

Housing Authority of the City of Ocean City

**Regular Board of Commissioner Meeting Minutes
February 20, 2024 – 4:00 p.m.**

The regular meeting of the Housing Authority of the City of Ocean City was held February 20 16, 2024, at 4:00 p.m. at the Administrative Offices – 635 West Avenue, 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	
Commissioner Robert Henry	(Absent)
Commissioner Patricia Jackson	
Commissioner Brian Broadley	<i>arrived 4:02 p.m.</i>
Chairperson Robert Barr	

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

Minutes – Chairperson Barr requested a motion to approve the Regular Meeting minutes from January 16, 2024. Motion 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	(Absent)
Commissioner Patricia Jackson	(Abstain)
Commissioner Brian Broadley	(Absent)
Chairperson Robert Barr	(Yes)

Commissioner Brian Broadley is now in attendance.

Treasurer’s Report

Linda Cavallo the Financial Report for the four months ending January 2024. **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	(Absent)
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 reported on the natural gas leak at Pecks Family. The repair process lasted for several days, but the gas was restored each night. The gas leak has been resolved. In the resolution section of the meeting there is an emergency authorization resolution for the repairs of the gas leak. No work was being done on the site and it is unknown what caused the leak underground.

Three quotes were received for the ACM work in the two (2) units affected by the fire at Bayview. Ron has a call with the adjustor and the Authority’s consultant to review the quotes. Once the consultant reviews them, permits must be submitted with the State to complete the work.

The renovations at 635 West Avenue are ongoing. They expect two (2) more weeks for work on the elevator to take place and then the State will inspect the elevators. Once this is done, car #2 will be put in service and car #1 will be taken out of service for another 8-10 weeks. Good progress is being made on the elevators.

Mrs. Jones stated the Authority will be hiring a new maintenance repairer. One of the maintenance repairers resigned because he did not want to be on call. The Authority is also actively interviewing for a Site Manager as well. The Authority is also in a need of a Landlord/Tenant attorney. Our current council is retiring. Brown and Connery is stepping in to assist the Authority in the meantime for any cases the firm is not going to cover. The RFP will be out for bid on Thursday.

Commissioner Halliday wanted to compliment everyone on the response and efficient manner of taking care of the gas leak.

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

Committee Reports – None.

Old Business – None.

New Business – None.

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

Resolution #2024-06
Resolution to Approve Monthly Expenses

Chairperson Barr called for a motion to approve the monthly expenses in the amount of \$390,082.34. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. 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	(Absent)
Commissioner Patricia Jackson	(Yes with exception of Acenda invoices)
Commissioner Brian Broadley	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2024-07
Authorizing Payment of Draw 40 & 41

Chairperson Barr called for a motion to approve Resolution #2024-07. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Mrs. Jones reviewed the draws. The following vote was taken:

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

Resolution #2024-08
**Authorizing the Emergency Repair & Replacement
of Failed Underground Gas Pipeline Infrastructure at Pecks Beach Family**

Chairperson Barr called for a motion to approve Resolution #2024-08. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Ron Miller briefly explained the resolution. The following vote was taken:

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

Resolution #2024-09
**Amending Resolution 2021-34 Entering into a Special Engineering Services Contract
for Pecks Beach Family Redevelopment**

Chairperson Barr called for a motion to approve Resolution #2024-09. Ron Miller provided a brief explanation of the resolution. A motion was made by Commissioner Halliday; seconded by Commissioner McCall. The following vote was taken:

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

Resolution #2024-10
Certifying the 2022 Fiscal Year Annual Audit as Prescribed
by the New Jersey Local Finance Board

Chairperson Barr called for a motion to approve Resolution #2024-10. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Mrs. Jones stated this Audit was presented several months ago. The following vote was taken:

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

Resolution #2024-11
Adopted Budget Resolution
Fiscal Year From October 1, 2023 to September 30, 2024

Chairperson Barr called for a motion to approve Resolution #2024-11. A motion was made by Commissioner McCall; 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	(Yes)
Commissioner Robert Henry	(Absent)
Commissioner Patricia Jackson	(Yes)
Commissioner Brian Broadley	(Yes)
Chairperson Robert Barr	(Yes)

No need for Executive Session.

Chairperson Barr requested comments from the public. Crystal Phillips-Quijano of 412 Haven Avenue requested information about the Housing Choice Vouchers (Choice Mobility list) since the RAD conversation was over 12 months ago as well as update on the Pecks Beach redevelopment. She also wanted information regarding Acenda Services. Mrs. Jones stated the Acenda Services are open to the Pecks Beach Family residents as well. The Authority will make sure information is sent to the Pecks Beach residents. Regarding the Pecks Beach redevelopment update, a meeting will hopefully be held in the next couple of months. There is not an update currently. The Authority is still working on some issues to get to the next step. For the benefit of the Commissioners, Mrs. Jones explained the housing choice vouchers. Mrs. Jones advised Ms. Phillips that there is a waiting list for the housing choice voucher mobility list and advised her to contact the office to be placed on the list. Ms. Phillips expressed some difficulties. Mrs. Jones stated she would have someone from the office contact her.

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 McCall; 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 4:21 p.m.

Respectfully submitted,



Jacqueline S. Jones, Secretary/Treasurer