

Housing Authority of the City of Ocean City

**Regular Board of Commissioner Meeting Minutes
April 15, 2025 – 4:07 p.m.**

The regular meeting of the Housing Authority of the City of Ocean City was held April 15, 2025, at 4:07 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 | (arrived 4:14 p.m.) |
| Commissioner Brian Broadley | (Absent) |
| Chairperson Robert Barr | |

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

Approval of Minutes

Chairperson Barr requested a motion to approve the Regular Meeting minutes from February 18, 2025. 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 | (Abstain) |
| Commissioner Robert Henry | (Yes) |
| Commissioner Patricia Jackson | (Absent) |
| Commissioner Brian Broadley | (Absent) |
| Chairperson Robert Barr | (Yes) |

Chairperson Barr requested a motion to approve the Regular Meeting minutes from March 18, 2025. 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 | (Absent) |
| Chairperson Robert Barr | (Yes) |

Treasurer's Report

Linda Cavallo presented the Financial Report for the six months ending March 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 | (Yes) |
| Commissioner Patrick Mumman | (Yes) |
| Commissioner Beverly McCall | (Yes) |
| Commissioner Robert Henry | (Yes) |
| Commissioner Patricia Jackson | (Absent) |
| Commissioner Brian Broadley | (Absent) |
| Chairperson Robert Barr | (Yes) |

Executive Director's Report

The Executive Director's report was given by Ron Miller. Ron reported the Pecks Beach Development was approved by NJHMFA at their March meeting for the mortgage loan commitment. The next step is move into the tax credit process. There is a resolution on the agenda tonight regarding fees associated with Pecks Beach Development which will be discussed in the resolution section of the meeting as well as a resolution to approve the relocation plan for this development.

This past month ran smoothly. There was a community outreach event at Bayview and Speitel. Horizon Blue Cross/Blue Shield held a fall prevention event primarily for the seniors. In April, a holiday/Easter event will be held at Pecks Beach. The Board will be updated on the April event next month.

Ron stated there is a new requirement with HUD. They are required to present the replacement reserves on the RAD projects annually. The Board has been provided with documentation regarding the activity on the replacement reserve account. Ron briefly reviewed and briefly explained the reserve for replacement account activity document pertaining to Bayview and Speitel. Once Pecks Beach becomes a RAD property there will also be a replacement reserve account for Pecks Beach separately.

Commissioner Jackson arrived at 4:14 p.m.

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 | (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 #2025-20
Resolution to Approve Monthly Expenses

Chairperson Barr called for a motion to approve the monthly expenses in the amount of \$228,992.06. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. Ron Miller provided a brief explanation of 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 | (Yes with exception of Acenda invoices) |
| Commissioner Brian Broadley | (Absent) |
| Chairperson Robert Barr | (Yes) |

Resolution #2025-21
Approving the Relocation Plan for Pecks Beach Family

Chairperson Barr called for a motion to approve Resolution #2025-21. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. Ron Miller provided explanation of the relocation plan and stated the oversight on the relocation will be managed by the Brooke Group, consultants to the Housing Authority. Ron explained the voucher process that can be offered to the tenant if they are available. He also explained how the pricing with the moving company is based on a flat rate depending on bedroom size of unit. A resolution will be presented to the Board once the Authority is ready to procure a moving company. 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) – not present at the time of roll call |
| Commissioner Brian Broadley | (Absent) |
| Chairperson Robert Barr | (Yes) |

Resolution #2025-22
**Authorization for Loan Commitment Fees and Tax Credit Application Fees
for the Pecks Beach Family Redevelopment**

Chairperson Barr called for a motion to approve Resolution #2025-22. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Ron Miller provided explanation of the fees. Mortgage approval is required first and the next step is obtaining the Tax Credits which is already in the works. Ron will get back to the Board regarding any fees for extensions, but the Authority does not anticipate any delays. The following vote was taken:

| | |
|-------------------------------|----------|
| Commissioner Robert Halliday | (Yes) |
| 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 #2025-23

Adopting Affordable Rent Structure for Four (4) Units at Bayview Manor

Chairperson Barr called for a motion to approve Resolution #2025-23. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Ron Miller provided detailed explanation of this resolution. 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 | (Absent) |
| Chairperson Robert Barr | (Yes) |

Resolution #2025-24

Authorizing Payment of Draw 19 – Pecks Beach Family Redevelopment

Chairperson Barr called for a motion to approve Resolution #2025-24. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Ron Miller provided explanation of Draw #19 payment. The following vote was taken:

| | |
|-------------------------------|----------|
| Commissioner Robert Halliday | (Yes) |
| Commissioner Patrick Mumman | (Yes) |
| Commissioner Beverly McCall | (Yes) |
| Commissioner Robert Henry | (Yes) |
| Commissioner Patricia Jackson | (Yes) |
| Commissioner Brian Broadley | (Absent) |
| 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 Jackson. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 4:35 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer

Ronald Miller
Director of Affordable Housing