

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Patricia Jackson	(Absent)
Chairman Robert Barr	(Yes)

Chairman Barr stated Solicitor Gabage and accountant Linda Cavallo are on their way to the meeting. When Solicitor Gabage arrives he will swear in Commissioner Robert Henry and Linda Cavallo will provide the Treasurer’s report. In the meantime, Mrs. Jones will provide her Executive Director’s report.

Executive Director’s Report

Mrs. Jones stated most of her report will be discussed during the resolution portion of the meeting. The September 30, 2019 budget will be reviewed and approved tonight as well as awarding the professional services contracts for accounting, auditing, consultant and legal-general counsel. Ricki Ginnetti is present tonight to update the Board on the Rental Assistance Demonstration Program progress and Pecks Beach redevelopment.

With no further discussion, motion to accept the Executive Director’s Report made by Commissioner McCall and seconded by Commissioner Scarborough. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Patricia Jackson	(Absent)
Chairman Robert Barr	(Yes)

Treasurer’s Report

Linda Cavallo reviewed the Financial Report for the eleven months ended August 31, 2018. Motion to approve the Treasurer’s Report made by Commissioner McCall and seconded by Commissioner Halliday. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Patricia Jackson	(Absent)
Chairman Robert Barr	(Yes)

Solicitor Gabage swore in Commissioner Robert Henry.

Committee Reports – None.

Old Business – Mr. Ginnetti stated that the last time he attended the Board Meeting the bids received for Spietel Commons were discussed. Bids were received significantly higher than budgeted. Re-bids were submitted. The good news is the bids ended up about \$900,000 less than when we started, but the bad news is the bids are still higher than what was budgeted. The OCHA felt comfortable that it could probably fill that gap. The NJHMFA, the main funding source requested a meeting along with the engineer and architect to review the project. As the Board may recall, the OCHA had requested from NJHMFA several times to allow us to build a bigger building because the cost per unit is a big item for the NJHMFA and when you build a 20 unit building on

the island where you have to elevate it the cost per unit is significantly higher than what they normally allow. After the meeting, the NJHMFA has now informed us that they will allow us to build up to 34 units on the site if the OCHA can find the additional funding. NJHMFA will not provide additional funding. To build a 20 unit building the gap is about 2.1 million dollars. To go to 34 units it is estimated that you would need an additional 3.8-3.9 million dollars. This would include removing 14 units from the high rise. Last year the OCHA applied for the RAD program and was approved. If the additional units are included at Spietel Commons the OCHA will be required to close on RAD for all units at the same time. A financial plan must be submitted to HUD. New architectural plans need to be made. The OCHA has to go back to the city's planning board, as well as the county, soil plans must be approved and look at geo tech piles. If we do not go with the 20 unit building the bids initially received will need to be rejected. A bid process would then have to be redone. A financial plan would have to be submitted. Final approvals will then be needed from HUD and NJHMFA. To build the 34 units this will add 7-8 months to where the process stands today. Parking was discussed as well as savings cost per unit and relocation funds.

New Business – None.

With no other discussion in related matters the Chairman moved to the Resolutions.

Resolution #2018-28
Resolution to Approve Monthly Expenses - August

Chairman Barr called for a motion to approve the monthly expenses in the amount of \$103,087.38. A motion was made by Commissioner Halliday; seconded by Commissioner McCall. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Absent)
Chairman Robert Barr	(Yes)

Resolution #2018-29
Resolution to Approve Monthly Expenses - September

Chairman Barr called for a motion to approve the monthly expenses in the amount of \$51,598.23. A motion was made by Commissioner Halliday; seconded by Commissioner McCall. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Absent)
Chairman Robert Barr	(Yes)

Resolution #2018-30

Resolution to Award Contract for Rental Assistant Demonstration (RAD) Property Condition Assessment (RPCA) at Bayview Manor and Pecks Beach Village

Chairman Barr called for a motion to approve Resolution #2018-30. A motion was made by Commissioner Halliday; seconded by Commissioner McCall. Ron Miller stated as part of the RAD process a property condition assessment and an energy audit has to be completed. Quotes were solicited and AEI Consultants was the low bidder. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Absent)
Chairman Robert Barr	(Yes)

Resolution #2018-31

Resolution Awarding Accounting Services Contract

Chairman Barr called for a motion to approve Resolution #2018-31. A motion was made by Commissioner Halliday; seconded by Commissioner McCall.

Ron Miller reported the Finance Committee met before the meeting. Every twelve months, by statute the OCHA issue RFP solicitations for professional services through a fair and open process. The Authority received a single response for accounting, auditing, consulting and two responses for general legal counsel. General legal counsel was ranked and reviewed by the staff, presented to the finance committee and a selection was made.

The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Absent)
Chairman Robert Barr	(Yes)

Resolution #2018-32

Resolution Awarding Auditing Services Contract

Chairman Barr called for a motion to approve Resolution #2018-32. A motion was made by Commissioner Halliday; seconded by Commissioner McCall. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Absent)
Chairman Robert Barr	(Yes)

Resolution #2018-33
Resolution Awarding Legal Services Contract – General Counsel

Chairman Barr called for a motion to approve Resolution #2018-33. A motion was made by Commissioner Halliday; seconded by Commissioner McCall. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Absent)
Chairman Robert Barr	(Yes)

Resolution #2018-34
Resolution Awarding Consulting Services Contract

Chairman Barr called for a motion to approve Resolution #2018-34. A motion was made by Commissioner Halliday; seconded by Commissioner McCall. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Absent)
Chairman Robert Barr	(Yes)

Chairman Barr stated they will move to Resolution 2018-36 and will come back to resolution 2018-35 later in the meeting.

Resolution #2018-36
Resolution Approving One Time Salary Adjustment

Chairman Barr called for a motion to approve Resolution #2018-36. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones stated as the resolution indicates there has been an increase in the health insurance premium for the two employees on the plan and the deductible increased from \$0 to \$1,000. This resolution is proposing a one-time salary adjustment of \$1,000 for each of the two OCHA employees to compensate for the deductible. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Absent)
Chairman Robert Barr	(Yes)

Resolution #2018-37
Approval of Operating Budget 2018-2019

Chairman Barr called for a motion to approve Resolution #2018-37. A motion was made by Commissioner Halliday; seconded by Commissioner McCall.

Mrs. Jones stated Resolution 2018-37 and 2018-38 are the same budget. One is called the State Budget because there are special forms the State requires. Mrs. Jones reviewed the budget highlighting and explaining the line items of the budget that increased dramatically from last year. Mrs. Jones explained the new line item regarding the City of Ocean City COAH fund is for a \$5,000 per month payment toward the funds due to the City. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Absent)
Chairman Robert Barr	(Yes)

Resolution #2018-38
Approval of State Budget 2018-2019

Chairman Barr called for a motion to approve Resolution #2018-38. A motion was made by Commissioner Halliday; seconded by Commissioner McCall. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Absent)
Chairman Robert Barr	(Yes)

Resolution #2018-35
Resolution Authorizing a Shared Services Agreement with the Vineland Housing Authority

Chairman Barr called for a motion to approve Resolution #2018-35. A motion was made by Commissioner Halliday; seconded by Commissioner McCall. Mrs. Jones explained the contract is for fiscal year October 1, 2018 through September 30, 2019 for \$75,000 for the year and billed monthly. There is a 30 day out clause for both parties. It includes rates for other services for additional work that may be needed or required. Commissioner Halliday stated that Chairman Barr sent a letter to the Vineland Housing Authority that it has been a pleasure working with everyone from the Vineland Housing Authority and thanked everyone for the job that they have done. Chairman Barr and the Finance Committee hope these individuals from the VHA will be compensated for their hard work. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Absent)

Chairman Robert Barr

(Yes)

Resolution #2018-39

Resolution Amending the Ocean City Housing Authority's Personnel Policy & Employee Manual

Chairman Barr called for a motion to approve Resolution #2018-39. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones explained that every two years the Personnel Policy is updated based on the recommendations of the Municipal Excess Liability (MEL), which is a coinsurance to the Public Housing Authority Joint Insurance Fund (PHAJIF). Mrs. Jones reviewed the four recommended changes. Once the Authority complies with the recommended changes the Authority's deductible is \$1,000 vs \$10,000 or \$25,000. The Authority's attorney has to certify to a list of items that is done every two years, which includes training for employees, certain notices and mandatory training supervisory personnel. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Absent)
Chairman Robert Barr	(Yes)

Chairman Barr requested comments from the public. No public comments. Chairman closed the public comments portion of the meeting.

Chairman Barr requested any questions and/or comments from any of the Board Members at this time.

With no further business to discuss, Chairman Barr entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Halliday; seconded by Commissioner McCall. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 5:51 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer