

Housing Authority of the City of Ocean City

**Regular Board of Commissioner Meeting Minutes
November 18, 2025 – 4:00 p.m.**

The regular meeting of the Housing Authority of the City of Ocean City was held November 18, 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	(Arrived @ 4:26 p.m.)
Commissioner Gary Interdonato	(Absent)
Chairperson Robert Barr	

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

Approval of Minutes

Chairperson Barr requested a motion to approve the Regular Meeting minutes from October 21, 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	(Absent)
Chairperson Robert Barr	(Yes)

Treasurer's Report

Linda Cavallo presented the Financial Report for the one month ending October 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	(Absent)
Commissioner Gary Interdonato	(Absent)
Chairperson Robert Barr	(Yes)

Executive Director's Report

Ron Miller reported on Pecks Beach Redevelopment. Everything has been submitted to the HUD Recap Department and HUD Legal Department. The Authority expects them to approve everything and be ready for closing with the NJHMFA. The NJHMFA is pushing back on the closing date of December. With that said, there is no danger to the Authority with losing the \$9 million dollars in funding if closing is in 2026. However, the \$9 million dollars would need to be spent by November 1, 2026. If closing is held in December, the new leases will start January 1, 2026 for the tenants. All tenants have all been put under 30-day notice of leasing expiring and that they have to sign a new lease. If closing is held in January 2026 the leases will start February 1, 2026. The only jeopardy in that case is the loss of the difference between the new subsidy payment and the current subsidy payment under the ACC contract. It is not significant and the budget can carry it for one month. Ron will keep the Board posted as far NJHMFA is concerned. All the insurances have been approved as of today. The bond counsel is working on the tax credits and all of the significant issues with Century have been resolved.

Community Outreach has been limited due to the transition phase with staff. All the hires have been made inclusive of new staffing agreements. An introductory meeting is likely in December to introduce the new staff to all the tenants. The Ocean City office phone number remains the same. Ron reported all the systems are in place and all IT resources are being targeted to be up and running for a start date of December 2, 2025.

Ron introduced Diana Morales. She has worked with Ron for several years now and will be the new Operations Manager for the Ocean City Housing Authority. Diana will be attending the Board Meetings monthly to record the minutes, answer questions, and act in an administrative capacity to help facilitate the Board Meetings.

Commissioner Henry asked about the Shared Services Agreement with Cape May and Buena. Ron indicated it is on tonight's agenda to be discussed in Executive Session.

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

Committee Reports – Chairman Barr stated the Nomination Committee needs to be formed. It is the Chairman's responsibility to form the committee. The Nomination Committee will consist of Brian Broadley, Scott Halliday and himself. Commissioner Broadley will be the Chairperson of the Committee. A meeting will be held of the Nominations Committee. Commissioner Broadley will contact each Commissioner for their thoughts and at the December meeting the Nomination Committee will issue a report to the board with their recommendations for new officers to be approved.

Old Business – None.

New Business – None.

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

Resolution #2025-77
Executive Session

Chairperson Barr called for a motion to approve Resolution #2025-77. 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	(Absent)
Chairperson Robert Barr	(Yes)

Mike Watson indicated the Board passed Resolution 2025-77 authorizing an Executive Session to discuss matters relating to resolutions 2025-71, 2025-74, 2025-75, 2025-78, potential contract negotiations with the Authority and the terms and conditions of employment of the recently appointed Executive Director as well as a related employment agreement with the Executive Director and matters falling within the attorney client privilege.

Regular Meeting closed for Executive Session at 4:12 p.m.

Commissioner Broadley joined the Executive Session meeting at 4:26 p.m.

Regular Meeting re-opened at 4:29 p.m.

Mr. Watson stated the Board has gone into Executive Session pursuant to Resolution 2025-77 to discuss matters related to pending contract negotiations with which the Authority is a party or will be party, the terms and conditions of employment or related employment agreement with the Authority's recently appointed Executive Director and matters falling within the attorney-client privilege. Minutes of the closed session were kept and will be made available to the public if and when the need for confidentiality on any of those matters no longer exists however prior to disclosure to the public the minutes will be reviewed and redacted pursuant to the attorney client privilege.

Resolution #2025-69
Resolution to Approve Monthly Expenses

Chairperson Barr called for a motion to approve the monthly expenses in the amount of \$293,436.83. Ron Miller provided a brief explanation of the bill list. 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	(Yes)
Commissioner Gary Interdonato	(Absent)
Chairperson Robert Barr	(Yes)

Resolution #2025-70

Approve Transfer of Ownership of Authority Owned Vehicle to Buena Housing Authority

Chairperson Barr called for a motion to approve Resolution #2025-70. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Ron Miller explained to Mr. Watson this vehicle was initially approved back in July to be disposed through GovDeals but action was never taken. He asked if that resolution needed to be rescinded. Mr. Watson stated it should be rescinded and it can be cleaned up next month. Ron Miller provided further explanation on the 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)
Commissioner Gary Interdonato	(Absent)
Chairperson Robert Barr	(Yes)

Resolution #2025-71

Authorizing Shared Services Agreement with Buena Housing Authority

Chairperson Barr called for a motion to approve Resolution #2025-71. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. 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	(Yes)
Commissioner Gary Interdonato	(Absent)
Chairperson Robert Barr	(Yes)

Resolution #2025-72

Authorizing Purchase of Vehicle

Chairperson Barr called for a motion to approve Resolution #2025-72. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Ron Miller 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	(Yes)
Commissioner Gary Interdonato	(Absent)
Chairperson Robert Barr	(Yes)

Resolution #2025-73
Accounts Receivable Decreed as Uncollectible

Chairperson Barr called for a motion to approve Resolution #2025-73. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Ron Miller 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	(Yes)
Commissioner Gary Interdonato	(Absent)
Chairperson Robert Barr	(Yes)

Resolution #2025-74
Authorizing Shared Services Agreement with Cape May Housing Authority

Chairperson Barr called for a motion to approve Resolution #2025-74. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Ron Miller 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	(Yes)
Commissioner Gary Interdonato	(Absent)
Chairperson Robert Barr	(Yes)

Resolution #2025-75
Awarding Contract to Yardi Systems

Chairperson Barr called for a motion to approve Resolution #2025-75. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Ron Miller 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	(Yes)
Commissioner Gary Interdonato	(Absent)
Chairperson Robert Barr	(Yes)

Resolution #2025-76
Authorizing Entering into a Contract Agreement with
Global Furniture Group – Dealer of Record Nickerson, NJ

Chairperson Barr called for a motion to approve Resolution #2025-76. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Ron Miller 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	(Yes)
Commissioner Gary Interdonato	(Absent)
Chairperson Robert Barr	(Yes)

Resolution #2025-78
Authorizing Contract with Executive Director

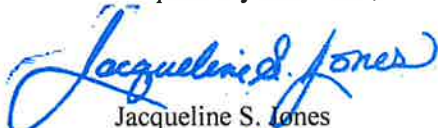
Chairperson Barr called for a motion to approve Resolution #2025-78. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mr. Watson provided explanation. The following vote was taken:

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

Chairperson Barr stated no members from the public are present. Chairperson Barr requested comments from Board Commissioners and/or Administration. Ron Miller thanked the Board, Jacqueline Jones, Chairman and Vice Chair, Mike Watson, and the Personnel Committee for working with him on the negotiations of the contract and his appointment. The opportunity to serve the Ocean City Housing Authority is greatly appreciated and he looks forward to aiding the Authority in its mission. Commissioner Henry stated when Jackie told the Board of her plans and thinking about all the things that needed to be done, he was thinking it may not all get done by the end of the year and the Authority is here. He thinks Ron is benefiting from very good leadership.

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 4:40 p.m.

Respectfully submitted,


Jacqueline S. Jones
Secretary/Treasurer

Ron
Miller
Digitally signed
by Ron Miller
Date: 2025.12.06
17:46:15 -05'00'
Ronald Miller
Director of Affordable Housing