

Housing Authority of the City of Ocean City

Regular Board of Commissioner Meeting Minutes

May 17, 2022 – 4:30 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held May 17, 2022, at 4:30 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	(Absent)
Commissioner Patrick Mumman	
Commissioner Beverly McCall	
Commissioner Robert Henry	
Commissioner Patricia Jackson	(arrived 4:32 p.m. via Zoom)
Commissioner Brian Broadley	
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 and Linda Cavallo – Accountant.

Minutes

Chairman Barr requested a motion to approve the Regular Meeting minutes from April 19, 2022. A motion was made by Commissioner McCall and seconded by Commissioner Broadley. The following vote was taken:

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

Treasurer's Report

Ms. Cavallo reviewed the Financial Report for the seven months ending April 30, 2022. Commissioner Henry asked about RAD consulting expenses. Mrs. Jones explained RAD conversion is complete for Speitel and Bayview, but Peck's Beach Family still needs to convert to RAD. A motion was made by Commissioner McCall and seconded by Commissioner Broadley. The following vote was taken:

Commissioner Robert Halliday	(Absent)
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 reported there is a resolution for today's meeting to discuss the roof project at Bayview Manor and she will save that discussion for the resolution portion of the meeting. The Board will also go into executive session to further discuss the resolution.

The exterior renovations for Bayview Manor are almost completed, but some supply chain issues are causing the hold up.

Insurance evaluation - Mrs. Jones has been in communication with the Authority's risk manager and they would like to provide an evaluation at next month's meeting. The Authority is working on Bayview renovations. The first and fifth floor need to be put out for bid.

Mrs. Jones stated Rick Ginnetti will present tonight regarding a couple of items namely the Family Development. Last month it was briefly discussed regarding NJHMFA and potential investors. Tax credits will be discussed. Mrs. Jones stated work sessions with the Board will be scheduled in the next few weeks and she will be reaching out to everyone to see what will work with everyone's schedule. The work sessions will be with three commissioners at a time.

Rick Ginnetti stated using tax credits is the only way to develop Affordable Housing. The Family Development new construction can only be done through financing with Tax Credits with the City through an agreement. He understands this is confusing and he wanted to assure the Board this is how it is done. The City has a COAH obligation as well. Rick explained the investor with a tax credit deal becomes the majority owner of the project with an interest only in the project. This is a 4% tax credit transaction. The city money under the law will have to be a loan. There will be a soft mortgage in second position behind NJHMFA's mortgage at possibly a 1% interest rate, but there will be no payments and deferred 35-40 years with a balloon payment. It has to show up as a loan for tax credit purposes. Everything in this transaction will go in as a loan. To enhance the project, the Housing Authority will have to put Capital money and other money in its public housing accounts as a loan. There will be one mortgage with two notes. Note two will be the construction notes because on 4% tax credit deals that money is generated by a tax-exempt bond. Rick discussed the bond process. The investors want to do a conduit which are allowed. The NJHMFA does not like to do it. The Authority worked for 2 months to get them to agree. An application for a declaration of intent needs to be submitted to the NJHMFA. A commitment from a Tax Creditor Investor also has to be submitted. The goal is to submit the declaration of intent to NJHMFA in June to be able to get on their agenda for approval. Then the goal would be to get the site plan approval with the City.

Mrs. Jones stated the funding and financing process for the Peck's Beach Family redevelopment will be further explained during the work sessions.

Commissioner Mumman commented on a job well done on the Speitel Dedication.

Commissioner Henry stated he is not happy. Sitting before you are two lawyers, one retired and one practicing, a tax expert, as well as successful business professionals and Mr. Ginnetti's statement stating that they could never understand this process he finds to be offensive. Commissioner Henry stated they may not be able to understand all of it, but believe they have the ability collectively to understand enough of it to make sure it is a good deal. Surely Mr. Ginnetti must have an idea in his head of the structure that he is shooting towards and driving towards. He should put it down on a piece of paper for the board so they can see. The Board of Commissioners understands it is going to change and understand the idea. Mr. Henry stated if he does not receive a full, complete explanation that satisfies him he will not vote for any of it. He would like to see a professional presentation.

Mrs. Jones stated she understands the presentation Commissioner Henry is requesting and that is why there is a plan for work sessions where the project will be shown with hand-outs including charts and a written process of the project.

Mr. Ginnetti stated he understands what Commissioner Henry is saying. He respects everyone's knowledge and ability. Unfortunately, there are a lot of unknowns with these types of transactions. He apologizes if he offended anyone.

Motion to approve the Executive Director’s Report made by Commissioner Mumman and seconded by Commissioner Broadley. The following vote was taken:

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

Committee Reports – None.

Old Business – Commissioner McCall want to echo Commissioner Henry’s concerns.

New Business – None.

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

Resolution #2022-18
Resolution to Approve Monthly Expenses

Chairman Barr called for a motion to approve the monthly expenses in the amount of \$484,250.91. Mrs. Jones stated there is nothing unusual on this bill list. A motion was made by Commissioner McCall; seconded by Commissioner Broadley. The following vote was taken:

Commissioner Robert Halliday	(Absent)
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 #2022-19
Authorizing use of Contract #R200501 Pursuant to N.J.S.A. 52:34-6.2(b)(3)
Elevator Maintenance Contract for Speitel Commons

Chairman Barr called for a motion to approve Resolution #2022-19. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Mrs. Jones explained this resolution. Ron Miller explained OMNIA. The following vote was taken:

Commissioner Robert Halliday	(Absent)
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 #2022-20
Authorizing Payments of Draw 25

Chairman Barr called for a motion to approve Resolution #2022-20. A motion was made by Commissioner McCall; seconded by Commissioner Broadley. 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	(Yes)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Resolution #2022-21
2022 Capital Budget

Chairman Barr called for a motion to approve Resolution #2022-21. A motion was made by Commissioner McCall; seconded by Commissioner Broadley. Mrs. Jones explained this is the Public Housing Capital fund amount that was approved by HUD. This is strictly for Peck's Beach Family because this is the only property left that is public housing. Once it is converted to RAD there will be no more capital funds from HUD. The following vote was taken:

Commissioner Robert Halliday	(Absent)
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 #2022-22
Executive Session

Chairman Barr called for a motion to approve Resolution #2022-22. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Mrs. Jones stated Executive Session is to discuss the contract with Winchester Roofing with regard to Bayview Manor. The following vote was taken:

Commissioner Robert Halliday	(Absent)
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 5:13 p.m.
Regular Meeting re-opened at 5:30 p.m.

Solicitor Harry Furman stated in Executive Session the Board discussed the proposed Resolution with regard to a potential final payment to Winchester Roofing Corporation.

Resolution #2022-23
Approving Change Orders for Bayview Manor Roof Replacement
and Final Payment to Winchester Roofing Corporation

Chairman Barr called for a motion to approve Resolution #2022-23. A motion was made by Commissioner McCall; seconded by Commissioner Broadley. The following vote was taken:

Commissioner Robert Halliday	(Absent)
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. 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 5:32 p.m.

Respectfully submitted,



Jacqueline S. Jones, Secretary/Treasurer