

Housing Authority of the City of Ocean City

Regular Board of Commissioner Meeting Minutes

September 19, 2023 – 4:00 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held September 19, 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
Commissioner Brian Broadley
Chairman Robert Barr

Also present were Jacqueline Jones, Executive Director, Ron Miller, Director of Affordable Housing, Robert DeSantos, Esquire – Solicitor, Linda Cavallo – Accountant, Donald Wittkowski, OCNJ Daily and Gloria Pomales, Executive Assistant.

Minutes

Chairman Barr requested a motion to table the approval to next month of the Regular Meeting minutes from August 15, 2023. Motion made by Commissioner Jackson 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	(Abstain)
Commissioner Patricia Jackson	(Yes)
Commissioner Brian Broadley	(Abstain)
Chairman Robert Barr	(Yes)

Treasurer's Report

Linda Cavallo reviewed the Financial Report for the eleven months ending August 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	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Executive Director's Report

Mrs. Jones asked Ron Miller to provide an update on Bayview. Ron stated there are some delays as discussed last month. There are some challenges in the Community Room with the floor. The contractor redid the floor again, but the Authority is still not happy with it. The Community Room will remain closed until this issue gets resolved. The office and the conference room are

expected to be turned over at the end of October, beginning of November. This will leave the lobby and the elevators remaining. The elevators have a ship date of December 11th. The contractors will need 10 weeks per car to install once they are received. This will take us into February/March. The Authority is waiting for an updated schedule on the elevators from the contractor.

Mrs. Jones stated the Pecks Beach Family Redevelopments specs went out and bids were received on September 12th. The bids were overbudget. There is a resolution tonight to reject those bids. The Authority will rebid. The problem is the amount that is over is insurmountable when it comes to tax credit financing and working with the NJHMFA because there is a limit on square footage cost for affordable housing. Mrs. Jones spoke with the Authority's consultant Rick Ginnetti to find out how to solve this problem. Rick and his associate, Charles are working with the NJHMFA to find out how far we are able to push the cap over the limit. They do allow developers to go over the limit with a waiver. It is not about getting more money from anywhere. It is about how it affects the tax credits and the trust fund cannot be touched either. Rick's initial thoughts are to try and bid it out again as is and have two different contracts. A separate contract for the demolition, sitework, community room and the street. If those four items are removed out of the bid, Rick estimates that is worth about \$1.4 million. These areas would not be in the tax credit basis and use City money for those items and not tax credit money. Rick also has some other thoughts to get the contract down to about \$18 million. If it gets down to about \$18 million it would be closer to the square footage that NJHMFA will allow. This is option 1. Rick wanted Mrs. Jones to convey that he would do his because he wants to give the Commissioners the design they are looking for. The other option would be to redesign. The redesign would look something like a condominium. There would be a lot of savings with parking and garages, as well as common walls and sharing sewer, fire suppression systems and elevators. The focus is trying to get the NJHMFA on board with the original design. Possibly changing some of the design on the bid and going with the two contracts if that is allowable. Commissioner Halliday asked if the financing with NJHMFA can be strictly for the units themselves. Mrs. Jones stated this is correct and Rick has done this before, but in the cost of building the units there is the cost of the design and the professional fees as well. This is being worked on now and more information will be provided in October. Commissioner Broadley asked what the cost per square foot at last update. Mrs. Jones is not sure, but Rick's argument is also that building on the island is more expensive. He is also asking for waivers. Commissioner Broadley is not in favor of redesign because the reason this project was started was to resemble the neighborhood. The Authority is obligated to build 60 units with the COAH agreement with the State and the City. Rick's opinion is that a waiver will be received but the question is how much of a waiver. It is not about extra money. The NJHMFA will not allow a project that is this far over budget.

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 #2023-43 (Tabled from last month)
Awarding Resident Wellness Services Contract

Chairman Barr called for a motion to approve Resolution #2023-43. A motion was made by Commissioner McCall; 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	(Abstain)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-48
Resolution to Approve Monthly Expenses

Chairman Barr called for a motion to approve the monthly expenses in the amount of \$552,327.32. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones briefly reviewed the bill list. Mrs. Jones stated the only item of significance is the Vineland Housing Authority invoice that is a bit higher than normal due to the OCHA’s maintenance repairer is out on Workman’s Comp since July and there has been additional assistance from the Vineland maintenance department needed. 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 – Abstain from Acenda Invoices)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-49
Resolution Authorizing Payment of Draw 37

Chairman Barr called for a motion to approve Resolution #2023-49. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. 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	(Yes)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-50
Resolution Authorizing Payment of Draw #9 Pecks Beach Family Redevelopment

Chairman Barr called for a motion to approve Resolution #2023-50. 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	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
Commissioner Brian Broadley	(Yes)

Ron Miller explained Resolutions #2023-51 through 2023-55. The professional services contract went out to RFP as done annually every year. Each one received a single response from the Authority's current vendor with the exception of General Counsel. As the Board is aware the General Counsel stepped down last month. Brief discussion regarding the current recommended General Counsel, Brown and Connery.

Resolution #2023-51
Award Accounting Services Contract

Chairman Barr called for a motion to approve Resolution #2023-51. A motion was made by Commissioner McCall; 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	(Yes)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-52
Award Auditing Services Contract

Chairman Barr called for a motion to approve Resolution #2023-52. A motion was made by Commissioner McCall; 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	(Yes)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-53
Award Legal Services Contract – General Counsel

Chairman Barr called for a motion to approve Resolution #2023-53. A motion was made by Commissioner McCall; 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	(Yes)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-54
Award Special Legal Services Contract – Landlord/Tenant

Chairman Barr called for a motion to approve Resolution #2023-54. A motion was made by Commissioner McCall; 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	(Yes)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-55
Award Consulting Services Contract

Chairman Barr called for a motion to approve Resolution #2023-55. A motion was made by Commissioner McCall; 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	(Yes)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2023-56
Authorizing Shared Services Agreement with the Vineland Housing Authority

Chairman Barr stated on behalf of the board, the Board would like to amend this resolution to include an additional \$10,000 of which \$5,000 will go to Mrs. Jones and \$5,000 of which will go to her team as she chooses to distribute it. Chairman Barr called for a motion to approve Resolution #2023-56. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones thanked the Board. She stated it was unnecessary, but very much appreciated. Mrs. Jones stated this contract is for another 2 years extended to 2025 for the same services as in the past. She indicated even though the contract includes office coverage on site that it is only billed when needed as needed. The OCHA has an onsite manager. Board Members thanked Mrs. Jones and VHA for their services. Commissioner Jackson asked about the onsite manager. Mrs. Jones provided the onsite manager's hours. Commissioner Jackson asked once the new sites are up will there be a new central location and someone onsite to assist the families. Mrs. Jones stated there will be community space at the new site with the of staffing the office on a part-time basis. Chairman Barr stated that the entire board recognizes what the Vineland Housing Authority does and it is recognized. Mrs. Jones thanked everyone. 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 #2023-57
Rejecting Bids for the Pecks Beach Family Redevelopment

Chairman Barr called for a motion to approve Resolution #2023-57. Ron Miller stated there will be a slight delay with the rebid as some of the documents will need to be rewritten and the bid will be out for a longer time period as some of the feedback received from the bidders is that they did not have enough time. A motion was made by Commissioner McCall; 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 (Yes)
Commissioner Brian Broadley (Yes)
Chairman Robert Barr (Yes)

Resolution #2023-58
Approving Change Order #5 for Bayview Manor 1st & 5th Floor Renovations
TABLED FOR NEXT MONTH

Ron Miller requested that this resolution be tabled until next month. A job meeting was held today to discuss this change order. The general contractor is not in agreement with the OCHA and the architect in regard to the language in the change order. He would not sign it. Ron believes they can come to an agreement on some language to get it signed but would like it reviewed by the Authority's counsel before presentation. The Authority is trying to gain access to the office, conference room and community room spaces when these spaces are complete understanding that the contractor needs to finish the elevators in the building because it is going to be prolonged due to the shipping delay. Another change order will be presented next month. It is a zero-dollar change order. The scope of work will not be split because the contractor will not sign it that way. The schedule the contractor provides will be used and added language for the Authority to gain access to its space allowing him to finish out his single contract. The contractor indicated that he is willing to cooperate on this. There was not enough time to rewrite everything and get it reviewed by counsel. The contract expires on October 1st and will be working out of contract until next month. Brief discussion on occupancy. Chairman Barr called for a motion to **table** the approval of Resolution #2023-58. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. 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 #2023-59
Authorizing Entering into a Contract Agreement with
Global – Dealer of Record Nickerson, NJ – Office/Community Space Furniture

Chairman Barr called for a motion to approve Resolution #2023-59. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones explained this is the furniture for the community space, new conference space/board room and also the office space. This vendor is an approved State contract vendor. Due to the amount, this requires Board approval and a 49% discount was received on this furniture. This does not include TV's. 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 #2023-60
Authorizing Shared Services Agreement with the Cape May Housing Authority

Chairman Barr called for a motion to approve Resolution #2023-60. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones explained there is an existing agreement with Cape May and Ocean City and this is an extension for another 2 years. 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)

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 4:32 p.m.

Respectfully submitted,



Jacqueline S. Jones, Secretary/Treasurer