

**Housing Authority of the City of Ocean City**

**Regular Board of Commissioner Meeting Minutes**

**June 12, 2024 – 4:02 p.m.**

The regular meeting of the Housing Authority of the City of Ocean City was held June 12, 2024, at 4:02 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	(Absent)
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.

**Minutes** – Chairperson Barr requested a motion to approve the Regular Meeting minutes from May 21, 2024. Motion 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	(Absent)
Commissioner Patricia Jackson	(Absent)
Commissioner Brian Broadley	(Yes)
Chairperson Robert Barr	(Yes)

**Treasurer’s Report**

Linda Cavallo the Financial Report for the eight months ending May 2024. **Motion to approve the Treasurer’s report** made by Commissioner McCall and seconded by Commissioner Broadley. The following vote was taken:

Commissioner Robert Halliday	(Absent)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Absent)
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 Fire restoration units is ongoing and going well. In regard to the Bayview Manor renovations project for 1<sup>st</sup> and 5<sup>th</sup> Floors, the elevators are expected to be finished at the end of June and the project will be essentially closed out. Ron referred to a resolution this evening for the Pecks Family Redevelopment project and Mr. Watson will provide an update.

Mr. Watson stated he reported last month that the Authority received approval from the OSC to bid the project for the Pecks Family Redevelopment project. The project went out to bid on April 30<sup>th</sup> and bids were due on May 29<sup>th</sup>. The Authority received two bids, which were reviewed for compliance as well as cost. After reviewing them, it was determined that the cost of both bids substantially exceeded the Authority's appropriation for the project. This is a recognized exception for authorization to reject all bids under the law. As a result, there is a resolution on the agenda tonight to reject all bids as well as authorizing rebid of the project.

**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	(Absent)
Commissioner Patricia Jackson	(Absent)
Commissioner Brian Broadley	(Yes)
Chairperson Robert Barr	(Yes)

**Committee Reports** – None.

**Old Business** – Commissioner McCall stated that she received a call from the resident, Shirley Watts, who attended last month's meeting voicing her concerns about her court case. Commissioner McCall referred her to the Authority's solicitor. Mike Watson had given Ms. Watts his contact information at last month's meeting. Mr. Watson confirmed that Ms. Watts has not reached out to his office.

**New Business** – None.

With no other discussion on related matters the Chairperson moved to Resolutions.

**Resolution #2024-26**  
**Resolution to Approve Monthly Expenses**

Chairperson Barr called for a motion to approve the monthly expenses in the amount of \$161,919.85. A motion was made by Commissioner Mumman; seconded by Commissioner McCall. 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	(Absent)
Commissioner Patricia Jackson	(Absent)
Commissioner Brian Broadley	(Yes)
Chairperson Robert Barr	(Yes)

**Resolution #2024-27**  
**Authorizing the Rejection of All Bids for the Pecks Beach Family Redevelopment**

Chairperson Barr called for a motion to approve Resolution #2024-27. A motion was made by Commissioner McCall; seconded by Commissioner Broadley. A question was asked if the Authority provides feedback to the bidders on this

rejection. Mr. Watson said no, because of the readvertisement the Authority does not want to do anything that could possibly be perceived as interfering with the next bid. Readvertisement is scheduled for tomorrow. The following vote was taken:

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

**Resolution #2024-28**

**Authorizing Payment of Draw 14 – Pecks Beach Family Redevelopment**

Chairperson Barr called for a motion to approve Resolution #2024-28. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Mrs. Jones reviewed the drawing. The following vote was taken:

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

**Resolution #2024-29**

**Resolution Approving Change Orders #5 for Bayview Manor 1<sup>st</sup> & 5<sup>th</sup> Floor Renovations**

**TABLED FOR NEXT MONTH**

**Chairperson Barr called for a motion to table Resolution #2024-29 for next month.** A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Ron Miller explained since the contract change order exceeds 20% of the contract value even though it is a credit it requires two third of the majority of the Board vote in affirmative to approve it. Since two thirds of the Board is not present at today’s meeting it cannot be voted on. The following vote was taken:

Commissioner Robert Halliday	(Absent)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Absent)
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 - Speitel, Apt. 3091 asked about the cleaning of the windows and being told it cost too much. Mrs. Jones stated she did not say it cost too much but stated that the Authority is working on getting pricing because the prices received were extremely expensive. Ron Miller is trying to obtain some reasonable pricing on this matter.

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 Mumman. 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