

Housing Authority of the City of Ocean City

**Regular Board of Commissioner Meeting Minutes
December 17, 2025 – 4:00 p.m.**

The regular meeting of the Housing Authority of the City of Ocean City was held December 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 Beverly McCall
- Commissioner Robert Henry
- Commissioner Patricia Jackson
- Commissioner Brian Broadley (Arrived @ 4:06 p.m.)
- Commissioner Gary Interdonato
- Chairperson Robert Barr

Also, present were Ronald Miller – Interim Executive Director, Michael Watson, Esquire – Solicitor, Linda Cavallo – Accountant, Diana Morales, Operations Manager.

Approval of Minutes

Chairperson Barr requested a motion to approve the Regular Meeting minutes from November 18, 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 (Absent)
- Commissioner Gary Interdonato (Abstain)
- Chairperson Robert Barr (Yes)

Treasurer’s Report

Linda Cavallo presented the Financial Report for the one month ending November 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 (Abstain)
- Commissioner Brian Broadley (Absent)
- Commissioner Gary Interdonato (Yes)
- Chairperson Robert Barr (Yes)

Committee Reports – Election of Officers. Commissioner Barr requested a report from the Reorganization Committee. Commissioner Broadley reported the committee met to discuss nominations. All the Commissioners were consulted and they all agreed that Robert Barr should be nominated as Chairperson and Scott Halliday as Vice Chairperson.

Mr. Watson requested nominations for Chairperson. Gary Interdonato nominated Robert Barr for Chairperson; seconded by Patricia Jackson. With no further nominations.

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

Mr. Watson requested nominations for Vice Chairperson. Chairperson Barr nominated Scott Halliday for Vice Chairperson; seconded by Patricia Jackson. With no further nominations.

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

Mr. Watson stated the record would reflect pursuant to the State Statute that the Executive Director, Ronald Miller, assumes the position of Secretary/Treasurer.

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

Mr. Watson turned over the meeting to Chairperson Barr.

Executive Director's Report

Ronald Miller reported that the new staff officially began on December 2, with all systems fully operational. He announced the introduction of new staff members: Ameera Dorsey was hired as the new Property

Manager for Ocean City. Diana Morales will manage operations for Ocean City, Cape May, and Buena Housing Authorities. Jeangelica Santos-Perez was introduced as the new Property Manager for Cape May. Maryellen, the former Property Manager of Cape May, will provide additional support by traveling between Cape May and Ocean City

Ronald Miller announced the successful financial closing of the Pecks Beach Redevelopment, which took place on Friday, December 12, 2025. Construction has officially commenced. One of the first planned actions is the removal of the office building on 4th Street, tentatively scheduled for the end of January. South Jersey Gas must relocate a gas meter on 5th Street. Due to unforeseen obstacles, road closures may be required, and coordination with the local school is necessary. Additionally, the Pecks Beach laundry room will be closed in mid-January. Temporary laundry facilities will not be provided by the Housing Authority; however, all residents have been notified.

The current occupancy rate stands at 98%, with four total vacancies, two vacancies were received during the current week. Two units are registered offline, one due to abatement, nearing completion and the other one due to extermination. Offline units do not count toward vacancy loss; however, rent is not being collected. The remaining two vacant units are expected to be turned and ready within 60 days.

Ronald Miller introduced a proposal to transition to electronic distribution of board packets using a shared link or Dropbox, accessible via tablets, to improve efficiency. Tablets will be provided to commissioners who do not have access to one. Documents will be updated in real time and will reflect the most current information. Chairperson Barr requested to continue receiving a paper copy of the agenda. Ronald stated that accommodation would be made. Commissioners were encouraged to bring their own devices, and staff will assist with configuration if necessary. All board documents are retrievable on the Ocean City website. The transition to electronic packets is scheduled to take effect at the January board meeting. If devices are not ready, paper packets will be issued. Ronald requested commissioners notify him if they are unable to provide their own device as well as to not share link, as documents are not public until after the board meeting.

Ronald introduced Diana Morales, who will conduct the roll call moving forward and serve as the primary contact for correspondence.

Commissioner Henry inquired about the closing of the Pecks Beach Redevelopment loan and whether funds could begin to be drawn. Ronald responded that the accounts were pre-funded as part of the loan documentation.

