendor: James Holliman					\$384.00
Jennifer Thompson 9 Kester Drive Edison NJ 08817					
<i>Pay Date</i>	<i>Pay Num</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
06/30/2026	7644	June 2026	facilitator for STEM program -Fall 2025	\$1,000.00	\$1,000.00
Totals For Vendor: Jennifer Thompson					\$1,000.00
Jolanta Kubacka 40 Koyen Street Fords NJ 08863					
<i>Pay Date</i>	<i>Pay Num</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
07/13/2026	7701	071026	Mileage & exp reim for family fun day - 07/10/2026	\$1,307.77	\$1,307.77
Totals For Vendor: Jolanta Kubacka					\$1,307.77
Lisa Dettelbach 307 Orange Avenue Cranford NJ 07016					
<i>Pay Date</i>	<i>Pay Num</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
06/30/2026	7645	June 2026	facilitator for STEM program-Fall 2026	\$1,200.00	\$1,200.00
Totals For Vendor: Lisa Dettelbach					\$1,200.00
Management Computer PO BOX 523 Sparta WI 54656-0523					
<i>Pay Date</i>	<i>Pay Num</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
07/10/2026	7666	063026	Add 1 New user License (June-Dec 2026)	\$581.00	\$581.00
Totals For Vendor: Management Computer Services, Inc.					\$581.00
Mialli Wilson 17D Beaver Avenue Edison NJ 08820					
<i>Pay Date</i>	<i>Pay Num</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
06/26/2026	7638	060426-STEM	Part time work 2.25 hrs. @\$16 06/04/26	\$36.00	\$36.00
06/26/2026	7639	062426	Food pantry help-part time 10.86 hrs.@ \$16 06/10/26 to 06/24/26	\$248.53	\$248.53
07/10/2026	7647	070826	Food pantry help-part time 11.80 hrs.@ \$16 06/29/26 to 07/08/26	\$188.80	\$188.80
Totals For Vendor: Mialli Wilson					\$473.33
Middlesex Water Company PO Box 826538 Philadelphia PA 19182-6538					
<i>Pay Date</i>	<i>Pay Num</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
07/10/2026	7667	5535300000-061526	Water bill for JEG for 05/14/2026 to 06/12/2026	\$6,208.87	\$6,208.87
Totals For Vendor: Middlesex Water Company					\$6,208.87
NetConnect, Inc. 111 Storer Avenue Unit: Suite B2 Staten Island NY 10309					
<i>Pay Date</i>	<i>Pay Num</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
07/10/2026	7668	N11415	remote & onsite maint. of networks-July 2026	\$1,176.58	\$1,176.58
Totals For Vendor: NetConnect, Inc.					\$1,176.58
New Jersey American Water PO BOX 371331 Pittsburgh PA 15250-7331					
<i>Pay Date</i>	<i>Pay Num</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
07/10/2026	7669	1018-210021837815-062526	2 WESTON FORBES CT C-05/28/2026-06/25/2026	\$411.33	\$411.33
07/10/2026	7670	1018-210021839385-062526	5 WESTON FORBES CT B -05/28/2026-06/25/2026	\$3,291.48	\$3,291.48

**Edison Housing Authority
Vendor Payment History Report**

07/10/2026	7671	1018210021838511-062526	4 WESTON FORBES CT C-05/28/2026-06/25/2026	\$237.66	\$237.66
07/10/2026	7672	1018-210021656696-062526	15 LYLE PLACE H EDISON-05/28/2026-06/25/2026	\$1,296.99	\$1,296.99
07/10/2026	7673	1018-210021837112-062526	3 WESTON FORBES CT D-05/28/2026-06/25/2026	\$285.91	\$285.91
07/10/2026	7674	1018210021657798-062526	11 LYLE PL A -05/28/2026-06/25/2026	\$351.41	\$351.41
07/10/2026	7675	1018 210021604954-062526	14 rev Samuel carpenter 05/28/2026-06/25/2026	\$150.81	\$150.81
07/10/2026	7676	1018-210021901341-062526	8 Weston Forbes CT C - 05/28/2026-06/25/2026	\$392.03	\$392.03
07/10/2026	7677	1018-210021840699-062526	6 WESTON FORBES CT D-05/28/2026-06/25/2026	\$237.66	\$237.66
07/10/2026	7678	1018-210021902795-062526	12 Wintergreen Ave WE -05/28/2026-06/25/2026	\$613.97	\$613.97
07/10/2026	7679	1018 210021901730-062526	7 Weston Forbes CT. D -05/28/2026-06/25/2026	\$276.25	\$276.25
07/10/2026	7680	1018-210021836324-062526	9 LYLE PL H -05/29/2026-06/25/2026	\$669.82	\$669.82
07/10/2026	7681	1018210021902436-062526	8 Weston Forbes CT E -05/28/2026-06/25/2026	\$189.42	\$189.42
07/10/2026	7682	1018 210018967338-062526	1 wintergreen Ave. WB - 05/28/2026-06/25/2026	\$314.84	\$314.84
Totals For Vendor: New Jersey American Water					\$8,719.58

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

Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
07/17/2026	7706	052226	dues union 6 labor-04/17/26 -05/22/26-Local 55	\$4,500.02	\$4,500.02

Totals For Vendor: NJ BLD. Laborers Statewide Welfare Fund \$4,500.02

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

Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
07/10/2026	7683	NJ5508607	background check for Teneka Bull	\$12.00	\$12.00

Totals For Vendor: NTN-Philadelphia \$12.00

Optimum PO Box 70340 Philadelphia PA 19176-0340

Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
07/10/2026	ACH	07875-207961-03-9-072126	JEG Internet 06/22/2026-07/21/2026	\$190.94	\$190.94
07/10/2026	ACH	07875-453477-01-2-72126A	maintenance internet service 06/22/2026-07/21/2026 Weston Forbes APT C Basement	\$176.99	\$176.99
07/10/2026	ACH	07875-386464-01-1-072126A	REH office internet 06/22/2026-07/21/2026	\$200.99	\$200.99

Totals For Vendor: Optimum \$568.92

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

Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
07/10/2026	7684	18571	Glass Award for retirement -Antonio Geva	\$99.46	\$99.46

Totals For Vendor: Picture-It, Inc. \$99.46

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

Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
07/10/2026	7685	17474	Accounting services -June 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	Inv Num	Invoice Description	Amount	Doc Total
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**Edison Housing Authority
Vendor Payment History Report**

07/10/2026	7686	7823095807-602209870379	Vacant Apt H1 -JEG electric 05/21/2026 - 06/22/2026	\$203.88	\$203.88
07/10/2026	7687	6691572106-062526	JEG gas & electric 05/20/2026 - 06/23/2026	\$2,510.27	\$2,510.27
07/10/2026	7688	7837940806-787940806	Vacant Apt K5 -JEG electric-05/21/2026 - 06/22/2026	\$13.69	\$13.69
07/10/2026	7689	1300007818- 062426	REH Electric 05/22/2026-06/24/2026	\$3,664.57	\$3,664.57
07/10/2026	7690	7716007807-062626	Vacant Apt 15C -REH electric-05/23/2026 - 06/24/2026	\$14.23	\$14.23
07/10/2026	7691	7822396102-602109917630	Vacant Apt C5 -JEG electric 05/21/2026 - 06/22/2026	\$84.95	\$84.95
07/10/2026	7692	7855982507-600210393358	Vacant Apt M3 -JEG electric 06/15/2026 - 06/22/2026	\$1.40	\$1.40

Totals For Vendor: PSE&G CO **\$6,492.99**

PUBLIC HOUSING 511 Capitol Court NE Washington DC 20002

Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
07/10/2026	7693	92543	Association Membership fee-06/1/26-06/01/27	\$1,120.00	\$1,120.00

Totals For Vendor: PUBLIC HOUSING AUTHORITIES DIRECTORS ASSOC. **\$1,120.00**

Reema Rege 6 Forest court North Monmouth Junction NJ 08852

Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
07/10/2026	7694	063026	Part time help for EAH Board meetings from Jan 26 to June 26	\$496.25	\$496.25

Totals For Vendor: Reema Rege **\$496.25**

Regina Paparsenos 1410 Johnson Ave Unit: 2 Point Pleasant Beach NJ 08742

Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
06/30/2026	7646	June 2026 -Fall	facilitator STEM program-Fall 2025	\$2,000.00	\$2,000.00

Totals For Vendor: Regina Paparsenos **\$2,000.00**

Robert Half 12400 Collections Center Drive Chicago IL 60693

Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
07/10/2026	7695	66242478	Employee hiring fees for Dennis Williams	\$21,875.00	\$21,875.00

Totals For Vendor: Robert Half **\$21,875.00**

Sarayu Sameera 254 Nebula Road Piscataway NJ 08854

Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
07/17/2026	7707	071126	Exp Reim-Ice bought on Family fund day 7/11/26	\$30.00	\$30.00

Totals For Vendor: Sarayu Sameera **\$30.00**

Starlite Services LLC PO Box 487 Perth Amboy NJ 08862

Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
06/29/2026	7642	012	JEG apt G3 vacant apt cleaning	\$301.00	
		013	JEG apt M3 vacant apt cleaning	\$301.00	
		014	JEG apt K5 vacant apt cleaning	\$301.00	\$903.00

Totals For Vendor: Starlite Services LLC **\$903.00**

State of New Jersey Dept of PO Box 929 Trenton NJ 08646-0929

Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
07/17/2026	7708	0226015626-12/2025	deficit, rating assessment,catastrophic illness fund CY 2025	\$139.30	\$139.30

Totals For Vendor: State of New Jersey Dept of Labor **\$139.30**

State of New Jersey Division P.O. Box 308 Trenton NJ 08646

Pay Date	Pay Num	Inv Num	Invoice Description	Amount	Doc Total
06/26/2026	7640	REG_C_EA	Edison Affordable housing-entity name change amendment filing fees	\$75.00	\$75.00

**Edison Housing Authority
Vendor Payment History Report**

Totals For Vendor: State of New Jersey Division of Taxation					\$75.00
Tastee Family Ice of NJ LLC 2303 Woodbride Ave Edison NJ 08817					
<i>Pay Date</i>	<i>Pay Num</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
07/10/2026	7696	Inv# 23	Italian Ice truck for Family fund day on 07/11/2026	\$500.00	\$500.00
Totals For Vendor: Tastee Family Ice of NJ LLC					\$500.00
text-em-all 3803 Parkwood Blvd Unit: Suite 900 Frisco TX 75034					
<i>Pay Date</i>	<i>Pay Num</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
07/10/2026	7697	114145	Message credit 12888@ 0.015 mass calling & texting service	\$193.32	\$193.32
Totals For Vendor: text-em-all					\$193.32
The Brooke Group LLC 209 E. Egnor Drive Absecon NJ 08205					
<i>Pay Date</i>	<i>Pay Num</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
07/10/2026	7698	EHA-GD04-2026	RAD Consulting - April 2026	\$9,675.00	
		EHA-GD05-2026	RAD Consulting - May 2026	\$15,110.00	\$24,785.00
Totals For Vendor: The Brooke Group LLC					\$24,785.00
The Print Post 274 Chestnut Street Newark NJ 07105					
<i>Pay Date</i>	<i>Pay Num</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
07/10/2026	7699	35148,34160	Program Calendar Design and business cards printing	\$155.00	\$155.00
Totals For Vendor: The Print Post					\$155.00
Verizon Wireless PO Box 408 Newark NJ 07101-0408					
<i>Pay Date</i>	<i>Pay Num</i>	<i>Inv Num</i>	<i>Invoice Description</i>	<i>Amount</i>	<i>Doc Total</i>
07/10/2026	7700	6147297220	Cell phone service 05/29/2026-06/28/2026	\$453.05	\$453.05
Totals For Vendor: Verizon Wireless					\$453.05
Totals Bill list for July 2026					\$120,857.41

RESOLUTION # 1-7-2026

APPROVE VOUCHERS FOR PAYMENT OF INVOICES

WHEREAS, the Commissioners of the Edison Housing Authority approves voucher for payment of invoices for the month of July in the amount of \$120,857.41.

NOW, THEREFORE, Be It Resolved by the Board of Commissioner of the Edison Housing Authority that Resolution 1-7-2026 shall be approved.

MOVED: _____

SECONDED: _____

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

PASSED AND ADOPTED THE 21 day of July, 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 July 21, 2026.

Deborah M. Hurley, Secretary, Executive Director

	<u>Start Year</u>		<u>End Year</u>
Fiscal Year	2026	–	2027

***Housing Authority Budget of:
Edison Housing Authority***

State Filing Year 2027

For the Period: July 1, 2026 to June 30, 2027

www.edisonha.org
Housing Authority Web Address



Division of Local Government Services

**2027 HOUSING AUTHORITY BUDGET
CERTIFICATION SECTION**

2027

Edison Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: July 01, 2026 to June 30, 2027

For Division Use Only

CERTIFICATION OF APPROVED BUDGET

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

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

By: _____ Date: _____

CERTIFICATION OF ADOPTED BUDGET

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

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

By: _____ Date: _____

2027 PREPARER'S CERTIFICATION

Edison Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: July 01, 2026 to June 30, 2027

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

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

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

HOUSING AUTHORITY INTERNET WEBSITE CERTIFICATION

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

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

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

Name of Officer Certifying Compliance: Deborah Hurley
Title of Officer Certifying Compliance: Executive Director
Signature: dhurley@edisonha.org

2027 APPROVAL CERTIFICATION

Edison Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: July 01, 2026 to June 30, 2027

It is hereby certified that the Housing Authority Budget, including all schedules appended hereto, copy of the Annual Budget and Capital Budget/Program approved by resolution by the governing body Edison Housing Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on July 21, 2026.

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

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

2027 HOUSING AUTHORITY BUDGET RESOLUTION

Edison Housing Authority

FISCAL YEAR: July 01, 2026 to June 30, 2027

WHEREAS, the Annual Budget for Edison Housing Authority for the fiscal year beginning July 01, 2026 and ending June 30, 2027 has been presented before the governing body of the Edison Housing Authority at its open public meeting of July 21, 2026; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$9,412,050.00, Total Appropriations including any Accumulated Deficit, if any, of \$9,289,560.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$100,000.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

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

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

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Edison Housing Authority, at an open public meeting held on July 21, 2026 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Edison Housing Authority for the fiscal year beginning July 01, 2026 and ending June 30, 2027, is hereby approved; and

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

BE IT FURTHER RESOLVED, that the governing body of the Edison Housing Authority will consider the Annual Budget and Capital Budget/Program for Adoption on September 15, 2026.

(Secretary's Signature)

(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
William Thomas				
Deborah Andrews				
Brent Scott				
Toni Johnson				
Saonali Patel				
Barry Telesnick				

2027 ADOPTION CERTIFICATION

Edison Housing Authority

HOUSING AUTHORITY BUDGET

FISCAL YEAR: July 01, 2026 to June 30, 2027

It is hereby certified that the Housing Authority Budget and Capital Budget/Program annexed hereto is a true the Budget adopted by the governing body of the Edison Housing Authority, pursuant to N.J.A.C 5:31-2.3, on January 00, 1900.

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

2027 ADOPTED BUDGET RESOLUTION

Edison Housing Authority

FISCAL YEAR: July 01, 2026 to June 30, 2027

WHEREAS, the Annual Budget and Capital Budget/Program for the Edison Housing Authority for the fiscal year beginning July 01, 2026 and ending June 30, 2027 has been presented for adoption before the governing body of the Edison Housing Authority at its open public meeting of January 0, 1900; and

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

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

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

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Edison Housing Authority at an open public meeting held on that the Annual Budget and Capital Budget/Program of the Edison Housing Authority for the fiscal year beginning July 01, 2026 and ending June 30, 2027 is hereby adopted and shall constitute appropriations for the purposes stated; and

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

(Secretary's Signature)

(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
William Thomas				
Deborah Andrews				
Brent Scott				
Toni Johnson				
Saonali Patel				
Barry Telesnick				

**2027 HOUSING AUTHORITY BUDGET
NARRATIVE AND INFORMATION SECTION**

2027 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Edison Housing Authority

FISCAL YEAR: July 01, 2026 to June 30, 2027

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

1. Complete a brief statement on the Fiscal Year 2026 proposed Annual Budget and make comparison to the Fiscal Year 2025 adopted budget for each Revenue and Appropriations. Explain any variances over +/- 10% (as shown on budget pages F-2 and F-4) for each individual revenue and appropriation line item. Explanations of variances should include a description of the reason for the increase or decrease in the budgeted line item, not just an indication of the amount and percent of change. Upload any supporting documentation that will help explain the reason for the increase or decrease in the budgeted line item.

Budgeted revenues are adequate to cover budgeted expenses for the FYE June 30, 2027, resulting in a budgeted surplus of \$122,490. Budgeted revenues total \$9,412,050, an increase of \$848,500 (9.9%) from the prior year budget. Budgeted expenses total \$9,289,560, an increase of \$789,732 (9.3%) from the prior year budget. Changes in budgeted variances of +/- 10% are as follows:
Incoming portability fees earned are \$70,000, or \$43,000 (159.3%) higher, due to increased portability tenants in the HCV program. Management Fees earned from HCV Program are \$115,000, or \$38,200 (49.7%) higher, due to a large increase in units months leased. FSS grant revenues are \$100,000, or \$45,000 (81.8%) higher, as the actual approved grant award is significantly higher than last year. Interest income is \$63,000, or \$48,000 (320.0%) higher due to much higher interest rates negotiated with the local banks. Administration salaries and wages are \$776,000, or \$140,946 (22.2%) higher due to new hires and salary increases. Administration employee benefits are \$487,730, or \$128,369 (35.7%) higher due to new hires, healthcare cost increases, and budgeted retirement benefits paid to employees who will retire in the budgeted fiscal year. Miscellaneous administration costs are \$319,190, or \$48,317 (17.8%) higher, primarily due to increased budgeted RAD consultant costs. Maintenance employee benefits are \$244,790, or \$81,666 (50.1%) higher due to new hires, healthcare cost increases, and budgeted retirement benefits paid to employees who will retire in the budgeted fiscal year. PILOT expense is \$55,700, or \$6,800 (13.9%) higher primarily due to a large increase in budgeted rental revenue

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

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

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

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

2027 HOUSING AUTHORITY BUDGET MESSAGE & ANALYSIS

Edison Housing Authority

FISCAL YEAR: July 01, 2026 to June 30, 2027

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

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

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

5. The proposed budget must not reflect an anticipated deficit from 2026 operations. If there exists an accumulated deficit from prior year's budgets (and funding is included in the proposed budget as a result of a prior year deficit) explain the funding plan to eliminate said deficit (N.J.S.A. 40A:5A-12). If the Authority has a net deficit reported in its most recent audit, it must provide a deficit reduction plan in response to this question.

Edison Housing Authority, excluding the discretely presented component unit, has a net position of \$2,809,777 per the most recent audited financial statements. The Authority does not anticipate a deficit in the proposed budget. The deficit in unrestricted net position of \$70,025 (again, excluding the component unit) is a direct result of OPEB and pension liabilities, related deferred inflows and deferred outflows. The Authority would require additional funding from HUD or a new revenue stream to eliminate this deficit.

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

HOUSING AUTHORITY CONTACT INFORMATION

2027

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

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

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

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

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

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

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE

Edison Housing Authority

FISCAL YEAR: July 01, 2026 to June 30, 2027

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

20

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

\$ 849,213.00

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

7

(5 or 7 per State statute)

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

0

(Maximum is 2)

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

No

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

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

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

No

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

No

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

No

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

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

No

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

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

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

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Edison Housing Authority

FISCAL YEAR: July 01, 2026 to June 30, 2027

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

No

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

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

No

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

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

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

No
No
No
No
No
No
No
No
No

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

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

Yes

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

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

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

No

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

No

If "yes", provide explanation including amount paid.

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

No

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

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Edison Housing Authority

FISCAL YEAR: July 01, 2026 to June 30, 2027

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

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

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

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

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

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

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Edison Housing Authority

FISCAL YEAR: July 01, 2026 to June 30, 2027

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

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

HOUSING AUTHORITY INFORMATIONAL QUESTIONNAIRE (CONTINUED)

Edison Housing Authority

FISCAL YEAR: July 01, 2026 to June 30, 2027

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

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

Edison Housing Authority

FISCAL YEAR: July 01, 2026 to June 30, 2027

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

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

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

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

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

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

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

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

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

Authority Schedule of Commissioners, Officers, Key Employees, Highest Compensated Employees and Independent Contractors (Continued)
Edison Housing Authority

For the Period: July 01, 2026 to June 30, 2027

Position			Reportable Compensation from Authority (w-2/ 1099)							Estimated amount of other compensation from the Authority (health benefits, pension, etc.)	Total Compensation from Authority	
Name	Title	Average Hours per Week Dedicated to Position	Commissioner	Officer	Key Employee	Highest Compensated	Former	Base Salary/ Stipend	Bonus			Other (auto allowance, expense account, payment in lieu of health benefits, etc.)
1 Deborah Hurley	Executive Director	40	X	X				\$ 175,115.00	\$ -	\$ -	\$ 30,000.00	\$ 205,115.00
2 Sarayu Sameera	CFO	40			X			\$ 87,551.00	\$ -	\$ -	\$ 55,000.00	\$ 142,551.00
3 William Thomas	Commissioner	1 X						\$ -	\$ -	\$ -	\$ -	\$ -
4 Deborah Andrews	Commissioner	1 X						\$ -	\$ -	\$ -	\$ -	\$ -
5 Brent Scott	Commissioner	1 X						\$ -	\$ -	\$ -	\$ -	\$ -
6 Toni Johnson	Commissioner	1 X						\$ -	\$ -	\$ -	\$ -	\$ -
7 Sonali Patel	Commissioner	1 X						\$ -	\$ -	\$ -	\$ -	\$ -
8 Barry Telesnick	Commissioner	1 X						\$ -	\$ -	\$ -	\$ -	\$ -
9												\$ -
10												\$ -
11												\$ -
12												\$ -
13												\$ -
14												\$ -
15												\$ -
16												\$ -
17												\$ -
18												\$ -
19												\$ -
20												\$ -
21												\$ -
22												\$ -
23												\$ -
24												\$ -
25												\$ -
26												\$ -
27												\$ -
28												\$ -
29												\$ -
30												\$ -
31												\$ -
32												\$ -
33												\$ -
34												\$ -
35												\$ -
Total:											\$ 85,000.00	\$ 347,666.00

Schedule of Health Benefits - Detailed Cost Analysis

Edison Housing Authority

For the Period: July 01, 2026 to June 30, 2027

If no health benefits, check this box: ☐

	# of Covered Members (Medical & Rx) Proposed Budget	Annual Cost Estimate per Employee Proposed Budget	Total Cost Estimate Proposed Budget	# of Covered Members (Medical & Rx) Current Year	Annual Cost per Employee Current Year	Total Current Year Cost	\$ Increase (Decrease)	% Increase (Decrease)
Active Employees - Health Benefits - Annual Cost								
Single Coverage	2	24,576.00	49,152.00	2	23,838.72	47,677.44	1,474.56	3.1%
Parent & Child	2	44,016.00	88,032.00	2	42,695.52	85,391.04	2,640.96	3.1%
Employee & Spouse (or Partner)	3	49,176.00	147,528.00	3	47,700.72	143,102.16	4,425.84	3.1%
Family	2	68,592.00	137,184.00	2	66,534.24	133,068.48	4,115.52	3.1%
Employee Cost Sharing Contribution (enter as negative -)			(12,000.00)			(12,000.00)	-	
Subtotal	9		409,896.00	9		397,239.12	12,656.88	3.2%
Commissioners - Health Benefits - Annual Cost								
Single Coverage			-			-	-	
Parent & Child			-			-	-	
Employee & Spouse (or Partner)			-			-	-	
Family			-			-	-	
Employee Cost Sharing Contribution (enter as negative -)			-			-	-	
Subtotal			-			-	-	
Retirees - Health Benefits - Annual Cost								
Single Coverage	1	7,596.00	7,596.00	1	7,368.12	7,368.12	227.88	3.1%
Parent & Child			-			-	-	
Employee & Spouse (or Partner)			-			-	-	
Family	1	63,828.00	63,828.00	1	61,913.16	61,913.16	1,914.84	3.1%
Employee Cost Sharing Contribution (enter as negative -)			-			-	-	
Subtotal	2		71,424.00	2		69,281.28	2,142.72	3.1%
GRAND TOTAL	11		481,320.00	11		466,520.40	14,799.60	3.2%

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

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

Yes
Yes

If no accumulated absences, check this box:

N-6 Accumulated Absence Liability

Edison Housing Authority

TOTALS (THIS PAGE ONLY)

