

**Housing Authority of the City of Ocean City**

**Regular Board of Commissioner Meeting Minutes  
February 21, 2017**

The regular meeting of the Housing Authority of the City of Ocean City was held on February 21, 2017 at 5:00PM at 204 4<sup>th</sup> Street, Ocean City, New Jersey 08226.

The meeting was called to order by Chairman Barr and began with the reading of the Sunshine Law Statement and the Pledge of Allegiance. Upon roll call those present were: Commissioner Halliday, Commissioner Speitel, Commissioner McFarland and Chairman Barr

Vice Chair Commissioner Jackson was absent and Commissioner Thompson was absent.

**Minutes**

Motion to approve the minutes from the January 17, 2017 regular meeting made by Commissioner Speitel and seconded by Commissioner Halliday. No opposition to the motion. Commissioner McFarland abstained and the minutes are approved.

**Treasurer's Report**

Fee Accountant Review of Budget vs. Actual. Comparison on the monthly budget adjusted and reviewed. Resolution to be drawn for approval at the March Board Meeting for an adjusted Budget. Motion to approve the Treasurer's Report made by Commissioner Speitel and seconded by Commissioner Halliday. With no further discussion, all present voted aye with no opposition or abstentions.

Please note that Commissioner Thompson has joined the board of commissioner meeting at 5:10pm.

**Executive Director Report**

Procurement process for Fee Accounting Services has been completed and for the redevelopment consultant services. Two resolutions submitted and in compliance with the State. Revision of Capital Plan to include washers/dryer concession contract as a line item in the Capital Plan as well as Architectural services instead of operations discussed. Pricing on new elevators and roof reviewed for further discussion. Peck's Beach Village rodent issue addressed and staff working with the exterminator with sealant, etc. With no further discussion, motion to accept the Executive Director Report made by Commissioner Thompson and seconded by Commissioner Halliday. The ayes voted, no opposition or abstentions and the report is accepted.

**Committee Report**

The Redevelopment Committee along with The Executive Director and the Consultant met with the Mayor, The City Solicitor, Business Administrator, and the City Planning and Engineer Firm and discussed the drainage issue located at Pecks Beach Village as well solidify the partnership between OCHA and the City.

A shared service agreement with the City and OCHA was discussed with respect to the pilot that we owe. The priority are the elevators and roof and it is recommended that the washer/dryer concession contract should be tabled at this time, which will add money to our Capital Plan.

Resolution 2017-9 authorizing the revision of the Capital Plan for Architectural Services in the amount of \$28,000.00 for two (2) new elevators.

Motion to accept the Finance Committee report made by Commissioner Halliday and seconded by Commissioner Thompson. The ayes favor the motion with no opposition or abstentions

### **The Redevelopment Committee**

The Committee met with the NJHFMA regarding the re-development program. OCHA will receive \$4.2 million dollars to replace twenty (20) senior units at Pecks Beach Village. They are authorizing the predevelopment money for the payment of monies for the consultants, architects, engineers, etc. to move the Pecks Beach Project forward. The City of Ocean City is willing to partner with us in any way they can to be part of the redevelopment of our property. Next Redevelopment meeting is scheduled for March 7, 2017. With no questions, motion to accept the redevelopment report made by Commissioner Thompson and seconded by Commissioner Halliday. The ayes favor the motion with no opposition or abstentions.

### **New Business**

**Resolution 2017-6** authorizing award for a Redevelopment Consultant to contract to the Brooke Group. Discussion followed. Motion made by Commissioner Halliday and seconded by Commissioner Thompson. Upon Roll Call all commissioners voted aye.

**Resolution 2017-7** Authorizing Award of Contract for Fee Accountant Services. Discussion Followed. Motion made by Commissioner Speitel and seconded by Commissioner Thompson. Upon Roll Call all commissioners voted aye.

**Resolution 2017-8** Authorizing termination of the washer/dryer concession Contract. No Motion made, therefore denied and dies at table and pulled from agenda.

**Resolution 2017-9** Authorizing the amendment of the Capital Budget Fund for Architectural Services. Motion made by Commissioner Speitel and seconded by Commissioner Halliday. Upon Roll Call all commissioners voted aye.

**Resolution 2017-9** repealed by Roll Call vote. Upon roll call all commissioners voted aye.

**Resolution 2017-10** authorizing the LSEA Architects to proceed under existing contract with the architectural services items 1 and 2 proposed on February 19<sup>th</sup>. Motion made by Commissioner Speitel and seconded by Commissioner Halliday. No discussion. Roll Call Vote all commissioners voted aye.

**Resolution 2017-11** authorizing if applicable an RFP for Architectural Services for a new elevator system to be awarded at March meeting. Motion made by Commissioner Speitel and seconded by Commissioner Halliday. Upon Roll Call Vote all commissioners voted aye.

**Item #5 on Agenda**

Laundry revenue concession placed back into the budget to reflect the quarterly revenue.

**Old Business**

None

**New Business**

March 7, 2017 is the date for the Redevelopment meeting.

**Public Input**

None

Motion to adjourn meeting at 5:50 PM made by Commissioner Speitel and seconded by Commissioner Halliday. The ayes favor the motion and the meeting is adjourned.