

Housing Authority of the City of Ocean City

Regular Board of Commissioner Meeting Minutes

July 18, 2023 – 4:00 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held July 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	(Absent)
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 June 20, 2023. A motion was 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	(Absent)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Treasurer's Report

Linda Cavallo reviewed the Financial Report for the nine months ending June 2023. **Motion to approve the Treasurer'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	(Absent)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Executive Director’s Report

Mrs. Jones stated Ron Miller would provide an update on the renovations and in the Resolution section of the meeting she will discuss the annual plan and the adoption of the 2023-2024 budget.

Ron Miller reported the Bayview Manor laundry room has been reopened on the 5th floor. The community room is in the process of being reopened. They expect to be reopened no later than August 1st. Installation of new flooring, painting, and a new kitchen in the community room. The remaining work is localized to the 1st floor. The elevators will be in September. There is no new update on the landscaping project. The design work on Pecks Beach Family redevelopment is in process and 100% plans are expected within the next two weeks.

Commissioner Henry asked about cost concerns for the Pecks Beach Family project. Ron Miller stated the cost of the project will not be known until the project is out for bid and bids are received. The project is being designed within budget. Mrs. Jones stated there was some information regarding Geotech that was done. Ron stated that there is a plan to accomplish the Geotech. There is some historic fill on the site. The civil engineer has a plan to relocate the historic fill to the south end of the property which is not currently being developed and hopefully lose that historic fill under those buildings once that phase is developed. The fill is considered historic fill because there was a rail yard on this property and it can not be in the grass area. It must be capsulated or under cover. It will be under cover, but on the south end of the property. It has been tested. The CAFRA permits are pending. CAFRA issues are not anticipated because there are no parking issues at this site. There will be parking at each unit.

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 | (Absent) |
| 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 #2023-36
Resolution to Approve Monthly Expenses

Chairman Barr called for a motion to approve the monthly expenses in the amount of \$370,280.55. A motion was made by Commissioner McCall; seconded by Commissioner Broadley. 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 | (Absent) |
| Commissioner Brian Broadley | (Yes) |
| Chairman Robert Barr | (Yes) |

Resolution #2023-37
PHA Annual Plan 2023-2024

Chairman Barr called for a motion to approve Resolution #2023-37. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones explained that every housing authority has to prepare a five-year plan and the OCHA is in the last year of the five-year plan. There is an update every year if there is a need to update the plan. Since the OCHA is a small housing authority it does not have to go through the formal process as a large housing authority. The only thing the OCHA is required to do is state in this resolution the authority is up to date on policies and pass the civil rights certification. When the plan was updated last year the new family project was included in the plan. It is possible by next year when the five-year plan is completed, HUD will have some new language that will need to be added as well. The Annual Plan is part of what the Authority's goals and objectives are. The following vote was taken:

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

Resolution #2023-38
Approving 2023-2034 Annual and Capital Budget

Chairman Barr called for a motion to approve Resolution #2023-38. A motion was made by Commissioner McCall; seconded by Commissioner Broadley. Mrs. Jones stated she reviewed the budget line-by-line detail with the Finance Committee. She reviewed the larger line items and explained them to the Board. Budget was briefly discussed regarding materials budget and maintenance contract cost budget compared to last year as well as insurance. The following vote was taken:

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

Resolution #2023-39
Resolution Authorizing Payment of Draw 35

Chairman Barr called for a motion to approve Resolution #2023-39. A motion was made by Commissioner McCall; seconded by Commissioner Broadley. 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	(Absent)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-40
Resolution Authorizing Payment of Draw #7 Pecks Beach Family Redevelopment

Chairman Barr called for a motion to approve Resolution #2023-40. 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	(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 Broadley. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 4:28 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer