

## Housing Authority of the City of Ocean City

### Regular Board of Commissioner Meeting Minutes

April 16, 2024 – 4:00 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held April 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	
Commissioner Patricia Jackson	(Absent)
Commissioner Brian Broadley	
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 March 16, 2024. Motion made by Commissioner McCall and seconded by Commissioner Mumman. The following vote was taken:

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

### **Treasurer's Report**

Linda Cavallo the Financial Report for the six months ending March 2024. Brief discussion regarding maintenance line items. **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	(Absent)
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 provided an update on the Bayview Manor fire restoration work. The ACM abatement work started on Monday. Once this work is finished, the restoration company can finish their portion.

Most of the work is done in the building regarding the Bayview renovation project with the exception of the elevators. Ron discussed the elevator piston issue, which will cause a little bit of delay to get this car back in order.

Mrs. Jones asked 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 NJ Office of the State Comptroller (OSC) approval. The Authority does not have final OSC approval. However there has been significant and positive progress. The Authority continues to work with the OSC. Brief discussion regarding the bidding process.

Mrs. Jones reported the Authority is in the middle of the audit FYE 9/30/2023. This audit is due June 30<sup>th</sup>. There should be no problem meeting that deadline.

The Authority is at about 98% occupancy. The waiting list was open for a time period and was closed at the end of February. There are a few applicants that are Ocean City residents and both family and senior. The waiting list will open again once the Authority goes through those applicants that are local. The Authority is still looking for a maintenance repairer employee.

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

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Absent)
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 #2024-17**  
**Resolution to Approve Monthly Expenses**

Chairperson Barr called for a motion to approve the monthly expenses in the amount of \$295,146.37. 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	(Yes)
Commissioner Patricia Jackson	(Absent)
Commissioner Brian Broadley	(Yes)
Chairperson Robert Barr	(Yes)

**Resolution #2024-18**  
**Authorizing Payment of Draw 43 – Speitel/Bayview**

Chairperson Barr called for a motion to approve Resolution #2024-18. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. 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	(Absent)
Commissioner Brian Broadley	(Yes)
Chairperson Robert Barr	(Yes)

**Resolution #2024-19**  
**Authorizing Payment of Draw 13 Pecks Beach**

Chairperson Barr called for a motion to approve Resolution #2024-19. 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	(Absent)
Commissioner Brian Broadley	(Yes)
Chairperson Robert Barr	(Yes)

**Resolution #2024-20**  
**Awarding Janitorial Cleaning Services Contract**

Chairperson Barr called for a motion to approve Resolution #2024-20. Ron Miller provided explanation. A motion was made by Commissioner McCall; 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	(Absent)
Commissioner Brian Broadley	(Yes)
Chairperson Robert Barr	(Yes)

**Resolution #2024-21**

**Authorizing entering into a National Contract Agreement for Security Equipment, Products and Services**

Chairperson Barr called for a motion to approve Resolution #2024-21. Ron Miller provided explanation. A motion was made by Commissioner McCall; 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	(Absent)
Commissioner Brian Broadley	(Yes)
Chairperson Robert Barr	(Yes)

No need for Executive Session.

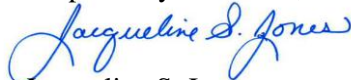
Chairperson Barr requested comments from the public. Resident Caroline Taylor of Speitel #3091 regarding security. Mrs. Jones stated cameras are not watched 24/7. The cameras are in place for incidents that may need investigating. Generally, this is a very safe city and a very safe area.

Kathy Nivey of Mays Landing is there for her daughter who is a resident, Danielle Camp of 635 West Avenue #302, in reference to the security cameras. She wanted to know if they are active. Ron Miller stated they are active and recording, however the Authority is having a difficult time accessing them currently. The authority can access the videos but they are not efficient as they should be. She is not sure if the board is aware of an incident that occurred that is a safety issue that involved her daughter. The police were called. There was a conflict in reference to camera access and visibility of camera footage. Mrs. Jones recommended Ms. Nivey and Ms. Camp have a conversation with Ron immediately after this meeting.

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 Halliday. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 4:26 p.m.

Respectfully submitted,



Jacqueline S. Jones  
Secretary/Treasurer