

Housing Authority of the City of Ocean City

**Regular Board of Commissioner Meeting Minutes
March 18, 2025 – 4:00 p.m.**

The regular meeting of the Housing Authority of the City of Ocean City was held March 18, 2025, 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	(Absent)
Commissioner Brian Broadley	
Chairperson Robert Barr	

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

Approval of Minutes

The minutes of the February 18, 2025 meeting was tabled for next month as not enough commissioners are present to pass the minutes. A motion was made to table the minutes by Commissioner Mumman and seconded by Commissioner Henry. The following vote was taken:

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

Treasurer's Report

Linda Cavallo presented the Financial Report for the five months ending February 2025. **Motion to approve the Treasurer's report** made by Commissioner McCall and seconded by Commissioner Mumman. The following vote was taken:

Commissioner Robert Halliday	(Absent)
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 provided an update on the Pecks Beach Family Project. The Authority is on schedule for the meeting this month with the NJHMFA. They have everything they need that was requested from the Authority. Assuming the project is approved, the Governor has a 10-day veto period which has never been exercised. This is something to just keep in mind. The Authority should have notice of approval in early April. Mrs. Jones will inform the Board via email once she receives notification of approval.

Ron Miller reported there were a couple of events in March. St. Peter's Methodist Church and provided a Valentine's Day lunch for Bayview Manor and Speitel Commons. Horizon Community Health did an event as well. The Authority is continuing to plan events through April and through the summer. Acenda requested games and books for the Community Room for the use of tenants, which the Authority provided.

Commissioner Henry asked about the Government shutdown and if DOGE (Department of Government Efficiency) contacted the Authority in any way. Mrs. Jones responded in regard to the Government shutdown, in the Authority's cash report there is a calculation that the Authority can survive 6 months without government funds. There are a lot of other housing authorities that would be out of business a lot sooner than the OCHA. Mrs. Jones is not concerned. There have been continuing resolutions for the past 6-7 years. This current one may be particularly difficult, but she is not too concerned about it. In regard to DOGE, they are working at the Washington level. There are rumors that the local field offices will be closed down, which the Authority's would be the Newark office. Back in the 70's there were not any field offices. There were just regional offices. This Authority would report to New York or Philadelphia. The Authority is also hearing that quite a few people have retired from the Newark office. The staff that handles the RAD conversions, which is what the Authority will be going through with Pecks Beach are more in Washington and scattered around the country. The Authority just hopes there are enough staff remaining that know how to handle the conversion. Commissioner Henry raised a concern of the Authority acquiring the loan from NJHMFA. Mrs. Jones does not believe it will be a problem. The tax credits the Authority would be getting through the NJHMFA have already been approved at the Federal level with the NJHMFA approving the application. Because of using 4% tax credits the Authority has to have a mortgage with the NJHMFA. This is not going to be a problem, along with the construction loan. Mrs. Jones does not feel these will be an issue. She feels the biggest problem may be getting the information processed through HUD if the staff shortage is that bad.

Commissioner Mumman asked about the elevator issue from last month. Ron stated the Authority is working through it and will have a better update next month.

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

Commissioner Robert Halliday	(Absent)
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 #2025-14
Resolution to Approve Monthly Expenses

Chairperson Barr called for a motion to approve the monthly expenses in the amount of \$190,836.04. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Mrs. Jones provided a brief explanation of 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	(Absent)
Commissioner Brian Broadley	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2025-15
Awarding Cleaning Services Contract

Chairperson Barr called for a motion to approve Resolution #2025-15. A motion was made by Commissioner McCall; seconded by Commissioner Broadley. Ron Miller provided explanation of this resolution. The following vote was taken:

Commissioner Robert Halliday	(Absent)
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 #2025-16
Awarding Pest Control Services Contract

Chairperson Barr called for a motion to approve Resolution #2025-16. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Ron Miller provided explanation of this resolution. The following vote was taken:

Commissioner Robert Halliday	(Absent)
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 #2025-17
Awarding Special Legal Services Contract – Landlord/Tenant

Chairperson Barr called for a motion to approve Resolution #2025-17. A motion was made by Commissioner McCall; seconded by Commissioner Broadley. Ron Miller provided explanation of this resolution. The following vote was taken:

Commissioner Robert Halliday	(Absent)
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 #2025-18
**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 #2025-18. A motion was made by Commissioner McCall; seconded by Commissioner Broadley. Ron Miller provided explanation of this resolution. The following vote was taken:

Commissioner Robert Halliday	(Absent)
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 #2025-19
Authorizing Payment of Draw 18 – Pecks Beach Family Redevelopment

Chairperson Barr called for a motion to approve Resolution #2025-19. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Mrs. Jones provided explanation of Draw #18 payment. The following vote was taken:

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

Chairperson Barr requested public comments. No comments. Chairperson Barr requested comments from Board Commissioners and/or Administration. No 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 Mumman. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 4:15 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Jacqueline S. Jones". The signature is written in a cursive, flowing style.

Jacqueline S. Jones
Secretary/Treasurer