

Housing Authority of the City of Ocean City
Regular Board of Commissioner Meeting Minutes
July 15 , 2025 – 4:00 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held July 15, 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 Beverly McCall	
Commissioner Robert Henry	
Commissioner Patricia Jackson	(Absent)
Commissioner Brian Broadley	
Chairperson Robert Barr	

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

Alexis Malandro, Esquire introduced herself.

Approval of Minutes

Chairperson Barr requested a motion to approve the Regular Meeting minutes from June 17, 2025. Motion made by Commissioner McCall and seconded by Commissioner Broadley. The following vote was taken:

Commissioner Robert Halliday	(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 nine months ending June 2025.

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 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 stated Mrs. Jones sends her regards, but unfortunately, she could not make it tonight. Ron will present her report.

Pecks Beach Redevelopment Project the HUD portion of the project in regard to the RAD Conditional Commitment (RCC) was received. This document finalizes everything for the investors and prepares the Authority for the Bond Sale. It is still anticipated to have a September and/or October closing date. Tax credits were approved by NJHMFA. The increase in insurance cost is a factor and unfortunately the Authority cannot borrow as much money as it had thought. There is still a gap which will be filled through the use of City funding; the Authority is not using all the funds the City allocated to this project, but the Authority did increase City's funding to make up for the reduced borrowing capacity. Otherwise, the project is moving forward in a positive track.

There was not a community outreach in the meeting in the month of June. Ron held a meeting along with the OCHA property manager, OCHA operations manager, and the Brooke Group with the Pecks Family residents earlier this month. It was part of the resident advisory board meeting as well as to present the 5-year plan. There was a good turnout. Residents' concerns were addressed at the meeting and an update was provided for the redevelopment of Pecks Beach.

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 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 – Chairman Barr stated a new Board Member has been approved by City Council. Hopefully, the new member will be in attendance next month.

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

Resolution #2025-36
Resolution to Approve Monthly Expenses

Chairperson Barr called for a motion to approve the monthly expenses in the amount of \$177,655.70. A motion was made by Commissioner McCall; seconded by Commissioner Broadley. Ron Miller provided a brief explanation of the bill list. The following vote was taken:

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

Resolution #2025-37
Authorizing Payment of Draw 20 – Pecks Beach Family Redevelopment

Chairperson Barr called for a motion to approve Resolution #2025-37. 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 Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Absent)
Commissioner Brian Broadley	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2025-38
Appointing Ron Miller as Purchasing Agent for the Ocean City Housing Authority

Chairperson Barr called for a motion to approve Resolution #2025-38. 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 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. 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 Halliday. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 4:10 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer

Ronald Miller
Director of Affordable Housing