

Housing Authority of the City of Ocean City
Regular Board of Commissioner Meeting Minutes
May 20, 2025 – 4:00 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held May 20, 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	
Commissioner Patrick Mumman	(arrived 4:03 p.m.)
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 and Gloria Pomales, Executive Assistant.

Approval of Minutes

Chairperson Barr requested a motion to approve the Regular Meeting minutes from April 15, 2025. 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	(Yes)
Commissioner Patricia Jackson	(Absent)
Commissioner Brian Broadley	(Abstain)
Chairperson Robert Barr	(Yes)

Treasurer's Report

Linda Cavallo presented the Financial Report for the seven months ending April 2025.

Motion to approve the Treasurer's report made by Commissioner McCall and seconded by Commissioner Broadley. 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 reported Pecks Beach Family Redevelopment Project is on track. Closing is anticipated for September or October. NJHMFA will continue to request additional information until closing. It is also in coordination with HUD. It is going a little slower with HUD due to changes in Washington and New York with retirements and/or layoffs. Discussion regarding NJHMFA's deadline. It is anticipated not meeting the deadline, but fees are often waived.

The auditors are in the process of the audit FYE 2024. The budget has been written for next year. This is normally presented to the Board in July, but it may be presented next month.

Funding for this year has not been completely determined and the funding is under a continuing resolution. This is being discussed in Washington. Rumor is that 2025 will be funded as the same as 2024. Evidence of that was seen with this when the Capital Fund came through last week at roughly the same level as last year, but the operating subsidy is not funded at last year's level at this point. Normally, Washington looks at all the budgets (house, senate & President's) and then they will fund us with the lowest one. Mrs. Jones briefly discussed the budget process.

Ron Miller stated in regard to the Pecks Beach Family Redevelopment the only contract amendment expected right now is for the value engineering. This will require board resolution and will be brought back to the Board.

Ron reported there was a community outreach event in April for Easter. It was well attended by the children and held during the week of spring break. A back-to-school event will most likely be held in August.

Motion to approve the Executive Director's Report made by Commissioner Halliday 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 #2025-25
Resolution to Approve Monthly Expenses

Chairperson Barr called for a motion to approve the monthly expenses in the amount of \$101,971.29. 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	(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 #2025-26
Authorizing Elevator Maintenance Contract for Bayview Manor
(Contract #R200501 – Schindler Elevator Corporation)

Chairperson Barr called for a motion to approve Resolution #2025-26. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Ron Miller provided an 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	(Yes)
Chairperson Robert Barr	(Yes)

Chairperson Barr requested public comments. No comments. Chairperson Barr requested comments from Board Commissioners and/or Administration. Next month will be Commissioner Mumman's last meeting.

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 Broadley. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 4:14 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer