

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

**Regular Board of Commissioner Meeting Minutes**

**October 15, 2024 – 4:00 p.m.**

The regular meeting of the Housing Authority of the City of Ocean City was held October 15, 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	
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 and Linda Cavallo – Accountant.

**Minutes**

Chairperson Barr requested a motion to approve the Regular Meeting minutes from August 20, 2024. Motion made by Commissioner McCall and seconded by Commissioner Halliday. The following vote was taken:

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

The minutes of the September 12, 2024 meeting was tabled for next month as not enough commissioners are present to pass the minutes. A motion was made to table the minutes by Commissioner Halliday 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)

**Treasurer’s Report**

Linda Cavallo presented the Financial Report for the ten months ending September 2024. **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**

Mrs. Jones asked Ron Miller to provide an update on the construction projects. Ron Miller reported that the Bayview Manor fire restoration units were turned over to the OCHA and both units were scheduled to be leased up this week. If there is anything, wrong the Authority will have a couple of days to make corrections.

Interior renovations at Bayview are administratively closed out.

Mrs. Jones reported on the Pecks Beach Family Redevelopment Project. The Authority is in the process of working with consultants and attorneys to get all the paperwork to NJHMFA by this Friday, which is the Authority’s imposed deadline. NJHMFA actually needs everything by Tuesday. If there is any wrong the Authority will have a couple of days to correct. Mike Watson indicated in late September the Authority received the OSE’s approval.

**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	(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)

**Committee Reports** – None.

**Old Business** – None.

**New Business** – None.

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

**Resolution #2024-53**  
**Resolution to Approve Monthly Expenses**

Chairperson Barr called for a motion to approve the monthly expenses in the amount of \$158,001.90. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones briefly reviewed the bill list and reported this is the Authority's year-end. There may be some additional expenses that have not been recorded yet that will be on next month's bill list and will be incorporated into the September 30th Financial Statements. 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 #2024-54**  
**Authorizing Payment of Draw 16 – Pecks Beach Family Redevelopment**

Chairperson Barr called for a motion to approve Resolution #2024-54. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Mrs. Jones reviewed the draw. 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 #2024-55**  
**Authorizing Contracts with National Contract Vendors**

Chairperson Barr called for a motion to approve Resolution #2024-55. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Ron provided explanation. 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 #2024-56**  
**Authorizing Contracts with State Contract Vendors**

Chairperson Barr called for a motion to approve Resolution #2024-56. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Ron provided explanation. 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 #2024-57**  
**Awarding LSRP Services for Redevelopment of Pecks Beach Family**

Chairperson Barr called for a motion to approve Resolution #2024-57. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Ron provided explanation. 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 #2024-58**  
**Authorizing the Executive Director to Take Necessary Actions and to Execute Legally  
Required Documents in Support of the Ocean City Housing Authority's Application for the  
Receipt of Funding from the NJHMFA in Connection with the Peck's Beach Family Construction**

Chairperson Barr called for a motion to approve Resolution #2024-58. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Mrs. Jones explained this resolution authorizes the Executive Director to keep the project moving forward as far as paperwork goes and the resolutions also indicates that any documents signed will be done in conjunction with consultation with our general counsel. The Board will also be informed of any additional documents that needed to be signed to move the project forward. Any documents the Executive Director needs to sign the Board of Commissioners will be notified at the following meeting. Mr. Watson does not foresee any documents that are signed that will require immediate notification to the Board. 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 #2024-59**  
**Approval of Operating Subsidy 2025**

Chairperson Barr called for a motion to approve Resolution #2024-59. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones provided an explanation as well as a discussion on the calculation. 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)

Chairperson Barr requested comments from the public. No Comments. Chairperson Barr requested comments from Board Commissioners and/or Administration. Mrs. Jones made an additional comment in regard to the operating subsidy calculation. She noticed on the Financial Statements that all year the anticipated rental income from the family development has been higher than the Authority anticipated, which is a good thing because this means tenants are working. This goes into the operating subsidy calculation as well. The more tenants are paying in rent, the less subsidy the Authority receives.

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 4:19 p.m.

Respectfully submitted,



Jacqueline S. Jones, Secretary/Treasurer