

Housing Authority of the City of Ocean City

Regular Board of Commissioner Meeting Minutes

March 15, 2022 – 4:30 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held March 15, 2022, at 4:30 p.m. at the Administrative Offices – 204 4th Street, Ocean City, New Jersey 08226.

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

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Ron Miller, Assistant Asset Manager – Operations, Harry Furman, Esquire – Solicitor and Linda Cavallo – Accountant.

Minutes

Chairman Barr requested a motion to approve the Regular Meeting minutes from February 15, 2022. A motion was made by Commissioner McCall and seconded by Commissioner Mumman. The following vote was taken:

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

Treasurer’s Report

Ms. Cavallo reviewed the Financial Report for the five months ending February 28, 2022. A motion was made by Commissioner McCall and seconded by Commissioner Mumman. The following vote was taken:

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

Executive Director’s Report

Mrs. Jones gave an update on the dedication for Speitel Commons. The date agreed upon along with Ed Speitel’s family is April 25th. It will most likely be held at 11 a.m. The time will be confirmed, and further details will be provided.

The Bayview Manor roof project is coming to an end. The PTAC units are completed in every unit. The back and front rails have been delivered. The shop overhead door and vent covers are pending. There is a change order being requested for an extension of time on this project.

Regarding Pecks Beach Family, the designs in concept were shared last month. Currently, there are discussions with NJHMFA and investors to get a commitment for the financing of the project.

There is a Resolution this evening for a Change Order for the demolition of Pecks Beach Senior. This will be further discussed in the Resolution portion of the meeting.

Commissioner Henry asked who the investor is for the Pecks Beach Family project. Mrs. Jones stated the potential investor is Century Bank. Commissioner Henry asked when will the final cost for Speitel be available to know if it was over or under budget. Mrs. Jones stated it is under budget and the exact information will need to be obtained from the Authority’s consultant, Rick Ginnetti. Mrs. Jones explained there was an overall budget between Speitel and Bayview Manor. The funds for NJHMFA were exhausted for Speitel and then the funds from the City kicked on Speitel. Any funds not used on Speitel are available for Bayview Manor. She will get a breakdown from the consultant.

Commissioner Mumman asked if the investor has any say in the design for Pecks Beach Family project. Mrs. Jones stated that is not their area but there are requirements such as energy star and ADA requirements.

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

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

Committee Reports – None.

Old Business – Commissioner Henry stated the Authority has an insurance broker and there are a lot of changes in its operations, risks and exposures and he is requested a report from the insurance broker. Mrs. Jones is in the process of requesting this information. She assured the Commissioners the Authority’s coverage is set every year. Mrs. Jones reviews it yearly and adjusts for any additions to equipment and special attention was given regarding Speitel this year based on the cost of the building and making sure the flood insurance is included. Commissioner Henry asked about the Audit. Mrs. Jones stated the 2019 report was issued and is working on getting the 2020 reporting issue resolved.

New Business – None.

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

Resolution #2022-11
Resolution to Approve Monthly Expenses

Chairman Barr called for a motion to approve the monthly expenses in the amount of \$793,707.79. Mrs. Jones stated there is nothing unusual on this bill list. A motion was made by Commissioner Mumman; seconded by Commissioner McCall. The following vote was taken:

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

Resolution #2022-12
Authorizing Payments of Draw 23

Chairman Barr called for a motion to approve Resolution #2022-12. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Mrs. Jones provided a brief explanation on the draw. The following vote was taken:

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

Resolution #2022-13
Approving Change Order #10 for Bayview Manor and HVAC Renovations Project

Chairman Barr called for a motion to approve Resolution #2022-13. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Mrs. Jones stated the change is for an extension to the project until May 18, 2022. The following vote was taken:

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

Resolution #2022-14
Approving Change Order #1 and #2 for Peck's Beach Village – Demolition Project

Chairman Barr called for a motion to approve Resolution #2022-14. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Mrs. Jones stated change order #1 is for a time extension on the project. Change order #2 is the asbestos removal on the property. Ron Miller stated during the asbestos remediation work inside they removed some siding off outside which revealed unforeseen asbestos under the exterior vinyl siding. It does exceed 20% of the contract value so there are steps that need to be taken and certifications from a project engineer indicating it was an unforeseen circumstance. The total contract still comes under the next lowest bidder with this change and still under budget. The following vote was taken:

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

Chairman Barr requested comments from the public. No public comments. Chairman Barr requested comments from Board Commissioners and/or Administration. No comments Board Commissioners and/or Administration.

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 Mumman. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 4:46 p.m.

Respectfully submitted,



Jacqueline S. Jones, Secretary/Treasurer