

## Housing Authority of the City of Ocean City

### Regular Board of Commissioner Meeting Minutes December 13, 2023 – 4:00 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held December 13, 2023, at 4:00 p.m. at the Administrative Offices – 204 4<sup>th</sup> 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	
Commissioner Beverly McCall	(Absent)
Commissioner Robert Henry	
Commissioner Patricia Jackson	
Commissioner Brian Broadley	(Arrived at 4:02 p.m.)
Chairperson Robert Barr	

Also, present were Jacqueline Jones, Executive Director, Ron Miller, Director of Affordable Housing, Michael Watson, Esquire – Solicitor, Linda Cavallo – Accountant (*arrived at 4:05 p.m.*) and Gloria Pomales, Executive Assistant.

**Minutes** – Chairperson Barr requested a motion to approve the Regular Meeting minutes from November 21, 2023. Motion made by Commissioner Halliday and seconded by Commissioner Mumman. The following vote was taken:

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

### **Treasurer's Report**

Mrs. Jones reviewed the Financial Report for the two months ending November 2023. **Motion to approve the Treasurer's report** made by Commissioner Mumman and seconded by Commissioner Broadley. The following vote was taken:

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

**Executive Director’s Report**

Mrs. Jones asked Ron Miller to provide an update on the construction projects.

Ron Miller updated the board on the construction projects. Mike Watson updated the board on the status of the Peck’s Beach bid documents as it relates to working with the State on the requirements for the project.

Mrs. Jones briefly spoke about the incident that happened on Friday. Obviously, there is an ongoing active investigation. She explained how the incident was managed by the OCHA and how the residents were cared for during that time. This happened at approximately 4 p.m. on Friday. Mike Harris, the Authority’s site manager does not work on Friday, but he came in at Ron’s request. Ron also reported to the scene as well as maintenance. Mike and Ron were extremely helpful in the situation and they received a lot of praise for how the matter was managed. They were able to find a critical incident counselor. The next morning the counselor met with the residents. All of the residents of Speitel were invited to attend the session. About seven residents attended. Mrs. Jones believes it was helpful and the residents were appreciative of the sessions. The Authority will provide counseling through this process for as long as it takes. A counseling session with Acenda will begin tomorrow for the residents to attend. They have been notified. Whoever needs one on one counseling will be provided as needed. The Authority is going to start on some activities on Tuesday. As Ron mentioned, the community space is just about finished. There will be some activities such as games and whatever the residents would like to do. The Authority would like to keep this as an ongoing process to get them involved to see each other more often. In general, the tenants are doing well considering the incident that took place.

Brief comment regarding police patrolling open spaces. Mrs. Jones that conversation has not happened yet. This is still an ongoing process and everyone is trying to digest what happened. Nothing is off the table. Ocean City is a very safe town and the buildings are the safest depending on who you let in. The residents are behind a locked door with a guard chain and a peep hole. One of the things the Authority will talk to the residents about is not opening their doors to people they do not know and locking their doors. Mrs. Jones heard some residents leave their doors unlocked and some even leave their door open. This will be conveyed to residents. Mrs. Jones feels the police department would not be opposed to doing a community patrol check and the Authority can certainly discuss this possibility with them.

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

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

**Committee Reports** – Chairperson Barr turned the meeting over to Commissioner Mumman. The nomination committee met and discussed the current state of the Authority in particular with all the project going on. The recommendation would be that Bob Barr stay in his current position as Chairperson and Scott Halliday stay in his current position as Vice Chair for the next year term. All the commissioners were solicited for feedback and there was a consensus of agreement. Solicitor Watson stated the first position that is up for nomination is for the Chair. He requested nominations for the Chair. Recommendation was made for Bob Barr, motion by Commissioner Mumman and seconded by Commissioner Henry with no other nominations the following roll call was taken:

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

Chairperson Robert Barr (Yes)

Solicitor Watson requested nominations for Vice Chair. Chairperson Barr motioned to recommend Scott Halliday and seconded by Commissioner Broadley with no other nominations the following roll call was taken:

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

By State Statute the Secretary/Treasurer is the Executive Director, Jacqueline Jones and there is no need for a vote.

**Old Business** – None.

**New Business** – Brief discussion regarding emergency work orders. Emergency work orders can take up to 6 hours to be addressed, but generally speaking they are addressed within 1 hour. Outstanding work orders do not have anything to do with life safety. Ron discussed the different work order types. Mrs. Jones mentioned a second maintenance employee was hired at the end of October and hopefully outstanding work orders will dwindle. Discussion on total number of residents.

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

**Resolution #2023-72**  
**Resolution to Approve Monthly Expenses**

Chairperson Barr called for a motion to approve the monthly expenses in the amount of \$327,936.94. A motion was made by Commissioner Halliday; seconded by Commissioner Mumman. Mrs. Jones briefly reviewed the bill list and specifically discussed the Atlantic City Electric invoice. The following vote was taken:

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

**Resolution #2023-73**  
**Approve 2024 Board Meeting Dates**

Chairperson Barr called for a motion to approve Resolution #2023-73. A motion was made by Commissioner Mumman; seconded by Commissioner Broadley. All meetings are scheduled for the third Tuesday of the month. The following vote was taken:

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

**Resolution #2023-74**  
**Appoint JIF Fund Commissioner**

Chairperson Barr called for a motion to approve Resolution #2023-74. A motion was made by Commissioner Mumman; seconded by Commissioner Jackson. Mrs. Jones provided a brief explanation. The following vote was taken:

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

**Resolution #2023-75**  
**Appoint Risk Management Consultant**

Chairperson Barr called for a motion to approve Resolution #2023-75. A motion was made by Commissioner Halliday; seconded by Commissioner Mumman. Mrs. Jones provided a brief explanation. Last year the consultant provided a presentation last year. Currently being worked on is placing the OCCDC scattered site home under the JIF policy because it is more economical. It is very expensive to insure coastal properties, especially rental coastal properties. The following vote was taken:

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

No need for Executive Session.

Chairperson Barr requested comments from the public. Daughter, Yolanda Henry of resident Ruth Williams who resides at Speitel apartment #2081. Ruth Williams has an issue with her rent and feels she is getting the run around. She has received notices of being behind on her rent and threatened with eviction. Needs answers. Mrs. Jones apologized for the difficulty Ms. Williams is having and it will be straightened out. Mrs. Jones will contact the tenant, Ms. Williams, to sort out the matter. Ron Miller will make copies for Mrs. Jones of the documents Ms. Williams has in her possession.

Chairperson Barr requested comments from Board Commissioners and/or Administration. 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 Halliday; seconded by Commissioner Jackson. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 4:41 p.m.

Respectfully submitted,

Jacqueline S. Jones, Secretary/Treasurer

