

Housing Authority of the City of Ocean City

Regular Board of Commissioner Meeting Minutes February 21, 2023 – 4:00 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held February 21, 2023, 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
Commissioner Beverly McCall (Arrived @ 4:04 p.m.)
Commissioner Robert Henry
Commissioner Patricia Jackson
Commissioner Brian Broadley
Chairman Robert Barr

Also present were Jacqueline Jones, Executive Director, Ron Miller, Director of Affordable Housing, 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 January 17, 2022. A motion was made by Commissioner Mumman 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 (Abstain)
Commissioner Brian Broadley (Yes)
Chairman Robert Barr (Yes)

Treasurer's Report

Ms. Cavallo reviewed the Financial Report for the four months ending January 2023. Brief discussion on the Financial Report. **Motion to approve the Treasurer's report** made by Commissioner Henry and seconded by Commissioner Mumman. The following vote was taken:

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

Executive Director’s Report

Mrs. Jones provided an update to her written report. In regard to Bayview Manor, painting of the hallways has begun as well as floor replacement. The fourth floor is complete and the 3rd floor is in process. Ron Miller will provide an update on change orders of some unforeseen items at Bayview as well the elevator refurbishment and the cost associated with this and purchasing implications.

Ron Miller reported there is an “unforeseen conditions” package out with the general contractor. It is a fairly substantial set of changes due to obviously not being able to see through the walls, ceilings and floors. A meeting was held internally today to review the changes and are being sent back to the mechanical, electrical and plumbing professionals to review with the contractor. There is nothing to present yet, but we expect to have a Special Meeting to discuss, review and approve the changes. The Authority is still working with a professional team in regard to the elevators. Mrs. Jones will be reaching out to the Board in regard to scheduling a Special Meeting.

There is a meeting in early March with the planning committee to discuss the Pecks Beach Family plans. The Authority will be working on the financial close with NJHMFA and HUD. This project will need to go out to bid. The second resident meeting will be held in early March to keep the residents up to date with what is going on and show them the elevations as well as floor plans.

The Authority was awarded Capital Funds for FY 2023 in the amount of \$150,347 for Pecks Beach Family. This is typically put into operations. If needed it is drawn down and if it is not needed it will go toward the RAD projects.

Ron Miller provided a quick update on the unit, which recently had a fire. He spoke to the insurance adjustor this morning. It is anticipated the unit will be back online by the end of March.

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	(Yes)
Commissioner Brian Broadley	(Yes)
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 #2023-10
Resolution to Approve Monthly Expenses

Chairman Barr called for a motion to approve the monthly expenses in the amount of \$146,300.65. A motion was made by Commissioner Mumman; seconded by Commissioner McCall. Mrs. Jones briefly reviewed 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	(Yes)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-11
Resolution Awarding Pest Control Services Contract

Chairman Barr called for a motion to approve Resolution #2023-11. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Ron Miller stated the Pest Control Services Contract was initially awarded by the Board in June for a one-year period. The Authority had some challenges with the company, (Omega), the contract was awarded to. This company was subsequently purchased by two other companies (Terminix, Rentokill). Ron has been working with Mr. Furman on this issue for the past few months. An agreement with the vendor and its subsequent purchasers could not be made and the contract was ended. Quotes for a new vendor were received. The Authority is recommending they award the contract to Elder Pest Control. Brief discussion on the issues with the subsequent purchasers of Omega Pest Control. 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 #2023-12
Executive Session

Chairman Barr called for a motion to approve Resolution #2023-12. A motion was made by Commissioner Mumman; seconded by Commissioner McCall. Mrs. Jones stated the Board will go into Executive Session to discuss a contract with Ford-Scott & Associates, LLC regarding invoices FY 2021. 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 4:27 p.m.
Regular Meeting re-opened at 4:48 p.m.

The Board is now back in open session having concluded the Executive Session and can proceed with business.

Chairman Barr requested comments from the public. No public comments. Chairman Barr requested comments from Board Commissioners and/or Administration. Commissioner Broadley suggested the Authority get better internet services for the meetings. 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 Jackson. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 4:50 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer