

Housing Authority of the City of Ocean City

Regular Board of Commissioner Meeting Minutes

July 19, 2022 – 4:30 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held July 19, 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
- 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, Harry Furman, Esquire – Solicitor and Linda Cavallo – Accountant.

Minutes

Chairman Barr requested a motion to approve the Regular Meeting minutes from June 21, 2022. A motion was 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 (Absent)
- Commissioner Brian Broadley (Absent)
- Chairman Robert Barr (Yes)

Chairman Barr moved the order of the agenda to New Business.

New Business:

Mrs. Jones stated Kevin Kreiser of Heist Insurance Agency – the Authority’s JIF Risk Manager will be presenting the Authority’s insurance coverage. Mr. Kreiser introduced himself and his role as the JIF Risk Manager. Mr. Kreiser provided an overview of the Municipal Excess Liability Joint Insurance Fund. He reviewed and discussed the handout provided to the Board, which included the Schedule of Locations, Schedule of Vehicles, 2022 Property & Casualty Renewal, 2022 Renewal Coverage Summaries as well as Flood & Name Storm Deductibles & NFIP Coverage Requirement. There was a brief discussion regarding the insurance of the Scattered Site Project. Discussion regarding storm coverage and what is reimbursed. Coverage for OCCDC was discussed. The auto liability was also discussed.

Treasurer’s Report

Ms. Cavallo reviewed the Financial Report for the nine months ending June 30, 2022. Commissioner Henry asked what would be done with the excess money. Mrs. Jones stated it will go into the RAD transaction at conversion and settlement. It will be used in reserve accounts that will be required and building reserves. This happens automatically during the RAD transaction and no need for the board motion. A motion was made by Commissioner Halliday and seconded by Commissioner McCall. The following vote was taken:

Commissioner Robert Halliday	(Yes)
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 reported there is a close out payment to Gardner Construction for Speitel Commons on the bill list.

For Bayview Manor - Regarding the replacement of roof system/capping and painting, there were some issues that Mr. Furman assisted the Authority with to complete this project with the contractor. As of today, Mr. Furman heard back from the contractor’s attorney and all necessary documents were received.

The vent covers for the Exterior Renovations at Bayview Manor are being received a few at a time. This project should be closed out within the next couple of months.

The Interior Renovations at Bayview Manor has been advertised for bids to be received in August with the anticipation to award this project in September.

The specifications for the Bayview Manor Landscaping Project are being developed and hopeful for a Fall planting.

Peck’s Beach Family redevelopment application is on its way to NHMFA. It will take a few months to get to closing. Mrs. Jones will provide updates as she receives them.

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	(Yes)
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 – Patrick Mumman reported for the Finance Committee. He stated the Finance Committee recently met to review the YE 2023 Budget, which was sent to all via email for review. The Board has a copy of the budget today. The recommendation of the Finance Committee is that the Board approve the budget as is. Mrs. Jones briefly reviewed and explained line items of the budget. She discussed the need for a Site Manager and how this affects the budget. Mrs. Jones also discussed the Capital Budget items.

Old Business or additional New Business – None.

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

Resolution #2022-32
Resolution to Approve Monthly Expenses

Chairman Barr called for a motion to approve the monthly expenses in the amount of \$473,103.61. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Mrs. Jones briefly discussed the bill list with nothing unusual on the bill list. The following vote was taken:

Commissioner Robert Halliday	(Yes)
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 #2022-33
Approving Change Order #18 for Construction of Speitel Commons at Bayview Manor

Chairman Barr called for a motion to approve Resolution #2022-33. A motion was made by Commissioner Halliday; seconded by Commissioner McCall. Mrs. Jones reported the change order is to replace hinges on the doors at Speitel. The following vote was taken:

Commissioner Robert Halliday	(Yes)
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 #2022-34
Resolution Authorizing Participation Under the State Health Benefit Program (SHBP)

Chairman Barr called for a motion to approve Resolution #2022-34. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Mrs. Jones explained the OCHA was under the SHBP for many years. The prior administration (Executive Director) suggested moving to a private plan and off of the SHBP. Mrs. Jones is unclear why this suggestion was made. She recommends the OCHA go back to the SHBP. The Authority expects to see a savings with this change. The following vote was taken:

Commissioner Robert Halliday	(Yes)
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 #2022-35
Authorizing Payments of Draw 27

Chairman Barr called for a motion to approve Resolution #2022-35. 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	(Yes)
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 #2022-36
2022 Housing Authority Budget Resolution
Fiscal Year: October 1, 2022 to September 30, 2023

Chairman Barr called for a motion to approve Resolution #2022-36. A motion was made by Commissioner Halliday; seconded by Commissioner McCall. The following vote was taken:

Commissioner Robert Halliday	(Yes)
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 #2022-37
Executive Session

Mr. Furman reported the Board will be going into Executive Session in regard to the performance of a contractor performing services on behalf of the Authority. There may be some questions with regard to said performance that may involve potential litigation. He recommends going into Executive Session to discuss this issue. Chairman Barr called for a motion to approve Resolution #2022-37. 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	(Absent)
Commissioner Brian Broadley	(Absent)
Chairman Robert Barr	(Yes)

Regular Meeting closed for Executive Session at 5:26 p.m.
Regular Meeting re-opened at 5:54 p.m.

Solicitor Harry Furman stated there was a discussion in Executive Session with regard to performance issues with a particular contractor who has an agreement with the authority to provide certain services to the Authority. Based upon the discussion there will be a proposed resolution.

Resolution #2022-38
Resolution Authorizing for Additional Funds to be Expended
at the Discretion of the Executive Director with respect to Audits for the Periods of 2020 and 2021

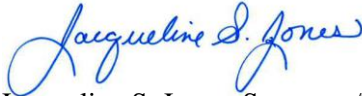
Chairman Barr called for a motion to approve Resolution #2022-38. A motion was made by Commissioner Halliday; seconded by Commissioner McCall. The following vote was taken:

Commissioner Robert Halliday	(Yes)
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. Chairman Barr wanted to thank Linda Avena's office for all their hard work in regard to the audits.

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 5:57 p.m.

Respectfully submitted,



Jacqueline S. Jones, Secretary/Treasurer