

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

**Regular Board of Commissioner Meeting Minutes**

**June 21, 2022 – 3:30 p.m.**

The regular meeting of the Housing Authority of the City of Ocean City was held June 21, 2022, at 3:30 p.m. at the Administrative Offices – 204 4<sup>th</sup> 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	(arrived 3:48 p.m.)
Commissioner Patrick Mumman	
Commissioner Beverly McCall	
Commissioner Robert Henry	
Commissioner Patricia Jackson	(arrived 3:47 p.m.)
Commissioner Brian Broadley	(arrived 3:49 p.m.)
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, Linda Cavallo – Accountant and Rick Ginnetti and Charlie Lewis, Consultants – The Brooke Group.

**Minutes**

Chairman Barr requested a motion to approve the Regular Meeting minutes from May 17, 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)

Chairman Barr requested a motion to approve the Executive Session minutes from May 17, 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 eight months ending May 31, 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 stated she did not have anything to add to her written report other than to report Bayview Manor 1-5<sup>th</sup> floors renovation is the next project. Ron Miller is working through the specs and will go out to bid the beginning of July.

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** – None.

**New Business** – None.

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

**Resolution #2022-24**  
**Resolution to Approve Monthly Expenses**

Chairman Barr called for a motion to approve the monthly expenses in the amount of \$509,604.80. Mrs. Jones briefly discussed the bill list. A motion was made by Commissioner McCall; 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)

**Resolution #2022-25**  
**PHA Certification of Compliance with the PHA Plan 2022-2023**

Chairman Barr called for a motion to approve Resolution #2022-25. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Mrs. Jones explained the purpose of the resolution for the Authority's Annual Plan for 2022-2023. The Plan is submitted to HUD indicating what the Authority's plan is for the year. This Plan is providing more detail on Peck's Beach Family. Commissioner Henry asked if a copy was provided. Mrs. Jones stated it she forwarded him a copy yesterday and it was emailed today in the updated board packet. The following vote was taken:

Commissioner Robert Halliday	(Absent)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(No)
Commissioner Patricia Jackson	(Absent)
Commissioner Brian Broadley	(Absent)
Chairman Robert Barr	(Yes)

**Resolution #2022-26**  
**Resolution Establishing Capitalization Policy**

Chairman Barr called for a motion to approve Resolution #2022-26. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Mrs. Jones explained this resolution authorizes the amount of the items the Authority's capitalizes. The fee accountant suggested the amount be increase to \$3,500. 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 #2022-27**  
**Resolution Awarding Exterminating Services Contract**

Chairman Barr called for a motion to approve Resolution #2022-27. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Ron Miller reported one extermination company submitted a bid and is the Authority's current vendor. 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 #2022-28**  
**Authorizing Payments of Draw 26**

Chairman Barr called for a motion to approve Resolution #2022-28. 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 #2022-29**  
**Adopting Policies for the Municipal Excess Liability**  
**Joint Insurance Fund (JIF) Cyber Risk Management Compliance Program**

Chairman Barr called for a motion to approve Resolution #2022-29. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Ron Miller provided explanation. These policies are necessary in order for the Authority to be in compliance with Tier 3 requirements of the JIF Cyber Security Program. If the Authority does not meet the requirements it would be subject to a surcharge on premiums. Mrs. Jones stated the Authority's insurance company has a complete questionnaire on the annual renewal and Ron has been working on this the last couple of years to get the Authority in compliance with Tier 3. The premium will go down. Mrs. Jones will be meeting with the Authority's Risk Manager and all the policies will be discussed. Ron stated a lot of the compliance items are being done with the use of Vineland. 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)

*Commissioners Halliday, Jackson and Broadley arrived.*

**Resolution #2022-31**  
**Executive Session**

Mr. Furman reported the Board will be going into Executive Session to discuss potential contract negotiations with multiple vendors for a major renovation project. Executive Session is necessary to ensure no one has an advantage in regard to this internal Board discussion and with respect to the potential cost of the project. Chairman Barr called for a motion to approve Resolution #2022-31. A motion was made by Commissioner McCall; 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)

Regular Meeting closed for Executive Session at 3:51 p.m.  
Regular Meeting re-opened at 4:59 p.m.

Solicitor Harry Furman stated in Executive Session a presentation was provided with regard to a major redevelopment project involving sensitive information with respect to potential projected cost and with regards to certain needs of the Authority to make the project successful which will potentially and eventually involve contracts and negotiation specifically with tax credits and potentially with regard the board authorizing someone as an investor in regard to the tax credits.

**Resolution #2022-30**  
**Resolution to Approve Tax Credit Investor for Peck's Beach Family Redevelopment**

Chairman Barr called for a motion to approve Resolution #2022-30. A motion was made by Commissioner Halliday; seconded by Commissioner McCall. Mrs. Jones stated this resolution is to authorize the Authority to accept the proposal from Century Savings Bank for the terms of the tax credit investment which is at \$.92 and this resolution is subject to Attorney review of the proposal. 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 requested comments from the public. No public comments. Chairman Barr requested comments from Board Commissioners and/or Administration. Commissioner Broadley thanked the professionals for a great explanation. Commissioner Mumman and Commissioner Jackson agreed. Commissioner Henry said it was a good presentation. Commissioner Halliday agreed and looks forward to support going forward. No further comments.

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 5:04 p.m.

Respectfully submitted,



Jacqueline S. Jones, Secretary/Treasurer