

Housing Authority of the City of Ocean City

**Regular Board of Commissioner Meeting Minutes
October 21, 2025 – 4:00 p.m.**

The regular meeting of the Housing Authority of the City of Ocean City was held October 21, 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	(Absent)
Commissioner Gary Interdonato	
Chairperson Robert Barr	

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

Approval of Minutes

Chairperson Barr requested a motion to approve the Regular Meeting minutes from September 16, 2025. Motion made by Commissioner Interdonato and seconded by Commissioner Halliday. The following vote was taken:

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

Chairperson Barr requested a motion to approve the Special Meeting minutes from September 29, 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	(Absent)
Commissioner Brian Broadley	(Absent)
Commissioner Gary Interdonato	(Yes)
Chairperson Robert Barr	(Yes)

Treasurer's Report

Linda Cavallo presented the Financial Report for the twelve months ending September 2025.

Motion to approve the Treasurer's report made by Commissioner McCall and seconded by Commissioner Interdonato. The following vote was taken:

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

Executive Director's Report

Mrs. Jones reported there will be some adjustments made to the year-end financial report as part of the closing process.

She provided an update on the Pecks Beach Redevelopment project. Since the government has shut down there is no communication with HUD regarding this project. There are some documents that the HUD attorney has reviewed and approved. She is at the Newark office and has worked on a couple other RAD closings as well as with the Authority's consultant. She is familiar with the process but there are some more documents that need to be reviewed that were not available when the government shutdown. The Authority's consultant, Rick, feels HUD will need 30 days to schedule settlement. Settlement was scheduled for October 30th, which will not happen at this point. Hopefully, the government will reopen soon so it can be rescheduled as soon as possible. There is a resolution tonight on the agenda that puts all the details for the project together, which is another NJHMFA requirement. Mrs. Jones will keep the Board informed on any changes regarding settlement or anything else that may come up.

Ron Miller provided an update regarding Community Outreach. Ron reported earlier this month he and the consultants, The Brooke Group, met with the tenants at Peck Beach family to go over the status update on Pecks Beach. It was explained to the tenants that they will all be receiving a 30-day notice to terminate their lease. As part of the conversion, they are required to have a new lease under the RAD program. It was explained to them that no one was losing their housing as part of the conversion. New lease-up signings would be scheduled with all the tenants. There is a lease amendment that goes with it that covers the existing property they are living in right now. The lease amendment will go away once the new properties are online and another lease would likely be signed once the new properties are online. The expectations for the new property were discussed with the tenants as well as what they should expect from management to get a handle on behavior. There was a good attendance to the meeting and questions were asked and answered.

Mrs. Jones reported that government funding has been approved through November. Currently, public housing is still getting funding. The Authority can still draw down its monthly operating subsidy for Pecks Beach and the housing assistance payments that are coming from Vineland as the contract administrator for Bay View Manor and Spietel and has been funded through November.

Commissioner Henry asked regarding the Pecks Beach Development project, is there a sunset date on the tax credits. Mrs. Jones stated regarding the tax credit commitment a check was sent for that extension of

approximately 90 days. The Affordable Housing fund should be available until the end of the year. She has not heard anything different so far and of course NJHMFA is aware the government shutdown as well. She is not sure if they can make provisions if the shutdown goes past December 31st. Mrs. Jones will let the Board know if anything detrimental comes up. Commissioner Halliday asked if the Authority has been in touch with all the players involved to make them aware of what is going on. Mrs. Jones stated there is communication with the investors and there are some documents still being reviewed. She will follow up with the consultants tomorrow to check on status, but as far as she knows everything is ok at this point.

Motion to approve the Executive Director's Report made by Commissioner McCall and seconded by Commissioner Interdonato. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Absent)
Commissioner Brian Broadley	(Absent)
Commissioner Gary Interdonato	(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 #2025-57
Resolution to Approve Monthly Expenses

Chairperson Barr called for a motion to approve the monthly expenses in the amount of \$333,246.53. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones stated this month were ordinary expense with the exception of the truck that was approved by the Board several months ago. Ron Miller reported the truck has not come in yet, but in order to close out the year end ,the check was cut but we are not releasing it to the dealer until the truck comes in. The truck is at the dealership but there is an issue with the liftgate. The following vote was taken:

