

Housing Authority of the City of Ocean City

Regular Board of Commissioner Meeting Minutes

March 21, 2017 – 5 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held on March 21, 2017 at 5:00 p.m. at 635 West Avenue, 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 Thompson, Vice Chairperson Jackson and Chairman Barr.

Commissioner McFarland was absent.

Minutes

The Budget vs. Actual for the five months ended February 28, 2017 reviewed by Fee Accountant. Question regarding revision of the Budget. Summary of Cash reviewed. Procedure with Quick Books discussed. Pilot Agreement and reimbursement discussed after appeal for reimbursement from FEMA is completed. City will wait for appeal, and then City will be paid. Waiver of Pilot will follow.

Elevator repair reviewed. City has agreed to assist with cost. (New elevators vs. old repaired cost questioned). Unpaid Bill Detail listed and reviewed.

Furloughs were not voted on by the Board of Commissioners at last Board Meeting. A Resolution is necessary.

Motion to approve the Treasurer Report only made by Commissioner Halliday and seconded by Commissioner Jackson. Roll call:

Commissioner Robert Halliday	(No)
Commissioner Edmond Speitel	(No)
Commissioner Portia Thompson	(No)
Commissioner Patricia Jackson	(No)
Chairman Robert Barr	(No)

Motion to separate the unpaid bills from the Treasurer's Report and approve the payments only on the bill list made by Commissioner Halliday and seconded by Vice Chairperson Jackson

Commissioner Robert Halliday	(Yes)
Commissioner Edmond Speitel	(Yes)
Commissioner Portia Thompson	(Yes)
Commissioner Patricia Jackson	(Yes)
Chairman Robert Barr	(Yes)

Executive Director

Review of Resolution 2017-15 in particular to accept Pre-Redevelopment from Sandy Grant Funds and the 2017-13 authorizing the advertising for RFP's from Architectural Services to begin redevelopment Phases for Pecks Beach Village. A commitment letter should be received around April 1, 2017 from NJHMFA. Forms and personal questionnaires will be required at a later date to be advised.

Capital funds should be distributed sometime around the early part of May. Capital funds from 2015 must be obligated by April 12, 2017. Revision will be sent to HUD tomorrow asking us to move that money over into 1406 so we do not lose the funds. No Board action required. Already voted upon. Resident Council serves as our Advisory Board. End of 5 year plan is now. Meeting will be required as part of that process. Conference next week with the Director of Housing & Urban Development, Dr. Ben Carson will be held next week. We hope to be in attendance.

Once our commitment letter is received for redevelopment, meetings will be scheduled with the residents. We have converted our phone system and operate from the PHA Web and not the Quick Books systems.

Getting ready for YELE event and we need calendars so that we can schedule a meeting. The event will take place on 5/13/17.

Motion to accept the Executive Director's Report made by Commissioner Thompson and seconded by Vice Chairperson Jackson. All present favor a motion with no objections or abstentions.

A Special Report presented by the Brooke Group. Mr. Rick Ginnetti will speak on the Predevelopment Action Plan. Step 1 Funding has been approved for the Planning of the Redevelopment. Approvals also have to be obtained from the City and HUD. Discussion on the Scope of Services. RFP's have been requested. Location of site development to be determined.

Finance Report

Committee will be meeting Wednesday, March 29, 2017. Items that have already been reviewed in the Treasurer's Report will encompass the discussion. Questions will be addressed at that time. Letter to be submitted for RAD expansion and approval from HUD to get on the waitlist for all units.

Commissioner Jackson's report will be presented at next meeting.

Brick Housing Authority will discussing renegotiation of the Shared Service Agreement with Ocean City March 29, 2017 in an Executive Session Board Meeting.

Old Business

None

New Business

Resident reported concerns over voice activated cameras at Bayview Manor and Chairman Barr is questioning if legal. Mrs. Watson states the last administration had the cameras installed and we were not aware until several months ago that the cameras interiorly do record vocal activity in the common areas only of Bayview. There will be a follow up with Mr. Gabage and Alesia Watson. Resolution 2017-13 Motion authorizing advertising of a Request for Proposal (RFP) for Licensed Civil Engineer for Pre-Redevelopment Phase for Pecks Beach Village (20) senior units made by

Commissioner Halliday and seconded by Vice Chairperson Jackson. No discussion. Roll call vote all commissioners voted aye.

Resolution 2017-14 Motion authorizing advertising of a Request for Proposal (RFP) for Architect Services for Pre-Redevelopment PHAs of Pecks Beach (20) senior units made by Commissioner Halliday and seconded by Vice Chairperson Jackson. No discussion. Upon roll call all commissioners voted aye.

Resolution 2017-15 Motion to accept Pre-Redevelopment from Sandy Grant Funds from New Jersey Housing Finance Mortgage Agency made by Vice Chairperson Jackson and seconded by Commissioner Halliday. No discussion. Upon roll call all commissioners voted aye.

Resolution 2017-16 Motion authorizing a letter be sent to HUD requesting Ocean City Housing Authority to be placed on the Rental Assistance Demonstration (RAD) waitlist made by Commissioner Halliday and seconded by Vice Chairperson Jackson. No discussion. Roll call vote. All commissioners present voted aye with the exception of one abstention.

Public Input

Resident inquiry if voice active cameras are legal. One resident would like the dates of the Board Meeting in larger text so that they can be seen easily.

Motion to adjourn the meeting made by Commissioner Halliday and seconded by Vice Chairperson Jackson. All commissioners voted aye and the meeting adjourned at 5:54 p.m.