

Housing Authority of the City of Ocean City

Regular Board of Commissioner Meeting Minutes

June 17, 2025 – 4:02 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held June 17, 2025, 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	
Chairperson Robert Barr	

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

Approval of Minutes

Chairperson Barr requested a motion to approve the Regular Meeting minutes from May 20, 2025. Motion 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	(Absent)
Commissioner Brian Broadley	(Yes)
Chairperson Robert Barr	(Yes)

Treasurer's Report

Linda Cavallo presented the Financial Report for the eight months ending May 2025.

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	(Yes)
Chairperson Robert Barr	(Yes)

Executive Director's Report

Ron Miller reported for Mrs. Jones. Biweekly calls for construction updates are being held for the Pecks Beach Redevelopment Project. The Authority is now meeting with NJHMFHA as well as the Tax Credit Investor, Century Bank. It is progressing and moving forward in the right direction with an anticipated September closing.

In regard to Community Outreach, events for the summer will be scheduled. No events were held in the past month other than the health services through Acenda.

Resolutions explanations will be provided during the resolution portion of the meeting.

Motion to approve the Executive Director'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	(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 #2025-27 **Resolution to Approve Monthly Expenses**

Chairperson Barr called for a motion to approve the monthly expenses in the amount of \$191,163.92. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Ron Miller 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	(Absent)
Commissioner Brian Broadley	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2025-28

Resolution Disposing of Furniture and Equipment Utilizing the Disposition Policy

Chairperson Barr called for a motion to approve Resolution #2025-28. A motion was made by Commissioner McCall; seconded by Commissioner Broadley. Ron Miller provided an explanation the item being disposed. 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	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2025-29

Transfer Ownership of Authority Owned Vehicle

Chairperson Barr called for a motion to approve Resolution #2025-29. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Ron Miller provided an explanation of this 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	(Absent)
Commissioner Brian Broadley	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2025-30

Authorization to Use Cooperative Contract – Playground Equipment

Chairperson Barr called for a motion to approve Resolution #2025-30. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Ron Miller provided an explanation of this 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	(Absent)
Commissioner Brian Broadley	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2025-31
Resolution to Borrow – Limited Liability Company
New Jersey Housing & Mortgage Finance Agency (NJHMFA) – Pecks Beach

Chairperson Barr called for a motion to approve Resolution #2025-31. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Ron Miller provided an explanation of this 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	(Absent)
Commissioner Brian Broadley	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2025-32
Construction Bank Account Resolution
Pecks Beach Redevelopment LLC

Chairperson Barr called for a motion to approve Resolution #2025-32. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Ron Miller provided an explanation of this 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	(Absent)
Commissioner Brian Broadley	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2025-33
2025-2026 Housing Authority Budget Resolution

Chairperson Barr called for a motion to approve Resolution #2025-33. A motion was made by Commissioner McCall; seconded by Commissioner Mumman. Ron Miller reviewed the budget line items. Commissioner Halliday asked if the cyber insurance is tier rated are based on guidelines. Ron indicated they are tier rated. The OCHA actually benefits from Vineland's management because they have the capacity to have a much larger IT infrastructure. Last year it was a tier three which is the highest rating. Vineland has their own consultants and Ron also has a background in cyber security.

We're making the Board aware of the replacement reserve activity and current balance. The Executive Director is required to certify that this information has been disclosed to the Board of Commissioners. The Board of Commissioners have been made aware of the balance and withdraw activity at today's meeting.

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	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2025-34

PHA Certifications of Compliance with the Five-Year Plan 2025-2029 and Related Regulations Board Resolution to Accompany the PHA Plan

Chairperson Barr called for a motion to approve Resolution #2025-34. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Ron Miller briefly explained the Authority's five-year plan. 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	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2025-35

2025 Capital Fund Appropriations Program

Chairperson Barr called for a motion to approve Resolution #2025-35. A motion was made by Commissioner McCall; seconded by Commissioner Broadley. Ron Miller provided an explanation of this 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	(Absent)
Commissioner Brian Broadley	(Yes)
Chairperson Robert Barr	(Yes)

Chairperson Barr requested public comments. No comments. Chairperson Barr requested comments from Board Commissioners and/or Administration. Chairperson Barr stated today is Commissioner Mumman's last meeting. Ron Miller and Chairperson Barr presented him with an award in appreciation of his service to the Ocean City Housing Authority. Commissioner Mumman stated it was an honor to serve and thanked the Board.

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 Halliday. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 4:28 p.m.

Respectfully submitted,


Jacqueline S. Jones
Secretary/Treasurer


Ronald Miller
Director of Affordable Housing