

Housing Authority of the City of Ocean City

Regular Board of Commissioner Meeting Minutes

October 17, 2023 – 4:00 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held October 17, 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 Chairperson Barr. Chairperson Barr requested everyone to rise for the Pledge of Allegiance.

Chairperson Barr read the Sunshine Law.

Upon roll call those present were:

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

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

Minutes

Chairperson Barr requested a motion to approve the Regular Meeting minutes from September 19, 2023. Motion made by Commissioner McCall and seconded by Commissioner Halliday. The following vote was taken:

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

Treasurer’s Report

Linda Cavallo reviewed the Financial Report for the twelve months ending September 2023. **Motion to approve the Treasurer’s report** made by Commissioner McCall and seconded by Commissioner Jackson. The following vote was taken:

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

Executive Director’s Report

Mrs. Jones asked Ron Miller to provide an update on the construction projects. Ron Miller reported the main work being completed at Bayview Manor revolves around the lobby. It is coming together. The tenants are happy with the brightness in the lobby. The flooring on the first floor should be installed within the next two weeks. The new mailroom should be opened up within the next three weeks. There has been communication with the postmaster. New keys will be distributed to all the tenants along with notices.

Mrs. Jones reported she received an update from the Consultant, Rick Ginnetti on Pecks Beach Family regarding the overbudget issue. They are reworking the numbers to be able to present to the NJHMFA. They will probably pull out the water and sewer connection fees to bring down the price of the actual construction of the units. The preliminary approval should be obtained in the next month from NJHMFA. The sole investor is Century Bank and they were okay with the original budget figure. The team will be reaching out to Century Bank with an update. Currently, the bid package is under review with the State of NJ Comptroller’s office. Ron stated that any project over \$12 million in the State of New Jersey requires preapproval from the comptroller’s office. There has been communication with the assigned counsel and there was a considerable number of comments from them. He along with the professional team and the architect’s office are addressing all their comments of over 737 comments. Ron stated they are supposed to look at this for compliance and must be compliant with local private contract law. Mike Watson stated Ron is correct and they conducted an everything type of review. He is not surprised and does not view it as a concern. He believes they will ultimately approve the bid documents going forward. He has had situations where they have had hundreds of corrections, suggestions, questions, and comments, some of them being very valid. His office has reviewed the comments, questions and derogatory. Some of it is a quick clean up and the more valid questions are not necessarily concerning questions. His office is working with Ron and the professional team to answer those questions in a way for it to be approved. Ron stated they did not want the drawings. They only requested the project manual with forms and the advertisement. Commissioner Henry asked if there will be a Federal review. Ron Miller stated no and will probably need to battle with the State on this as the State is a little confused because the Authority has to comply with the stricter of the two procurement laws (Federal and State). Commissioner Halliday asked if there have been any discussions with the City regarding the over budgeted issue. Mrs. Jones stated not yet.

Mrs. Jones mentioned the Authority is at its year end closing process for the fiscal year which ended September 30, 2023. There will be a couple of adjustments to the financial statements which will include an accounts payable item that has been sitting out there that has not been paid yet because the Board chose not to act on that. This payable will be removed and if it comes around again the Authority will deal with it at that point.

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

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

Committee Reports – None.

Old Business – None.

New Business – None.

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

Resolution #2023-61
Resolution to Approve Monthly Expenses

Chairperson Barr called for a motion to approve the monthly expenses in the amount of \$539,615.14. 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	(Absent)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes – Abstain from Acenda Invoices)
Commissioner Brian Broadley	(Absent)
Chairperson Robert Barr	(Yes)

Resolution #2023-62
Resolution Authorizing Payment of Draw 38

Chairperson Barr called for a motion to approve Resolution #2023-62. 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	(Absent)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
Commissioner Brian Broadley	(Absent)
Chairperson Robert Barr	(Yes)

Resolution #2023-63
Resolution Authorizing Payment of Draw #10 Pecks Beach Family Redevelopment

Chairperson Barr called for a motion to approve Resolution #2023-63. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. Mrs. Jones explained the draw. The following vote was taken:

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

Resolution #2023-64
Accounts Received Decried as Uncollectible

Chairperson Barr called for a motion to approve Resolution #2023-64. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones explained the list of two residents that are no longer residing with the Authority and the amounts are deemed uncollectible. The amounts will be written off. The following vote was taken:

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

Resolution #2023-65
Void Checks not presented for Payment

Chairperson Barr called for a motion to approve Resolution #2023-65. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones explained this resolution is for checks that have not been cashed FYE 9/30/2023. The following vote was taken:

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

Resolution #2023-66
Authorizing Contracts with National Contract Vendors

Chairperson Barr called for a motion to approve Resolution #2023-66. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. The following vote was taken:

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

Resolution #2023-67
Authorizing Contracts with State Contract Vendors

Chairperson Barr called for a motion to approve Resolution #2023-67. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. The following vote was taken:

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

No need for Executive Session.

Chairperson Barr requested comments from the public. Resident, Caroline Taylor - Speitel Commons #3091, stated this was her first meeting and stated she listened to the budget. She has requested and is requesting to have the windows cleaned on the outside of the building. Mrs. Jones stated she and Ron Miller will address her concern after the meeting. No further public comments. Chairperson Barr requested comments from Board Commissioners and/or Administration. Commissioner Halliday asked if it was possible at some point to schedule a walkthrough of Bayview. Commissioner Jackson asked about the Community Room. Ron Miller stated the Community Room could technically be opened but it has been pushed back because the Authority is not happy on how the floor came out. No one has requested to use it and at this point holding back until the floor can be fixed. It should be opened within the next few weeks. No further comments.

With no further business to discuss, Chairperson 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 4:23 p.m.

Respectfully submitted,



Jacqueline S. Jones, Secretary/Treasurer