

Housing Authority of the City of Ocean City

Regular Board of Commissioner Meeting Minutes

December 17, 2024 – 4:02 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held November 19, 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 Counsel, Michael Watson. Mr. Watson requested everyone to rise for the Pledge of Allegiance.

Mr. Watson 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
- Commissioner Brian Broadley
- Chairperson Robert Barr

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

Minutes

Mr. Watson requested a motion to approve the Regular Meeting minutes from November 19, 2024. Motion made by Commissioner Jackson and seconded by Commissioner McCall. 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 | (Abstain) |
| Chairperson Robert Barr | (Yes) |

Treasurer’s Report

Linda Cavallo presented the Financial Report for the two-months ending November 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 | (Yes) |
| Commissioner Brian Broadley | (Yes) |
| Chairperson Robert Barr | (Yes) |

Committee Reports – Election of Officers. Mr. Watson requested a report from the Reorganization Committee. Commissioner Mumman reported the committee met to discuss nominations. All the Commissioners were consulted and they all agreed that Bob Barr should be nominated to remain as Chairperson and Scott Halliday as Vice Chairperson.

Mr. Watson requested nominations for Chairperson. Brian Broadley nominated Bob Barr for Chairperson; seconded by Patrick Mumman. With no further nominations.

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	(Yes)
Chairperson Robert Barr	(Yes)

Mr. Watson requested nominations for Vice Chairperson. Bob Barr nominated Scott Halliday for Vice Chairperson; seconded by McCall. With no further nominations.

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	(Yes)
Chairperson Robert Barr	(Yes)

Mr. Watson stated the record would reflect pursuant to the State Statute that the Executive Director, Jacqueline S. Jones, assumes the position of Secretary/Treasurer.

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	(Yes)
Chairperson Robert Barr	(Yes)

Mr. Watson turned over the meeting to Chairperson Barr.

Executive Director’s Report

Mrs. Jones stated the Pecks Beach Redevelopment project is on NJHMFA’s agenda for February to hopefully approve this project. There is a status meeting tomorrow with NJHMFA, consultants and staff. The Authority has provided the NJHMFA with everything that they have asked for and she believes they will have more questions as it gets closer to their board meeting. Typically, the project is not placed on their agenda if it is not going to get approval. This project will work simultaneously with the HUD closing.

Mrs. Jones requested updates from Ron Miller. Ron provided an update on Community Outreach. The Authority had a couple of churches participating with community outreach. A Thanksgiving meal was held in the Community Room. There was a good turnout. It appears that everyone enjoyed themselves. They held another similar holiday event last week. There are other events coming up. The Boys Scout were holding a distribution. The Authority is trying to partner up with Acenda when possible and when that is not possible the Authority will continue to hold events. The goal is to continue to move forward with the Community Outreach.

Ron apologizes for the cameras during the meeting. He hopes that next month there will be a better display set up and everyone will be seen.

Commissioner Halliday asked if a thank you from the Board can be sent to the Churches and organizations participating in the Community Outreach. Ron Miller will manage sending a thank you note out.

Commissioner Henry asked regarding the Pecks Beach Redevelopment if any obstacles and/or roadblocks are foreseen regarding Tax Credits. Mrs. Jones stated the Authority does not foresee any obstacles at this point.

Mrs. Jones stated there are a few projects coming up on the grounds and in the building to make a better home for the residents. More information on these projects will be brought before the board in the coming months.

Motion to approve the Executive Director’s Report made by Commissioner McCall and seconded by Commissioner Broadley. 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	(Yes)
Chairperson Robert Barr	(Yes)

Old Business – None.

New Business – None.

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

Resolution #2024-63
Resolution to Approve Monthly Expenses

Chairperson Barr called for a motion to approve the monthly expenses in the amount of \$117,199.31. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones 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	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2024-64
Approval 2025 Board Meeting Dates

Chairperson Barr called for a motion to approve Resolution #2024-64. A motion was made by Commissioner McCall; 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	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2024-65
Appointing JIF Fund Commissioner

Chairperson Barr called for a motion to approve Resolution #2024-65. A motion was made by Commissioner McCall; seconded by Commissioner Broadley. Mrs. Jones provided a brief 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	(Yes)
Commissioner Brian Broadley	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2024-66
Appointing Risk Management Consultant

Chairperson Barr called for a motion to approve Resolution #2024-66. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones provided an explanation. Heist Insurance is the Risk Management Consultant. Mrs. Jones will ask the Consultant to present to the Board in the next couple of months. 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	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2024-67
Designating Public Agency Compliance Officer (P.A.C.O.)

Chairperson Barr called for a motion to approve Resolution #2024-67. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Ron Miller provided an 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	(Yes)
Commissioner Brian Broadley	(Yes)
Chairperson Robert Barr	(Yes)

Per Chairperson and Vice Chairperson privilege, Chairperson Barr stated he is going to add Resolution #2024-68 has been added to the table. He turned the meeting over to Counsel, Mike Watson for title of resolution and explanation. Mr. Watson presented and explained Resolution #2024-68. Chairperson Barr provided further explanation of Resolution #2024-68. Mr. Watson stated this resolution is justified.

Resolution #2024-68
**Authorizing Conditional Payment of Additional Compensation
to the Vineland Housing Authority**

Chairperson Barr called for a motion to approve Resolution #2024-68. A motion was made by Commissioner McCall; seconded by Commissioner Broadley. 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	(Yes)
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 thanked the Board for their generosity to recognize the Staff. She also complimented Ron and his staff for their efforts on the Authority's occupancy rate of 98-99%. Ron thanked Mrs. Jones.

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 4:26 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer