

**Housing Authority of the City of Ocean City**

**Regular Board of Commissioner Meeting Minutes  
January 20, 2026 – 4:00 p.m.**

The regular meeting of the Housing Authority of the City of Ocean City was held January 20, 2026, 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	(Arrived by phone @ 4:04 p.m.)
Commissioner Beverly McCall	
Commissioner Robert Henry	
Commissioner Patricia Jackson	(Arrived @ 4:04 p.m.)
Commissioner Brian Broadley	
Commissioner Gary Interdonato	
Chairperson Robert Barr	

Also, present were Ronald Miller 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 December 17, 2025. Motion made by Commissioner McCall and seconded by Commissioner Interdonato. The following vote was taken:

Commissioner Robert Halliday	(Absent)
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 one month ending December 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	(Yes)
Commissioner Brian Broadley	(Absent)
Commissioner Gary Interdonato	(Yes)
Chairperson Robert Barr	(Yes)

## **Executive Director's Report**

Ronald Miller informed the Board that pre-development reporting for the Pecks Beach Family project has been discontinued, as pre-development is now finalized. Going forward, reports will focus on construction updates. Mr. Miller stated that pile installation for the first building has been completed. Contractors will proceed by skipping every other building as a construction strategy, allowing six buildings to be completed before returning to finish the remaining structures. Upcoming work includes foundations, CMU, underground piping, and utility infrastructure. The general contractor has provided a project schedule; upon review, the project is currently behind schedule. Meetings are being held bi-weekly on-site, with additional meetings scheduled as needed. The community building has been fully emptied. The Housing Authority has partnered with the Ocean City Police Department, Ocean City Fire Department, and the Cape May County Sheriff's Department to utilize the building for training purposes prior to demolition, while ensuring no delays to construction. Demolition is tentatively scheduled to occur within the next three weeks, pending utility disconnections.

Mr. Miller discussed the recent resident meeting held to introduce staff, which had a strong turnout of approximately 50 residents from all three properties. Construction updates for Pecks Beach Family were shared with residents, and the Housing Authority will continue to provide updates as construction progresses.

Patricia Jackson asked whether residents would receive a voucher or compensation due to the removal of the laundry room prior to relocation. Mr. Miller responded that this issue had been addressed during resident meetings and through written notices. A temporary laundry option was explored but determined to be financially unfeasible at this time. Mr. Miller also noted that the Housing Authority is not obligated to provide laundry services, as many facilities do not offer them. Mr. Miller referenced the lease, which prohibits washers and dryers, and acknowledged that despite restrictions, some tenants may still attempt to install them. He stated that the Housing Authority has the authority to enforce lease provisions. Chairperson Barr reported receiving similar inquiries and confirmed that tenants are not allowed to have washers or dryers in their units. Mr. Miller emphasized that staff should consistently advise tenants to comply with their lease terms.

Commissioner Interdonato commented that this situation could create confusion and misinterpretation, and Ms. Jackson noted concerns regarding perceived inconsistencies in enforcement. Miller clarified that enforcement options include issuing Notices to Cease to non-compliant tenants. Mr. Miller further noted that the complex is owned by Pecks Beach Development LLC, not the Housing Authority.

Commissioner Henry asked how Housing would become aware of such violations. Mr. Miller confirmed that the Housing Authority conducts routine inspections. Commissioner Interdonato expressed concern that the lack of laundry facilities may present challenges for residents in maintaining lease compliance. Commissioner Scott Halliday suggested monitoring the situation and considering future solutions. Ms. Jackson stated that she listens to tenant concerns and refers residents to the main office with questions but sought guidance on how to respond. Mr. Miller reiterated that the appropriate response is to advise tenants to comply with their lease terms and informed the Board that the matter will be explored further.

Commissioner Henry asked whether the Board would receive milestone-based construction reports. Mr. Miller clarified that the project is managed through a private LLC and that a resolution passed in October authorized the Executive Director and Board Chair to proceed, requiring no further approvals. Construction updates will continue to be included in the administrative report. Mr. Henry requested a paper report outlining future milestones and projected dates. Mr. Miller stated that the administrative report includes updates but agreed to accommodate the request. Vice Chair Halliday suggested Board members drive by the site to observe construction progress. Ms. Jackson asked about the overall project timeline. Mr. Miller

stated the projected duration is approximately 455 days (18 months), noting that progress may be affected by weather conditions, particularly since construction began during less favorable seasonal conditions.

**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	(Yes)
Commissioner Brian Broadley	(Absent)
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 #2026-01**  
**Resolution to Approve Monthly Expenses**

Chairperson Barr called for a motion to approve the monthly expenses in the amount of \$356,561.40. Ronald Miller provided a brief explanation of the bill list. A motion was made by Commissioner McCall; 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	(Absent)
Commissioner Gary Interdonato	(Yes)
Chairperson Robert Barr	(Yes)

**Resolution #2026-02**  
**Designating Official Newspapers**

Chairperson Barr called for a motion to approve Resolution #2026-02. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. Mr. Miller provided a brief explanation. 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	(Absent)
Chairperson Robert Barr	(Yes)

**Resolution #2026-03**

**Awarding Cooperative Contract (Ferguson- OMNIA Partners)**

Chairperson Barr called for a motion to approve Resolution #2026-03. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. Mr. 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	(Absent)
Commissioner Gary Interdonato	(Yes)
Chairperson Robert Barr	(Yes)

**Resolution #2026-04**

**Amending Budget Resolution**

Chairperson Barr called for a motion to approve Resolution #2026-04. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mr. Miller provided an explanation. The following vote

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

**Resolution #2026-05**

**Approval of Shared Services Agreement**

Chairperson Barr called for a motion to approve Resolution #2026-05. A motion was made by Commissioner McCall; seconded by Commissioner Interdonato Mr. Miller explained that a shared services agreement approved in 2021 provided partial funding for the Pecks Beach Redevelopment, and that the current resolution authorizes the full amount of the original contract. The following vote was taken:

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

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

**Resolution #2026-06**  
**Authorizing Account Signatures for Pecks Beach LLC**

Chairperson Barr called for a motion to approve Resolution #2026-06. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. Mr. Miller explained that the resolution is similar to Resolution #2026-86, but pertains to Century Bank. The following vote was taken:

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

**Resolution #2026-07**  
**Approval of Construction Bank Resolution**

Chairperson Barr called for a motion to approve Resolution #2026-07. A motion was made by Commissioner McCall; seconded by Commissioner Jackson. Mr. 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	(Absent)
Commissioner Gary Interdonato	(Yes)
Chairperson Robert Barr	(Yes)

**Resolution #2026-08**  
**Approval of Snow Removal Services**

Chairperson Barr called for a motion to approve Resolution #2026-08. A motion was made by Commissioner McCall; seconded by Commissioner Interdonato. Mr. 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	(Absent)
Commissioner Gary Interdonato	(Yes)
Chairperson Robert Barr	(Yes)

Chairperson Barr requested public comments.

Resident C Taylor Speitel #3091 – stated that during her recent recertification she received only the last three pages of her lease and does not currently have a full copy. She explained that when she first moved in, she was provided with a lease packet to review, but over time she no longer has a complete copy. The resident stated that she has requested a copy from the office and suggested that all tenants should receive a full copy of their lease so they are aware of any changes.

Ronald Miller responded that the resident is welcome to stop by the office to obtain a copy of her lease. He explained that the original lease is executed at move-in, and during recertification tenants are reaffirming the terms of that original lease. Mr. Miller clarified that no changes can be made to the lease without notifying tenants. He further stated that any tenant who has questions or would like a full copy of their lease may obtain one from the office, which is open five days a week.

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 4:30 p.m.

Respectfully submitted,

Ronald Miller  
Secretary/Treasurer