

Housing Authority of the City of Ocean City

Regular Board of Commissioner Meeting Minutes

November 15, 2022 – 4:00 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held November 15, 2022, at 4:00 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	
Commissioner Patrick Mumman	
Commissioner Beverly McCall	
Commissioner Robert Henry	
Commissioner Patricia Jackson	(Absent)
Commissioner Brian Broadley	
Chairman Robert Barr	

Also present were Jacqueline Jones, Executive Director, Ron Miller, Director of Affordable Housing, Harry Furman, Esquire – Solicitor, Linda Cavallo – Accountant and Gloria Pomales, Executive Assistant.

Minutes

Chairman Barr requested a motion to approve the Regular Meeting minutes from October 18, 2022. A motion was made by Commissioner McCall and seconded by Commissioner Halliday. The following vote was taken:

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

Treasurer's Report

Ms. Cavallo reviewed the Financial Report FYE October 31, 2022. Commissioner Henry suggested revising the budget since the Authority is far ahead. Mrs. Jones explained the reasons for the various lines items status one month into the fiscal year. Amending the Budget may be an issue because the State only requires it once a year. Commissioner Mumman stated you may run into legal ramifications with having a second budget. **Motion to approve the Treasurer's report** made by Commissioner McCall and seconded by Commissioner Broadley. The following vote was taken:

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

Executive Director’s Report

The final amount was paid to the contractors for Speitel Commons. All punch list items were completed. There are a few warranty issues being worked on with the contractor.

Ron Miller stated the Bayview Renovation demo has started on the 1st and 5th Floors. There are some hang ups on some of the submittals and materials. Also working through some issues with the elevator portion of the project.

The landscaping at Bayview Manor has begun over the last month. Some shrubs were removed, land graded and seeded. Planting will begin in the spring.

The Design Phase of Pecks Beach Family Redevelopment is ongoing and the team is working with the architect. Mrs. Jones reported the tax credit application was on the NJHMFA’s agenda and was approved. The Authority will be working with Rick Ginnetti, Consultant on the finance side to work with HUD to bring this together for a RAD conversion at the same time with the Tax Credit funding.

Mrs. Jones reported that Ron Miller recently earned a promotion. His new title is Director of Affordable Housing. In addition to his current duties, he will also oversee Occupancy. Several Commissioners congratulated Ron.

Commissioner Halliday requested an update on the hearing for the Planning Board for family site development as well as elevator update. Ron did not currently have an update on the planning board hearing for the family site development. Ron stated an elevator expert was brought on. There is some damage to the actual cab steel frame. An investigator was sent to look into what the problem is. The final scope has not been received yet. The elevator expert will provide the expertise and guidance above and beyond the architect.

Commissioner Henry stated interest rates are going up and will probably continue to go up. He asked if this would affect the financing for the projects and the tax credit deal. Mrs. Jones stated yes it will but how much we will not know because we currently do not know how much the project is going to cost because the bids are not out yet. The Authority is aware of the potential impact the interest rates may have on this project and the City of Ocean City is aware too.

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

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

Committee Reports – Chairman Barr stated the nomination committee has been formed for the officers for next year to include Commissioner Mumman as Chair, Commissioner Halliday and himself.

Old Business – None.

New Business – None.

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

Resolution #2022-65
Resolution to Approve Monthly Expenses

Chairman Barr called for a motion to approve the monthly expenses in the amount of \$256,667.08. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Mrs. Jones briefly reviewed the bill list. Brief discussion on Zoom cost and possibly using Teams instead. The following vote was taken:

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

Resolution #2022-66
Resolution Authorizing Payment of Draw 29

Chairman Barr called for a motion to approve Resolution #2022-66. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Mrs. Jones stated the Draw was for materials. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Absent)
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 4:25 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer