

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

**Regular Board of Commissioner Meeting Minutes  
September 15, 2020 – 3:00 p.m.**

The regular meeting of the Housing Authority of the City of Ocean City was held September 15, 2020, at 3:02 p.m. via tele-conference from the Management Offices of the OCHA located at 191 W. Chestnut Avenue, Vineland, NJ 08360.

The meeting was called to order by Chairman Barr. Chairman Barr requested everyone to rise for the Pledge of Allegiance.

Chairman Barr read the Sunshine Law.

Upon roll call those present were:

Commissioner Robert Halliday  
Commissioner Patrick Mumman  
Commissioner Beverly McCall  
Commissioner Robert Henry (arrived 3:05 p.m.)  
Commissioner Patricia Jackson  
Commissioner Brian Broadley  
Chairman Robert Barr

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Charles W. Gabage, Esquire – Solicitor, Linda Cavallo – Accountant and Gloria Pomaes, Executive Assistant.

**Minutes**

Chairman Barr requested a motion to approve the Regular Meeting minutes from August 18, 2020. A motion was made by Commissioner McCall and seconded by Commissioner Broadley. The following vote was taken:

Commissioner Robert Halliday (Yes)  
Commissioner Patrick Mumman (Yes)  
Commissioner Beverly McCall (Yes)  
Commissioner Robert Henry (Yes)  
Commissioner Patricia Jackson (Abstain)  
Commissioner Brian Broadley (Yes)  
Chairman Robert Barr (Yes)

**Treasurer’s Report**

Ms. Cavallo reviewed the Financial Report for the eleven months ended August 31, 2020. Motion to approve the Treasurer’s Report made by Commissioner McCall and seconded by Commissioner Mumman. The following vote was taken:

Commissioner Robert Halliday (Yes)  
Commissioner Patrick Mumman (Yes)  
Commissioner Beverly McCall (Yes)  
Commissioner Robert Henry (Yes)  
Commissioner Patricia Jackson (Yes)  
Commissioner Brian Broadley (Yes)  
Chairman Robert Barr (Yes)

**Executive Director’s Report**

Mrs. Jones stated she does not have a lot to update from her written report. She will defer to Ron Miller for an update on some items as well as the Resolution section for the award for the Professional Services and the roof contract.

Mrs. Jones indicated the most updated information on Speitel Commons is on her written report. Mrs. Jones requested Ron to provide update on the pour which was completed recently. Ron Miller stated the second half of the pour at Speitel Commons was completed this morning and it was actually completed by 9 a.m. The contractors also received approvals to start removing some of the form work from the first half of the pour. The break test has come back in our favor. Mrs. Jones explained the pour is the top deck of the parking garage and from there the apartments will begin to be built. Ron stated it is the foundation of the building (15 ft. in the air).

Ron Miller provided an update on the alarm system at Bayview Manor. There has been significant progress and the fire protection in the building remains active. The contractors are expecting to finish within the next 2-3 weeks.

Mrs. Jones stated the replacement of the roof at Bayview Manor will be discussed in the resolution section. She reported an RFP will be advertised to replace the electric panels in the apartments at Bayview Manor.

The award of the professional services will be discussed by Ron Miller in the resolution section of the meeting.

Motion to approve the Executive Director’s Report made by Commissioner McCall and seconded by Commissioner Halliday. The following vote was taken:

- Commissioner Robert Halliday (Yes)
- Commissioner Patrick Mumman (Yes)
- Commissioner Beverly McCall (Yes)
- Commissioner Robert Henry (Yes)
- Commissioner Patricia Jackson (Yes)
- Commissioner Brian Broadley (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 #2020-32**  
**Resolution to Approve Monthly Expenses**

Chairman Barr called for a motion to approve the monthly expenses in the amount of \$131,294.39. A motion was made by Commissioner McCall; seconded by Commissioner Broadley. Mrs. Jones review the significant updates since last week’s report. The following vote was taken:

- Commissioner Robert Halliday (Yes)
- Commissioner Patrick Mumman (Yes)
- Commissioner Beverly McCall (Yes)
- Commissioner Robert Henry (Yes)
- Commissioner Patricia Jackson (Yes)
- Commissioner Brian Broadley (Yes)
- Chairman Robert Barr (Yes)

**Resolution #2020-33**  
**Adopt State Budget 2020-2021**

Chairman Barr called for a motion to approve Resolution #2020-33. A motion was made by Commissioner Halliday; seconded by Commissioner Jackson. Mrs. Jones explained this budget was presented to the Board a couple of months ago for approval. It was then sent to the State for Approval. Now it is back for the Board to Adopt the Budget. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Chairman Barr stated Resolutions 2020-34 through 2020-39 will be bundled for approval of all the professional services contracts being awarded at today's meeting. Ron Miller stated the professional services were advertised and received. There was a single response for each of the RFP's. They did not require any ranking. Each vendor met the requirements and are being recommended for award.

**Resolution #2020-34**  
**Resolution Awarding Accounting Services Contract**

Chairman Barr called for a motion to approve Resolution #2020-34. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

**Resolution #2020-35**  
**Resolution Awarding Auditing Services Contract**

Chairman Barr called for a motion to approve Resolution #2020-35. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

**Resolution #2020-36**  
**Resolution Awarding Legal Services Contract**

Chairman Barr called for a motion to approve Resolution #2020-36. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

**Resolution #2020-37**  
**Resolution Awarding Consulting Services Contract**

Chairman Barr called for a motion to approve Resolution #2020-37. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

**Resolution #2020-38**  
**Resolution Awarding As-Needed Yardi Consulting Services Contract**

Chairman Barr called for a motion to approve Resolution #2020-38. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

**Resolution #2020-39**  
**Resolution Awarding Special Engineering Services Contract**

Chairman Barr called for a motion to approve Resolution #2020-39. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)

Commissioner Brian Broadley (Yes)  
Chairman Robert Barr (Yes)

**Resolution #2020-40**  
**Resolution Awarding Contract for Bayview Manor Roof Renovations**

Chairman Barr called for a motion to approve Resolution #2020-40. A motion was made by Commissioner McCall; seconded by Commissioner Broadley. Ron Miller stated bids were received on September 10<sup>th</sup>. Six bids were received. Winchester Roofing Corporation submitted the lowest most responsible responsive bid and are being recommended by the project architect's staff and counsel for award. There are a few documents that must be received from the contract and once they are received a noticed will be issued to proceed. The project has a 90-day completion period. The following vote was taken:

Commissioner Robert Halliday (Yes)  
Commissioner Patrick Mumman (Yes)  
Commissioner Beverly McCall (Yes)  
Commissioner Robert Henry (Yes)  
Commissioner Patricia Jackson (Yes)  
Commissioner Brian Broadley (Yes)  
Chairman Robert Barr (Yes)

There is no need for Executive Session tonight.

No public comments (Maddy Vitale from the OCNJ Daily). No additional comments from Board Members.

With no further business to discuss, Chairman Barr entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Mumman; seconded by Commissioner Broadley. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 3:25 p.m.

Respectfully submitted,



Jacqueline S. Jones, Secretary/Treasurer