

Board of Commissioners
Robert Barr, Chairperson
Scott Halliday, Vice-Chairperson
Beverly McCall, Commissioner
Robert Henry, Commissioner
Patrick Mumman, Commissioner
Patricia Miles-Jackson, Commissioner
Brian Broadley, Commissioner



204 4th Street
Ocean City, New Jersey 08226

Phone: 609-399-1062
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Jacqueline S. Jones, Executive Director

July 14, 2022

The Board of Commissioners
Ocean City Housing Authority
Ocean City, New Jersey 08226

Dear Commissioner:

The regular meeting of the Ocean City Housing Authority will be held on **Tuesday, July 19, 2022 at 4:30 pm at Administrative Offices – 204 4th Street, Ocean City, NJ 08226.**

The Board may enter into executive session to discuss personnel matters and any other housing business that meets the criteria for an executive session. Formal action may be taken.

Very truly yours,

Jacqueline S. Jones
Executive Director

REVISED
Ocean City Housing Authority
AGENDA

Tuesday, July 19, 2022
4:30 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Reading of the "Sunshine Law Statement"
4. Roll Call
5. Approval of Minutes:
 - a. Regular Meeting on June 21, 2022
6. Fee Accountant's Report
7. Executive Director's Report
8. Committee Reports – Finance Committee Report - Patrick Mumman, Chair-YE 2023 Budget
9. Old Business
10. New Business – Kevin Kriser, Heist Insurance Agency (OCHA JIF Risk Manager, Presentation of Coverage
11. Resolutions:

# 2022-32	Approval of Monthly Expenses (<i>updated</i>)
# 2022-33	Approving Change Order #19 for Speitel Commons at Bayview Manor
# 2022-34	Authorizing Participation in the SHBP
# 2022-35	Authorizing Payments of Draw 27
# 2022-36	Budget 2022-2023 (Operating and Capital Budget) (<i>updated</i>)
12. Comments from the press and/or public – Limited to 5 minutes for each speaker
13. Comments from Board Members
14. Adjournment

Housing Authority of the City of Ocean City

Regular Board of Commissioner Meeting Minutes

June 21, 2022 – 3:30 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held June 21, 2022, at 3:30 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	(arrived 3:48 p.m.)
Commissioner Patrick Mumman	
Commissioner Beverly McCall	
Commissioner Robert Henry	
Commissioner Patricia Jackson	(arrived 3:47 p.m.)
Commissioner Brian Broadley	(arrived 3:49 p.m.)
Chairman Robert Barr	

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, Assistant Executive Director, Ron Miller, Assistant Asset Manager – Operations, Harry Furman, Esquire – Solicitor, Linda Cavallo – Accountant and Rick Ginnetti and Charlie Lewis, Consultants – The Brooke Group.

Minutes

Chairman Barr requested a motion to approve the Regular Meeting minutes from May 17, 2022. A motion was made by Commissioner McCall and seconded by Commissioner Mumman. The following vote was taken:

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

Chairman Barr requested a motion to approve the Executive Session minutes from May 17, 2022. A motion was made by Commissioner McCall and seconded by Commissioner Mumman. The following vote was taken:

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

Treasurer's Report

Ms. Cavallo reviewed the Financial Report for the eight months ending May 31, 2022. A motion was made by Commissioner McCall and seconded by Commissioner Mumman. The following vote was taken:

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

Executive Director's Report

Mrs. Jones stated she did not have anything to add to her written report other than to report Bayview Manor 1-5th floors renovation is the next project. Ron Miller is working through the specs and will go out to bid the beginning of July.

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	(Absent)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Absent)
Commissioner Brian Broadley	(Absent)
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 #2022-24 **Resolution to Approve Monthly Expenses**

Chairman Barr called for a motion to approve the monthly expenses in the amount of \$509,604.80. Mrs. Jones briefly discussed the bill list. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. The following vote was taken:

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

Resolution #2022-25
PHA Certification of Compliance with the PHA Plan 2022-2023

Chairman Barr called for a motion to approve Resolution #2022-25. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Mrs. Jones explained the purpose of the resolution for the Authority's Annual Plan for 2022-2023. The Plan is submitted to HUD indicating what the Authority's plan is for the year. This Plan is providing more detail on Peck's Beach Family. Commissioner Henry asked if a copy was provided. Mrs. Jones stated it she forwarded him a copy yesterday and it was emailed today in the updated board packet. The following vote was taken:

Commissioner Robert Halliday	(Absent)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(No)
Commissioner Patricia Jackson	(Absent)
Commissioner Brian Broadley	(Absent)
Chairman Robert Barr	(Yes)

Resolution #2022-26
Resolution Establishing Capitalization Policy

Chairman Barr called for a motion to approve Resolution #2022-26. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Mrs. Jones explained this resolution authorizes the amount of the items the Authority's capitalizes. The fee accountant suggested the amount be increase to \$3,500. The following vote was taken:

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

Resolution #2022-27
Resolution Awarding Exterminating Services Contract

Chairman Barr called for a motion to approve Resolution #2022-27. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Ron Miller reported one extermination company submitted a bid and is the Authority's current vendor. The following vote was taken:

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

Resolution #2022-28
Authorizing Payments of Draw 26

Chairman Barr called for a motion to approve Resolution #2022-28. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Mrs. Jones provided a brief explanation on the draw. The following vote was taken:

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

Resolution #2022-29
Adopting Policies for the Municipal Excess Liability
Joint Insurance Fund (JIF) Cyber Risk Management Compliance Program

Chairman Barr called for a motion to approve Resolution #2022-29. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Ron Miller provided explanation. These policies are necessary in order for the Authority to be in compliance with Tier 3 requirements of the JIF Cyber Security Program. If the Authority does not meet the requirements it would be subject to a surcharge on premiums. Mrs. Jones stated the Authority's insurance company has a complete questionnaire on the annual renewal and Ron has been working on this the last couple of years to get the Authority in compliance with Tier 3. The premium will go down. Mrs. Jones will be meeting with the Authority's Risk Manager and all the policies will be discussed. Ron stated a lot of the compliance items are being done with the use of Vineland. The following vote was taken:

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

Commissioners Halliday, Jackson and Broadley arrived.

Resolution #2022-31
Executive Session

Mr. Furman reported the Board will be going into Executive Session to discuss potential contract negotiations with multiple vendors for a major renovation project. Executive Session is necessary to ensure no one has an advantage in regard to this internal Board discussion and with respect to the potential cost of the project. Chairman Barr called for a motion to approve Resolution #2022-31. 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	(Yes)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Regular Meeting closed for Executive Session at 3:51 p.m.
Regular Meeting re-opened at 4:59 p.m.

Solicitor Harry Furman stated in Executive Session a presentation was provided with regard to a major redevelopment project involving sensitive information with respect to potential projected cost and with regards to certain needs of the Authority to make the project successful which will potentially and eventually involve contracts and negotiation specifically with tax credits and potentially with regard the board authorizing someone as an investor in regard to the tax credits.

Resolution #2022-30
Resolution to Approve Tax Credit Investor for Peck's Beach Family Redevelopment

Chairman Barr called for a motion to approve Resolution #2022-30. A motion was made by Commissioner Halliday; seconded by Commissioner McCall. Mrs. Jones stated this resolution is to authorize the Authority to accept the proposal from Century Savings Bank for the terms of the tax credit investment which is at \$.92 and this resolution is subject to Attorney review of the proposal. 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. Commissioner Broadley thanked the professionals for a great explanation. Commissioner Mumman and Commissioner Jackson agreed. Commissioner Henry said it was a good presentation. Commissioner Halliday agreed and looks forward to support going forward. 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 Mumman. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 5:04 p.m.

Respectfully submitted,



Jacqueline S. Jones, Secretary/Treasurer

Ocean City Housing Authority - Commissioner's Report - TOTAL

Month Ending: Jun 2022



	TOTAL			
	ANNUAL BUDGET	BUDGET THRU June	ACTUAL THRU June	VARIANCE THRU June
<u>INCOME</u>				
DWELLING RENTAL	\$ 563,010	\$ 421,680	\$ <u>412,188</u>	\$ (9,492)
TOTAL TENANT REVENUE	\$ 563,010	\$ 421,680	\$ 412,188	\$ (9,492)
HUD OPERATING SUBSIDY	\$ 100,000	\$ 75,000	\$ <u>240,644</u>	\$ 165,644
HUD Asset Repositioning Fee - Operating Grant	93,000	69,750	<u>73,594</u>	3,844
PBV HAP SUBSIDY	381,680	285,795	<u>280,283</u>	(5,512)
HUD CAPITAL FUNDS-OPERATIONS	71,580	53,685	-	(53,685)
CDBG INCOME	40,000	30,000	<u>9,439</u>	(20,562)
TOTAL HUD FUNDING	\$ 686,260	\$ 514,230	\$ 603,960	\$ 89,730
INVESTMENT INCOME- UNRESTRICTED	\$ 130	\$ 98	\$ <u>63</u>	\$ (35)
NONDWELLING RENTAL INCOME	40,800	30,600	-	(30,600)
OTHER INCOME-LAUNDRY	7,020	5,265	<u>4,684</u>	(581)
OTHER INCOME-FRAUD RECOVERY	-	-	<u>11,790</u>	11,790
OTHER INCOME-MISCELLANEOUS	13,190	10,052	<u>30,863</u>	20,811
TOTAL INCOME	\$ 1,310,410	\$ 981,925	\$ 1,063,548	\$ 81,622
<u>EXPENSES</u>				
AUDIT FEES	\$ 9,000	\$ 6,750	\$ <u>6,750</u>	\$ -
ADVERTISING	1,050	788	<u>435</u>	(353)
OFFICE EXPENSES				
COMPUTER SERVICES	\$ 11,320	\$ 8,490	\$ <u>680</u>	\$ (7,810)
CONSULTANTS-RAD CONVERSION	2,940	2,205	<u>9,500</u>	7,295
COPIER	2,660	1,995	<u>2,661</u>	666
DUES & PUBLICATIONS	1,100	825	<u>539</u>	(286)
OFFICE SUPPLIES	1,090	818	<u>463</u>	(355)
PHONE & INTERNET	12,430	9,323	<u>10,442</u>	1,119
POSTAGE	1,690	1,267	<u>1,669</u>	402
LEGAL	7,940	6,025	<u>11,670</u>	5,645
CRIMINAL BACKGROUND CHECKS	160	120	<u>95</u>	(25)
LEGAL-RAD	4,000	3,000	-	(3,000)
TRAVEL	70	52	-	(52)
TRAINING	2,420	1,815	-	(1,815)
ACCOUNTING	19,650	14,738	<u>14,738</u>	-
MANAGEMENT FEES	178,000	133,500	<u>105,858</u>	(27,642)
MISCELLANEOUS-SUNDRY	14,270	10,832	<u>11,599</u>	767
TOTAL ADMINISTRATIVE EXPENSES	\$ 269,790	\$ 202,542	\$ 177,099	\$ (25,444)

Ocean City Housing Authority - Commissioner's Report - TOTAL

Month Ending: Jun 2022



	TOTAL			
	ANNUAL BUDGET	BUDGET THRU June	ACTUAL THRU June	VARIANCE THRU June
OTHER TENANT SERVICES	\$ 12,000	\$ 9,000	\$ <u>1,840</u>	\$ (7,160)
TENANT SVCS – BEHAVIORAL HEALTH	39,100	29,325	<u>9,439</u>	(19,887)
TOTAL OTHER TENANT SERVICES	<u>\$ 51,100</u>	<u>\$ 38,325</u>	<u>\$ 11,278</u>	<u>\$ (27,047)</u>
WATER/SEWER	\$ 95,570	\$ 73,171	\$ <u>69,729</u>	\$ (3,442)
ELECTRIC	126,420	102,189	<u>77,841</u>	(24,348)
GAS	47,110	41,368	<u>39,648</u>	(1,720)
TOTAL UTILITY EXPENSES	<u>\$ 269,100</u>	<u>\$ 216,728</u>	<u>\$ 187,218</u>	<u>\$ (29,510)</u>
MAINTENANCE LABOR	\$ 59,850	\$ 44,888	\$ <u>33,664</u>	\$ (11,224)
MAINT. MATERIALS	131,850	98,888	<u>62,819</u>	(36,068)
MAINT. CONTRACT COSTS	222,910	167,545	<u>164,489</u>	(3,056)
EMPLOYEE BENEFITS	37,000	27,750	<u>23,704</u>	(4,046)
TOTAL MAINTENANCE	<u>\$ 451,610</u>	<u>\$ 339,070</u>	<u>\$ 284,676</u>	<u>\$ (54,394)</u>
INSURANCE	\$ 74,310	\$ 55,732	\$ <u>64,304</u>	\$ 8,571
FLOOD INSURANCE	26,600	19,950	<u>17,006</u>	(2,944)
BAD DEBTS	17,430	13,073	<u>13,077</u>	5
COMPENSATED ABSENCES	2,060	1,545	<u>1,548</u>	3
PAYMENT IN LIEU OF TAXES	29,390	22,042	<u>22,041</u>	(1)
PENSION	10,690	8,017	<u>7,509</u>	(508)
RETIREE BENEFITS	28,060	21,045	<u>21,204</u>	159
TOTAL OTHER EXPENSES	<u>\$ 188,540</u>	<u>\$ 141,405</u>	<u>\$ 146,689</u>	<u>\$ 5,284</u>
TOTAL EXPENDITURES	<u>\$ 1,230,140</u>	<u>\$ 938,070</u>	<u>\$ 806,959</u>	<u>\$ (131,111)</u>
Replacement Reserve	\$ 44,550	\$ 33,413	\$ <u>33,421</u>	\$ 9
PROFIT	<u>\$ 35,720</u>	<u>\$ 10,442</u>	<u>\$ 223,167</u>	<u>\$ 212,725</u>

Commissioner's Report - Property Detail

Month Ending: Jun 2022



	BAYVIEW				SPEITEL				PECK'S FAMILY			
	ANNUAL BUDGET	BUDGET THRU June	ACTUAL THRU June	VARIANCE THRU June	ANNUAL BUDGET	BUDGET THRU June	ACTUAL THRU June	VARIANCE THRU June	ANNUAL BUDGET	BUDGET THRU June	ACTUAL THRU June	VARIANCE THRU June
<u>INCOME</u>												
DWELLING RENTAL	\$ 194,610	\$ 145,740	\$ <u>119,509</u>	\$ (26,231)	\$ 143,400	\$ 107,190	\$ <u>106,949</u>	\$ (241)	\$ 225,000	\$ 168,750	\$ <u>185,730</u>	\$ 16,980
TOTAL TENANT REVENUE	\$ 194,610	\$ 145,740	\$ 119,509	\$ (26,231)	\$ 143,400	\$ 107,190	\$ 106,949	\$ (241)	\$ 225,000	\$ 168,750	\$ 185,730	\$ 16,980
HUD OPERATING SUBSIDY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,000	\$ 75,000	\$ <u>240,644</u>	\$ 165,644
HUD Asset Repositioning Fee - Operating Grant	-	-	-	-	-	-	-	-	93,000	69,750	<u>73,594</u>	3,844
PBV HAP SUBSIDY	155,940	116,955	<u>135,588</u>	18,633	225,740	168,840	<u>144,695</u>	(24,145)	-	-	-	-
HUD CAPITAL FUNDS-OPERATIONS	-	-	-	-	-	-	-	-	71,580	53,685	-	(53,685)
CDBG INCOME	16,400	12,300	<u>2,597</u>	(9,703)	10,400	7,800	<u>1,745</u>	(6,055)	13,200	9,900	<u>5,097</u>	(4,803)
TOTAL HUD FUNDING	\$ 172,340	\$ 129,255	\$ 138,185	\$ 8,930	\$ 236,140	\$ 176,640	\$ 146,440	\$ (30,200)	\$ 277,780	\$ 208,335	\$ 319,335	\$ 111,000
INVESTMENT INCOME-UNRESTRICTED	\$ 50	\$ 38	\$ <u>27</u>	\$ (11)	\$ 30	\$ 23	\$ <u>0</u>	\$ (22)	\$ 50	\$ 38	\$ <u>36</u>	\$ (2)
NONDWELLING RENTAL INCOME	40,800	30,600	-	(30,600)	-	-	-	-	-	-	-	-
OTHER INCOME-LAUNDRY	3,400	2,550	<u>1,581</u>	(969)	1,220	915	<u>713</u>	(202)	2,400	1,800	<u>2,390</u>	590
OTHER INCOME-FRAUD RECOVERY	-	-	-	-	-	-	-	-	-	-	<u>11,790</u>	11,790
OTHER INCOME-MISCELLANEOUS	2,470	1,935	<u>3,273</u>	1,338	1,220	943	<u>24,744</u>	23,802	9,500	7,175	<u>2,846</u>	(4,329)
TOTAL INCOME	\$ 413,670	\$ 310,118	\$ 262,575	\$ (47,542)	\$ 382,010	\$ 285,710	\$ 278,846	\$ (6,864)	\$ 514,730	\$ 386,098	\$ 522,127	\$ 136,029
<u>EXPENSES</u>												
AUDIT FEES	\$ 2,520	\$ 1,890	\$ <u>1,890</u>	\$ -	\$ 1,620	\$ 1,215	\$ <u>1,215</u>	\$ -	\$ 4,860	\$ 3,645	\$ <u>3,645</u>	\$ -
ADVERTISING	170	128	<u>122</u>	(6)	550	412	<u>78</u>	(334)	330	248	<u>235</u>	(13)
OFFICE EXPENSES												
COMPUTER SERVICES	\$ 2,160	\$ 1,620	\$ <u>190</u>	\$ (1,430)	\$ 5,000	\$ 3,750	\$ <u>122</u>	\$ (3,628)	\$ 4,160	\$ 3,120	\$ <u>367</u>	\$ (2,753)
CONSULTANTS-RAD CONVERSION	820	615	<u>907</u>	292	530	398	<u>583</u>	185	1,590	1,193	<u>8,011</u>	6,818
COPIER	740	555	<u>1,147</u>	592	480	360	<u>613</u>	253	1,440	1,080	<u>901</u>	(179)

Commissioner's Report - Property Detail

Month Ending: Jun 2022



	BAYVIEW				SPEITEL				PECK'S FAMILY			
	ANNUAL BUDGET	BUDGET THRU June	ACTUAL THRU June	VARIANCE THRU June	ANNUAL BUDGET	BUDGET THRU June	ACTUAL THRU June	VARIANCE THRU June	ANNUAL BUDGET	BUDGET THRU June	ACTUAL THRU June	VARIANCE THRU June
DUES & PUBLICATIONS	170	128	<u>151</u>	23	600	450	<u>97</u>	(353)	330	248	<u>291</u>	43
OFFICE SUPPLIES	200	150	<u>194</u>	44	500	375	<u>122</u>	(253)	390	293	<u>147</u>	(145)
PHONE & INTERNET	2,180	1,635	<u>2,975</u>	1,340	4,940	3,705	<u>4,439</u>	734	5,310	3,983	<u>3,028</u>	(955)
POSTAGE	420	315	<u>469</u>	154	450	338	<u>300</u>	(37)	820	615	<u>900</u>	285
LEGAL	2,140	1,605	<u>4,328</u>	2,723	1,380	1,035	<u>1,477</u>	442	4,420	3,385	<u>5,866</u>	2,481
CRIMINAL BACKGROUND CHECKS	40	30	<u>15</u>	(15)	20	15	<u>9</u>	(6)	100	75	<u>71</u>	(4)
LEGAL-RAD	-	-	-	-	-	-	-	-	4,000	3,000	-	(3,000)
TRAVEL	20	15	-	(15)	10	7	-	(7)	40	30	-	(30)
TRAINING	140	105	-	(105)	2,000	1,500	-	(1,500)	280	210	-	(210)
ACCOUNTING	5,500	4,125	<u>4,127</u>	2	3,540	2,655	<u>2,653</u>	(2)	10,610	7,958	<u>7,958</u>	1
MANAGEMENT FEES	49,840	37,380	<u>29,641</u>	(7,739)	32,040	24,030	<u>19,055</u>	(4,975)	96,120	72,090	<u>57,162</u>	(14,928)
MISCELLANEOUS- SUNDRY	2,980	2,365	<u>3,828</u>	1,463	6,460	4,845	<u>2,360</u>	(2,485)	4,830	3,622	<u>5,411</u>	1,788
TOTAL ADMINISTRATIVE EXPENSES	\$ 70,040	\$ 52,660	\$ 49,983	\$ (2,678)	\$ 60,120	\$ 45,090	\$ 33,124	\$ (11,966)	\$ 139,630	\$ 104,792	\$ 93,992	\$ (10,800)
OTHER TENANT SERVICES	\$ 4,800	\$ 3,600	\$ <u>1,840</u>	\$ (1,760)	\$ 4,800	\$ 3,600	\$ -	\$ (3,600)	\$ 2,400	\$ 1,800	\$ -	\$ (1,800)
TENANT SVCS – BEHAVIORAL HEALTH	15,500	11,625	<u>2,643</u>	(8,982)	10,400	7,800	<u>1,699</u>	(6,101)	13,200	9,900	<u>5,097</u>	(4,803)
TOTAL OTHER TENANT SERVICES	\$ 20,300	\$ 15,225	\$ 4,482	\$ (10,743)	\$ 15,200	\$ 11,400	\$ 1,699	\$ (9,701)	\$ 15,600	\$ 11,700	\$ 5,097	\$ (6,603)
WATER/SEWER	\$ 20,250	\$ 15,238	\$ <u>14,845</u>	\$ (393)	\$ 12,760	\$ 9,603	\$ <u>7,718</u>	\$ (1,885)	\$ 62,560	\$ 48,330	\$ <u>47,166</u>	\$ (1,164)
ELECTRIC	94,140	77,363	<u>56,477</u>	(20,886)	23,300	17,475	<u>12,853</u>	(4,622)	8,980	7,351	<u>8,510</u>	1,159
GAS	-	-	-	-	11,000	8,250	<u>3,306</u>	(4,944)	36,110	33,118	<u>36,342</u>	3,224
TOTAL UTILITY EXPENSES	\$ 114,390	\$ 92,601	\$ 71,322	\$ (21,279)	\$ 47,060	\$ 35,328	\$ 23,877	\$ (11,451)	\$ 107,650	\$ 88,799	\$ 92,018	\$ 3,219
MAINTENANCE LABOR	\$ 16,760	\$ 12,570	\$ <u>17,077</u>	\$ 4,507	\$ 10,770	\$ 8,078	\$ <u>5,723</u>	\$ (2,355)	\$ 32,320	\$ 24,240	\$ <u>10,863</u>	\$ (13,377)
MAINT. MATERIALS	10,420	7,815	<u>47,407</u>	39,592	100,180	75,135	<u>5,931</u>	(69,204)	21,250	15,938	<u>9,481</u>	(6,456)
MAINT. CONTRACT COSTS	81,050	60,787	<u>85,681</u>	24,894	64,110	48,445	<u>17,702</u>	(30,743)	77,750	58,312	<u>61,106</u>	2,794
EMPLOYEE BENEFITS	10,360	7,770	<u>7,784</u>	14	6,660	4,995	<u>4,216</u>	(779)	19,980	14,985	<u>11,704</u>	(3,281)
TOTAL MAINTENANCE	\$ 118,590	\$ 88,942	\$ 157,950	\$ 69,007	\$ 181,720	\$ 136,653	\$ 33,571	\$ (103,082)	\$ 151,300	\$ 113,475	\$ 93,155	\$ (20,320)

