

Housing Authority of the City of Ocean City

Regular Board of Commissioner Meeting Minutes

March 21, 2023 – 4:00 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held March 21, 2023, 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	(Absent)
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 February 21, 2023. A motion was made by Commissioner McCall and seconded by Commissioner Halliday. The following vote was taken:

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

Treasurer’s Report

Ms. Cavallo reviewed the Financial Report for the five months ending February 2023. Brief discussion on the Financial Report. **Motion to approve the Treasurer’s report** made by Commissioner McCall and seconded by Commissioner Mumman. The following vote was taken:

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

Executive Director’s Report

Mrs. Jones provided an update to her written report. The interior renovations at Bayview are moving along. Further discussion regarding contract and change order will be discussed in Executive Session.

Regarding Pecks Beach Family Redevelopment, a courtesy review by the sub-committee of the Planning Board was held on March 2nd and it went very well with positive comments.

There are a few vacancies the Authority is working on at Bayview and one at Speitel.

Motion to approve the Executive Director’s Report made by Commissioner Mumman 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	(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 #2023-13
Resolution to Approve Monthly Expenses

Chairman Barr called for a motion to approve the monthly expenses in the amount of \$302,044.08. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones briefly reviewed the bill list. The following vote was taken:

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

Resolution #2023-14
Resolution Authorizing Payment of Draw 31

Chairman Barr called for a motion to approve Resolution #2023-14. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Mrs. Jones explained the draw. Commissioner Henry asked who reviews the line items. Mrs. Jones explained it is reviewed by the Brooke Group, the Authority's in-house financial staff and the City of Ocean City financial staff. 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	(Absent)
Chairman Robert Barr	(Yes)

Resolution #2023-15
Resolution Authorizing Payment of Draw #3 Pecks Beach Family Redevelopment

Chairman Barr called for a motion to approve Resolution #2023-15. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Mrs. Jones explained the draw. 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	(Absent)
Chairman Robert Barr	(Yes)

Resolution #2023-16
Transfer Ownership of Authority Owned Vehicle

Chairman Barr called for a motion to approve Resolution #2023-16. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Mrs. Jones stated the VHA is transferring a van to OCHA in anticipation of the building of additional units for a second maintenance employee. Mrs. Jones reviewed the OCHA vehicle fleet. 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	(Absent)
Chairman Robert Barr	(Yes)

Resolution #2023-17

Resolution Authorizing the Executive Director to enter into an Amendment to the Shared Services Agreement with the City of Ocean City for the Redevelopment of Affordable Housing Units at Peck's Beach Village

Chairman Barr called for a motion to approve Resolution #2023-17. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones explained the Shared Services Agreement needs to be amended to be able to apply for the Affordable Housing Protection Funds in the amount of \$3.5 million. If the funds are approved and received it will reduce the City's obligation by \$3.5 million. If the funds are not approved the Shared Services agreement will need to be amended again. 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	(Absent)
Chairman Robert Barr	(Yes)

Resolution #2023-18

Resolution to Dispose of Furniture and Equipment Utilizing the Disposition Policy

Chairman Barr called for a motion to approve Resolution #2023-18. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. This resolution is for the disposal of one inoperable snowblower. 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	(Absent)
Chairman Robert Barr	(Yes)

Resolution #2023-19

Executive Session

Chairman Barr called for a motion to approve Resolution #2023-19. 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	(Absent)
Commissioner Brian Broadley	(Absent)
Chairman Robert Barr	(Yes)

Regular Meeting closed for Executive Session at 4:15 p.m.

Regular Meeting re-opened at 4:58 p.m.

The Board is now back in open session having concluded the Executive Session and can proceed with business. Mrs. Jones stated the Board discussed in Executive Session the details of the Change Order #1 for Bayview Manor 1st and 5th Floor

Renovations in Resolution # 2023-20. Mr. Furman stated the Board also dealt with audit contract issues and those matters remain unresolved for which there may be a need for another Executive Session.

Resolution #2023-20
Resolution Approving Change Order #1 for Bayview Manor 1st and 5th Floor Renovations

Chairman Barr called for a motion to approve Resolution #2023-20. 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	(Absent)
Commissioner Brian Broadley	(Absent)
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 Henry complimented the staff for prudent spending, which positions the Authority in a favorable financial position. 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 Halliday. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 5:02 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer