

Housing Authority of the City of Ocean City

Regular Board of Commissioner Meeting Minutes

June 20, 2023 – 4:00 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held June 20, 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
Commissioner Brian Broadley
Chairman Robert Barr

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

Minutes

Chairman Barr requested a motion to approve the Regular Meeting minutes from May 16, 2023. A motion was 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	(Abstain)
Commissioner Brian Broadley	(Yes)
Chairman Robert Barr	(Yes)

Treasurer's Report

Linda Cavallo reviewed the Financial Report for the eight months ending May 2023. **Motion to approve the Treasurer's report** made by Commissioner McCall and seconded by Commissioner Halliday. The following vote was taken:

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

Executive Director’s Report

Mrs. Jones reported the Audit FYE 2022 is in motion and will be completed by June 30 2023. There are no issues to report. She also stated she has no further information regarding the Audit FYE 2021 issue discussed a couple of months ago. Next month Mrs. Jones will bring to the Board the Admissions and Continued Occupancy Policy also known as the ACOP. This policy governs how the public housing programs are run. This will be a larger update including a lot of the new changes in the HUD regulations. Mrs. Jones reported the waiting list will be opened very soon.

Ron Miller stated the Bayview work continues and the ACM work is wrapping up. The 5th Floor is starting to be reopened and new flooring will be installed by Friday this week. The laundry room will be reopened as well as getting the tenants that were relocated back to their apartments. All the ceiling anchors were installed on the first floor. Mrs. Jones stated the Community space is still in motion. Once all the ACM work is completed, the community space can be painted and be put back together. Furniture for the community space will depend on the budget. The Authority is working with the contractor to clean up the credits for the change orders. It will take some time to get the furniture, but the Authority has some tables and chairs to put in there temporarily until the new furniture is ordered and delivered.

The Pecks Family Redevelopment Project team met for approximately 4 hours recently to review the plans. A lot was accomplished, and it is anticipated 90% plans will be available towards the end of July. Progress is being made on the plans. Changes are being made due to energy code requirements from NJHMFA.

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

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

Committee Reports – None.

Old Business – None.

New Business – None.

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

Resolution #2023-33
Resolution to Approve Monthly Expenses

Chairman Barr called for a motion to approve the monthly expenses in the amount of \$392,184.84. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Mrs. Jones briefly reviewed the bill list. Commissioner Henry asked how much the Authority pays the Brooke Group. Mrs. Jones stated it is an hourly charge. She would have to get detailed information for Commissioner Henry. The following vote was taken:

- Commissioner Robert Halliday (Yes)
- Commissioner Patrick Mumman (Yes)
- Commissioner Beverly McCall (Yes)
- Commissioner Robert Henry (Yes)

Commissioner Patricia Jackson (Yes)
Commissioner Brian Broadley (Yes)
Chairman Robert Barr (Yes)

Resolution #2023-34
Resolution Authorizing Payment of Draw 34

Chairman Barr called for a motion to approve Resolution #2023-34. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones reviewed 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 (Yes)
Commissioner Brian Broadley (Yes)
Chairman Robert Barr (Yes)

Resolution #2023-35
Resolution Authorizing Payment of Draw #6 Pecks Beach Family Redevelopment

Chairman Barr called for a motion to approve Resolution #2023-35. 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 (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 Broadley. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 4:16 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer