

Housing Authority of the City of Ocean City

**Regular Board of Commissioner Meeting Minutes
August 19, 2025 – 4:00 p.m.**

The regular meeting of the Housing Authority of the City of Ocean City was held August 19, 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
Commissioner Brian Broadley
Chairperson Robert Barr

Also, present were Jacqueline S. Jones – Executive Director, Ron Miller – Director of Affordable Housing, Michael Waton, 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 July 15, 2025. Motion 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	(Abstain)
Commissioner Brian Broadley	(Yes)
Chairperson Robert Barr	(Yes)

Treasurer's Report

Linda Cavallo presented the Financial Report for the ten months ending July 2025. Brief discussion on tenant services and water line items. The water increase may be due to sprinkler system.

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	(Yes)
Commissioner Brian Broadley	(Yes)
Chairperson Robert Barr	(Yes)

Executive Director's Report

Mrs. Jones reported there are two resolutions tonight for the Pecks Beach Family Redevelopment Project to solidify the project and get it finished. Mrs. Jones briefly explained the two resolutions. The goal is for an October closing date. This is a complex project and The Brooke Group is working extremely hard to bring it to settlement.

Ron Miller stated the engineering evaluation for the Pecks Beach Family Redevelopment Project will be sent to Mr. Watson for review in hopes to bring to the Board for award in September.

Ron reported there is a back-to-school event scheduled at the end of August for the children at Pecks later this week. Update will be provided in September regarding the event.

Mrs. Jones stated once closing occurs on the Pecks Beach Family Redevelopment Project, a groundbreaking ceremony will be planned along with a press release.

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	(Yes)
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 #2025-39 **Resolution to Approve Monthly Expenses**

Chairperson Barr called for a motion to approve the monthly expenses in the amount of \$259,577.96. 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 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 #2025-40
**Authorizing Member Participation in a Cooperative Pricing Agreement – Hunterdon County
Educational Services Commission #34HUNCCP**

Chairperson Barr called for a motion to approve Resolution #2025-40. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. 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	(Yes)
Commissioner Brian Broadley	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2025-41
**Authorizing use of Contract #HCESC-SER-24-16
(McCloskey Mechanical Contractors-HVAC Services)**

Chairperson Barr called for a motion to approve Resolution #2025-41. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. 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	(Yes)
Commissioner Brian Broadley	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2025-42
Awarding Resident Wellness Services

Chairperson Barr called for a motion to approve Resolution #2025-42. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Ron Miller provided explanation of resolution. The following vote was taken:

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

Resolution #2025-43
**Resolution of the Housing Authority of the City of Ocean City Confirming
its intent to use a Section 18 RAD/Voucher Blend for its Pecks Beach Family Rental Assistance
demonstration (RAD) Conversion Whereas up to 36
of the Units will be Disposed of under Section 18**

Chairperson Barr called for a motion to approve Resolution #2025-43. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones provided an explanation of the resolution. The following vote was taken:

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

Resolution #2025-44
Adopt Budget 2025-2026

Chairperson Barr called for a motion to approve Resolution #2025-44. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones stated this is the budget the Board approved a few months ago. The State has reviewed the budget and approved it. The Board must now adopt the budget effective for October 1, 2025. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Yes with exception of Acenda)
Commissioner Brian Broadley	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2025-45
Authorizing Payments of Draw #21 Pecks Beach

Chairperson Barr called for a motion to approve Resolution #2025-45. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones provided an explanation of Draw #21. The following vote was taken:

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

Resolution #2025-46
Authorizing Execution of RAD Conversion Commitment – Pecks Beach

Chairperson Barr called for a motion to approve Resolution #2025-46. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones provided an explanation of the resolution. The following vote was taken:

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

Chairperson Barr requested public comments.

Resident Kathleen Ek, Speitel #2091 – distributed documents to the Board regarding lease.

Solicitor Michael Watson advised the Board not to read the documents at this moment or to answer any questions as it is not reasonable for the Board to review this information and be prepared to have a discussion tonight. Mr. Watson thanked Ms. Ek for her submission. Should she have questions following the submission please feel free to ask them and the Housing Authority will get back to her.

Resident Philip Brown, BVM #214 – reported the light in the park has not been working for a month and he has asked for it to be fixed. Ron Miller stated the Authority is aware of it and staff was actually working on it today.

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 4:22 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer