

Housing Authority of the City of Ocean City

Regular Board of Commissioner Meeting Minutes

May 16, 2023 – 4:00 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held May 16, 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
- Commissioner Robert Henry
- Commissioner Patricia Jackson (Absent)
- Commissioner Brian Broadley
- Chairman Robert Barr

Also present were Jacqueline Jones, Executive Director, Ron Miller, Director of Affordable Housing, Harry Furman, Esquire and Gloria Pomales, Executive Assistant.

Minutes

Chairman Barr requested a motion to approve the Regular Meeting minutes from April 18, 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 (Abstain)
- Commissioner Beverly McCall (Yes)
- Commissioner Robert Henry (Yes)
- Commissioner Patricia Jackson (Absent)
- Commissioner Brian Broadley (Yes)
- Chairman Robert Barr (Yes)

Treasurer’s Report

Mrs. Jones reviewed the Financial Report for the seven months ending April 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 (Yes)
- Commissioner Beverly McCall (Yes)
- Commissioner Robert Henry (Yes)
- Commissioner Patricia Jackson (Absent)
- Commissioner Brian Broadley (Yes)
- Chairman Robert Barr (Yes)

Executive Director’s Report

Mrs. Jones stated Ron Miller will provide updates on the renovation projects. Ron Miller stated work has resumed at Bayview Manor. The landscaping project is still on hold. There is a resolution on the agenda tonight for a Phase II Environmental Review for the Pecks Beach Family Redevelopment.

Mrs. Jones stated there is a resolution tonight for Revisions to the Public Housing Admissions and Continued Occupancy Policy (ACOP) which she will explain during the resolution section of the meeting.

Commissioner Henry asked about the asbestos issue. Ron Miller stated there was an increase in cost and is not aware of the increase amount at this time.

Motion to approve the Executive Director’s Report made by Commissioner McCall and seconded by Commissioner Broadley. 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	(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 #2023-27
Resolution to Approve Monthly Expenses

Chairman Barr called for a motion to approve the monthly expenses in the amount of \$337,343.91. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. 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	(Absent)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-28
Resolution Authorizing Payment of Draw 33

Chairman Barr called for a motion to approve Resolution #2023-28. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones reviewed 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	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-29
Resolution Authorizing Payment of Draw #5 Pecks Beach Family Redevelopment

Chairman Barr called for a motion to approve Resolution #2023-29. A motion was made by Commissioner McCall; seconded by Commissioner Broadley. Mrs. Jones explained 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	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-30
Resolution Approving Change Order #4 for Bayview Manor 1st and 5th Floor Renovations

Chairman Barr called for a motion to approve Resolution #2023-30. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Ron Miller reviewed and explained the Change Order. 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	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-31

Awarding Phase II Environmental Review for Pecks Beach Family Redevelopment

Chairman Barr called for a motion to approve Resolution #2023-31. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Ron Miller provided an explanation of this resolution. 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	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-32

Adopting Revisions to the Public Housing Admissions and Continued Occupancy Policy

Chairman Barr called for a motion to approve Resolution #2023-32. A motion was made by Commissioner McCall; seconded by Commissioner Broadley. Mrs. Jones explained the changes to the Public Housing Admissions and Continued Occupancy Policy (ACOP) regarding families that are over-income. Brief discussion regarding the change. Additional changes to come in the coming months. 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	(Yes)
Chairman Robert Barr	(Yes)

Chairman Barr requested comments from the public. Crystal Phillips Quijano, resident of Peck's Beach Family, Apt. 412, stated the no smoking policy became effective in 2018. She would like to know what is going to happen as people are still smoking. She expressed concerns regarding parking. Ms. Phillips Quijano asked where the residents at Speitel/BVM can meet with Acenda since they have resumed providing services to the residents. Chairman Barr stated someone would get back to her regarding her concerns.

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 4:26 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer