

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

**Regular Board of Commissioner Meeting Minutes  
September 21, 2021 – 4:30 p.m.**

The regular meeting of the Housing Authority of the City of Ocean City was held September 21, 2021 at 4:30 p.m. at the Administrative Offices – 204 4<sup>th</sup> 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, Wendy Hughes, Assistant Executive Director, Ron Miller, Assistant Asset Manager – Operations, Charles W. Gabage, Esquire – Solicitor and Linda Cavallo – Accountant.

**Minutes**

Chairman Barr requested a motion to approve the Regular Meeting minutes from August 17, 2021. A motion was made by Commissioner McCall and seconded by Commissioner Broadley. The following vote was taken:

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

**Treasurer’s Report**

Ms. Cavallo reviewed the Financial Report for the eleven months ended August 31, 2021. Commissioner Halliday questioned the Bayview total tenant revenue. Mrs. Jones explained the variance in the Bayview Manor tenant revenue is due to the reduction in rental income due to the vacant units on the first floor. First floor vacancies were not filled and the remaining residents were moved to Speitel Manor. Commissioner Broadley commented on the excess funds with discussion regarding obligating funds to the cost of the new family development. 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 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 stated her written report is up to date. She stated Ron Miller will give an update on the ongoing projects. Ron provided an update on the roof at Bayview Manor as well as an update on interior renovations and HVAC at Bayview Manor.

Mrs. Jones stated the Peck’s Beach Family redevelopment project is in the initial stages with the architect. It is anticipated the redevelopment committee will meet next month in regard to overall project design.

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)

**Old Business** – None.

**New Business** – None.

**Committee Reports** – None.

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

**Resolution #2021-47**  
**Resolution to Approve Monthly Expenses**

Chairman Barr called for a motion to approve the monthly expenses in the amount of \$596,485.69. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones briefly explained the highlighted items on the bill list. 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 #2021-48**  
**Adopt State Budget 2021-2022**

Chairman Barr called for a motion to approve Resolution #2021-48. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. Mrs. Jones stated this is the State Budget that was approved in July. The State has approved it and now the Board will adopt the Budget. 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 #2021-49**  
**Approving Change Order #2, #3, and #4 for  
Bayview Manor and HVAC Renovations**

Chairman Barr called for a motion to approve Resolution #2021-49. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones briefly explained each change order. 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 #2021-50**  
**Resolution Authorizing a Shared Services Agreement  
with the Vineland Housing Authority**

Chairman Barr called for a motion to approve Resolution #2021-50. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. Mrs. Jones stated this is to renew the Shared Services Agreement with the Vineland Housing Authority effective October 2021 and the cost of service has not changed. It is a two-year contract. 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 #2021-51**  
**Resolution Awarding Accounting Services Contract**

Chairman Barr called for a motion to approve Resolution #2021-51. A motion was made by Commissioner McCall; seconded by Commissioner Halliday.

Ron Miller reported all Professional Services were solicited in a fair and open process. He briefly reviewed the proposals received and ranking process.

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 #2021-52**  
**Resolution Awarding Auditing Services Contract**

Chairman Barr called for a motion to approve Resolution #2021-52. 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 #2021-53**  
**Resolution Awarding Legal Services Contract – General Counsel**

Chairman Barr called for a motion to approve Resolution #2021-53. 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 #2021-54**  
**Resolution Awarding Consulting Services Contract**

Chairman Barr called for a motion to approve Resolution #2021-54. 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 #2021-55**  
**Authorizing Payments of Draw 17**

Chairman Barr called for a motion to approve Resolution #2021-55. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones stated this for Speitel Manor and some of it is for Bayview Manor. 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)

No public comments. Chairman Barr requested comments from Board Members. No comments from any Board Member.

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 Jackson. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 5:03 p.m.

Respectfully submitted,



Jacqueline S. Jones, Secretary/Treasurer