Edison Housing Authority

TOTALS (THIS PAGE ONLY)

Edison Housing Authority

TOTALS (THIS PAGE ONLY)

N-6 (3) Accumulated Absence Liability

Edison Housing Authority

Total Employees subject to accumulated absence restrictions of P.L. 2007, c. 92:	0.00
Total Employees subject to accumulated absence restrictions of P.L. 2010, c. 3:	0.00

N-6 (TOTAL) Accumulated Absence Liability

Edison Housing Authority

☐ If no shared services, check this box:

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

[illegible]

**2027 HOUSING AUTHORITY BUDGET
FINANCIAL SCHEDULES SECTION**

SUMMARY

Edison Housing Authority
For the Period: July 01, 2026 to June 30, 2027

	<i>FY 2027 Proposed Budget</i>					<i>FY 2026 Adopted Budget</i>		<i>\$ Increase (Decrease) Proposed vs. Adopted</i>	<i>% Increase (Decrease) Proposed vs. Adopted</i>
	<i>Public Housing Management</i>	<i>Section 8</i>	<i>Housing Voucher</i>	<i>Other Programs</i>	<i>Total All Operations</i>	<i>Total All Operations</i>	<i>All Operations</i>		
REVENUES									
Total Operating Revenues	\$ 2,434,050	\$ -	\$ 5,830,000	\$ -	\$ 8,264,050	\$ 7,523,550	\$ 740,500	9.8%	
Total Non-Operating Revenues	15,000	-	40,000	1,093,000	1,148,000	1,040,000	108,000	10.4%	
Total Anticipated Revenues	2,449,050	-	5,870,000	1,093,000	9,412,050	8,563,550	848,500	9.9%	
APPROPRIATIONS									
Total Administration	1,108,320	-	480,000	114,100	1,702,420	1,386,688	315,732	22.8%	
Total Cost of Providing Services	1,332,140	-	5,280,000	975,000	7,587,140	7,113,140	474,000	6.7%	
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!	
Total Operating Appropriations	2,440,460	-	5,760,000	1,089,100	9,289,560	8,499,828	789,732	9.3%	
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	-	#DIV/0!	
Total Other Non-Operating Appropriations	-	-	-	-	-	-	-	#DIV/0!	
Total Non-Operating Appropriations	-	-	-	-	-	-	-	#DIV/0!	
Accumulated Deficit	-	-	-	-	-	-	-	#DIV/0!	
Total Appropriations and Accumulated Deficit	2,440,460	-	5,760,000	1,089,100	9,289,560	8,499,828	789,732	9.3%	
Less: Total Unrestricted Net Position Utilized	-	-	-	-	-	-	-	#DIV/0!	
Net Total Appropriations	2,440,460	-	5,760,000	1,089,100	9,289,560	8,499,828	789,732	9.3%	
ANTICIPATED SURPLUS (DEFICIT)	\$ 8,590	\$ -	\$ 110,000	\$ 3,900	\$ 122,490	\$ 63,722	\$ 58,768	92.2%	

Edison Housing Authority
For the Period: July 01, 2026 to June 30, 2027

Page F-2

Prior Year Adopted Revenue Schedule

Edison Housing Authority

[illegible]

Appropriations Schedule

Edison Housing Authority
For the Period: July 01, 2026 to June 30, 2027

	FY 2027 Proposed Budget				FY 2026 Adopted Budget	\$ Increase (Decrease) Proposed vs. Adopted	% Increase (Decrease) Proposed vs. Adopted
	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations	Total All Operations	All Operations
OPERATING APPROPRIATIONS							
<i>Administration</i>							
Salary & Wages	561,300		155,950	58,750	\$ 776,000	\$ 635,054	\$ 140,946 22.2%
Fringe Benefits	309,920		132,460	45,350	487,730	359,361	128,369 35.7%
Legal	26,500		10,000	-	36,500	40,000	(3,500) -8.8%
Staff Training	7,000		7,500	3,000	17,500	19,000	(1,500) -7.9%
Travel	2,500		3,000	1,000	6,500	7,000	(500) -7.1%
Accounting Fees	31,200		15,000	2,000	48,200	45,400	2,800 6.2%
Auditing Fees	4,900		4,900	1,000	10,800	10,000	800 8.0%
Miscellaneous Administration*	165,000		151,190	3,000	319,190	270,873	48,317 17.8%
Total Administration	1,108,320	-	480,000	114,100	1,702,420	1,386,688	315,732 22.8%
<i>Cost of Providing Services</i>							
Salary & Wages - Tenant Services					-	-	- #DIV/0!
Salary & Wages - Maintenance & Operation	214,650				214,650	198,116	16,534 8.3%
Salary & Wages - Protective Services					-	-	- #DIV/0!
Salary & Wages - Utility Labor					-	-	- #DIV/0!
Fringe Benefits	244,790				244,790	163,124	81,666 50.1%
Tenant Services	28,000				28,000	27,000	1,000 3.7%
Utilities	415,000				415,000	411,000	4,000 1.0%
Maintenance & Operation	232,000				232,000	256,000	(24,000) -9.4%
Protective Services					-	-	- #DIV/0!
Insurance	135,000				135,000	132,000	3,000 2.3%
Payment in Lieu of Taxes (PILOT)	55,700				55,700	48,900	6,800 13.9%
Terminal Leave Payments					-	-	- #DIV/0!
Collection Losses	7,000				7,000	7,000	- 0.0%
Other General Expense					-	-	- #DIV/0!
Rents			5,280,000	975,000	6,255,000	5,870,000	385,000 6.6%
Extraordinary Maintenance					-	-	- #DIV/0!
Replacement of Non-Expendible Equipment					-	-	- #DIV/0!
Property Betterment/Additions					-	-	- #DIV/0!
Miscellaneous COPS*					-	-	- #DIV/0!
Total Cost of Providing Services	1,332,140	-	5,280,000	975,000	7,587,140	7,113,140	474,000 6.7%
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	- #DIV/0!
Total Operating Appropriations	2,440,460	-	5,760,000	1,089,100	9,289,560	8,499,828	789,732 9.3%
NON-OPERATING APPROPRIATIONS							
Total Interest Payments on Debt	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXX	-	-	- #DIV/0!
Operations & Maintenance Reserve					-	-	- #DIV/0!
Renewal & Replacement Reserve					-	-	- #DIV/0!
Municipality/County Appropriation					-	-	- #DIV/0!
Other Reserves					-	-	- #DIV/0!
Total Non-Operating Appropriations	-	-	-	-	-	-	- #DIV/0!
TOTAL APPROPRIATIONS	2,440,460	-	5,760,000	1,089,100	9,289,560	8,499,828	789,732 9.3%
ACCUMULATED DEFICIT							
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	2,440,460	-	5,760,000	1,089,100	9,289,560	8,499,828	789,732 9.3%
UNRESTRICTED NET POSITION UTILIZED							
Municipality/County Appropriation	-	-	-	-	-	-	- #DIV/0!
Other					-	-	- #DIV/0!
Total Unrestricted Net Position Utilized	-	-	-	-	-	-	- #DIV/0!
TOTAL NET APPROPRIATIONS	\$ 2,440,460	\$ -	\$ 5,760,000	\$ 1,089,100	\$ 9,289,560	\$ 8,499,828	\$ 789,732 9.3%

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

5% of Total Operating Appropriations \$ 122,023.00 \$ - \$ 288,000.00 \$ 54,455.00 \$ 464,478.00

Edison Housing Authority

For the Period: July 01, 2026 to June 30, 2027

For the Period: July 01, 2026 to June 30, 2027

[illegible]

Edison Housing Authority

For the Period: July 01, 2026 to June 30, 2027

For the Period: July 01, 2026 to June 30, 2027[illegible]

Edison Housing Authority

For the Period: July 01, 2026 to June 30, 2027

For the Period: July 01, 2026 to June 30, 2027

[illegible]

Prior Year Adopted Appropriations Schedule

Edison Housing Authority

FY 2026 Adopted Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
OPERATING APPROPRIATIONS					
<i>Administration</i>					
Salary & Wages	\$ 447,154		\$ 135,400	\$ 52,500	\$ 635,054
Fringe Benefits	255,843		89,227	14,291	359,361
Legal	25,000		15,000		40,000
Staff Training	8,000		10,000	1,000	19,000
Travel	3,000		3,000	1,000	7,000
Accounting Fees	35,400		8,000	2,000	45,400
Auditing Fees	4,500		4,000	1,500	10,000
Miscellaneous Administration*	149,000		119,373	2,500	270,873
Total Administration	927,897	-	384,000	74,791	1,386,688
<i>Cost of Providing Services</i>					
Salary & Wages - Tenant Services					-
Salary & Wages - Maintenance & Operation	198,116				198,116
Salary & Wages - Protective Services					-
Salary & Wages - Utility Labor					-
Fringe Benefits	163,124				163,124
Tenant Services	27,000				27,000
Utilities	411,000				411,000
Maintenance & Operation	256,000				256,000
Protective Services					-
Insurance	132,000				132,000
Payment in Lieu of Taxes (PILOT)	48,900				48,900
Terminal Leave Payments					-
Collection Losses	7,000				7,000
Other General Expense					-
Rents			4,920,000	950,000	5,870,000
Extraordinary Maintenance					-
Replacement of Non-Expendible Equipment					-
Property Betterment/Additions					-
Miscellaneous COPS*					-
Total Cost of Providing Services	1,243,140	-	4,920,000	950,000	7,113,140
Total Principal Payments on Debt Service in Lieu of Depreciation	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	-
Total Operating Appropriations	2,171,037	-	5,304,000	1,024,791	8,499,828
NON-OPERATING APPROPRIATIONS					
Total Interest Payments on Debt	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	XXXXXXXXXXXXX	-
Operations & Maintenance Reserve					-
Renewal & Replacement Reserve					-
Municipality/County Appropriation					-
Other Reserves					-
Total Non-Operating Appropriations	-	-	-	-	-
TOTAL APPROPRIATIONS	2,171,037	-	5,304,000	1,024,791	8,499,828
ACCUMULATED DEFICIT					-
TOTAL APPROPRIATIONS & ACCUMULATED DEFICIT	2,171,037	-	5,304,000	1,024,791	8,499,828
UNRESTRICTED NET POSITION UTILIZED					
Municipality/County Appropriation	-	-	-	-	-
Other					-
Total Unrestricted Net Position Utilized	-	-	-	-	-
TOTAL NET APPROPRIATIONS	\$ 2,171,037	\$ -	\$ 5,304,000	\$ 1,024,791	\$ 8,499,828

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

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

Edison Housing Authority

For the Period: July 01, 2026 to June 30, 2027

For the Period: July 01, 2026 to June 30, 2027

[illegible]

Edison Housing Authority

Fiscal Year Ending in

CFP Leveraging

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

If no rating, type "Not Applicable".

Net Position Reconciliation

Edison Housing Authority

For the Period: July 01, 2026 to June 30, 2027

FY 2027 Proposed Budget

	Public Housing Management	Section 8	Housing Voucher	Other Programs	Total All Operations
TOTAL NET POSITION BEGINNING OF CURRENT YEAR (1)	\$ 2,546,597.00	\$ -	\$ 488,702	\$ (225,522)	\$ 2,809,777
Less: Invested in Capital Assets, Net of Related Debt (1)	2,797,658		500		2,798,158
Less: Restricted for Debt Service Reserve (1)					-
Less: Other Restricted Net Position (1)			81,644		81,644
Total Unrestricted Net Position (1)	(251,061)	-	406,558	(225,522)	(70,025)
Less: Designated for Non-Operating Improvements & Repairs					-
Less: Designated for Rate Stabilization					-
Less: Other Designated by Resolution					-
Plus: Accrued Unfunded Pension Liability (1)	766,589		189,802		956,391
Plus: Accrued Unfunded Other Post-Employment Benefit Liability (1)	1,520,317		519,166		2,039,483
Plus: Estimated Income (Loss) on Current Year Operations (2)	8,590		110,000	3,900	122,490
Plus: Other Adjustments (attach schedule)					-
UNRESTRICTED NET POSITION AVAILABLE FOR USE IN PROPOSED BUDGET	2,044,435	-	1,225,526	(221,622)	3,048,339
Unrestricted Net Position Utilized to Balance Proposed Budget	-	-	-	-	-
Unrestricted Net Position Utilized in Proposed Capital Budget	-	-	-	-	-
Appropriation to Municipality/County (3)	-	-	-	-	-
Total Unrestricted Net Position Utilized in Proposed Budget	-	-	-	-	-
PROJECTED UNRESTRICTED UNDESIGNATED NET POSITION AT END OF YEAR					
(4)	\$ 2,044,435	\$ -	\$ 1,225,526	\$ (221,622)	\$ 3,048,339

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

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

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

Maximum Allowable Appropriation to Municipality/County \$ 122,023 \$ - \$ 288,000 \$ 54,455 \$ 464,478
 (4) If Authority is projecting a deficit for any operation at the end of the budget period, the Authority must attach a statement explaining its plan to reduce the deficit, including the timeline for elimination of the deficit, if not already detailed in the budget narrative section.

2027

Edison Housing Authority

(Housing Authority Name)

**2027 HOUSING AUTHORITY
CAPITAL BUDGET / PROGRAM**

2027 CERTIFICATION OF AUTHORITY CAPITAL BUDGET / PROGRAM

Edison Housing Authority

(Housing Authority Name)

Fiscal Year: July 01, 2026 to June 30, 2027

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

☒ It is hereby certified that the Housing Authority Capital Budget/Program annexed hereto is a true the Capital Budget/Program approved, pursuant to N.J.A.C. 5:31-2.2, along with the Annual Budget, of governing body of the Edison Housing Authority, on July 21, 2026.

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

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

2027 CAPITAL BUDGET/PROGRAM MESSAGE

Edison Housing Authority

Fiscal Year: July 01, 2026 to June 30, 2027

Answer all questions below using the space provided.

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

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

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

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

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

N/A

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

Provide additional documentation as necessary.

Proposed Capital Budget

Edison Housing Authority
For the Period: July 01, 2026 to June 30, 2027

		Funding Sources				
	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
Public Housing Management						
Security Cameras	\$ 50,000				\$ 50,000	
Lighting Upgrades	\$ 50,000.00				50,000	
	\$ -					
	\$ -					
Total	\$ 100,000.00	\$ -	\$ -	\$ -	\$ 100,000.00	\$ -
Section 8						
	\$ -					
	\$ -					
	\$ -					
	\$ -					
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Housing Voucher						
	\$ -					
	\$ -					
	\$ -					
	\$ -					
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Programs						
	\$ -					
	\$ -					
	\$ -					
	\$ -					
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PROPOSED CAPITAL BUDGET	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000	\$ -

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

5 Year Capital Improvement Plan

Edison Housing Authority
For the Period: July 01, 2026 to June 30, 2027

		Fiscal Year Beginning in					
	Estimated Total Cost	Current Budget Year 2027	2028	2029	2030	2031	2032
<i>Public Housing Management</i>							
Security Cameras	\$ 50,000.00	\$ 50,000.00					
Lighting Upgrades	\$ 50,000.00	\$ 50,000.00					
	\$ -	\$ -					
	\$ -	\$ -					
Total	\$ 100,000.00	\$ 100,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Section 8</i>							
	\$ -	\$ -					
	\$ -	\$ -					
	\$ -	\$ -					
	\$ -	\$ -					
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Housing Voucher</i>							
	\$ -	\$ -					
	\$ -	\$ -					
	\$ -	\$ -					
	\$ -	\$ -					
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<i>Other Programs</i>							
	\$ -	\$ -					
	\$ -	\$ -					
	\$ -	\$ -					
	\$ -	\$ -					
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -

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

5 Year Capital Improvement Plan Funding Sources

Edison Housing Authority
For the Period: July 01, 2026 to June 30, 2027

		Funding Sources				
	Estimated Total Cost	Unrestricted Net Position Utilized	Renewal & Replacement Reserve	Debt Authorization	Capital Grants	Other Sources
Public Housing Management						
Security Cameras	\$ 50,000				\$ 50,000	
Lighting Upgrades	\$ 50,000.00				50,000	
	\$ -					
	\$ -					
Total	\$ 100,000.00	\$ -	\$ -	\$ -	\$ 100,000.00	\$ -
Section 8						
	\$ -					
	\$ -					
	\$ -					
	\$ -					
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Housing Voucher						
	\$ -					
	\$ -					
	\$ -					
	\$ -					
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Programs						
	\$ -					
	\$ -					
	\$ -					
	\$ -					
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000	\$ -
Total 5 Year Plan per CB-4	\$ 100,000					
Balance check	\$ -	If amount is other than zero, verify that projects listed above match projects listed on CB-4.				

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

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

Contracting Unit: _____

Edison Housing Authority

Year Ending: _____ June 30, 2025

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

--

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

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

7/21/2026

Date

dhurley@edisonha.org

Clerk/Secretary to the Governing Body

Appendix to Budget Document

Resolution #2-7-2026

2027 ADOPTED BUDGET RESOLUTION

Edison Housing Authority

FISCAL YEAR: July 01, 2026 to June 30, 2027

WHEREAS, the Annual Budget and Capital Budget/Program for the Edison Housing Authority for the fiscal year beginning July 01, 2026 and ending June 30, 2027 has been presented for adoption before the governing body of the Edison Housing Authority at its open public meeting of January 0, 1900; and

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

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

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

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Edison Housing Authority at an open public meeting held on that the Annual Budget and Capital Budget/Program of the Edison Housing Authority for the fiscal year beginning July 01, 2026 and ending June 30, 2027 is hereby adopted and shall constitute appropriations for the purposes stated; and

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

(Secretary's Signature)

(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
William Thomas				
Deborah Andrews				
Brent Scott				
Toni Johnson				
Sonali Patel				
Barry Telesnick				

RESOLUTION # 2-7-2026

TO RATIFY THE LATE INTRODUCTION AND SUBMISSION OF THE EDISON HOUSING AUTHORITY BUDGET FOR THE FISCAL YEAR ENDED JULY 1, 2026 TO JUNE 30, 2027

WHEREAS, the regulatory deadline for introduction of the Authority's Budget (May 1, 2026) is two months prior to the beginning of the Authority's fiscal year (July 1, 2026), and

WHEREAS, the Authority's budget projections are substantially affected by the Authority's employee salary costs and related employee benefits,

WHEREAS, proper analysis of current salaries and projected salary increases were delayed, thereby delaying introduction of the Housing Authority's budget until after the due date of May 1, 2026 Board Meeting, and

WHEREAS, said housing authority budgets are now ready for introduction,

NOW THEREFORE, BE IT RESOLVED, BY THE Commissioners of the Edison Housing Authority as follows:

1. The above recitals are incorporated herein.
2. The Board authorizes the late introduction and submission of the Budget of the Edison Housing Authority for the Fiscal Year July 1, 2026 to June 30, 2027

MOVED: _____
SECONDED: _____

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
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Chairman William Thomas

Vice Chair Deborah Andrews

Commissioner Brent Scott

Commissioner Toni Johnson

Commissioner Sonali Patel

Commissioner Barry Telesnick

RESOLUTION # 2-7-2026

PASSED AND ADOPTED THE 21 day of July, 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 July 21, 2026.

Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 3-07-2026

A RESOLUTION BY THE COMMISSIONER OF THE EDISON HOUSING AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT WITH NET CONNECT FOR COMPUTER MAINTENANCE AND CYBER SECURITY SERVICES, BEGINNING AUGUST 1, 2026 AND TERMINATING JULY 31, 2028.

WHEREAS, the Edison Housing Authority existing computer system and computer work stations at both Julius Engel Gardens and Robert E. Holmes Gardens properties require routine computer maintenance and monitoring; and

WHEREAS, by legal notice published in the Home News and Tribune on November 6, 2023, a request for proposals was issued for computer maintenance services for said routine computer maintenance and monitoring services with a proposals' deadline of July 10, 2026 at 1:00 pm; and

WHEREAS, (1) proposal was received for the aforementioned professional services; and

WHEREAS, based upon the evaluation of the factors identified in the Request for Proposals, Net Connect has satisfactory performed similar work for other public and private sector entities;

NOW, THEREFORE, BE IT RESOLVED, THAT THE COMMISSIONERS OF THE EDISON HOUSING AUTHORITY, hereby authorize the Executive Director to execute an Agreement with Net Connect, the lowest responsible proposer, for computer maintenance services for the sum of

First Year \$11,976.00 and hourly rate from \$150-235
Second Year \$12,574.80 and hourly rate from \$165 - \$245
Third Year \$12,952.04 and hourly rate from \$175 - \$255

MOVED: _____
SECONDED _____

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
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Chairman William Thomas

Vice Chair Deborah Andrews

Commissioner Toni Johnson

Commissioner Sonali Patel

Commissioner Brent Scott

Commissioner Barry Telesnick

RESOLUTION # 3-07-2026

PASSED AND ADOPTED THE 21 day of July, 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
July 21, 2026.

Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 4-7-2026

A RESOLUTION BY THE COMMISSIONER OF THE EDISON HOUSING AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT WITH BRESLIN AND BRESLIN FOR GENERAL LEGAL SERVICES BEGINNING AUGUST 1, 2026 AND TERMINATING ON JULY 31, 2028.

WHEREAS, the Edison Housing Authority desire to retain and employ a duly qualified attorney to act as General Counsel for the Authority in all legal matters which may arise in connection with the business and management of its various housing programs; and

WHEREAS, in accordance with its procurement policy, the Authority sought competitive proposals for the services and a Public Notice was placed in the Edison Housing Authority Website on June 18, 2026 a request for proposals was issued for general legal services with proposals' deadline of July 10, 2026; and

WHEREAS, (1) proposal was received for the aforementioned professional services:

Breslin and Breslin, PA
41 Main Street
Hackensack, NJ 07601

1. First year an annual fee of \$33,600.00 per year.
2. Second year an annual fee of \$33,600.00 per year.
3. Third year (optional) an annual fee of \$34,600.00 per year.

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

NOW, THEREFORE, BE IT RESOLVED, THAT THE COMMISSIONERS OF THE EDISON HOUSING AUTHORITY as follows:

- 1.) Breslin and Breslin (Legal) is hereby selected and appointed as General Counsel to the Authority.
- 2.) That the appointment of the Legal Service shall be for a term of two (2) years and optional third year beginning August 1, 2026 and terminating on July 31, 2028 and optional (third) year.
- 3.) That the Legal shall be paid for the
 - 1st year an hourly rate of \$195
 - 2nd year an hourly rate of \$195
 - 3rd year an hourly rate of \$195
- 4.) That the appropriate officers of the Authority are hereby authorized and directed to execute the Contract between this Authority and the Legal
- 5.) That the Contract is being awarded in accordance with the Authority's Procurement Policy.

RESOLUTION # 4-7-2026

- 6.) That the Contract is also awarded as a "Professional Service" under the local Public Contracts Law (N.J.S.A. 40A: 11-1 et seq) as legal services and that a Notice of this Action shall be published once in an appropriate newspaper of general circulation.
- 7.) That this Resolution and Contract shall be and remain on file and available for public inspection at the office of the Edison Housing Authority, 14 Rev. Samuel Carpenter Blvd., Edison, NJ 08820.
- 10.) That this Resolution shall take effect immediately.

MOVED: _____

SECONDED: _____

Member Recorded Vote

Ayes

Nays

Abstain

Absent

Chairman William Thomas

Vice Chair Deborah Andrews

Commissioner Brent Scott

Commissioner Toni Johnson

Commissioner Sonali Patel

Commissioner Barry Telesnick

PASSED AND ADOPTED THE 21 day of July, 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 July 21, 2026.

Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 5-7-2026

THE COMMISSIONERS OF THE EDISON HOUSING AUTHORITY AUTHORIZES THE EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT WITH MCLAUGHLIN STAUFFER & SHAKLEE, PC FOR LABOR COUNSEL SERVICES BEGINNING AUGUST 1, 2026 AND TERMINATING ON JULY 31, 2028.

WHEREAS, the Edison Housing Authority desire to retain and employ a duly qualified attorney to act as Labor Counsel for the Authority in all legal matters pertaining to employee, union contracts and negotiations which may arise in connection with the business and management of its various housing programs; and

WHEREAS, in accordance with its procurement policy, the Authority sought competitive proposals for the services and a Public Notice was placed in the Edison Housing Authority Website on June 18, 2026 a request for proposals was issued for general legal services with proposals' deadline of July 10, 2026; and

WHEREAS, (1) proposals was received for the aforementioned professional services:

McLaughlin Stauffer and Shaklee, PC
4814 Outlook Drive, Suite 112
Wall Township, NJ and

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

NOW, THEREFORE, BE IT RESOLVED, THAT THE COMMISSIONERS OF THE EDISON HOUSING AUTHORITY as follows:

- 1.) McLaughlin Stauffer & Shaklee (Legal) is hereby selected and appointed as Labor Counsel to the Authority.
- 2.) That the appointment of the Legal Service shall be for a term of two (2) years beginning August 1, 2026 and terminating on July 31, 2028 and (optional) (third) year.
- 3.) That the Legal shall be paid on as needed basis at an hourly rate of
1st year \$150.00 an hour
2nd year \$150.00 an hour
3rd year \$155.00 an hour
- 4.) That the appropriate officers of the Authority are hereby authorized and directed to execute the Contract between this Authority and the Legal.
- 5.) That the Contract is being awarded in accordance with the Authority's Procurement Policy.
- 6.) That the Contract is also awarded as a "Professional Service" under the local Public Contracts Law (N.J.S.A. 40A: 11-1 et seq) as legal services and that a Notice of this Action shall be published once in an appropriate newspaper of general circulation.

RESOLUTION # 5-7-2026

7.) That this Resolution and Contract shall be and remain on file and available for public inspection at the office of the Edison Housing Authority, 14 Rev. Samuel Carpenter Blvd., Edison, NJ 08820.

8.) That this Resolution shall take effect immediately.

MOVED: _____

SECONDED: _____

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

PASSED AND ADOPTED THE 21 day of July, 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 July 21, 2026.

Deborah M. Hurley, Secretary, Executive Director

RESOLUTION # 6-7-2026

HOUSING AUTHORITY OF THE TOWNSHIP OF EDISON RESOLUTION REJECTING ALL BIDS RECEIVED FOR GROUNDS MAINTENANCE AND LANDSCAPING SERVICES AND AUTHORIZING THE EXECUTIVE DIRECTOR TO COMMENCE NEGOTIATIONS PURSUANT TO N.J.S.A. 40A:11-5(3)

WHEREAS, the Housing Authority of the Township of Edison (the "Authority") publicly advertised for bids for Grounds Maintenance and Landscaping Services in accordance with the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.; and

WHEREAS, bids were publicly received and opened on May 7, 2026 in accordance with the requirements of the Local Public Contracts Law; and

WHEREAS, following review of the bids received, the Authority has determined that all bids substantially exceed the funds budgeted for the contract and the Authority's cost estimates for the required services, rendering the bids financially unreasonable and not in the best interest of the Authority; and

WHEREAS, the Authority has previously rejected bids for these services by Resolution 4-3-2026 on April 21, 2026 and thereafter re-advertised; and

WHEREAS, the bids received in response to the second solicitation likewise substantially exceed the Authority's available budget and anticipated cost for the services; and

WHEREAS, the Board of Commissioners finds that rejection of all bids is in the best interest of the Authority and that it is appropriate to authorize the Executive Director to commence negotiations for the procurement of the required services in accordance with N.J.S.A. 40A:11-5(3) and all other applicable provisions of the Local Public Contracts Law.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the Township of Edison, all bids received in response to the second public advertisement for Grounds Maintenance and Landscaping Services are hereby rejected on the basis that the bid prices substantially exceed the Authority's available budget and are not in the Authority's best interest.

BE IT FURTHER RESOLVED, the Executive Director is hereby authorized to commence negotiations for the procurement of Grounds Maintenance and Landscaping Services in accordance with N.J.S.A. 40A:11-5(3) and all applicable provisions of the Local Public Contracts Law. Any negotiated contract shall be presented to the Board of Commissioners for review and approval prior to execution.

MOVED: _____

SECONDED: _____

<u>Member Recorded Vote</u>	<u>Ayes</u>	<u>Nays</u>	<u>Abstain</u>	<u>Absent</u>
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Chairman William Thomas

Vice Chair Deborah Andrews

RESOLUTION # 6-7-2026

Commissioner Toni Johnson

Commissioner Sonali Patel

Commissioner Brent Scott

Commissioner Barry Telesnick

PASSED AND ADOPTED THE 21 day of July, 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
July 21, 2026.

Deborah M. Hurley, Secretary, Executive Director

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

6/1/2026

VMS Type Description	# of Vouchers	# of New Vouchers	Amount
All other Vouchers	268	1	\$376,088.00
Tenant Protection Vouchers	33	0	\$24,572.00
Totals	301	0	\$400,660.00

FSS Program 25 Participants

FSS Escrow Expense \$978

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: 323

Number of Port Out Portable Out Vouchers: 22

Amount of Port Out Portable Out Vouchers: \$34169

Project-Based vouchers 37

Port- In Vouchers 73

Public Housing Report

Maintenance staff is enthusiastically working to provide the best service and accommodation to our Tenants.

- Three vacant units have been repaired at the Julius Engle Site.
- Back Storm door for breeze way fixed at A bldg. in Julius Engle site.
- Office Fridge Top door gasket has been fixed at Julius Engle Site.
- Landscaping and mulched at Julius Engle site.
- At Roberty Holmes site: a faucet has been replaced, and a door saddle has been replaced to eliminate the hazard from a leak and a trip respectively.
- Office Parking lanes have been painted at Robert Holmes Site.
- Parking lanes painted by bldg. 10 at Robert Holmes site.
- Three companies came to assess the replacement of the awning, Job scheduled to start in about Three weeks from now.
- Broken Tree has been removed by basketball court at Robert Holmes Site.
- Mulching both sites have been finished.

A total of 21 work orders were completed:

- Robert E. Holmes Apartments: 13work orders
- Julius Engle Gardens: 8 work orders
- ☒ All work orders were complete
- **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: \$81,595.00
- Rent Collected: \$43,625.00
- Outstanding Rent: \$37,970.00

Prepared by:

Jolanta Kubacka, PHM

Director of Property Management

Operations & Maintenance Report

Director of Operations and Maintenance:

Dennis Williams Banegas.

To Executive Director of Edison Housing Authority:

Deborah Hurley.

Monthly report.

June 2026.

Projects: This report provides an update on projects, Tenant calls and maintenance activities for the last Month beginning on June 1st to June 30th, 2026.

Maintenance staff is enthusiastically working to provide the best service and accommodation to our Tenants.

Projects:

- Food Pantry every Wednesday; We go to pick up the items at East Brunswick.
- Three vacant units have been repaired at the Julius Engle Site.
- Back Storm door for breeze way fixed at A bldg. in Julius Engle site.
- Office Fridge Top door gasket has been fixed at Julius Engle Site.
- Landscaping and mulched at Julius Engle site.
- At Roberty Holmes site: a faucet has been replaced, and a door saddle has been replaced to eliminate the hazard from a leak and a trip respectively.
- Office Parking lanes have been painted at Robert Holmes Site.
- Parking lanes painted by bldg. 10 at Robert Holmes site.
- Tree Removal and stump have been scheduled for next week with Estuardo Tree Removal.
- Two companies came to assess the upgrade of the signs. (Waiting on third proposal)

- One company came to assess the irrigation system (waiting on proposal).
- Three companies came to assess the replacement of the awning, Job scheduled to start in about Three weeks from now.
- Broken Tree has been removed by basketball court at Robert Holmes Site.
- Shed Garage 30ft x 40ft x 12ft Two door Garage (2 quotes have been received)
- Signage 8ft x 3ft LED box with the Logo and site information plus 8ft x 1ft lettering (2 quotes have been received)
- Working on the quotes for the brick frame and electrical supply.
- Mulching both sites have been finished.
- We are painting the railings and Breeze ways at Julius Engel site.
- Table lift quotes for Maintenance.
- Salt Sprayer quotes.

Calls:

- 9C Pantry Leak fixed.
- J1 Toilet tank float replaced.
- E4 Front entrance door strike plate replaced.
- K5 Kitchen cabinet and medicine cabinet installed.
- 9H p-trap under kitchen sink has been taken care of.
- K10 Pantry power was taken care of.
- 12E New stove was installed.
- M3 New stove was installed.
- M5 New stove was installed.
- G3 Fridge doors swapped.
- 11C leak under sink was taken care of by replacing the sprayer hose.
- Highland Park GFCI was replaced.
- Hot water line busted in crawl space in building 4 causing a lot of damage in 4A, pipe was fixed.
- GFCI outlet fixed on K10.
- 9H and 8B hot water line fixed.
- 9C spackle done.
- H4 door closer replaced.
- Stove replaced on M3 and M5.

Deborah M. Hurley, C-PHM

Executive Director

- B5 clogged kitchen sinks fixed.
 - E2 poison ivy taken care of.
 - 4D Bathtub strainer fixed.
-
- 4A, 6F, and 7C exterminator services are done.
 - 4A Ceiling and Wall replaced, spackle and painted after water damaged.
 - Flag Up!
 - M6 Kitchen sink leak fixed.
 - 9B Bathtub clogged was taken care of.

Pest Control:

- Pest control company came to spray some units and office at both sites.



**Board of
Commissioners**

Ruby Hope
Chair

William Rainwater
Vice Chair

David Copperman
Commissioner

Thuy Bozett
Commissioner

Padraic Millet
Commissioner

Seth Hahn
Commissioner

Priscilla Hera
Commissioner

Deborah Hurley
MPA, C-PHM
Executive Director
& Secretary

Matthew Hersh
Board of
Highland Park Leases

📍 242 South 6th Avenue, Highland Park 08904

📞 732.572.4420

📠 732.985.6485

🌐 www.highlandparkhousing.org

Director of Housing - Monthly Operations Report

Reporting Period: **June 2026**

Prepared By: **Denise Blake**

1. Facility Projects:

a. Inspections & Compliance Highlights

- i. **Annual Unit Inspections:** I personally conducted our in-house Annual Unit inspections. I completed 73-Kronman and 23-Park Terrace units.
 1. These assessments focused on general housekeeping, evaluating the need for a live-in aide, health & safety issues, egress issues, occupancy issues, lease violations, pet care issues, identifying unreported maintenance issues, and ensuring all outstanding work orders had been completed and addressed.
 2. All findings related to work orders have been entered into the system, and our social services coordinator has been notified of all and any housekeeping issues.
- We will see a healthy surge in the volume of work orders completed. This is partially due to the work ethic of our newly formed maintenance team.

2. **Social Services & Resident Relations**

- a. We have successfully collaborated with families struggling with housekeeping standards to prevent potential violations and homelessness. Families in need of help have engaged both personal and professional networks including cleaning companies, to achieve housekeeping compliance goals.
- b. **Strategic Partnerships:**
 - i. Parker Homes – I've aligned our Social Worker with Parker Homes to provide residents access to mental health services, occupational and physical therapy, and home health aides tailored for seniors.
 - ii. I'm currently trying to engage organizations such as COPSA Institute for Alzheimer's and the American Diabetes Association of NJ to facilitate on-site educational workshops.

- iii. Commissioner Thuy has provided us with a directory from the “Aging & Disabled Resource Connection”. I’m hoping our social services dept. will be able to capitalize on this resource to promote more educational programming throughout the building.
- c. I am currently exploring a partnership with Rutgers University to engage student volunteers in a comprehensive redesign of our community room and five residential floors. This initiative aims (without any expense, outside of the cost of paint) to elevate the aesthetic appeal and functionality of the building, beginning at the elevator exits, through the use of curated art, vibrant graffiti, which will be all tailored for Senior spaces.
 - i. We are awaiting a response regarding student availability. This collaboration is designed to be mutually beneficial, allowing students to earn academic credit to enhance their professional portfolios, while helping us as a whole to beautify the property.

3. Legal and Rent Matters:

a. Delinquent Rents:

- i. We are working closely with 1 resident to resolve a back-rent issue following an EIV investigation. They have been submitting additional payments.
- ii. A Cease Notice was served to a resident regarding allowing their historically aggressive dog to be unmuzzled in our common area.
- iii. We continue to receive captured past rent payments collected for us by our Attorney’s office.

4. Community Engagement:

a. Meal Services:

- i. Weekly prepared meals continue to be provided to us through Elijah’s Promise.

b. Pop-up Pantry:

- i. Hosted monthly by Charlie Tomaro from Hands of Hope.

5. Resident Activity:

a. Resident Led Initiatives: I’ve successfully created and launched several high-engagement, resident-hosted activities:

- i. **Gardening Club:** – I’ve asked maintenance to repair our resident greenhouse as a result, resident-led gardening classes were established. The significantly increased interest in property beautification efforts by residents.
- ii. **Game & Social Nights:** - Resident-hosted events, including “Password,” “Spades,” and “Name That Tune.” These activities have fostered a positive community atmosphere and we’ve seen excellent attendance. HPHA has provided all necessary equipment and refreshments for these activities.

- iii. **Cinema Program:** - Our “Movie Night” series has been highly successful in engaging non-social residents. The event was packed! HPHA has provided all necessary equipment and refreshments for these showings.

6. Maintenance & Capital Projects

a. Completed Repairs:

- i. **Curb Appeal:** The maintenance team has completed exterior improvements, including painting curbs and parking lines, removing dead brushes, and installing safety signage regarding speed limits and no play zone in parking lots.
- ii. **Work Order Load:** Maintenance workload has increased due to additional work orders from:
 - 1. **Section 8 Annual Inspections – Conducted by Section 8 inspector. Example of items inspected:**
 - a. Mechanical Failures – Broken Fridge gasket, electrical including GFI outlet failures, fixture functionality problems, leaks, etc.
 - 2. **In-House Annual inspections – Conducted by me (Director of Housing). Example of Items I am looking for:**
 - a. Health & Safety issues, Unreported aesthetic problems, abnormal wear and tear issue inside the unit, undocumented pets, resident damage.
 - b. ALL Findings from these inspections have been documented, and work orders have been turned over to our maintenance team.
- iii. **Landscaping & Compliance:** Purchase orders were approved to trim trees at Kronman and Park Terrace to maintain NSPIRE compliance. We have also completed mulching and the removal of overgrown brushes throughout the property.
- iv. **Ventilation Systems:** We are coordinating with the Director of Maintenance (Dennis from Edison Housing) to schedule in-house installation of vents for the Park Terrace apts. This project should take less than 3 months to complete.

b. Capital Improvement: Projects started:

- i. **Camera’s Kronman & Park Terrace –** Camera installation has started; the infrastructure has been installed. Completion date is on target for July 13th.

c. July In-House Maintenance Focus: - Park Terrace

- i. Maintenance has started working with families to schedule updates:
 - 1. Flooring as needed,
 - 2. Painting units as requested
 - 3. Fixing crumbling railings outside units

Maintenance Work:

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

47 Work Orders have been completed in **JUNE**

- 18 – Route maintenance issues – Requested by Residents
- 1 – Urgent work orders – Called Electrician
- 2 – Preventive – Requested by Director of Housing
- 1- Emergency – Called a Plumber
- 2 – Vacant – Unit Turn by Maintenance
- 1 – Vendor calls – Called a Plumber
- 6 – Section 8 inspector findings – Requested by Section 8 Inspector
- 18 – In-house Annual Inspections – Requested by Director Housing

Rent Collection & Occupancy:

Kronman Affordable – Occupancy = 99%

ii. **Rents:** 40,941.10

iii. Collected: **40,736.10 (99.5%)**

Park Terrace – Occupancy = 98%

iv. **Rents:** 9,488.88

v. Collected: **9,488.88 (100%)**

This concludes my Housing Report for the month of June!!!

Building Stronger Families.
Building a Brighter Future.



FAMILY SELF-SUFFICIENCY *Fair*

Take Control of Your Future!

Learn about resources, opportunities, and support that can help you achieve economic independence and build a better tomorrow.



LOCATION:

The Edison Housing Authority
(Community Room)
14 Rev. Samuel Carpenter Blvd.
Edison, New Jersey 08820



DATE:

Saturday, August 8, 2026



TIME:

10:00 am to 1:00 pm

Join Us!

- ✓ Community Resources
- ✓ Job Training & Education
- ✓ Financial Empowerment
- ✓ Family Support Services
- ✓ Light Refreshments

EMPOWERING FAMILIES. STRENGTHENING COMMUNITIES.



The Family Self-Sufficiency (FSS) Program is designed to help families set goals, increase income, build savings, and achieve long-term self-sufficiency.



PERSONALIZED
SUPPORT



EDUCATION &
TRAINING



BUILD SAVINGS
& WEALTH



ACHIEVE
YOUR GOALS



FOR MORE INFORMATION, CONTACT:



Zena Sutton 908.561.2525 x216
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