

Housing Authority of the City of Ocean City

**Regular Board of Commissioners Meeting Minutes
October 16, 2018 – 5 p.m.**

The regular meeting of the Housing Authority of the City of Ocean City was held on October 16, 2018, at 5:00 p.m. at Administrative Offices – 204 4th 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
Commissioner Michael Dattilo
Commissioner Beverly McCall
Commissioner Robert Henry
Commissioner Patricia Jackson
Chairman Robert Barr

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

Minutes

Chairman Barr requested a motion to approve the Regular Meeting minutes from September 18, 2018. A motion was 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 Robert Henry	(Yes)	
Commissioner Patricia Jackson	(Yes)	
Chairman Robert Barr	(Yes)	

Treasurer’s Report

Linda Cavallo reviewed the Financial Report for the twelve months ended September 30, 2018. Motion to approve the Treasurer’s Report made by Commissioner Halliday and 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 Robert Henry	(Yes)	
Commissioner Patricia Jackson	(Yes)	
Chairman Robert Barr	(Yes)	

Executive Director’s Report

Mrs. Jones commented on the financial statement and stated the Authority is still in the process of closing the year. The Authority has 60 days to make sure all payables and receivables are recorded. The financial statement is then filed with HUD by November 30th and then the audit process begins. Mrs. Jones does not feel the year-end financial statement is going to change dramatically, but there will be some year-end adjustments.

Mrs. Jones stated she does not have any updates to her written report provided to the Commissioners in their Board Packet. There are some resolutions regarding redevelopment that will be discussed in detail during the resolution section of the meeting.

With no further discussion, motion to accept the Executive Director’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 Robert Henry (Yes)
- Commissioner Patricia Jackson (Yes)
- Chairman Robert Barr (Yes)

Committee Reports – None.

Old Business – None.

New Business – None.

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

Resolution #2018-40
Resolution to Approve Monthly Expenses - October

Chairman Barr called for a motion to approve the monthly expenses in the amount of \$74,433.28. A motion was made by Commissioner McCall; 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 Robert Henry (Yes)
- Commissioner Patricia Jackson (Yes)
- Chairman Robert Barr (Yes)

Resolution #2018-41
Accounts Receivable Decried as Uncollectible

Chairman Barr called for a motion to approve Resolution #2018-41. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones stated this resolution is a list of what is considered bad debts or items that will be written off because they are uncollectible. A brief discussion was held regarding the list. The following vote was taken:

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

Resolution #2018-42
Resolution Authorizing Utilization of Vineland Housing Authority Staff to Supplement the Ocean City Housing Authority Staff

Chairman Barr called for a motion to approve Resolution #2018-42. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones stated a resolution is passed in advance to authorize the Vineland maintenance staff work on the vacancies at the Ocean City Housing Authority as the Authority has only one maintenance man. In addition to the vacancies, the VHA staff will cover when Steve is on vacation. The resolution and back up was explained and reviewed. The following vote was taken:

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

Resolution #2018-43
Executive Session

Solicitor Gabage stated the Board will go into Executive session to discuss a Shared Services Agreement with the City of Ocean City. Chairman Barr called for a motion to approve Resolution #2018-43. A motion was made by Commissioner Halliday; seconded by Commissioner Jackson. The following vote was taken:

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

Chairman Barr stated all members of the public must leave the room. The public will be advised as to when the Board is back in open session.

The Regular Meeting closed for Executive Session at 5:15 p.m.

The Regular Meeting reopened at 6:00 p.m.

Resolution #2018-44

Resolution not to Enter into Negotiations for Construction of Speitel Commons at Bayview Manor

Chairman Barr called for a motion to approve Resolution #2018-44. Mrs. Jones stated the OCHA will put an end to the two bids received and that were rejected in July. The Board at that time authorized the Executive Director to negotiate with the bidders. This resolution authorizes the Executive Director to now not enter into any negotiations. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. The following vote was taken:

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

Resolution #2018-45

Resolution Authorizing the Execution of a Shared Services Agreement with the City of Ocean City for Construction of Thirty-Four (34) Affordable Senior Rental Units at Speitel Commons at Bayview Manor

Chairman Barr called for a motion to approve Resolution #2018-45. A motion was made by Commissioner Halliday; seconded by Commissioner Jackson. Mrs. Jones stated the OCHA is entering into a Shared Services Agreement with the City of Ocean City for the construction of Speitel Commons at Bayview Manor for gap financing between the HMFA funding and the cost of the project as well as for the renovations at Bayview Manor of 61 units. There will be further Shared Services Agreement for the development of 40 units of tax credit/public housing units at Peaks Beach North and 20 units of tax credit units at Peaks Beach South. Chairman Barr stated that he cannot vote on this because he is on City Council. The following vote was taken:

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

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.

With no further business to discuss, Chairman Barr entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Halliday; seconded by Commissioner McCall. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 6:05 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Jacqueline S. Jones". The signature is written in a cursive, flowing style.

Jacqueline S. Jones
Secretary/Treasurer