

Housing Authority of the City of Ocean City

Regular Board of Commissioner Meeting Minutes

April 18, 2023 – 4:00 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held April 18, 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	(Absent)
Commissioner Beverly McCall	
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 March 21, 2023. 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	(Abstain)
Commissioner Brian Broadley	(Abstain)
Chairman Robert Barr	(Yes)

Chairman Barr changed the order of the meeting. Solicitor Furman stated the Board will be going into Executive Session to discuss audit contract issues.

Resolution #2023-26

Executive Session

Chairman Barr called for a motion to approve Resolution #2023-26. A motion was made by Commissioner Halliday; 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	(Yes)
Chairman Robert Barr	(Yes)

Regular Meeting closed for Executive Session at 4:03 p.m.
Regular Meeting re-opened at 4:43 p.m.

The Board is now back in open session having concluded the Executive Session and can proceed with business. Mr. Furman stated the Board discussed a sensitive nature about future litigation and as a result of the discussion no resolution is necessary.

Treasurer’s Report

Ms. Cavallo reviewed the Financial Report for the six months ending March 2023. **Motion to approve the Treasurer’s report** made by Commissioner McCall and seconded by Commissioner Broadley. 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 – Abstain from Acenda Invoices)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Executive Director’s Report

Mrs. Jones stated Ron Miller will provide an update on the Bayview Manor construction progress. She reported Speitel has an HVAC issue that was discussed a couple of months ago with the HVAC splits in the building. There has been an ongoing issue since August. The Authority has contracted with Brown & Connery to assist with this issue.

Ron Miller reported the electrical work at Bayview Manor is continuing. Some of the work has slowed down due to the change orders last month. There is a change order on the agenda tonight and will be discussed in the resolution portion of the meeting. The contract has been extended.

Mrs. Jones reported the Pecks Beach Family redevelopment project was presented to the Planning Board on April 5th and was received well. The Authority’s consultant, Rick Ginnetti, The Brooke Group, applied to the NJ Department of Community Affairs for funding known as Housing Protection Funds. The amount of the grant was approved for \$4 million. Mrs. Jones provided the Board with a sheet to provide an update with the funding financing for this project. The sheet was explained and reviewed. The project still has a tax credit investor. Project specifications are being worked on and should be going out for bid soon. Commissioner Henry asked about the construction line item. Mrs. Jones explained they are all estimated numbers because these figures are estimates until bids are received. Commissioner Henry would like to see an estimated completion cost during the project.

Motion to approve the Executive Director’s Report made by Commissioner Broadley 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	(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 #2023-21
Resolution to Approve Monthly Expenses

Chairman Barr called for a motion to approve the monthly expenses in the amount of \$388,493.76. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. Mrs. Jones briefly reviewed the bill list. 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 – Abstain from Acenda Invoices)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-22
Resolution Authorizing Payment of Draw 32

Chairman Barr called for a motion to approve Resolution #2023-22. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. Mrs. Jones reviewed the draw. 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	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-23
Resolution Authorizing Payment of Draw #4 Pecks Beach Family Redevelopment

Chairman Barr called for a motion to approve Resolution #2023-23. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones explained the draw. 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	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-24
Award Cleaning Contract – Clean Sweep Services

Chairman Barr called for a motion to approve Resolution #2023-24. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Ron Miller explained the contract. 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	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-25
Resolution Approving Change Order #2 and #3 for Bayview Manor 1st and 5th Floor Renovations

Chairman Barr called for a motion to approve Resolution #2023-25. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Ron Miller and Mrs. Jones reviewed and explained the Change Orders. 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	(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. 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 Broadley; 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 4:58 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer