

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

**Regular Board of Commissioner Meeting Minutes  
September 12, 2024 – 3:00 p.m.**

The regular meeting of the Housing Authority of the City of Ocean City was held September 12, 2024, at 3:00 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   |          |
| Commissioner Beverly McCall   | (Absent) |
| Commissioner Robert Henry     | (Absent) |
| Commissioner Patricia Jackson |          |
| Commissioner Brian Broadley   |          |
| Chairperson Robert Barr       |          |

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

A vote on the minutes of the August 20, 2024, meeting was deferred as not enough commissioners were present to pass minutes.

**Treasurer’s Report**

Linda Cavallo presented the Financial Report for the ten months ending August 2024. Mrs. Jones discussed the HUD Operation Subsidy as well as the Capital Fund line items. **Motion to approve the Treasurer’s report** made by Commissioner Halliday and seconded by Commissioner Broadley. The following vote was taken:

|                               |          |
|-------------------------------|----------|
| Commissioner Robert Halliday  | (Yes)    |
| Commissioner Patrick Mumman   | (Yes)    |
| Commissioner Beverly McCall   | (Absent) |
| Commissioner Robert Henry     | (Absent) |
| Commissioner Patricia Jackson | (Yes)    |
| 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 reported on the Bayview Manor fire units. There was a delay because alterations needed to be made to the sprinkler system in the building. He is hoping to get the units by Monday or Tuesday of next week. Final cleaning and countertops remain to be completed.

The Bayview Manor 1<sup>st</sup> and 5<sup>th</sup> floor project is already closed out.

Mrs. Jones reported the Authority had a HUD site visit on August 29<sup>th</sup>. The HUD Newark staff occasionally come to the Authority properties. The meeting went well. HUD Division Director, Financial Analyst and Revitalization Specialist attended the visit. They were shown some vacant units at Bayview. They were extremely impressed with the changes because the Division Director has been to the OCHA many, many times and he remembered the previous conditions. There were no vacant units at Speitel to show. They were also shown a vacant unit at Pecks Family. They are aware that a RAD conversion is in process. They realized Pecks Family needs to be revitalized. A review of the demolition and rebuilding plans and timeline for Pecks Beach was discussed. The conversation then turned to the recent physical inspection score at Pecks Family a few months ago, which has been shared with the Board. The inspection was not good due numerous tenant damages to the units – i.e., holes in walls, doors removed, doors with holes, etc. HUD understood the issue with tenant damages. The low inspection score does not affect the Authority’s total PHAS (Public Housing Assessment System) at this point since the Authority has a current RAD application in process. The only site that is under the PHAS score is Pecks Family as Pecks is currently public housing and Bayiew and Speitel are no longer public housing. Tenant generated work orders were discussed. The HUD representatives are excited to come back for ground-breaking and see the new development.

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

|                               |          |
|-------------------------------|----------|
| Commissioner Robert Halliday  | (Yes)    |
| Commissioner Patrick Mumman   | (Yes)    |
| Commissioner Beverly McCall   | (Absent) |
| Commissioner Robert Henry     | (Absent) |
| Commissioner Patricia Jackson | (Yes)    |
| 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 #2024-44**  
**Resolution to Approve Monthly Expenses**

Chairperson Barr called for a motion to approve the monthly expenses in the amount of \$234,274.03. A motion was made by Commissioner Mumman; seconded by Commissioner Halliday. Mrs. Jones briefly reviewed the bill list. The following vote was taken:

|                               |                                     |
|-------------------------------|-------------------------------------|
| Commissioner Robert Halliday  | (Yes)                               |
| Commissioner Patrick Mumman   | (Yes)                               |
| Commissioner Beverly McCall   | (Absent)                            |
| Commissioner Robert Henry     | (Absent)                            |
| Commissioner Patricia Jackson | (Yes) – abstain on Acenda invoices. |
| Commissioner Brian Broadley   | (Yes)                               |
| Chairperson Robert Barr       | (Yes)                               |

**Resolution #2024-45**  
**Awarding Accounting Services Contract**

Chairperson Barr called for a motion to approve Resolution #2024-45. Ron provided explanation. A motion was made by Commissioner Mumman; seconded by Commissioner Halliday. The following vote was taken:

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

**Resolution #2024-46**  
**Awarding Auditing Services Contract**

Chairperson Barr called for a motion to approve Resolution #2024-46. Ron provided explanation. A motion was made by Commissioner Mumman; seconded by Commissioner Halliday. The following vote was taken:

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

**Resolution #2024-47**  
**Awarding Legal Services Contract – General Counsel**

Chairperson Barr called for a motion to approve Resolution #2024-47. Ron provided explanation. A motion was made by Commissioner Mumman; seconded by Commissioner Halliday. The following vote was taken:

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

**Resolution #2024-48**  
**Awarding Consulting Services**

Chairperson Barr called for a motion to approve Resolution #2024-48. Ron provided explanation. A motion was made by Commissioner Mumman; seconded by Commissioner Halliday. The following vote was taken:

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

**Resolution #2024-49**  
**Adopt State Budget**

Chairperson Barr called for a motion to approve Resolution #2024-49. A motion was made by Commissioner Halliday; seconded by Commissioner Mumman. The following vote was taken:

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

**Resolution #2024-50**  
**Authorizing Payment of Draw 47 – Speitel/Bayview**

Chairperson Barr called for a motion to approve Resolution #2024-50. A motion was made by Commissioner Mumman; seconded by Commissioner Jackson. Mrs. Jones reviewed the draw. The following vote was taken:

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

**Resolution #2024-51**  
**Executive Session**

Chairperson Barr called for a motion to approve Resolution #2024-51. A motion was made by Commissioner Halliday; seconded by Commissioner Mumman. Solicitor Watson explained Executive Session is needed to discuss Resolution #2024-52 authorizing award of contract for the Pecks Beach Family Redevelopment. The purpose and the reason for the executive session is due to the subject matter being discussed would fall under the attorney/client privilege. The minutes of the Executive Session will be kept and made available to the public when the need for confidentiality is no longer required. However, at all times the minutes will be subject to redaction based on the attorney/client privilege. The following vote was taken:

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

***Regular Meeting closed for Executive Session at 3:14 p.m.***  
***Regular Meeting re-opened at 3:34 p.m.***

Mr. Watson stated the Board is now back in open session. The Board passed resolution 2024-51 authorizing Executive Session to discuss the subject of matter of which would fall under attorney/client privilege. Discussion was about 2024-52 which purposes awarding a contract for the Pecks Beach Family Redevelopment. Executive Session has concluded and can proceed with business.

**Resolution #2024-52**  
**Authorizing Award of Contract for the Pecks Beach Family Redevelopment**


Chairperson Barr called for a motion to approve Resolution #2024-52. A motion was made by Commissioner Halliday; seconded by Commissioner Mumman. This resolution was discussed with a question-and-answer period during Executive Session to award the contract to Gary Gardner. The following vote was taken:

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

Chairperson Barr requested comments from the public. No Comments. Chairperson Barr requested comments from Board Commissioners and/or Administration. Linda Avena thanked the Board for renewing her contract for Accounting Services. Commissioner Barr thanked Jackie, Ron, and the team for all the challenging work put in on the contract for Pecks Beach Family Redevelopment. Commissioner Halliday thought he would never see this day. Commissioner Jackson also appreciates their hard work.

With no further business to discuss, Chairperson Barr entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Mumman; 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 3:38 p.m.

Respectfully submitted,



Jacqueline S. Jones, Secretary/Treasurer