

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

**Regular Board of Commissioner Meeting Minutes**

**August 20, 2024 – 4:00 p.m.**

The regular meeting of the Housing Authority of the City of Ocean City was held August 20, 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	(Absent)
Commissioner Beverly McCall	
Commissioner Robert Henry	
Commissioner Patricia Jackson	(Absent)
Commissioner Brian Broadley	(Absent)
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 July 16, 2024. Motion made by Commissioner McCall and seconded by Commissioner Halliday. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Absent)
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 ten months ending July 2024. **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	(Absent)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Absent)
Commissioner Brian Broadley	(Absent)
Chairperson Robert Barr	(Yes)

**Executive Director’s Report**

Mrs. Jones asked Ron Miller to provide an update on the construction projects. Ron Miller reported the fire units at Bayview are anticipated to be turned over August 30<sup>th</sup>. Waiting on one change to the sprinkler system that needs to be completed, but otherwise it should be completed by August 30<sup>th</sup>. The Authority has two tenants waiting for the units.

There is no new update on the landscaping project.

The interior renovation at Bayview Manor is wrapped up and closed out at this point. Final payment for Levy Construction will be processed.

Mr. Watson provided an update on the Pecks Family negotiations. Mr. Watson reported, based on the board’s approval from last month to go ahead and try to negotiate this contract, the Authority has entered into negotiations with two contractors. The two contractors are those who submitted the two lowest bids from the last round of bids. The contractors are negotiating in good faith. From a detailed standpoint Mr. Watson is not in a position where we have enough details to disclose to the board to make any decisions today. However, he is confident that by the next meeting there will be action for the board to consider and hopefully voting on the approval of a contractor in which case the Board will go into closed session and discuss in depth the details of that contract and address any questions the Board may have.

Commissioner Henry asked if these contractors are changing the scope of the contract. Mr. Watson stated there may be some subtle changes. Based on the resolution that was passed we cannot depart too much in a material way from the prior bid specifications. The contract in negotiations is staying true to those bid specifications, however there is a little bit of flexibility. There may be a couple of changes here and there from a cost-savings standpoint. Those would be discussed and disclosed to the Board.

Commissioner Halliday asked if the contract is awarded next month what is the timeline for approval and groundbreaking. Mrs. Jones stated if the contract is awarded next month and if it can make NJHMFA’s board meeting for approval then groundbreaking would be 6-9 months into next year.

Mrs. Jones reported the waiting list will be open on Monday for all bedroom sizes and will remain open for about three weeks. This is an online application process. A paper application can be received if the internet is not available to applicants.

**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	(Absent)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Absent)
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 #2024-33 - REVISION**  
**Approval of Budget**  
**Fiscal Year October 1, 2024 to September 30, 2025**

Chairperson Barr called for a motion to approve Resolution #2024-33-REVISION. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones explained the revision. The following vote was taken:

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

**Resolution #2024-40**  
**Resolution to Approve Monthly Expenses**

Chairperson Barr called for a motion to approve the monthly expenses in the amount of \$225,280.87. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones briefly reviewed the bill list. The following vote was taken:

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

**Resolution #2024-41**  
**Awarding Resident Wellness Services**

Chairperson Barr called for a motion to approve Resolution #2024-41. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Ron Miller explained the resolution. The following vote was taken:

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

**Resolution #2024-42**  
**Authorizing Payment of Draw 46 – Speitel/Bayview**

Chairperson Barr called for a motion to approve Resolution #2024-42. 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	(Absent)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Absent)
Commissioner Brian Broadley	(Absent)
Chairperson Robert Barr	(Yes)

**Resolution #2024-43**  
**Authorizing Payment of Draw 15 – Pecks Beach Family Redevelopment**

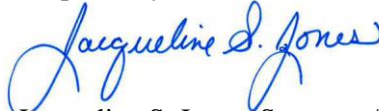
Chairperson Barr called for a motion to approve Resolution #2024-43. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones reviewed the draw. The following vote was taken:

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

Chairperson Barr requested comments from the public. No Comments. Chairperson Barr requested comments from Board Commissioners and/or Administration. Commissioner Halliday wanted to set the record straight regarding the comment made about work orders and the need to be kept up to speed with or inspection and the process the Authority goes through. The grounds, facilities and all the OCHA's housing has never been in better condition than it is now.

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 4:14 p.m.

Respectfully submitted,



Jacqueline S. Jones, Secretary/Treasurer