

**Housing Authority of the City of Ocean City**

**Regular Board of Commissioner Meeting Minutes  
July 17, 2018 – 5 p.m.**

The regular meeting of the Housing Authority of the City of Ocean City was held on July 17, 2018, at 5:00 p.m. at Administrative Offices – 204 4<sup>th</sup> Street, Ocean City, New Jersey 08226.

The meeting was called to order by Chairman Barr and began with the Pledge of Allegiance. Chairman Barr read the Sunshine Law.

Upon roll call those present were:

Commissioner Robert Halliday	
Commissioner Sean Scarborough	<i>(Arrived 5:03 p.m.)</i>
Commissioner Michael Dattilo	
Commissioner Beverly McCall	
Commissioner Patricia Jackson	<i>(Arrived 5:17 p.m.)</i>
Chairman Robert Barr	

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, VHA Assistant Executive Director, Charles W. Gabage, Esquire – Solicitor, Linda Cavallo – Accountant, Sandy Velez, VHA Assistant Asset Manager – Occupancy, Ron Miller, VHA Assistant Asset Manager – Operations, Patrick Mumman, Alternate Commissioner and Robert Henry, Alternate Commissioner.

**Minutes**

Chairman Barr requested a motion to approve the Regular Meeting minutes from April 17, 2018. Tabled for next month.

Chairman Barr requested a motion to approve the Regular Meeting minutes from June 19, 2018. A motion was made by Commissioner McCall and seconded by Commissioner Halliday. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Patricia Jackson	(Absent)
Chairman Robert Barr	(Yes)

Chairman Barr indicated the agenda will be moved around a bit this evening. The meeting will move to new business with the audit presentation from Mike Garcia of Ford-Scott & Associates, LLC. Mr. Garcia presented the audit for the year ended September 30, 2017. He stated when he presented the 2016 audit last year the audit had 15 findings and recommendations. He is very happy to report to the Board today that this year's audit has zero findings. Every finding from 2016 has been corrected in one year's time due to the hard work from everyone especially Jackie and her staff. They have turned the OCHA around so quickly and it's remarkable. He briefly discussed the financial numbers. Chairman Barr thanked Mike Garcia and his team for their work on the audit. He also acknowledge Jackie and her staff for the tremendous amount of work done at the OCHA and she is a ROCKSTAR!

### **Treasurer's Report**

Linda Cavallo reviewed the Financial Report for the nine months ended June 30, 2018. Motion to approve the Treasurer's Report made by Commissioner McCall and seconded by Commissioner Halliday. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Patricia Jackson	(Absent)
Chairman Robert Barr	(Yes)

Commissioner Scarborough has arrived and the Board is now able to pass the April 17, 2018 Regular Meeting minutes. Chairman Barr requested a motion to approve the Regular Meeting minutes from April 17, 2018. A motion was made by Commissioner Scarborough and seconded by Commissioner Halliday. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Abstain)
Commissioner Patricia Jackson	(Absent)
Chairman Robert Barr	(Yes)

### **Executive Director's Report**

Mrs. Jones requested Rick Ginnetti, Consultant, to update the Board in regards to the Rental Assistance Demonstration (RAD) program. Mr. Ginnetti reported the OCHA was issued a CHAP from HUD to convert the OCHA from a public housing platform to a Section 8 platform. It is a little difficult due to the fact the OCHA is looking at tearing a building down and building a new building as well as eventually tearing down the family site with possible new buildings there. It has been a difficult path. It has been discussed with the RAD coordinator of actually breaking it out into multiple phases, but in the end being one project again. The other difficulty is the funding level. The good news is there is a new funding program that HUD has approved which has increased the income to the housing authority under the RAD program if it were to convert and set a new baseline. HUD has issued a notice that they will recalculate how the housing authority's CHAP was issued based on the 2018 Capital Fund. If the OCHA decides to move forward with RAD the new amount is now built in and will increase the authority's permanent rent. There are some decisions to make. If project based rental assistance (PBRA) is approved, which is where HUD is the contract administrator of the vouchers, this will keep HUD much more active in the housing activities. The housing authority could also consider requesting from HUD to change to a project based voucher (PBV) assistance. The difference is that housing authorities will administer the vouchers instead of HUD. In which case, the authority's relationship with HUD would almost go away. The relationship would be with the housing authority that would provide the monthly subsidy for your rentals to your tenant. It is a consideration Mr. Ginnetti wanted to bring to the Board's attention because if this were a possibility that another housing authority would do that, he would recommend it because one of the advantages of a RAD conversion is to not be micromanaged by HUD. It is something to consider because there would be a significant cost savings to the housing authority in terms of operations. Over the past 3-4 weeks HUD has issued three notices on RAD and all of them to the benefit of everyone participating. Within the next two weeks discussions will be held again with the RAD consultant about if they would approve the plan forward. The next step would be to get a physical needs assessment of the family and the high rise properties. Brief discussion on locking in on 2018 Capital Funds and benefits of dealing with another housing authority administering the vouchers with policies remaining

the same. Discussed the timeline of RAD conversion. Mrs. Jones stated it would be ideal to lock in this calendar year 2018 and have settlement sometime next year.

With no further discussion, motion to accept the Executive Director's Report made by Commissioner McCall and seconded by Commissioner Scarborough. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Patricia Jackson	(Absent)
Chairman Robert Barr	(Yes)

**Committee Reports** – Commissioner Halliday reported the administration has met with four contractors who bid recently on the revised drawings and designs for 6<sup>th</sup> Street. They are coming back in 2 weeks with new proposals and presenting that to the administration again.

**Old Business** – None.

**New Business** – None.

With no other discussion in related matters the Chairman moved to the Resolutions.

**Resolution #2018-23**  
**Resolution to Approve Monthly Expenses**

Chairman Barr called for a motion to approve the monthly expenses in the amount of \$66,400.44. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Patricia Jackson	(Yes)
Chairman Robert Barr	(Yes)

**Resolution #2018-24**  
**Resolution Awarding Exterminating Services**

Chairman Barr called for a motion to approve Resolution #2018-24 awarding Extermination Services contract to Omega Pest Management LLC. A motion was made by Commissioner McCall; seconded by Commissioner Scarborough. Ron Miller stated the authority solicited for quotes for exterminating services. Omega Pest Control was the lowest bidder. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Patricia Jackson	(Yes)
Chairman Robert Barr	(Yes)

**Resolution #2018-25**  
**Resolution Certifying the 2017 Fiscal Year Annual Audit**

Chairman Barr called for a motion to approve Resolution #2018-25. A motion was made by Commissioner McCall; seconded by Commissioner Scarborough. Mrs. Jones stated this resolution is required by the State of New Jersey and all commissioners must sign that they have received and read the audit and had the opportunity to ask questions regarding the audit. Once signed the resolution will be sent to the State. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Patricia Jackson	(Yes)
Chairman Robert Barr	(Yes)

**Resolution #2018-26**  
**Resolution to Reject Bids for Speitel Commons at Bayview Manor**

Chairman Barr called for a motion to approve Resolution #2018-26. A motion was made by Commissioner Halliday; seconded by Commissioner McCall. Ron Miller stated that by statute the authority is required to pass a resolution in order to commence with negotiations. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Patricia Jackson	(Yes)
Chairman Robert Barr	(Yes)

**Resolution #2018-27**  
**Executive Session**

Chairman Barr called for a motion to approve Resolution #2018-27. A motion was made by Commissioner Halliday; seconded by Commissioner McCall. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Patricia Jackson	(Yes)
Chairman Robert Barr	(Yes)

Chairman Barr called for a motion to close the regular session of the meeting. A motion was made by Commissioner Halliday; seconded by Commissioner McCall. The Regular Meeting closed for Executive Session at 5:39 p.m. The vote was carried unanimously by the Board Members present.

The Regular Meeting reopened at 6:10 p.m.

Mr. Gabage stated in Executive Session that Rick Ginnetti was asked to make a presentation to the Board of the status of Speitel Commons at Bayview Manor also Ron Miller was asked to participate. The project had been

put out to bid once and the bids came in too high. There was a second bid and they came in over budget also. By statute the housing authority will be permitted to negotiate with the bidders. The bidders were instructed to redo their proposals and indicate what money can be saved. Administration will meet with the bidders in approximately 2 weeks to take their proposals into consideration. There was some discussion with the solicitor about what may need to be done in regards to being able to revise the potential proposals. The discussion came to an amicable resolution that the solicitor would be involved to determine whether public bidding laws and regulations are being complied with.

Chairman Barr requested comments from the public. No public comments. Chairman closed the public comments portion of the meeting.

Chairman Barr requested any questions and/or comments from any of the Board Members at this time. Chairman Barr stated the August meeting will not take place on the scheduled date of August 21<sup>st</sup>. The Board is awaiting the City Solicitor's agreement to participate in the Fair Shared Housing settlement with the City. The meeting will be rescheduled and the Board will be informed after the Authority has some dates to consider. It will be sometime prior to the 28<sup>th</sup> of August.

With no further business to discuss, Chairman Barr entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 6:18 p.m.

Respectfully submitted,



Jacqueline S. Jones  
Secretary/Treasurer