Commissioner's Report - Property Detail

Month Ending: Jun 2022



	BAYVIEW				SPEITEL				PECK'S FAMILY			
	ANNUAL	BUDGET	ACTUAL	VARIANCE	ANNUAL	BUDGET	ACTUAL	VARIANCE	ANNUAL	BUDGET	ACTUAL	VARIANCE
	BUDGET	THRU	THRU	THRU	BUDGET	THRU	THRU	THRU	BUDGET	THRU	THRU	THRU
		June	June	June		June	June	June		June	June	June
INSURANCE	\$ 29,510	\$ 22,132	\$ <u>21,935</u>	\$ (197)	\$ 18,290	\$ 13,718	\$ <u>12,037</u>	\$ (1,681)	\$ 26,510	\$ 19,882	\$ <u>30,332</u>	\$ 10,449
FLOOD INSURANCE	3,500	2,625	<u>3,576</u>	951	3,200	2,400	<u>518</u>	(1,882)	19,900	14,925	<u>12,912</u>	(2,013)
BAD DEBTS	1,500	1,125	<u>1,125</u>	-	930	698	<u>702</u>	5	15,000	11,250	<u>11,250</u>	-
COMPENSATED	500	375	<u>378</u>	3	310	232	<u>234</u>	2	1,250	938	<u>936</u>	(2)
ABSENCES												
PAYMENT IN LIEU OF	8,020	6,015	<u>6,012</u>	(3)	9,630	7,223	<u>7,227</u>	5	11,740	8,805	<u>8,802</u>	(3)
TAXES												
PENSION	3,000	2,250	<u>2,103</u>	(147)	2,430	1,823	<u>1,352</u>	(471)	5,260	3,945	<u>4,055</u>	110
RETIREE BENEFITS	8,800	6,600	<u>5,937</u>	(663)	5,460	4,095	<u>3,817</u>	(278)	13,800	10,350	<u>11,450</u>	1,100
TOTAL OTHER	\$ 54,830	\$ 41,122	\$ 41,066	\$ (57)	\$ 40,250	\$ 30,188	\$ 25,887	\$ (4,301)	\$ 93,460	\$ 70,095	\$ 79,736	\$ 9,641
EXPENSES												
TOTAL EXPENDITURES	\$ 378,150	\$ 290,551	\$ 324,802	\$ 34,252	\$ 344,350	\$ 258,658	\$ 118,158	\$ (140,500)	\$ 507,640	\$ 388,861	\$ 363,999	\$ (24,862)
Replacement Reserve	\$ 26,950	\$ 20,212	\$ <u>20,330</u>	\$ 118	\$ 17,600	\$ 13,200	\$ <u>13,091</u>	\$ (109)	\$ -	\$ -	\$ -	\$ -
PROFIT	\$ 8,570	\$ (646)	\$ (82,558)	\$ (81,912)	\$ 20,060	\$ 13,852	\$ 147,597	\$ 133,745	\$ 7,090	\$ (2,764)	\$ 158,128	\$ 160,892

Ocean City Housing Authority

Administrative Report

DATE: July 12, 2022

TO: Board of Commissioners, Ocean City Housing Authority

FROM: Jacqueline S. Jones, Executive Director

SUBJECT: Monthly Report (Stats for June 2022)

PERIOD: June 14, 2022 to July 11, 2022

Speitel Commons and Bayview Manor

There are some minor “punch list” items the Authority is working with the builder to complete for Speitel Commons. The retainer will be released after the punch list items are complete.

Punch List items:

Work to begin on 6/22/22 on the following items:

- ✓ Roof top AC units to be checked; Door closers to finish with patching and painting;
- ✓ Two broken windows to be repaired;
- ✓ Some flooring issues;

July update: The Brooke Group and staff are working on the final close out of this project with the NJHMFA.

COVID-19 Pandemic – Operating Status

The Authority is implementing a process to “return to normal” Operating Status. The Community Room at Bayview Manor has been opened. This status will remain in effect for the near future as we continue to monitor information from the Governor’s updates and recommendations from the CDC. Wearing masks by staff in the office, shop, common spaces, and resident apartments will remain in effect. Wearing masks by residents in common spaces is requested.

Bayview – Renovation Projects

The following renovation projects are part of the improvements because of the RAD conversion:

Scope of Work	Work Status	Comments
Replacement of Roof System & Painting of Roof Capping	Contract Awarded to Winchester Roofing/In Progress/ Two extensions for time for completion; Job not completed; Contract expired; Based on Architect & Manufacturer Representatives review-work required to complete the project has been determined; Attorneys for Authority and Contractor are working on a solution to finish this project; Agreement on a Project Checklist with Milestones and completion dates has been developed & agreed upon; A new foreman for Winchester has been assigned to this project & is communicating with The Brooke Group Project Manager; Milestones to date have been reached; The roof is ready for an inspection by manufacturer to secure the warranty; metal capping is in process with assistance of manufacturer for proper installation; Lightning protection system scheduled to be completed by	8/11/21 – procured by the Authority; Satisfactory work continues on the roof project, new metal capping is being ordered and should be installed within the next 6-weeks. The manufacturer representative inspected the roof, an updated punch list was provided to the contractor and there are currently no roof leaks. October update: The metal capping has been shipped. November update: The metal capping has been delivered; Winchester is in progress with the installation; Communication and overall project process continues through this writing at 11/10/21. December update: The metal capping has been installed; There is some work left to be done on the lightening protection system; Project Manager and Architect are organizing inspections to work toward completing this project. January update: Project Manager and Architect are organizing inspections to work toward completing this project; Architect punch list has been completed; Need an inspection report/punch list from the manufacturer; Working to obtain payment releases from sub-contractors. February update: Punch list items are being worked on with some delays due to some bad weather in the past month; communication continues to complete the job; working to obtain payment releases from sub-contractors with one responding positively to date. March update: The work on this project is complete with the Architect's sign-off; Final payment to the vendor is the next step. April update: Final payment to the vendor is pending. May update: In attorney review to determine final payment. <i>June update: A resolution approving the agreement to close out the Bayview Manor roof project was approved by the Board at the May meeting. The agreement has been signed; the vendor has been paid via their attorney.</i>

Bayview – Renovation Projects (continued)

<u>Exterior Renovations at Bayview Manor</u> a. Replacement of façade metal spandrel to compliment Speitel. b. Install exterior ADA compliant handrail; c. Replace approx 150 windows; d. Replacement of AC vents; e. Installation of new heating & AC systems in all units. f. Unit renovation based on need and budget;	Contract Award to Levy Construction Co, Inc. – May 2021 Working with vendor to order materials, due to availability expected construction start date is a minimum of 16-weeks after materials are ordered. Submittals, field measurements, and ordering of materials is in progress. Start date is a minimum of 16-weeks after materials are ordered; Construction meeting held 8/3/2021; Materials have been ordered, window and PTAC delivery is expected in November/December. The project team is coordinating with Levy Construction to ensure that all materials are on-site prior to the work starting; this will alleviate disruptions to the tenants and expedite the completion of the project. October update: Team meetings continue with Levy Construction; the PTEC units for the HVAC have been delivered; The windows are on order with no immediate delivery schedule; Façade metal spandrel to compliment Speitel is on order; New vent capping to match brick exterior in process; Exterior handrail is on order. November update: Team meetings will continue with Levy Construction; Left side windows have not been received; Waiting on delivery of windows to begin project.	December update: The windows and HVAC equipment have been received; Work is to begin in December for the installation of the windows and HVAC units in resident apartments. January update: Work on replacement of windows has begun; Window replacement project is on track for an end of January completion; Install of new PTEC units and wiring to be scheduled next. February update: Work on replacement of windows is almost complete; PTEC units are in with wiring complete; siding panel replacement is in process; Railing in the back and the front of the building are on order; Overhead door for the shop is on order; Expecting a punch list for this project by the end of February. March update: Punch list items are being worked on; Window, PTEC units and siding are all complete; Items on order are front and back railings, shop overhead door & vent covers; A time extension Change Order will be requested as the vendor is waiting for the items on order to complete this project; <i>April update: Vent covers for each unit are outstanding; some minor punch list items remain;</i> May update: Some vent covers have not been received due to supply chain issues and 5 PTEC units are to be received; very minor punch list items remain; June update: Same as above; <i>July update: Vent covers that were received are being painted & installed; PTEC covers are being installed;</i>
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Bayview – Renovation Projects (continued)

<u>Interior Renovations</u> a. Renovate Lobby; b. Addition of Mail Room; c. Renovate Community Room; d. Renovate Community Bathrooms; e. Renovate Laundry Room; f. New Flooring in Common Areas; g. All Common Areas painted; h. Maintenance Shop; i. Office & Conference Room; j. New Handrails throughout Common hallways;	Project Specifications have been advertised for bids to be received in early August; Anticipate August Contract Award	
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Bayview – Renovation Projects (continued)

Bayview Manor Landscaping Project	Project Specifications are being developed for hopeful Fall plantings;	
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Peck's Beach Family Redevelopment Project

Scope of Work	Work Status	Comments
Design Phase of the Redevelopment of Peck's Beach Family	• June 2021- Award Special Architectural and Engineering (Electrical & Mechanical) Services • Award Special Engineering (Civil) Services	Project kick-off meeting with Professional Team has been completed; Subdivision approval is complete. October update: The architect is completing the “massing” of the Family development for presentation to the board. November update: The Architect will present “massing” ideas of the Family development to board at the November meeting. December update: Work continues on the “massing” for the Family development; More progress is expected in January 2022. January update: Massing for the Family development continues; Update to be given at board meeting. February update: Further progress has been made on the massing for the family development; Updates to be shared at the meeting with the board regarding a preliminary design. March update: The preliminary design for the project is complete; Discussions are in process with the NJHMFA regarding financing; once the financing is decided with an investor's commitment the project will move to the next phase; April update: Discussions continue with the NJHMFA regarding financing; once the financing is decided with an investor's commitment the project will move to the next phase; May update – Finalizing discussions with NJHMFA for funding options; Next step will be to obtain investor commitment for tax credit proposal; June update – Board presentation will occur at the June meeting; Next steps are investor commitment and file tax credit application with the NJHMFA. July update – NJHMFA application is in process;

Construction Related Work Opportunities at Bayview Manor

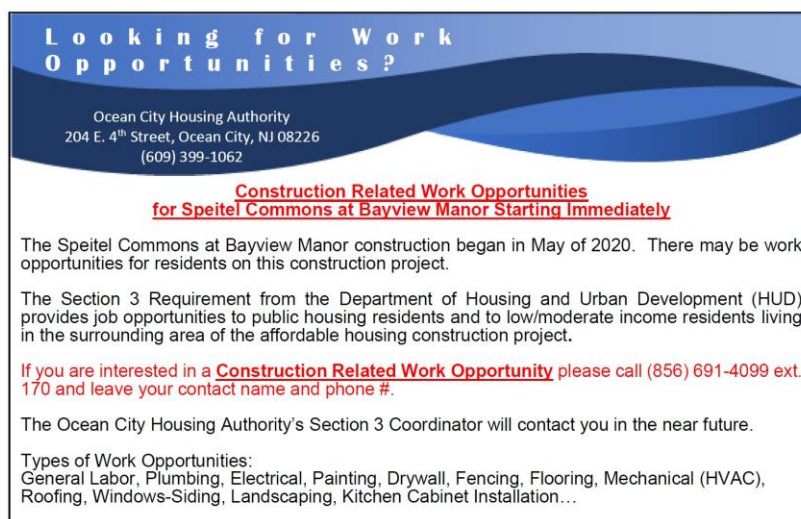
Update: The Section 3 postcard) seeking employees for work opportunities at Bayview Manor is being mailed to OCHA residents through December 2021. Due to the delays in the renovation projects at Bayview Manor, because of supply manufacturing and shipping delays, the Section 3 postcards will be mailed to residents through 2022.

The Section 3 Requirement from the Department of Housing and Urban Development is to provide work opportunities to public housing residents and to low/moderate residents living in the surrounding area of the affordable housing construction project.

The Authority sent a letter explaining the work opportunities at Speitel Commons to all Ocean City Housing Authority residents early in the summer of 2020.

Since very few responses were received, the below postcard has been mailed to the Peck's Family residents starting in August 2020. The postcards are being mailed twice per month until the end of December 2020 for work opportunities at Speitel Commons.

The below postcard has continued to be sent to residents at Peck's Family for work opportunities at Bayview Manor. The postcards will be sent through December 2021 and possibly beyond depending on potential work opportunities.



Board of Commissioners –Rutgers Training Program Status

Commissioner	Training Program Status
Robert Barr, Chairman	Completed
Robert Scott Halliday, Vice Chairman	Completed
Brian Broadley	Completed
Robert Henry	Completed
Beverly McCall	Completed
Patricia Miles-Jackson	Completed
Patrick Mumman	Completed

Program Statistics Report	10/2021 - 9/2022	2022 JUN	2022 MAY	2022 APR
<u>Tenant Accounts Receivable</u>				
Number of “non-payment of rent” cases referred to the solicitor	0	0	11	
<u>Unit Inspections</u>				
Total number of units to be inspected in fiscal year	121	121	121	
Number of inspections completed this month - all sites (include BB insp.)	2	119	0	
Total number of units inspected year-to-date - all sites	589	587	468	
<u>Occupancy</u>				
Monthly Unit Turnaround Time (Avg) (Down,Prep & Lease-up Time)	N/A	181	N/A	
Annual Unit Turnaround Time (For Fiscal Year)	242	242	257	
Monthly - Number of Vacancies Filled (this month)	0	1	0	
Monthly - Average unit turnaround time in days for Lease up	N/A	110	N/A	
Monthly - Average unit turnaround time in days to Prep Unit (Maint)	N/A	71	N/A	
PIC Score	97.44%	97.44%	97.44%	
<u>Vacancies - At end of Month</u>				
Bay View Manor	4	3	4	
Speitel Commons	0	0	0	
Peck's Beach Family	2	1	1	
Total	6	4	5	
Occupancy Rate	95.04%	96.69%	95.87%	
<u>Vacancy Turnovers by VHA Maintenance Staff</u>				
Total Hours (Summarized Quarterly)	65			
Average Hours per Vacancy per Month (Br. Sizes 0 thru 4)	26.98	0.00	38.22	
Average Hours per Vacancy YTD (Br. Sizes 0 thru 4)	30.61	31.06	31.06	
<u>Rent Roll</u>				
Bay View Manor - Elderly/Disabled	\$13,907	\$ 13,284	\$ 12,943	
Speitel Commons - Elderly/Disabled	\$13,285	\$ 13,265	\$ 13,096	
Peck's Beach - Family	\$ 24,755	\$ 24,755	\$ 19,638	
Total Rent Roll	\$ 51,947	\$ 51,304	\$ 45,677	
<u>Public Housing Waiting List Applicants - All Waiting Lists are CLOSED as of 3/22/2022</u>				
Families - Ocean City Preference	14	14	14	
Families - No Ocean City Preference	93	93	97	
Elderly (Seniors - 62+)/Disabled - Ocean City Preference	8	8	8	
Elderly (Seniors - 62+)/Disabled - No Ocean City Preference	131	131	132	
<u>Maintenance Department</u>				
Average work order turnaround time in days - Tenant Generated	0.14	0.13	0.06	
Total Tenant Generated Work Orders	39	72	34	
Number of routine work orders written this month	57	53	59	
Number of outstanding work orders from previous month	470	485	475	
Total number of work orders to be addressed this month	566	610	568	
Total number of work orders completed this month	97	140	83	
Total number of work orders left outstanding	469	470	485	
Number of emergency work orders written this month	0	0	0	
Total number of work orders written year-to-date	1034	938	813	
AFTER HOUR CALLS: (plumbing, lockouts, toilets stopped-up, etc.)	0	0	0	
<u>Real Estate Assessment Center (REAC) Scores</u>				
Year-End 2018 - Audited - Remains static due to RAD Application	68	68	68	

Ocean City Housing Authority
Cash Report
As of June 30, 2022

Net Cash Position:

Cash Balance per Reconciled Bank Statements at 06/30/2022		\$941,623.98
<i>2021 Capital Fund Balance for PH (pbfamily)</i>		\$121,578.00
<i>2022 Capital Fund Balance for PH (pbfamily)</i>		\$148,746.00
Add: A/R-Tenants 06/2022	Current	\$11,310.86
	Past	\$25,218.74

Reimbursements Due From The City

Reimbursement for Behavioral Health Svcs - CDBG Grant - Acenda	\$1,975.48
Reimbursement for Bayview Manor/Speitel Construction - City of OC	\$405,209.21

Less: Bill List payments - July 2022 (\$473,103.61)

Accrued Expenses - Total from detail below (\$64,906.50)

<u>Accrued Expenses</u>	<u>Annual Budget</u>	<u>No of Months</u>	<u>Amount Accrued Less Paid</u>
Insurance-Prop/Flood	100,910.00	9	28,246.50
Bad Debt	17,430.00	9	13,072.50
Comp Absences	2,060.00	9	1,545.00
P.I.L.O.T.	29,390.00	9	22,042.50
Net Accrual	149,790.00		64,906.50

Committed to Peck's Senior Demolition (\$200,000)

Net Cash Balance \$917,652.16

	<u>Average Expenses</u>	<u>Cash Available for # of</u>	
Per Month	\$ 89,662	10.50	Months
Per Day	\$ 2,989	307	Days

**Ocean City Housing Authority
County of Cape May
State of New Jersey**

**RESOLUTION NO. 2022-32
A Resolution Approving Regular Monthly Expenses**

WHEREAS, the Housing Authority of the City of Ocean City incurred various financial obligations since the last meeting; and it is the desire of the Commissioners of said Authority to have their obligations kept current; and,

WHEREAS, prior to the Board meeting, a member of the Board of Commissioners read and reviewed the itemized list of incurred expenses attached hereto and does recommend payment of the expenses on the Bill List in the amount of \$473,103.61.

NOW, THEREFORE, BE IT RESOLVED that the Secretary-Treasurer be and is hereby authorized to pay the current bills that are presented to the Board of Commissioners for consideration on this date.

ADOPTED: July 19, 2022

VOTE:

Commissioner	Yes	No	Abstain	Absent	Motion	Second
Vice Chairman Halliday	✓					
Commissioner McCall	✓				✓	
Commissioner Jackson				✓		
Commissioner Henry	✓					
Commissioner Mumman	✓					✓
Commissioner Broadley				✓		
Chairman Barr	✓					

OCEAN CITY HOUSING AUTHORITY

BY: 
Robert Barr, Chairperson

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Ocean City Housing Authority’s Board of Commissioners held on July 19, 2022 at the Administrative Offices – 204 4th Street, Ocean City, New Jersey.

By: 
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

**OCEAN CITY HOUSING AUTHORITY
BILL LIST - July 2022**

**BANK: COCC
(old acct)**

Check #	Vendor	Invoice Notes	Total Amount
1089	ACENDA	Feb - Apr 2022 Resident Wellness Svcs	\$ 1,647.98
6292022	ADP	payroll & taxes 6/29/2022	\$ 1,078.09
6292022	ADP	payroll processing fee 6/29/2022	\$ 76.05
7132022	ADP	payroll & taxes 7/13/2022	\$ 1,094.34
7132022	ADP	payroll processing fee 7/13/2022	\$ 76.05
20220706	AETNA	July 2022 premium - G Stull	\$ 506.46
20220706	AETNA	July 2022 premium - J Spitz	\$ 345.12
20220706	AETNA	July 2022 premium - P Spitz	\$ 226.59

**BANK: COCC
MGMT (new acct)**

Check #	Vendor	Invoice Notes	Total Amount
1001	ACENDA	May 2022 Resident Wellness Svcs	\$ 327.50
1002	ADVANCED CABINERY	Countertop; BVM unit 413	\$ 315.00
1003	ATLANTIC CITY ELECTRIC	June 2022 electric	\$ 9,037.93
1004	ATLANTIC COAST ALARM	Annual fire alarm monitoring 7/2022-6/2023; Speitel	\$ 480.00
1005	LINDA AVENA	July 2022 accounting	\$ 1,637.50
1006	CALL EXPERTS	July 2022 answering svc	\$ 80.86
1007	CLEAN SWEEP SERVICES	June 2022 BVM/Speitel cleaning svc	\$ 2,885.00
1008	CAPE MAY UTILITIES AUTHORITY	Bulk trash disposal	\$ 80.76
1009	COMCAST	July 2022 business internet; Admin Ofc & Speitel	\$ 384.58
1010	THE DAILY JOURNAL OF NJ	OCHA mtg time change; OCCDC Seat Sites IFB	\$ 115.32
1011	DRAIN DOCTOR	Plumbing repairs - BVM	\$ 570.00
1012	FLORENCE DRISCOLL	July 2022 Tenant svcs	\$ 200.00
1013	FEDERAL EXPRESS	Overnight delivery	\$ 39.73
1014	EISENSTAT, GABAGE & FURMAN	Legal svcs.	\$ 2,400.00
1015	GENSERVE	Generator svc calls - BVM & Speitel	\$ 790.00
1016	GLEN STULL	July 2022 Medicare reimb	\$ 170.10
1017	ASHLEY HARRIS	July 2022 BVM/Speitel cleaning	\$ 200.00
1018	ROBERT HARRIS	July 2022 BVM/Speitel trash rm cleaning; recyclable removal	\$ 200.00
1019	HD SUPPLY	Maint Supplies	\$ 31.15
1020	THE HOME DEPOT PRO	Maint Supplies	\$ 62.64
1021	HUMANA INSURANCE	Aug 2022 retiree ins	\$ 76.50
1022	JOHN SPITZ	July 2022 Medicare reimb; RX reimb	\$ 680.06
1023	LENEGAN PLUMBING & HEATING	Plumbing repairs - BVM & PBFamily	\$ 1,583.50
1024	MATTEO FAMILY KITCHENS	Cabinets & countertop; BVM units 111 & 112	\$ 798.00
1025	MAX COMMUNICATIONS	BVM elevator phone line connection	\$ 223.75
1026	NJ AMERICAN WATER	June 2022 water	\$ 7,548.18
1027	OMEGA PEST MGMT	June/July 2022 pest control	\$ 602.25
1028	THE PRESS OF AC	OCHA mtg time change	\$ 34.80
1029	ROBERT ROWELL	July 2022 maint contract grounds	\$ 200.00
1030	VOID		\$ -
1031	VOID		\$ -
1032	TK ELEVATOR	BVM elevator phone line connection	\$ 414.50
1033	VERIZON CONNECT FLEET	Jul 2022 vehicle GPS tracking	\$ 17.45
1034	VERIZON	June 2022 business phone line; Speitel elevator line	\$ 413.60
1035	VERIZON WIRELESS	Maint cell phone svc	\$ 102.77
1036	VINELAND HOUSING AUTHORITY	Office coverage/maint/postage/exp reimb - June 2022; July 2022 management fee	\$ 23,781.38
1037	WALLACE HARDWARE	Maint Supplies	\$ 108.92
1038	SOUTH JERSEY GLASS	Door repair - BVM	\$ 701.00
1039	SOUTH JERSEY GAS	June 2022 gas bill	\$ 1,767.02
txfr	OCHA REPLACEMENT RESERVE	July 2022 repl reserve deposit - BVM/Speitel	\$ 3,713.00
	PNC BANK FEE - JUNE		\$ 68.97
	TOTAL JUL DISBURSEMENTS (both COCC accts)		\$ 67,894.40
	TOTAL JUL DISBURSEMENTS CONSTR ACCT (sturcons)		\$ 405,209.21
	TOTAL BILL LIST - JUL 2022		\$ 473,103.61

