

Housing Authority of the City of Ocean City

Regular Board of Commissioner Meeting Minutes October 18, 2022 – 4:00 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held October 18, 2022, at 4:00 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	<i>(Absent)</i>
Commissioner Beverly McCall	
Commissioner Robert Henry	
Commissioner Patricia Jackson	<i>(via Zoom)</i>
Commissioner Brian Broadley	<i>(Absent)</i>
Chairman Robert Barr	

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

Minutes

Chairman Barr requested a motion to approve the Regular Meeting minutes from September 20, 2022. A motion was made by Commissioner McCall and seconded by Commissioner Halliday. The following vote was taken:

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

Treasurer's Report

Ms. Cavallo reviewed the Financial Report FYE September 30, 2022. A motion was made by Commissioner McCall and seconded by Commissioner Halliday. The following vote was taken:

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

Executive Director’s Report

The Authority was holding \$10,000 payment for Speitel Commons for a few items that needed to be completed. The items are complete and the \$10,000 payment will be released. Bayview Manor Exterior Renovations final payment is also being processed and project is completed.

Bayview Manor Interior Renovations was awarded and is in the submittal phase. Possible supply chain issues are being evaluated.

Specifications for the Bayview Manor Landscaping Project are in review. Possible Fall planting of bushes and trees. Remainder of planting will be completed in the Spring.

Pecks Beach Family Development project is on the NJHMFA’s November agenda. They do not meet in October. Typically, when an application is placed on the NJHMFA agenda it is ready for approval. Mrs. Jones will provide more information next month.

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

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

Committee Reports – None.

Old Business/New Business: Commissioner Jackson stated she approved the financial report and wanted to know if she should abstain due to her employment with Acenda. Solicitor Furman stated she can approve the financial report, but if it was a budget then Commissioner Jackson should abstain.

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

Resolution #2022-57
Resolution to Approve Monthly Expenses

Chairman Barr called for a motion to approve the monthly expenses in the amount of \$182,083.27. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones stated there is nothing unusual with the bill list. She informed Commissioner Jackson there is one payment for Acenda. The following vote was taken:

- Commissioner Robert Halliday (Yes)
- Commissioner Patrick Mumman (Absent)
- Commissioner Beverly McCall (Yes)
- Commissioner Robert Henry (Yes)
- Commissioner Patricia Jackson (Yes, but Abstain to Acenda payment)
- Commissioner Brian Broadley (Absent)
- Chairman Robert Barr (Yes)

Resolution #2022-58
Renewal in the NJPHA JIF

Chairman Barr called for a motion to approve Resolution #2022-58. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones stated this resolution is for the 3-year renewal to be a member of the Public Housing Authority Joint Insurance Fund. The following vote was taken:

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

Resolution #2022-59
Accounts Receivable Decreed as Uncollectible

Chairman Barr called for a motion to approve Resolution #2022-59. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. Mrs. Jones explained the detailed page of the list of what is considered uncollectible rents for Pecks Beach Family and Bayview Manor in the amount of \$23,598.17. Commissioner Henry asked when this amount is written off is this for accounting purposes and will the Authority pursue any collection efforts. Mrs. Jones stated they are written off for accounting purposes and in the past the Authority has not pursued these in civil court as those with the balances are of limited income the Authority will not be able to collect. The following vote was taken:

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

Resolution #2022-60
Resolution Authorizing Payment of Draw 28

Chairman Barr called for a motion to approve Resolution #2022-60. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones stated this Draw #28 for exterior work being done at Bayview. The following vote was taken:

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

Resolution #2022-61
Authorizing Contracts with Approved National Contract Vendors

Chairman Barr called for a motion to approve Resolution #2022-61. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. Ron Miller explained Resolutions #2022-61 and #2022-62 are done annually to allow the Authority to purchase more than the bid threshold without going out to public bid for general services items. There are no professional services in these contract vendor lists. The following vote was taken:

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

Resolution #2022-62
Authorizing Contracts with Approved State Contract Vendors

Chairman Barr called for a motion to approve Resolution #2022-62. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. The following vote was taken:

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

Resolution #2022-63
**Resolution Authorizing the OCHA to enter into a Shared Services Agreement
with Cape May Housing Authority for Maintenances Services**

Chairman Barr called for a motion to approve Resolution #2022-63. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Ron Miller explained this is an amendment to the shared services agreement between OCHA and CMHA to allow maintenance services by the OCHA to the CMHA where previously only CMHA was providing maintenance services to OCHA. Commissioner Henry stated the idea is fine and questioned the consolidation of Housing Authorities. There was a brief discussion regarding housing authority consolidation. This agreement about assisting each other when needed since they are small and in proximity. Establishing this relationship is also good for emergency and vacation purposes. Vineland will still be at OCHA for landscaping and any big jobs needing additional help. The following vote was taken:

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

Resolution #2022-64
Authorizing Choice Mobility Letter Agreement
with the Vineland Housing Authority – Pecks Beach Family RAD Conversion

Chairman Barr called for a motion to approve Resolution #2022-64. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones explained this is the same resolution the Authority passed when Pecks Senior and Bayview Manor were converting to Rental Assistance Demonstration (RAD). This agreement means the OCHA does not have a Section 8 Department and it would need to find another Authority to administer their Section 8 vouchers. Vineland would be compensated by HUD to administer the vouchers. Should the Shared Services Agreement with OCHA and VHA end, the VHA is still responsible to administer the vouchers. Brief discussion regarding residents moving after one year of obtaining voucher. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Absent)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
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 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 Halliday. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 4:27 p.m.

Respectfully submitted,



Jacqueline S. Jones, Secretary/Treasurer