

Housing Authority of the City of Ocean City

Regular Board of Commissioner Meeting Minutes

March 19, 2024 – 4:00 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held March 19, 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	(Absent)
Commissioner Patrick Mumman	
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, Donald Wittkowski – OCNJ Daily and Gloria Pomales, Executive Assistant.

Minutes – Chairperson Barr requested a motion to approve the Regular Meeting minutes from February 20, 2024. Motion made by Commissioner McCall and seconded by Commissioner Jackson. The following vote was taken:

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

Treasurer’s Report

Linda Cavallo the Financial Report for the five months ending February 2024. Brief discussion regarding the shortfall income. **Motion to approve the Treasurer’s report** made by Commissioner McCall and seconded by Commissioner Jackson. The following vote was taken:

Commissioner Robert Halliday	(Absent)
Commissioner Patrick Mumman	(Yes)
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 stated regarding the fire at Bayview, the asbestos abatement contract was awarded for the two units involved. Permits are being obtained and work is expected to begin in the middle of April. It should only take about 2 weeks to complete. Once this is completed then the restoration company can finish rehabbing the units.

In regard to the Bayview renovations, the elevators are still under construction. They are still working on car #2. They should be switching cars in the next few weeks. The State has to inspect it before it can be put into service.

Ron Miller turned the meeting over to Mr. Watson for an update on Pecks Beach Redevelopment. 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 in regard to the OSE approval. He believes he has the document narrowed down to 21 “punch items” that need to be completed. The goal is to send the documents out on Friday to the OSE for final overview.

Mrs. Jones reported that the City of Ocean City is looking for some office space for their social worker. She is currently housed in the police department and there are planned renovations for that space. The City asked OCHA about the Pecks Beach office over on 4th Street. Ron and Mrs. Jones met with the social worker and the department head at the Pecks Beach office just before this meeting and the OCHA believes it can accommodate them based on the approval of the Board. The City attorney will prepare a shared services agreement, which will be presented to the Board for approval. The Pecks Beach office is still open and it will remain open until it is no longer there. The social worker will also be able to take walk-ins and she also has an emergency food pantry that we can accommodate.

Mrs. Jones informed the Board that a Site Manager for OCHA has been hired. Her name is Jacqueline Watson. She is from Egg Harbor Township and she has a lot of experience in housing. Her start date is Tuesday. The Authority is excited to have her and she is also excited to start. Ron has a training schedule for her. She will be in Vineland for several days training with some of the staff and she will also be at the OCHA for training. She will permanently be at the OCHA office. Mrs. Jones stated she will most likely have Ms. Watson attend the Board Meetings in case there is anything she can offer to the Board.

Commissioner Jackson stated she is happy the 4th Street office will remain open and asked if the conference room be available for family activities. Mrs. Jones stated yes it will be kept open and there is a need for space to be able to meet with the families during this redevelopment process as there are required meetings along with other meetings that are not required. It will also be important for relocation counseling and consultation.

Commissioner Henry asked if the Board would start seeing a statistics report for the Scattered Sites in the future. Mrs. Jones stated she can start including one in the OCCDC board packet.

Commissioner Jackson asked how many family units there are and how many in total there will be. Mrs. Jones stated there are 40 family units and eventually there will be a total of 60.

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

Commissioner Robert Halliday	(Absent)
Commissioner Patrick Mumman	(Yes)
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 Resolutions.

Resolution #2024-12
Resolution to Approve Monthly Expenses

Chairperson Barr called for a motion to approve the monthly expenses in the amount of \$261,720.81. 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	(Absent)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes with exception of Acenda invoices)
Commissioner Brian Broadley	(Absent)
Chairperson Robert Barr	(Yes)

Resolution #2024-13
Awarding Pest Control Services

Chairperson Barr called for a motion to approve Resolution #2024-13. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. Ron Miller provided a brief explanation regarding the bidding and contract. The following vote was taken:

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

Resolution #2024-14
Authorizing Payment of Draw 42 – Speitel/Bayview

Chairperson Barr called for a motion to approve Resolution #2024-14. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Mrs. Jones reviewed the draw. The following vote was taken:

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

Resolution #2024-15
Authorizing Payment of Draw 12 Pecks Beach

Chairperson Barr called for a motion to approve Resolution #2024-15. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. Mrs. Jones reviewed the draw. The following vote was taken:

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

Resolution #2024-16
Awarding Special Legal Services – Landlord/Tenant

Chairperson Barr called for a motion to approve Resolution #2024-16. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Ron Miller stated the Landlord/Tenant counsel contract was awarded back in September of 2023 for a one-year period and technically the contract should still be valid. Unfortunately, the counsel that was working at that firm left the firm and the firm did not have anyone to represent landlord/tenant matters. Brown and Connery stepped in in the interim. The Authority put an RFP out for a new term April 1, 2024 through March 31, 2025. There was only one response from Robinson and Robinson, LLC of Millville, NJ. This firm has experience with other Housing Authorities in landlord/tenant matters. The following vote was taken:

Commissioner Robert Halliday	(Absent)
Commissioner Patrick Mumman	(Yes)
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. No Comments.

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 4:22 p.m.

Respectfully submitted,



Jacqueline S. Jones, Secretary/Treasurer