BANK: BAYVIEW/SPEITEL CONSTRUCTION (RAD bayview)

Check/Wire #	Vendor	Invoice Notes	Total Amount
	ATLANTIC CITY ELECTRIC	Speitel electric	\$ 87.90
149	THE DAILY JOURNAL OF NJ	IFB& revised IFB - PBSr demolition	\$ 164.46
19695	KREISER & ASSOC PC IOLTA - WINCHESTER	BVM roofing contract final pymt - Draw #26	\$ 36,994.25
	GARY F GARDNER INC	Speitel construction - Draw #26	\$ 1,096.26
	THE BROOKE GROUP LLC	BVM/Speitel consulting - Draw #26	\$ 8,253.75
	SCUILLO ENGINEERING	Pecks Sr Redevelopmt (Speitel) - Draw #26	\$ 5,214.50
	DONOVAN ARCHITECTS LLC	Speitel construction - Draw #26	\$ 3,276.00
	GARY F GARDNER INC	Speitel construction - Draw #27	\$ 346,818.34
	THE BROOKE GROUP LLC	BVM/Speitel consulting - Draw #27	\$ 3,303.75
	TOTAL JUL DISBURSEMENTS (sturcons)		\$ 405,209.21

**Ocean City Housing Authority
County of Cape May
State of New Jersey**

**RESOLUTION NO. 2022-33
Resolution Approving Change Order # 19 for
Construction of Speitel Commons at Bayview Manor**

WHEREAS, the Ocean City Housing Authority solicited an Invitation for Bids for construction of a four-story residential apartment building consisting of three stories of wood frame residential over one-story of reinforced concrete frame parking/utility to be known as Speitel Commons at Bayview Manor; and

WHEREAS, bids were advertised pursuant to section 4 of P.L.1971, c.198 (C.40A:11-4); and

WHEREAS, the lowest responsible bidder for this project is **Gary F. Gardner, Inc. - 624 Gravelly Hollow Road; Medford, New Jersey 08055** with a bid amount of **\$6,916,506**; and

WHEREAS, the contract for construction was awarded to **Gary F. Gardner, Inc. - 624 Gravelly Hollow Road; Medford, New Jersey 08055** with **Resolution 2019-26 at the June 25, 2019 board meeting**; and

WHEREAS, change orders are necessary to provide value engineering efficiencies, support changes that provide betterments realized during construction and to provide continuity of products for operational purpose; and

WHEREAS, change order #19 is necessary to replace door hinges; and

WHEREAS, the aforementioned change order shall not exceed **\$1,153.96** and are described and attached herein; and

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners hereby accepts the not to exceed change order of **\$1,153.96** for the construction of **Speitel Commons at Bayview Manor**.

ADOPTED: July 19, 2022

VOTE:

Commissioner	Yes	No	Abstain	Absent	Motion	Second
Vice Chairman Halliday	✓				✓	
Commissioner McCall	✓					
Commissioner Jackson				✓		
Commissioner Henry	✓					
Commissioner Mumman	✓					✓
Commissioner Broadley				✓		
Chairman Barr	✓					

OCEAN CITY HOUSING AUTHORITY

BY: 
Robert Barr, Chairperson

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Ocean City Housing Authority's Board of Commissioners held on July 19, 2022 at Administrative Offices – 204 4th Street, Ocean City, New Jersey.

By: 
Jacqueline S. Jones, Executive Director
Secretary/Treasurer



AIA Document G701 - 2017

Change Order

PROJECT: <i>(Name and address)</i> Speitel Commons at Bayview Manor West Avenue - East 6th Street, Ocean City, NJ 08226	CONTRACT INFORMATION: Contract For: General Construction Date: 02/18/2020	CHANGE ORDER INFORMATION: Change Order Number: 019 Date: 4/21/2022
OWNER: <i>(Name and address)</i> Ocean City Housing Authority 204 4th Street Ocean City, NJ 08226	ARCHITECT: <i>(Name and address)</i> Haley Donovan 400 S. Broadway, Suite 101 Camden, NJ 08103	CONTRACTOR: <i>(Name and address)</i> Gary F. Gardner, Inc. 624 Gravelly Hollow Road Medford, NJ 08055

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Replace door hinges, as per Owner's request. 16 Man hours at \$63.00/hour

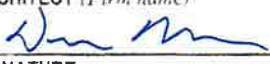
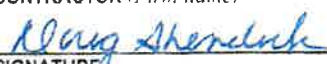
The original Guaranteed Maximum Price was	\$ 6,916,506.00
The net change by previously authorized Change Orders	\$ 18,706.72
The Guaranteed Maximum Price prior to this Change Order was	\$ 6,935,212.72
The Guaranteed Maximum Price will be increased by this Change Order in the amount of	\$ 1,153.96
The new Guaranteed Maximum Price including this Change Order will be	\$ 6,936,366.68

The Contract Time will be increased by Zero (0) days.

The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Haley Donovan ARCHITECT <i>(Firm name)</i>	Gary F. Gardner, Inc. CONTRACTOR <i>(Firm name)</i>	Ocean City Housing Authority OWNER <i>(Firm name)</i>
 SIGNATURE	 SIGNATURE	 SIGNATURE
Dan Magno, RA PRINTED NAME AND TITLE	Doug Shendock, Vice President PRINTED NAME AND TITLE	 PRINTED NAME AND TITLE
07/07/22 DATE	4/21/2022 DATE	 DATE



Gary F. Gardner, Inc.

P.O. Box 599
Medford, NJ 08055

P: (609) 654-5312 | F: (609) 654-1890
Business License #: 22-2188914
Contractor License #: 01028

PCO Pricing Worksheet Report

Project: Speitel Commons
PCO No: 20

Job Number: 400

Architect No:

Printed: 4/21/22

Division	Description	Amount
Item # 1	Replace door hinges per owners request. 16 hours @ \$63.00 per hour = \$1,008.00	
06 46	Replace door hinges per owners request. 16 hours @	\$1,008.00
00.S Finish Carpentry Labor	\$63.00 per hour = \$1008.00	
Burden: 0.00	S Tax: 0.00	Gen Liab: 0.00
	OH: 80.64	Prof: 65.32
		Tot: \$1,153.96
Grand Total		<u>\$1,153.96</u>

Ocean City Housing Authority
County of Cape May
State of New Jersey

RESOLUTION NO. 2022-34
Resolution Authorizing Participation Under the State Health Benefit Program

WHEREAS, the Ocean City Housing Authority hereby elects to participate in the Health Program provided by the New Jersey State Health Benefits Act of the State of New Jersey (N.J.S.A. 52:14-17.26 and N.J.S.A. 52:14-17.46.2) and to authorize coverage for all full-time employees and their dependents as well as qualified retirees thereunder in accordance with the statute and regulations adopted by the State Health Benefits Commission; and

WHEREAS, it is in the best interest of the Authority to convert its current medical, prescription and dental insurance plan to the State Health Benefit Program and;

WHEREAS, it is the intent of the Board of Commissioners of the Ocean City Housing Authority to switch coverage to the State Health Benefit Program effective November 1, 2022 and;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Ocean City Housing Authority authorizes the Executive Director to begin the process of transferring the Authority's medical, prescription and dental insurance plan to the State Health Benefit Program.

ADOPTED: July 19, 2022

VOTE:

Commissioner	Yes	No	Abstain	Absent	Motion	Second
Vice Chairman Halliday	✓					
Commissioner McCall	✓				✓	
Commissioner Jackson				✓		
Commissioner Henry	✓					
Commissioner Mumman	✓					✓
Commissioner Broadley				✓		
Chairman Barr	✓					

OCEAN CITY HOUSING AUTHORITY

BY: 
Robert Barr, Chairperson

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Ocean City Housing Authority's Board of Commissioners held on July 19, 2022 at Administrative Offices – 204 4th Street, Ocean City, New Jersey.

By: 
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

**Ocean City Housing Authority
County of Cape May
State of New Jersey**

**RESOLUTION NO. 2022-35
Resolution Authorizing Payment of Draw 27**

WHEREAS, the Ocean City Housing Authority solicited an Invitation for Bids for construction of four-story residential apartment building consisting of three stories of wood frame residential over one-story of reinforced concrete frame parking/utility to be known as Speitel Commons at Bayview Manor; and

WHEREAS, the Ocean City Housing Authority is committed to renovations at Bayview Manor, which is located next to Speitel Commons;

WHEREAS, the funding for the construction of Speitel Commons at Bayview Manor is partly through the New Jersey Housing and Mortgage Finance Agency and partly through the City of Ocean City;

WHEREAS, the funding for the renovations at Bayview Manor is through the City of Ocean City; and

WHEREAS, the funding through the City of Ocean City is via a partnership established through a Shared Services Agreement with the Ocean City Housing Authority; and

WHEREAS, the payments to the vendors for the construction of Speitel Commons at Bayview Manor and the renovations at Bayview Manor will be paid by the Ocean City Housing Authority through "Project Draws" funded by the City of Ocean City; and

WHEREAS, the attached Project Draws will be processed and the vendors paid upon receipt of the funds from the City of Ocean City; and

WHEREAS, Project Draw #27 in the amount of \$350,122.09
are attached for approval of this payment process;

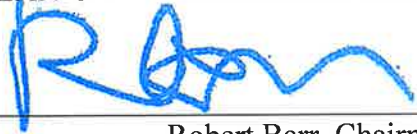
THEREFORE, the Ocean City Housing Authority Board of Commissioners authorizes the payment of the above mentioned and attached draws upon receipt of the funds through the Shared Services Agreement with the City of Ocean City.

ADOPTED: July 19, 2022

VOTE:

Commissioner	Yes	No	Abstain	Absent	Motion	Second
Vice Chairman Halliday	✓					
Commissioner McCall	✓				✓	
Commissioner Jackson				✓		
Commissioner Henry	✓					
Commissioner Mumman	✓					✓
Commissioner Broadley				✓		
Chairman Barr	✓					

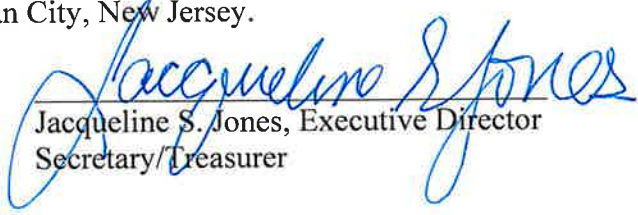
OCEAN CITY HOUSING AUTHORITY

BY: 

Robert Barr, Chairperson

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Ocean City Housing Authority's Board of Commissioners held on July 19, 2022 at the Administrative Offices – 204 4th Street, Ocean City, New Jersey.

By: 

Jacqueline S. Jones, Executive Director
Secretary/Treasurer

HOUSING AUTHORITY OF THE CITY OF OCEAN CITY

Jacqueline Jones
Executive Director
Ocean City Housing Authority

July 11, 2022

Re: Payment to contractors for Redevelopment of Speitel Commons and Bayview Manor – Overall Project Draw #27

Dear Ms. Jones:

The above captioned draw request is being submitted to the City of Ocean City. The total amount of the request is **\$350,122.09**. Once the City has approved the request it will send the funds to the Housing Authority. Once those funds have been obtained, the Housing Authority will pay the project contractors as follows:

Contractor	Address	Draw Amount
Gary F. Gardner Inc.	624 Gravelly Hollow Rd, PO Box 599 Medford, NJ 08055	\$346,818.34
The Brooke Group LLC	209 E Egnor., Galloway, NJ 08205	\$3,303.75
	TOTAL	\$350,122.09

Attached are the following items to back up this disbursement:

- Bank Wire Instructions for Each Contractor
- W9s for Contractors Listed Above
- Copy of Draw #27 Submission to Ocean City

If you have any questions please feel free to contact Holly Ginnetti of The Brooke Group, LLC at (609) 652-7788 or by email at hollyf@brookegroupllc.com.

**Ocean City Housing Authority
County of Cape May
State of New Jersey**

**RESOLUTION NO. 2022-36
2022 HOUSING AUTHORITY BUDGET RESOLUTION
FISCAL YEAR: FROM OCTOBER 1, 2022 TO SEPTEMBER 30, 2023**

WHEREAS, the Annual Budget and Capital Budget for the Ocean City Housing Authority for the fiscal year beginning October 1, 2022 and ending September 30, 2023 has been presented before the Members of the Ocean City Housing Authority at its open public meeting of July 19, 2022; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$1,414,840, Total Appropriations, including any Accumulated Deficit if any, of \$1,400,750 and Total Unrestricted Net Position utilized of \$0; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$162,500 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0; and

WHEREAS, the schedule of rents, fees and other user charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the Members of the Ocean City Housing Authority, at an open public meeting held on July 19, 2022 that the Annual Budget, including appended Supplemental Schedules, and the Capital Budget/Program of the Ocean City Housing Authority for the fiscal year beginning October 1, 2022 and ending September 30, 2023 is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Housing Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Ocean City Housing Authority will consider the Annual Budget and Capital Budget/Program for adoption on September 20, 2022.

DATED: July 19, 2022

VOTE:

Commissioner	Yes	No	Abstain	Absent	Motion	Second
Vice Chairman Halliday	✓				✓	
Commissioner McCall	✓					✓
Commissioner Jackson				✓		
Commissioner Henry	✓					
Commissioner Mumman	✓					
Commissioner Broadley				✓		
Chairman Barr	✓					

OCEAN CITY HOUSING AUTHORITY

BY: _____

Robert Barr, Chairperson

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Ocean City Housing Authority's Board of Commissioners held on July 19, 2022 at Administrative Offices – 204 4th Street, Ocean City, New Jersey.

By: _____

Jacqueline S. Jones, Executive Director
Secretary/Treasurer

Ocean City Housing Authority
9/30/2023 Budget from Jackie

2022 vs 2023 Budget Comparison		ALL OCHA			Bayview & Speitel			BAYVIEW			SPEITEL			PB Family		
Account Number	Account Name	2022 Budget	2023 Budget	Difference ('23-'22)	2022 Budget	2023 Budget	Difference ('23-'22)	2022 Budget	2023 Budget	Difference ('23-'22)	2022 Budget	2023 Budget	Difference ('23-'22)	2022 Budget	2023 Budget	Difference ('23-'22)
3000-00-000	INCOME	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3100-00-000	TENANT INCOME	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3101-00-000	Rental Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3110-00-000	Rent Income-Gross Potential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3111-00-000	Tenant Rent	563,010	569,880	6,870	338,010	322,880	(15,130)	194,610	161,730	(32,880)	143,400	161,150	17,750	225,000	247,000	22,000
3111-00-001	Other Rental Inc - Mkt Rate	40,800	54,000	13,200	40,800	54,000	13,200	40,800	54,000	13,200	225,740	189,850	(35,890)	-	-	-
3112-02-000	PBV HAP Subsidy	381,680	388,360	6,680	381,680	388,360	6,680	155,940	198,510	42,570	225,740	189,850	(35,890)	-	-	-
3119-00-000	Total Rental Income	985,490	1,012,240	26,750	760,490	765,240	4,750	391,350	414,240	22,890	369,140	351,000	(18,140)	225,000	247,000	22,000
3120-00-000	Other Tenant Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3120-01-000	Laundry and Vending	7,020	6,900	(120)	4,620	4,000	(620)	3,400	2,800	(600)	1,220	1,200	(20)	2,400	2,900	500
3120-03-000	Damages	2,850	2,500	(350)	450	1,500	1,050	450	1,500	1,050	-	-	-	2,400	1,000	(1,400)
3120-04-000	Late Charges	3,050	3,120	70	650	720	70	400	480	80	250	240	(10)	2,400	2,400	-
3120-05-000	Legal Fees - Tenant	4,650	3,900	(750)	1,050	900	(150)	750	600	(150)	300	300	-	3,600	3,000	(600)
3120-06-000	NSF Charges	50	100	50	50	50	-	30	30	-	20	20	-	-	50	50
3120-07-000	Tenant Owed Utilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3120-09-000	Misc.Tenant Income	1,980	1,620	(360)	1,080	720	(360)	540	180	(360)	540	540	-	900	900	-
3120-10-000	CDBG Income	40,000	23,300	(16,700)	26,800	10,700	(16,100)	16,400	6,500	(9,900)	10,400	4,200	(6,200)	13,200	12,600	(600)
3120-11-000	City of OC Reimb Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3129-00-000	Total Other Tenant Income	59,600	41,440	(18,160)	34,700	18,590	(16,110)	21,970	12,090	(9,880)	12,730	6,500	(6,230)	24,900	22,850	(2,050)
3199-00-000	NET TENANT INCOME	1,045,090	1,053,680	8,590	795,190	783,830	(11,360)	413,320	426,330	13,010	381,870	357,500	(24,370)	249,900	269,850	19,950
3400-00-000	GRANT INCOME	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3401-00-000	HUD PHA Operating Grants/Subsidy	100,000	287,240	187,240	-	-	-	-	-	-	-	-	-	100,000	287,240	187,240
3401-01-000	HUD Asset Repositioning Fee - Operatin	93,000	-	(93,000)	-	-	-	-	-	-	-	-	-	93,000	-	(93,000)
3420-00-000	Capital Fund Grants	71,580	71,000	(580)	-	-	-	-	-	-	-	-	-	71,580	71,000	(580)
3499-00-000	TOTAL GRANT INCOME	264,580	358,240	93,660	-	-	-	-	-	-	-	-	-	264,580	358,240	93,660
3600-00-000	OTHER INCOME	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3610-00-000	Investment Income - Unrestricted	130	120	(10)	80	70	(10)	50	40	(10)	30	30	-	50	50	-
3640-00-000	Fraud Recovery	-	2,500	2,500	-	-	-	-	-	-	-	-	-	-	2,500	2,500
3650-01-000	Misc Other Income	610	300	(310)	410	300	(110)	300	300	-	110	-	(110)	200	-	(200)
3699-00-000	TOTAL OTHER INCOME	740	2,920	2,180	490	370	(120)	350	340	(10)	140	30	(110)	250	2,550	2,300
3999-00-000	TOTAL INCOME	1,310,410	1,414,840	104,430	795,680	784,200	(11,480)	413,670	426,670	13,000	382,010	357,530	(24,480)	514,730	630,640	115,910
4000-00-000	EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4100-00-000	ADMINISTRATIVE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4130-00-000	Legal Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4130-02-000	Criminal Background Checks	160	360	200	60	60	-	40	40	-	20	20	-	100	300	200
4130-03-000	Tnt/Empl Screening	540	550	10	250	250	-	150	150	-	100	100	-	290	300	10
4130-04-000	General Legal Expense	7,660	6,520	(1,140)	3,520	2,380	(1,140)	2,140	1,000	(1,140)	1,380	1,380	-	4,140	4,140	-
4130-05-000	Special Investigations	-	1,000	1,000	-	-	-	-	-	-	-	-	-	-	1,000	1,000
4130-06-000	Legal Exp - RAD	4,000	4,000	-	-	-	-	-	-	-	-	-	-	4,000	4,000	-
4130-07-000	Legal Exp - Eviction	280	8,500	8,220	-	2,500	2,500	-	2,000	2,000	-	500	500	280	6,000	5,720
4131-00-000	Total Legal Expense	12,640	20,930	8,290	3,830	5,190	1,360	2,330	3,190	860	1,500	2,000	500	8,810	15,740	6,930

