

Housing Authority of the City of Ocean City

Regular Board of Commissioner Meeting Minutes November 20, 2018 – 5 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held on November 20, 2018, at 5:00 p.m. at Administrative Offices – 204 4th Street, Ocean City, New Jersey 08226.

The meeting was called to order by Chairman Barr and began with the Pledge of Allegiance. Chairman Barr read the Sunshine Law.

Upon roll call those present were:

Commissioner Robert Halliday	
Commissioner Sean Scarborough	
Commissioner Michael Dattilo	
Commissioner Beverly McCall	
Commissioner Robert Henry	
Commissioner Patricia Jackson	(Absent)
Chairman Robert Barr	

Also present were Jacqueline Jones, Executive Director, Wendy Hughes, VHA Assistant Executive Director, Charles W. Gabage, Esquire – Solicitor, Linda Cavallo – Accountant, Sandra Velez, VHA Assistant Asset Manager – Occupancy, Ron Miller, VHA Assistant Asset Manager – Operations and Patrick Mumman, Alternate Commissioner.

Minutes

Chairman Barr requested a motion to approve the Regular Meeting minutes from October 16, 2018. A motion was made by Commissioner McCall and seconded by Commissioner Scarborough. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Absent)
Chairman Robert Barr	(Yes)

Chairman Barr requested a motion to approve the Executive Session minutes from October 16, 2018. A motion was made by Commissioner Halliday and seconded by Commissioner McCall. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Absent)
Chairman Robert Barr	(Yes)

Treasurer's Report

Linda Cavallo reviewed the Financial Report for the one month ended October 31, 2018. Commissioner Henry complimented Ms. Cavallo on the report, but requested additional information behind the numbers and compare last year to the current year quarterly. 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 Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Absent)
Chairman Robert Barr	(Yes)

Executive Director's Report

Mrs. Jones reported the Authority is closing out the financial statement for the year ending September 30, 2018. This has to be done by next week and the Financial Data Schedule (FDS) will be filed with HUD. The Auditors may start the audit in January.

Mrs. Jones provided an update on RAD and redevelopment on Peck's Beach Senior (Speitel Manor) and Bayview Manor. The RAD conversion is happening at the same time as the Authority bids out Speitel as well as the work for Bayview Manor. Meetings are held monthly regarding the RAD conversion process with a HUD representative via conference call. This RAD conversion is complex due to the demolition of the Peck's site, the building of Speitel Manor, the rehabilitation of Bayview Manor, and the inclusion of Peck's Family in the RAD conversion.

Last month, a review of the Speitel Manor project was discussed and how the OCHA and the City will work together on this project. It is anticipated the Authority will present the new plan for Speitel Manor at the December 5th Planning Board meeting. The new plan includes the additional 14 units. Also, the OCHA will continue to meet with the City attorney to discuss the Shared Services Agreement (SSA). Further discussion with the board will be needed once more detail is known about the SSA. There is a meeting scheduled for next week with the Mayor and development team to review the Speitel project.

Commissioner Dattilo asked how the tenants are reacting to the redevelopment. Mrs. Jones reported the OCHA has met with the Peck's Seniors on a couple of occasions to review the plan for the project. In general, the tenants would prefer to not have to move, but do understand the need to move out of the flood prone area. The Bayview Manor residents are not aware of the refurbishment plans of that property. On December 18th, the Authority's consultant, Rick Ginnetti, and the Director will be meeting with the Peck's Seniors in the morning and will then have a separate meeting with the Bayview Manor residents to discuss the updates on each project. Immediately following the meetings there will be a Holiday Luncheon for the residents at Bayview Manor. We will continue to meet with the tenants providing updates throughout the project.

Commissioner Henry stated the narrative regarding the Executive Session last month was very useful. He requested if it was possible to elaborate further on the narrative. Mrs. Jones stated more detail will be available next month as the consultant is in the process of completing the proforma for Speitel, Bayview, Pecks North and Pecks South. Commissioner Henry will supply a list of questions he has regarding the redevelopment projects.

With no further discussion, motion to accept the Executive Director's Report made by Commissioner McCall and seconded by Commissioner Halliday. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Absent)
Chairman Robert Barr	(Yes)

Committee Reports – Commissioner Barr stated he has appointed Robert Henry to the Tenant Relations Committee.

Old Business – None.

New Business – None.

With no other discussion in related matters the Chairman moved to the Resolutions.

Resolution #2018-46
Resolution to Approve Monthly Expenses

Chairman Barr called for a motion to approve the monthly expenses in the amount of \$68,953.57. A motion was made by Commissioner McCall; seconded by Commissioner Dattilo. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Sean Scarborough	(Yes)
Commissioner Michael Dattilo	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Absent)
Chairman Robert Barr	(Yes)

Chairman Barr requested comments from the public. No public comments. Chairman closed the public comments portion of the meeting.

Chairman Barr stated next month is the Re-Organization meeting as well as the Regular Board Meeting. At the beginning of the December meeting a Chair and Vice Chair will be appointed.

Chairman Barr requested any questions and/or comments from any of the Board Members.

With no further business to discuss, Chairman Barr entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Halliday; seconded by Commissioner McCall. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 5:16 p.m.

Respectfully submitted,



Jacqueline S. Jones
 Secretary/Treasurer