

Housing Authority of the City of Ocean City

**Regular Board of Commissioner Meeting Minutes
November 19, 2024 – 4:00 p.m.**

The regular meeting of the Housing Authority of the City of Ocean City was held November 19, 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	<i>arrived 4:07 p.m.</i>
Commissioner Brian Broadley	(Absent)
Chairperson Robert Barr	

Also, present were Ron Miller, Director of Affordable Housing, Yalexus, Nunez, Property Manager, Michael Watson, Esquire – Solicitor, Linda Cavallo – Accountant and Gloria Pomales, Executive Assistant.

Minutes

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

Chairperson Barr requested a motion to approve the Regular Meeting minutes from October 15, 2024. Motion 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	(Abstain)
Commissioner Brian Broadley	(Absent)
Chairperson Robert Barr	(Yes)

Treasurer’s Report

Linda Cavallo presented the Financial Report for the one month ending October 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 (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

Ron Miller reported for Mrs. Jones in her absence. Ron introduced Yalexus (Lexy) Nunez, the OCHA property manager to the Board. The Bayview Manor fire repairs have been completed and both units are leased.

The Pecks Beach Redevelopment Project was submitted to the NJHMFA for approval and was expected to be on their December’s agenda. However, this did not make the December agenda and was pushed to the February agenda. Regardless, the NJHMFA was able to secure and confirm that the \$9 million dollars is not at risk at this point. In the meantime, the OCHA’s consultant along with Jackie are working on the tax credit process and working on the RAD conversion with the HUD field office. This will not cause any significant delay on the OCHA’s part. It will only cause delay in the actual approval of the NJHMFA portion of the project.

A new part of the Administrative Report will be a Community Outreach update. One of Lexy’s tasks is to conduct outreach events at the properties. The Authority hopes to conduct events bi-monthly. They have been occurring and going forward and the Board will be provided updates. There is a written update in the Board package. In October there was an event for Speitel and Bayview Manor to engage with the tenants providing light refreshments. The maintenance department participated in this event and went over the functions of the remote control for their HVAC units. Some of the meetings are being held in conjunction with Acenda when possible, but when not possible the OCHA will still hold events. A meeting was held with the Pecks Beach family residents last week. A few residents attended. The Authority was able to answer some of their questions and give them an update. The Authority is trying to engage with the tenants to provide positive feedback rather than telling them what they are doing wrong through the enforcement of their leases. A lot of the Authority’s responsibility is to enforce the lease and rules but the Authority also wants to give back to the community.

Commissioner Halliday raised concerns regarding NJHMFA’s approval for the Pecks Beach Redevelopment Project whether project is secured or at risk. Mike Watson expressed that he sees it as a positive development that it has reached the stage of being presented on the agenda for their board. The NJHMFA is an independent board responsible for making their own informed decision regarding the future of this 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 (Yes)
- Commissioner Patrick Mumman (Yes)
- Commissioner Beverly McCall (Yes)
- Commissioner Robert Henry (Yes)
- Commissioner Patricia Jackson (Yes)
- Commissioner Brian Broadley (Absent)
- Chairperson Robert Barr (Yes)

Chairman Barr stated since Commissioner Jackson arrived during the Executive Director’s report, the Board can now approve the Regular Meeting minutes from September 12, 2024.

Chairperson Barr requested a motion to approve the Regular Meeting minutes from September 12, 2024. Motion made by Commissioner Jackson and seconded by Commissioner Halliday. The following vote was taken:

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

Committee Reports – Chairman Barr appointed a reorganization committee consisting of Scott Halliday, Patrick Mumman and himself for the next meetings election of Chair, Vice Chair and Secretary/Treasurer. Commissioner Mumman will reach out to each Board Member for any questions, comments and/or concerns and take back to the reorganization committee. The reorganization committee will make recommendations to the Board at the December to vote for Board Officers.

Old Business – None.

New Business – None.

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

Resolution #2024-60
Resolution to Approve Monthly Expenses

Chairperson Barr called for a motion to approve the monthly expenses in the amount of \$137,739.28. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. Ron 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	(Yes with exception of Acenda invoices)
Commissioner Brian Broadley	(Absent)
Chairperson Robert Barr	(Yes)

Resolution #2024-61
Accounts Receivable Decried as Uncollectible

Chairperson Barr called for a motion to approve Resolution #2024-61. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Ron provided a brief explanation of the 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	(Yes)
Commissioner Brian Broadley	(Absent)
Chairperson Robert Barr	(Yes)

Resolution #2024-62

**Authorizing the Executive Director to take Necessary Actions and to Execute Required Loan Agreements
with Pecks Beach Development LLC for the Construction of a 60-Unit
Affordable Housing Development Known as the Pecks Beach Family Site**

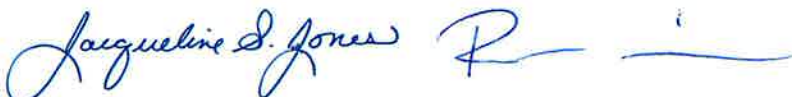
Chairperson Barr called for a motion to approve Resolution #2024-62. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. Mike Watson provided an explanation of the resolution. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Patrick Mumman	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes)
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. No 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 Jackson. 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

Ronald Miller
Director of Affordable Housing