Ocean City Housing Authority
9/30/2023 Budget from Jackie

2022 vs 2023 Budget Comparison		ALL OCHA			Bayview & Speitel			BAYVIEW			SPEITEL			PB Family			
Account Number	Account Name	2022 Budget	2023 Budget	Difference ('23-'22)	2022 Budget	2023 Budget	Difference ('23-'22)	2022 Budget	2023 Budget	Difference ('23-'22)	2022 Budget	2023 Budget	Difference ('23-'22)	2022 Budget	2023 Budget	Difference ('23-'22)	
4139-00-000	Other Admin Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
4140-00-000	Board/Staff Training	2,420	440	(1,980)	2,140	340	(1,800)	140	140	-	2,000	200	(1,800)	280	100	(180)	
4150-00-000	Travel	70	70	-	30	30	-	20	20	-	10	10	-	40	40	-	
4170-00-000	Accounting Fees	19,650	26,540	6,890	9,040	11,040	2,000	5,500	6,500	1,000	3,540	4,540	1,000	10,610	15,500	4,890	
4171-00-000	Auditing Fees	9,000	12,000	3,000	4,140	6,140	2,000	2,520	3,520	1,000	1,620	2,620	1,000	4,860	5,860	1,000	
4173-00-000	Management Fee	178,000	266,880	88,880	81,880	109,880	28,000	49,840	57,840	8,000	32,040	52,040	20,000	96,120	157,000	60,880	
4182-00-000	Consultants	2,940	11,030	8,090	1,350	1,030	(320)	820	500	(320)	530	530	-	1,590	10,000	8,410	
4182-01-000	IT Consultants	11,320	3,700	(7,620)	7,160	1,700	(5,460)	2,160	500	(1,660)	5,000	1,200	(3,800)	4,160	2,000	(2,160)	
4189-00-000	Total Other Admin Expenses	223,400	320,660	97,260	105,740	130,160	24,420	61,000	69,020	8,020	44,740	61,140	16,400	117,660	190,500	72,840	
4190-00-000	Miscellaneous Admin Expenses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
4190-01-000	Membership and Fees	1,100	730	(370)	770	370	(400)	170	170	-	600	200	(400)	330	360	30	
4190-03-000	Advertising	1,050	740	(310)	720	370	(350)	170	170	-	550	200	(350)	330	370	40	
4190-04-000	Office Supplies	1,090	790	(300)	700	400	(300)	200	200	-	500	200	(300)	390	390	-	
4190-06-000	Computer Parts	2,290	590	(1,700)	2,100	400	(1,700)	100	100	-	2,000	300	(1,700)	190	190	-	
4190-07-000	Telephone	4,480	8,100	3,620	2,400	6,100	3,700	1,080	3,100	2,020	1,320	3,000	1,680	2,080	2,000	(80)	
4190-08-000	Postage	1,690	1,640	(50)	870	820	(50)	420	420	-	450	400	(50)	820	820	-	
4190-09-000	Software License Fees	7,140	8,420	1,280	3,820	5,100	1,280	1,720	3,000	1,280	2,100	2,100	-	3,320	3,320	-	
4190-10-000	Copiers	2,660	2,660	-	1,220	1,220	-	740	740	-	480	480	-	1,440	1,440	-	
4190-11-000	Printer Supplies - Toner	260	160	(100)	220	120	(100)	20	20	-	200	100	(100)	40	40	-	
4190-12-000	Software	320	220	(100)	240	140	(100)	40	40	-	200	100	(100)	80	80	-	
4190-13-000	Internet	6,730	4,960	(1,770)	3,830	3,460	(370)	930	960	30	2,900	2,500	(400)	2,900	1,500	(1,400)	
4190-15-000	Cell Phones/Pagers	1,220	720	(500)	890	330	(560)	170	200	30	720	130	(590)	330	390	60	
4190-15-001	GPS Vehicle Tracking	-	240	240	-	110	110	-	70	70	-	40	40	-	130	130	-
4190-20-000	Bank Fees	580	380	(200)	510	80	(430)	-	-	-	510	80	(430)	70	300	230	
4190-21-000	Inspection Fees	1,070	620	(450)	1,070	620	(450)	520	520	-	550	100	(450)	-	-	-	
4190-22-000	Other Misc Admin Expenses	1,750	2,160	410	990	1,400	410	390	800	410	600	600	-	760	760	-	
4190-27-000	Coffee Supplies	160	160	-	120	120	-	20	20	-	100	100	-	40	40	-	
4190-28-000	Paper	160	160	-	120	120	-	20	20	-	100	100	-	40	40	-	
4191-00-000	Total Miscellaneous Admin Expenses	33,750	33,450	(300)	20,590	21,280	690	6,710	10,550	3,840	13,880	10,730	(3,150)	13,160	12,170	(990)	
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	269,790	375,040	105,250	130,160	156,630	26,470	70,040	82,760	12,720	60,120	73,870	13,750	139,630	218,410	78,780	
4200-00-000	TENANT SERVICES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
4220-01-000	Other Tenant Svcs.	12,000	3,900	(8,100)	9,600	2,600	(7,000)	4,800	1,400	(3,400)	4,800	1,200	(3,600)	2,400	1,300	(1,100)	
4220-02-000	Tenant Svcs - Behavioral Health	39,100	39,100	-	25,900	25,900	-	15,500	15,500	-	10,400	10,400	-	13,200	13,200	-	
4299-00-000	TOTAL TENANT SERVICES EXPENSES	51,100	43,000	(8,100)	35,500	28,500	(7,000)	20,300	16,900	(3,400)	15,200	11,600	(3,600)	15,600	14,500	(1,100)	
4300-00-000	UTILITIES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
4310-00-000	Water	95,570	104,350	8,780	33,010	36,540	3,530	20,250	21,540	1,290	12,760	15,000	2,240	62,560	67,810	5,250	
4320-00-000	Electricity	126,200	97,840	(28,360)	117,440	88,820	(28,620)	94,140	86,520	(7,620)	23,300	2,300	(21,000)	8,760	9,020	260	
4320-01-000	Electricity-Vacant Units	220	520	300	-	300	300	-	-	-	-	300	300	-	220	220	-
4330-00-000	Gas	47,110	50,180	3,070	11,000	5,040	(5,960)	-	-	-	11,000	5,040	(5,960)	36,110	45,140	9,030	
4399-00-000	TOTAL UTILITY EXPENSES	269,100	252,890	(16,210)	161,450	130,700	(30,750)	114,390	108,060	(6,330)	47,060	22,640	(24,420)	107,650	122,190	14,540	
4400-00-000	MAINTENANCE AND OPERATIONS	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
4400-99-000	General Maint Expense	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
4410-00-000	Maintenance Salaries	59,850	65,000	5,150	27,530	32,000	4,470	16,760	18,000	1,240	10,770	14,000	3,230	32,320	33,000	680	
4410-04-000	Payroll Taxes-Maint.	5,500	4,420	(1,080)	2,530	2,040	(490)	1,540	1,240	(300)	990	800	(190)	2,970	2,380	(590)	
4410-05-000	Health Benefits-Maint.	31,500	33,110	1,610	14,490	16,100	1,610	8,820	10,000	1,180	5,670	6,100	430	17,010	17,010	-	
4411-00-000	Maintenance Uniforms	150	500	350	70	230	160	40	140	100	30	90	60	80	270	190	

Ocean City Housing Authority
9/30/2023 Budget from Jackie

2022 vs 2023 Budget Comparison		ALL OCHA			Bayview & Speitel			BAYVIEW			SPEITEL			PB Family		
Account Number	Account Name	2022 Budget	2023 Budget	Difference ('23-'22)	2022 Budget	2023 Budget	Difference ('23-'22)	2022 Budget	2023 Budget	Difference ('23-'22)	2022 Budget	2023 Budget	Difference ('23-'22)	2022 Budget	2023 Budget	Difference ('23-'22)
4413-00-000	Vehicle Gas, Oil, Grease	-	900	900	-	400	400	-	200	200	-	200	200	-	500	500
4419-00-000	Total General Maint Expense	97,000	103,930	6,930	44,620	50,770	6,150	27,160	29,580	2,420	17,460	21,190	3,730	52,380	53,160	780
4420-00-000	Materials	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4420-01-000	Supplies-Grounds	3,340	3,500	160	2,200	2,360	160	200	360	160	2,000	2,000	-	1,140	1,140	-
4420-01-001	Supplies-Snow Removal	710	810	100	340	440	100	100	200	100	240	240	-	370	370	-
4420-02-000	Supplies-Appliance	4,600	5,810	1,210	2,120	3,330	1,210	1,290	2,500	1,210	830	830	-	2,480	2,480	-
4420-03-000	Supplies-Decorating	50,760	50,760	-	50,260	50,260	-	260	260	-	50,000	50,000	-	500	500	-
4420-04-000	Supplies-Electrical	3,450	3,450	-	1,590	1,590	-	970	970	-	620	620	-	1,860	1,860	-
4420-05-000	Supplies-Exterminating	710	710	-	330	330	-	200	200	-	130	130	-	380	380	-
4420-06-000	Supplies-Janitorial/Cleaning	11,350	11,750	400	10,500	10,900	400	500	900	400	10,000	10,000	-	850	850	-
4420-07-000	Supplies-Main/Repairs	36,190	39,190	3,000	32,300	35,300	3,000	1,000	4,000	3,000	31,300	31,300	-	3,890	3,890	-
4420-08-000	Supplies-Plumbing	4,400	5,590	1,190	2,020	2,590	570	1,230	1,800	570	790	790	-	2,380	3,000	620
4420-09-000	Supplies-Tools and Equipment	4,540	4,540	-	2,870	2,870	-	870	870	-	2,000	2,000	-	1,670	1,670	-
4420-11-000	Supplies-Paint	3,670	3,670	-	1,690	1,690	-	1,030	1,030	-	660	660	-	1,980	1,980	-
4420-12-000	Supplies-Paint Supplies	1,000	1,000	-	460	460	-	280	280	-	180	180	-	540	540	-
4420-13-000	Supplies-HVAC	2,000	2,640	640	920	1,560	640	560	1,200	640	360	360	-	1,080	1,080	-
4420-14-000	Supplies - Alarm/Extinguishers	2,460	2,460	-	1,130	1,130	-	690	690	-	440	440	-	1,330	1,330	-
4420-15-000	Supplies - Flooring	2,520	2,520	-	1,800	1,800	-	1,200	1,200	-	600	600	-	720	720	-
4429-00-000	Total Materials	131,700	138,400	6,700	110,530	116,610	6,080	10,380	16,460	6,080	100,150	100,150	-	21,170	21,790	620
4430-00-000	Contract Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4430-01-000	Contract-Alarm/Extinguisher	3,600	5,000	1,400	3,300	4,500	1,200	2,300	2,300	-	1,000	2,200	1,200	300	500	200
4430-02-000	Contract-Appliance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4430-03-000	Contract-Building Repairs	17,700	17,500	(200)	7,100	5,500	(1,600)	5,100	2,000	(3,100)	2,000	3,500	1,500	10,600	12,000	1,400
4430-04-000	Contract-Carpet Cleaning	120	120	-	120	120	-	120	120	-	-	-	-	-	-	-
4430-05-000	Contract-Decorating/Painting	26,600	16,500	(10,100)	11,600	7,500	(4,100)	1,600	3,500	1,900	10,000	4,000	(6,000)	15,000	9,000	(6,000)
4430-06-000	Contract-Electrical	1,300	1,550	250	700	950	250	500	750	250	200	200	-	600	600	-
4430-07-000	Contract-Pest Control	7,870	11,620	3,750	6,100	9,020	2,920	2,080	5,000	2,920	4,020	4,020	-	1,770	2,600	830
4430-07-001	Contract-Bedbugs-Pest Control	14,800	11,800	(3,000)	14,000	11,000	(3,000)	12,000	9,000	(3,000)	2,000	2,000	-	800	800	-
4430-08-000	Contract-Floor Covering	13,000	14,000	1,000	13,000	14,000	1,000	3,000	11,000	8,000	10,000	3,000	(7,000)	-	-	-
4430-09-000	Contract-Grounds	36,050	30,050	(6,000)	16,300	12,300	(4,000)	4,300	4,300	-	12,000	8,000	(4,000)	19,750	17,750	(2,000)
4430-09-001	Contract-Grounds - Int svcs	-	2,400	2,400	-	-	-	-	-	-	-	-	-	-	2,400	2,400
4430-10-000	Contract-Janitorial/Cleaning	35,100	34,580	(520)	35,100	34,580	(520)	26,700	22,100	(4,600)	8,400	12,480	4,080	-	-	-
4430-11-000	Contract-Plumbing	9,900	10,200	300	1,700	2,000	300	700	1,000	300	1,000	1,000	-	8,200	8,200	-
4430-13-000	Contract-HVAC	4,600	4,800	200	2,600	1,800	(800)	1,600	800	(800)	1,000	1,000	-	2,000	3,000	1,000
4430-14-000	Contract-Vehicle Maintenance	700	1,100	400	400	600	200	200	300	100	200	300	100	300	500	200
4430-15-001	Contract - Equip Repair	130	330	200	-	200	200	-	100	100	-	100	100	-	130	130
4430-16-000	Contract-Maint Consultants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4430-17-000	Contract-Elevator Monitoring	11,850	13,190	1,340	11,850	13,190	1,340	7,850	7,850	-	4,000	5,340	1,340	-	-	-
4430-18-000	Contract-Alarm Monitoring	4,100	4,100	-	3,200	3,200	-	2,200	2,200	-	1,000	1,000	-	900	900	-
4430-20-000	Contract - Trash Compact Maint/Repairs	1,030	1,300	270	1,030	1,300	270	480	750	270	550	550	-	-	-	-
4430-21-000	Contract - A/E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4430-22-000	Contract - Garbage/Trash Removal	360	360	-	240	240	-	160	160	-	80	80	-	120	120	-
4430-24-000	Contract - Generator	2,100	2,100	-	2,100	2,100	-	1,200	1,200	-	900	900	-	-	-	-
4430-32-000	Contract - RAD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4430-34-000	Predevelopment Expenses - Pecks Beat	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4430-99-000	Contract - Maint Svcs SSA	32,000	32,000	-	14,720	14,720	-	8,960	8,960	-	5,760	5,760	-	17,280	17,280	-
4430-99-001	Contract - Other Maint SSA	-	5,500	5,500	-	2,500	2,500	-	1,000	1,000	-	1,500	1,500	-	3,000	3,000
4439-00-000	Total Contract Costs	222,910	220,100	(2,810)	145,160	141,320	(3,840)	81,050	84,390	3,340	64,110	56,930	(7,180)	77,750	78,780	1,030
4499-00-000	TOTAL MAINTENANCE EXPENSES	451,610	462,430	10,820	300,310	308,700	8,390	118,590	130,430	11,840	181,720	178,270	(3,450)	151,300	153,730	2,430
4500-00-000	GENERAL EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4510-01-000	Insurance-Property	46,100	65,540	19,440	31,100	37,450	6,350	19,200	20,000	800	11,900	17,450	5,550	15,000	28,090	13,090

Ocean City Housing Authority
9/30/2023 Budget from Jackie

2022 vs 2023 Budget Comparison		ALL OCHA			Bayview & Speitel			BAYVIEW			SPEITEL			PB Family		
Account Number	Account Name	2022 Budget	2023 Budget	Difference ('23-'22)	2022 Budget	2023 Budget	Difference ('23-'22)	2022 Budget	2023 Budget	Difference ('23-'22)	2022 Budget	2023 Budget	Difference ('23-'22)	2022 Budget	2023 Budget	Difference ('23-'22)
4510-02-000	Insurance-Gen. Liab.	25,200	37,840	12,640	14,300	15,260	960	8,830	9,270	440	5,470	5,990	520	10,900	22,580	11,680
4510-03-000	Insurance-WC	3,010	7,110	4,100	2,400	2,710	310	1,480	1,550	70	920	1,160	240	610	4,400	3,790
4510-04-000	Flood Insurance	26,600	29,140	2,540	6,700	8,500	1,800	3,500	4,000	500	3,200	4,500	1,300	19,900	20,640	740
4520-00-000	Payments in Lieu of Taxes	29,390	29,770	380	17,650	17,290	(360)	8,020	5,370	(2,650)	9,630	11,920	2,290	11,740	12,480	740
4531-00-000	Pension - Annual Pymt	10,690	10,690	-	5,430	5,430	-	3,000	3,000	-	2,430	2,430	-	5,260	5,260	-
4532-00-000	Compensated Absences	2,060	1,260	(800)	810	840	30	500	420	(80)	310	420	110	1,250	420	(830)
4533-00-000	Retiree Health Benefits	28,060	28,260	200	14,260	13,360	(900)	8,800	7,900	(900)	5,460	5,460	-	13,800	14,900	1,100
4570-00-000	Bad Debt-Tenant Rents	17,430	13,230	(4,200)	2,430	2,430	-	1,500	1,500	-	930	930	-	15,000	10,800	(4,200)
4599-00-000	TOTAL GENERAL EXPENSES	186,540	222,840	34,300	95,080	103,270	8,190	54,830	53,010	(1,820)	40,250	50,260	10,010	93,460	119,570	26,110
8000-00-000	TOTAL EXPENSES	1,230,140	1,356,200	126,060	722,500	727,800	5,300	378,150	391,160	13,010	344,350	336,640	(7,710)	507,640	628,400	120,760
9000-00-000	NET INCOME	80,270	58,640	(21,630)	73,180	56,400	(16,780)	35,520	35,510	(10)	37,660	20,890	(16,770)	7,090	2,240	(4,850)
ADJUSTMENTS																
2807-04-000	Replacement Reserve	(44,550)	(44,550)	-	(44,550)	(44,550)	-	(26,950)	(26,950)	-	(17,600)	(17,600)	-	-	-	-
2899-00-000	TOTAL EQUITY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2999-00-000	TOTAL LIAB., DEF. INFLOW OF RESOURCES	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL ADJUSTMENTS		(44,550)	(44,550)	-	(26,950)	(26,950)	-	(26,950)	(26,950)	-	-	-	-	-	-	-
CASH FLOW		35,720	14,090	(21,630)	28,630	11,850	(16,780)	8,570	8,560	(10)	20,060	3,290	(16,770)	7,090	2,240	(4,850)

Capital Budget for Year-Ending 2023

PROPERTY	DESCRIPTION	COST
Speitel	T-300 Floor Machine	\$ 8,500
Bayview	Grounds Improvements	\$ 20,000
All	Maintenance Vehicle	\$ 53,000
All	Administrative Vehicle	\$ 45,000
All	Shop Setup	\$ 16,000
All	Office/Board Room Setup	\$ 20,000
		<u>\$ 162,500</u>

Ocean City Housing Authority
County of Cape May
State of New Jersey

RESOLUTION NO. 2022-37
A Resolution Authorizing Executive Session

WHEREAS, while the Sen. Byron M. Baer Open Public Meetings Act (N.J.S.A. 10:4-6 et seq.) requires all meetings of the Ocean City Housing Authority to be held in public, N.J.S.A. 10:4-12(b) sets forth nine (9) types of matters that may lawfully be discussed in "Executive Session," i.e. without the public being permitted to attend, and

WHEREAS, the Ocean City Housing Authority has determined that 1 (insert number) issues are permitted by N.J.S.A. 10:4-12(b) to be discussed without the public in attendance shall be discussed during an Executive Session to be held on July 19, 2022 at 5:26 P.M, and

WHEREAS, the nine (9) exceptions to public meetings set forth in N.J.S.A. 10:4-12(b) are listed below, and next to each exception is a box within which **the number** of issues to be privately discussed that fall within that exception shall be written, and after each exception is a space where additional information that will disclose as much information about the discussion as possible without undermining the purpose of the exception shall be written.

☐

"(1) Any matter which, by express provision of Federal law, State statute or rule of court shall be rendered confidential or excluded from public discussion." The legal citation to the provision(s) at issue is: _____ and the nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

☐

"(2) Any matter in which the release of information would impair a right to receive funds from the federal government." The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

☐

"(3) Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly." The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

☐

"(4) Any collective bargaining agreement, or the terms and conditions of which are proposed for inclusion in any collective bargaining agreement, including the negotiation of terms and conditions with employees or representatives of employees"

of the public body" The collective bargaining contract(s) discussed are between the Board and _____

☐

"(5) Any matter involving the purchase lease or acquisition of real property with public funds, the setting of bank rates or investment of public funds where it could adversely affect the public interest if discussion of such matters were disclosed." The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

☐

"(6) Any tactics and techniques utilized in protecting the safety and property of the public provided that their disclosure could impair such protection. Any investigations of violations or possible violations of the law." The nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

☒

"(7) Any pending or anticipated litigation or contract negotiation in which the public body is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer." The parties to and docket numbers of each item of litigation and/or the parties to each contract discussed are Discussion regarding a contractor that was contracted to perform specific services - audit services. and nature of the discussion, described as specifically as possible without undermining the need for confidentiality is _____

☐

"(8) Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance, promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting." Subject to the balancing of the public's interest and the employee's privacy rights under South Jersey Publishing Co. v. New Jersey Expressway Authority, 124 N.J. 478, the employee(s) and nature of the discussion, described as specifically as possible without undermining the need for confidentiality are _____

☐

"(9) Any deliberation of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party as a result of an act of omission for which the responding party bears responsibility." The

nature of the matter, described as specifically as possible without undermining the need for confidentiality is _____

WHEREAS, the length of the Executive Session is estimated to be 35 minutes after which the public meeting of the Ocean City Housing Authority shall (circle one) reconvene and immediately adjourn or reconvene and proceed with business.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Ocean City Housing Authority will go into Executive Session for **only** the above stated reasons;

BE IT FURTHER RESOLVED that the Board of Commissioners hereby declares that its discussion of the aforementioned subject(s) will be made public at a time when the public's interest in disclosure is greater than any privacy or governmental interest being protected from disclosure. For each of the above items, the estimated date by which such disclosure can be made and/or the occurrence that needs to take place before disclosure can be made are listed below (attach separate sheet if necessary)

Subject of Discussion	Estimated Date	Necessary Occurrence

BE IT FURTHER RESOLVED that the Secretary, at the present public meeting, shall read aloud enough of this resolution so that members of the public in attendance can understand, as precisely as possible, the nature of the matters that will privately discussed.

BE IT FURTHER RESOLVED that the Secretary, on the next business day following this meeting, shall furnish a copy of this resolution to any member of the public who requests one at the fees allowed by N.J.S.A. 47:1A-1 et seq.

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION APPROVED BY THE BOARD OF COMMISSIONERS OF THE OCEAN CITY HOUSING AUTHORITY AT ITS PUBLIC MEETING HELD ON July 19, 2022

ADOPTED: 7/19/2022

VOTE:

Commissioner	Yes	No	Abstain	Absent	Motion	Second
Vice Chairman Halliday	✓				✓	
Commissioner McCall	✓					✓
Commissioner Jackson				✓		
Commissioner Henry	✓					
Commissioner Mumman	✓					
Commissioner Broadley				✓		
Chairman Barr	✓					

OCEAN CITY HOUSING AUTHORITY

BY: Robert Barr
Robert Barr, Chairperson

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Ocean City Housing Authority's Board of Commissioners held on July 19, 2022 at 204 4th Street, Ocean City, New Jersey _____

By: Jacqueline S. Jones
Jacqueline S. Jones, Executive Director
Secretary/Treasurer

**Ocean City Housing Authority
County of Cape May
State of New Jersey**

RESOLUTION NO. 2022-38

**Resolution Authorizing for Additional Funds to be Expended at the
Discretion of the Executive Director with respect to Audits for the Periods 2019, 2020 and 2021**

WHEREAS, the Ocean City Housing Authority has a contract agreement with Ford-Scott to provide Auditing Services; and

WHEREAS, there are performance issues with said Auditing Services being provided; and

WHEREAS, the current auditor, Ford-Scott has until July 29, 2022 to file Audits FYEs 2019, 2020 & 2021; and

WHEREAS, if Ford-Scott fails to file audits by July 29, 2022, the Board of Commissioners of the Ocean City Housing Authority authorizes the Executive Director to engage with another Auditor to file Audits for 2019, 2020 and 2021; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Ocean City Housing Authority authorizes additional funds to be expended at the discretion of the Executive Director with respect to Audits FYEs 2019, 2020 and 2021.

DATED: July 19, 2022

VOTE:

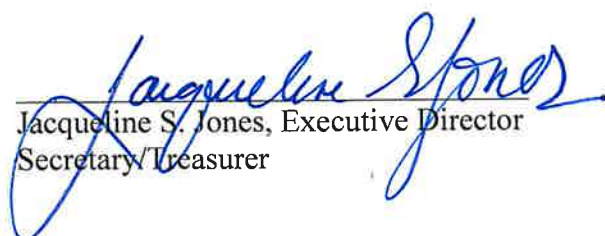
Commissioner	Yes	No	Abstain	Absent	Motion	Second
Vice Chairman Halliday	✓				✓	
Commissioner McCall	✓					✓
Commissioner Jackson				✓		
Commissioner Henry	✓					
Commissioner Mumman	✓					
Commissioner Broadley				✓		
Chairman Barr	✓					

OCEAN CITY HOUSING AUTHORITY

BY: 
Robert Barr, Chairperson

ATTESTATION:

This resolution was acted upon at the Regular Meeting of the Ocean City Housing Authority's Board of Commissioners held on July 19, 2022 at Administrative Offices – 204 4th Street, Ocean City, New Jersey.

By: 
Jacqueline S. Jones, Executive Director
Secretary/Treasurer