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

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 #2025-79
Resolution to Approve Monthly Expenses

Chairperson Barr called for a motion to approve the monthly expenses in the amount of \$484,803.97. Ronald Miller provided a brief explanation of the bill list. A motion was made by Commissioner Broadley; seconded by Commissioner Jackson. 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)
Commissioner Gary Interdonato	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2025-80
Approval 2026 Board Meeting Dates

Chairperson Barr called for a motion to approve Resolution #2025-80. Chairperson Barr requested the December 15, 2026 meeting be moved to December 16, 2026. A motion was made by Commissioner Interdonato; seconded by Commissioner Jackson. The following vote was taken:

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

Resolution #2025-81
Appoint JIF Fund Commissioner

Chairperson Barr called for a motion to approve Resolution #2025-81. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Ronald Miller provided a brief explanation. 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)
Commissioner Gary Interdonato	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2025-82
Appointing Risk Management Consultant

Chairperson Barr called for a motion to approve Resolution #2025-82. A motion was made by Commissioner McCall; seconded by Commissioner Interdonato. Ronald Miller provided an explanation. Heist Insurance is the Risk Management Consultant. The following vote

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

Resolution #2025-83
Designating Public Agency Compliance Officer (P.A.C.O.)

Chairperson Barr called for a motion to approve Resolution #2025-83. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Ronald Miller provided an explanation. 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)
Commissioner Gary Interdonato	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2025-84
Award Painting Services Contract

Chairperson Barr called for a motion to approve Resolution #2025-84. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Ronald Miller provided an explanation. 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)
Commissioner Gary Interdonato	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2025-85
Amended Budget Resolution

Chairperson Barr called for a motion to approve Resolution #2025-85. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. Ronald Miller provided an explanation. 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)
Commissioner Gary Interdonato	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2025-86
Authorizing Account Signatures for Pecks Beach LLC

Chairperson Barr called for a motion to approve Resolution #2025-86. A motion was made by Commissioner Interdonato; seconded by Commissioner Jackson. Ronald Miller provided an explanation. 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)
Commissioner Gary Interdonato	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2025-87
Authorizing Account Signatures for OCHA

Chairperson Barr called for a motion to approve Resolution #2025-87. A motion was made by Commissioner McCall; seconded by Commissioner Broadley. Ronald Miller provided an explanation. 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)
Commissioner Gary Interdonato	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2025-88
Awarding Paychex Services Contract

Chairperson Barr called for a motion to approve Resolution #2025-88. A motion was made by Commissioner Interdonato; seconded by Commissioner Jackson. Ronald provided explanation. 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)
Commissioner Gary Interdonato	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2025-89
Rescinding Resolution 2025-28

Chairperson Barr called for a motion to approve Resolution #2025-89. A motion was made by Commissioner Halliday; seconded by Commissioner Interdonato. Ronald provided explanation. 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)
Commissioner Gary Interdonato	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2025-90
Authorizing Payment of Additional Compensation

Chairperson Barr called for a motion to approve Resolution #2025-90. A motion was made by Commissioner Halliday; seconded by Commissioner McCall. Mr. Watson provided explanation. 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)
Commissioner Gary Interdonato	(Yes)
Chairperson Robert Barr	(Yes)

Chairperson Barr requested public comments.

Resident S Watts Speitel #4061 - requested that the community room be opened and that residents be able to participate in activities. Ronald stated that the community room has been accessible to both Bayview and

Speitel residents for several years. Residents may use their key fob to access the side door of the building, which leads to the fully furnished and regularly cleaned community room. Ronald also explained that Acenda provides various activities for residents and recommended that residents contact Acenda directly to stay informed about upcoming events. Chairperson Barr suggested that the resident speak with Patricia Jackson after the meeting for any additional questions. Patricia Jackson added that the community room is stocked with games and food for tenants to use on days when Acenda does not have scheduled events

Resident C Taylor Speitel #3091 - addressed S Watts and confirmed that the community room is open and accessible. She shared that she personally uses the community room frequently. Ms. Taylor also added that Acenda has been working diligently to encourage resident participation and involvement in scheduled events.

Chairperson Barr requested comments from Board Commissioners and/or Administration. Vice Chairperson Halliday commended the entire team for their efforts in successfully bringing the financing process across the finish line.

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 Interdonato. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 4:45 p.m.

Respectfully submitted,

Ronald Miller
Secretary/Treasurer