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

Resolution #2025-58
Authorizing Contracts with National Contract Vendors

Chairperson Barr called for a motion to approve Resolution #2025-58. A motion was made by Commissioner Interdonato; seconded by Commissioner McCall. Ron Miller provided explanation. The following vote was taken:

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

Resolution #2025-59

Authorizing Contracts with State Contract Vendors

Chairperson Barr called for a motion to approve Resolution #2025-59. A motion was made by Commissioner Interdonato; seconded by Commissioner McCall. Ron Miller provided explanation. The following vote was taken:

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

Resolution #2025-60

Authorizing & Ratifying the Execution of Agreements, Certificates and Other Documents Relating to the Finance, Construction and Management of Pecks Beach Village

Chairperson Barr called for a motion to approve Resolution #2025-60. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones provided an explanation. The following vote was taken:

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

Resolution #2025-61

Approval of Operating Subsidy

Chairperson Barr called for a motion to approve Resolution #2025-61. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mrs. Jones provided an explanation. The following vote was taken:

Commissioner Robert Halliday	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Patricia Jackson	(Absent)

Commissioner Brian Broadley	(Absent)
Commissioner Gary Interdonato	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2025-62
Void Checks not presented for Payment

Chairperson Barr called for a motion to approve Resolution #2025-62. A motion was made by Commissioner McCall; seconded by Commissioner Interdonato. Mrs. Jones provided an explanation. The following vote was taken:

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

Resolution #2025-63
Authorizing Payment of Draw #23 Pecks Beach

Chairperson Barr called for a motion to approve Resolution #2025-63. A motion was made by Commissioner Interdonato; seconded by Commissioner McCall. Mrs. Jones provided an explanation of Draw #23. The following vote was taken:

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

Resolution #2025-64
Awarding Information Technology Services

Chairperson Barr called for a motion to approve Resolution #2025-64. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Ron Miller provided an explanation due to termination of Shared Services Agreement with Vineland Housing Authority. The following vote was taken:

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

Resolution #2025-65
Approving the Adoption of the Personnel Policy and Employee Manual

Chairperson Barr called for a motion to approve Resolution #2025-65. Mike Watson provided an explanation of any changes made, recommended, and required by Municipal Excess Liability Joint Insurance Fund. A motion was made by Commissioner McCall; 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	(Absent)
Commissioner Gary Interdonato	(Yes)
Chairperson Robert Barr	(Yes)

Chairperson Barr turned the meeting over to counsel Mike Watson. Mr. Watson stated the Board will be voting on Resolution 2025-66 to go into Executive Session with the purpose of discussing matters involving contract negotiation or pending contract negotiation, matters that are covered by the attorney/client privilege and also matters involving the employment of a new Authority employee. Minutes of the closed session will be kept and will be made public if and when the need for confidentiality no longer exists. However, at all time prior to disclosure to the public those minutes will be subject to redaction based on the attorney/client privilege communications.

Resolution #2025-66
Executive Session

Chairperson Barr called for a motion to approve Resolution #2025-66. A motion was made by Commissioner Interdonato; seconded by Commissioner McCall. The following vote was taken:

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

Regular Meeting closed for Executive Session at 4:25 p.m.

Regular Meeting re-opened at 4:50 p.m.

Mr. Watson stated the Board came out of closed session which discussed Resolution #2025-67, which is resolution authorizing the Executive Director to negotiate a Management Services Contract with Scarborough Properties as well as Resolution #2025-68 Resolution Appointing Ron Miler as the Executive Director of the Ocean City Housing Authority.

Resolution #2025-67
**Authorizing Executive Director to Negotiate Management Services Contract
with Scarborough Properties**

Chairperson Barr called for a motion to approve Resolution #2025-67. A motion was made by Commissioner McCall; 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	(Absent)
Commissioner Gary Interdonato	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2025-68
Appointing Executive Director

Chairperson Barr called for a motion to approve Resolution #2025-68. A motion was made by Commissioner McCall; seconded by Commissioner Interdonato. The following vote was taken:

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

Chairperson Barr stated no members from the public are present. Chairperson Barr requested comments from Board Commissioners and/or Administration. No further comments.

With no further business to discuss, Chairperson Barr entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Interdonato; 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 4:54 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer