

Housing Authority of the City of Ocean City

**Regular Board of Commissioner Meeting Minutes
February 17, 2026 – 4:00 p.m.**

The regular meeting of the Housing Authority of the City of Ocean City was held February 17, 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	
Commissioner Beverly McCall	
Commissioner Robert Henry	(Absent)
Commissioner Patricia Jackson	(Absent)
Commissioner Brian Broadley	(Absent)
Commissioner Gary Interdonato	
Chairperson Robert Barr	

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

Approval of Minutes

Chairperson Barr requested a motion to approve the Regular Meeting minutes from January 20, 2026. Motion 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	(Absent)
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 January 2026.

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

Chairperson Barr invited former Executive Director Jacqueline Jones to join table one last time. He then turned to Ronald Miller to deliver the Administrative Report.

Executive Director’s Report

Ronald Miller reported that the maintenance staff have been working diligently to remove snow and ice from the properties. Assistance was required from the City, as the outside contractors under contract did not report as required. Mr. Miller advised everyone to proceed with caution while walking through the properties.

Mr. Miller continued by informing the Board about the Peck’s Beach Redevelopment Project; he noted delays due to cold temperatures. Third-party consultants were on site to determine whether pouring concrete would be suitable under the current weather conditions. Ground heaters were brought in after frost was measured at 18 inches. The production goal is 30 piles to be driven per day; however, contractors are currently averaging 20 due to the weather conditions. A recovery schedule will be provided once weather conditions improve. The project is currently scheduled as a 455-day project (approximately 18 months), and the team is still targeting that completion timeframe. Mr. Miller noted that the contractor schedule is currently only confirmed through May, as it will continue to change.

Community outreach has been limited due to the upcoming demolition of the former office building. As a result, the Housing Authority relocated the rent drop box, and residents were notified of this change.

Mr. Miller also reported that continued training is taking place at the site by the Ocean City Police Department and the Cape May County Sheriff’s Department.

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

Old Business – None.

New Business –

Chairperson Barr informed the Board and Public of the retirement ceremony dedicated to Jacqueline Jones. Commissioner Barr then deferred to Ronald Miller for opening remarks. Ronald Miller subsequently returned the floor to Ocean City Chairperson Barr to begin his remarks.

Chairperson Barr stated that he had many stories to share and noted that he did not know where the Ocean City Housing Authority would be today if it had not been for Mrs. Jones. He remarked that Mrs. Jones had played a critical role in saving the Authority and that significant effort had been made under her leadership. Chairperson Barr further stated that the Authority would be forever indebted to her and that the evening served as an opportunity to express gratitude for her dedication and service. He concluded by expressing his appreciation and wishing Mrs. Jones the very best in her retirement.

Ronald Miller then recognized the Vice Chair from Ocean City, Mr. Scott Halliday, and yielded the floor to him. Vice Chair Halliday stated that approximately ten years ago the Ocean City Housing Authority was undergoing a period of transition and was in desperate need of professional guidance. He recalled that the Authority's attorney at the time, Charles Gabage, provided what ultimately proved to be the most valuable advice: simply to "call Jackie Jones." Vice Chair Halliday noted that shortly after Mrs. Jones arrived ten years ago, the Ocean City Housing Authority experienced a complete turnaround, both financially and organizationally. He further stated that strong working relationships were developed with the City of Ocean City, including close collaboration with Mayor Jay Gillian and his administration. During Mrs. Jones's tenure, Vice Chair Halliday highlighted several significant accomplishments of the Authority, including the construction of a 32-unit building for senior citizens, the full renovation of Bayview Manor, and the successful construction of five 2-unit buildings, along with numerous other projects. Vice Chair Halliday also noted that Mayor Gillian had expressed a desire for the architecture of the Peck's Beach neighborhood development to blend seamlessly with the surrounding community. Although consultants initially advised that this would not be possible, he stated that through the efforts of Mrs. Jones and her team, the goal was successfully achieved. Vice Chair Halliday attributed success to the high level of professionalism and integrity demonstrated under her leadership. Vice Chair Halliday concluded by stating that it had been both a pleasure and an inspiration to work with Mrs. Jones. He thanked her for her service and wished her the very best in her retirement.

Ronald Miller introduced Michael Thilker, the auditor for the Ocean City Housing Authority. Mr. Thilker provided insight into his professional history with housing authorities, noting that he had worked alongside Mrs. Jones at several housing authorities over the past 13 years. He stated that, as an auditor, he had been trained to observe carefully and ask difficult questions, and that his role provided him with a long-term perspective on Mrs. Jones's leadership across different organizations and communities. Mr. Thilker remarked that Mrs. Jones's strength and independence consistently stood out during their years of professional collaboration. He noted that throughout her career she never lost sight of the importance of serving residents and ensuring stable housing for the communities she served. He further stated that Mrs. Jones's legacy, determination, and leadership had significantly shaped the Ocean City Housing Authority. Mr. Thilker concluded by expressing his hope that Mrs. Jones would enjoy peace and fulfillment with her family in this new chapter of her life. Ronald Miller thanked Mr. Thilker for his remarks and for taking the time to participate in the ceremony.

Ronald Miller introduced Richard Ginnetti, development consultant for the Ocean City Housing Authority. Mr. Ginnetti spoke about the longstanding professional relationship between The Brooke Group and the Ocean City Housing Authority. He noted that The Brooke Group began operations in 2009 and that the Vineland Housing Authority was among their earliest clients, beginning with a \$900 contract to write a Section 3 program. Since that time, the organization has worked with multiple housing authorities throughout New Jersey and other states, contributing to more than \$100 million in affordable housing investments across New Jersey, including the development or renovation of approximately 800–900 housing units. Mr. Ginnetti credited Mrs. Jones for her leadership and for fostering a collaborative working relationship that allowed the organizations to function as a team. He stated that working with Mrs. Jones and the Ocean City Housing Authority had been one of the most rewarding professional relationships of his career.

Ronald Miller introduced Mayor Gillian, and turned the floor over to the Mayor. Mayor Gillian reflected on the partnership between the City of Ocean City and the Ocean City Housing Authority, particularly during difficult times such as the aftermath of Hurricane Sandy. He expressed appreciation for Mrs. Jones's leadership and dedication to advocating for the community and ensuring that residents receive the best possible services. The Mayor noted that Ocean City serves as a model for other communities in how it approaches Housing Authority operations and community support. Mayor Gillian presented Mrs. Jones

with a token of appreciation, recognizing her leadership and commitment to providing safe, quality, and affordable housing for the community and wished her well in her retirement.

Ronald Miller introduced Philo Chris Chapman, the chairperson for the Vineland Housing Authority. Mr. Chapman spoke about the complexity of housing authority operations, noting that meetings often involve multiple stakeholders including attorneys, accountants, consultants, staff, and commissioners, each bringing their own perspective. He emphasized that strong leadership is required to maintain focus on the organization's mission and ensure effective collaboration. Mr. Chapman stated that it quickly became clear to him that Mrs. Jones possessed the vision, discipline, and emotional intelligence necessary to guide the organization through complex challenges. He praised Mrs. Jones for her ability to manage difficult issues with professionalism, patience, and humility, while maintaining focus on the ultimate purpose of housing authorities serving residents and providing stability for those in need.

Ronald Miller continued by introducing Carla Giovinazzi, the chairperson of the Housing Authority of the Borough of Buena. Mrs. Giovinazzi thanked the Ocean City Housing Authority for hosting the event and praised the facility and organization for its professionalism and quality of work. Mrs. Giovinazzi shared that she has served on the Buena Borough Housing Authority Board for over ten years and had once considered stepping down. However, after meeting Mrs. Jones and discussing the direction of the authority, she decided to remain involved due to Mrs. Jones's leadership and vision. Mrs. Giovinazzi stated that Mrs. Jones's knowledge, professionalism, and mentorship had a significant impact on the organization and its board members. She expressed her gratitude and wished Mrs. Jones continued health and happiness in retirement.

Ronald Miller furthered the evening by introducing Dr. Keith Lafferty, the chairperson of the Cape May Housing Authority. Dr. Lafferty shared personal reflections about working with Mrs. Jones, noting that some of his most valued experiences were the conversations held prior to meetings where he gained beneficial guidance and insight. Dr. Lafferty acknowledged that when he first joined the housing authority, he had limited experience in the field of housing. Mrs. Jones recognized his potential and encouraged his development as a board leader. Dr. Lafferty also commended Mrs. Jones for her perseverance, professionalism, and ability to navigate what was historically a male-dominated field with grace and determination. Dr. Lafferty credited Mrs. Jones with helping the Cape May Housing Authority overcome significant operational challenges and emphasized that she contributed time, talent, and dedication to improving housing authorities and communities.

Ronald Miller thanked everyone for their support and presence at the ceremony honoring Jacqueline Jones. Mr. Miller shared several stories highlighting Mrs. Jones's leadership and longstanding commitment to residents. He recalled the response following Hurricane Sandy in 2012, when Mrs. Jones and her team immediately mobilized efforts to assist Ocean City residents despite extremely challenging conditions. Mr. Miller noted that Mrs. Jones and the Housing Authority consistently demonstrated their dedication to supporting the community during times of need. Mr. Miller also reflected on the completion of Speitel Commons and the transition that followed. During the move, the moving company originally responsible for assisting residents departed unexpectedly, leaving many residents without support. Mrs. Jones, along with members of the team—including Lynn Hoban—worked late into the night to ensure that every resident had a bed and a safe place to sleep. The Housing Authority staff remained on site well after midnight to make certain that no resident was left without assistance. Mr. Miller emphasized that these examples demonstrated Mrs. Jones's compassion, dedication, and unwavering commitment to doing what was right for residents, regardless of the circumstances. Mr. Miller shared these stories because they capture who Mrs. Jones is her compassion, her dedication, and her unwavering commitment to doing the right thing — morally, ethically, and always in the best interest of the Authority. Mrs. Jones and the core team around her never wavered in the face of opposition or outside influence. Mrs. Jones made sure tenant concerns were addressed, staff had the tools they needed, and the Authority operated responsibly

and with integrity. Mr. Miller stated that he would be remiss if I didn't thank Wendy Hughes, who is here tonight. Wendy's partnership and dedication over the 17 years we worked together made a tremendous difference. Success like this is never accomplished alone. Mrs. Jones, you set each Authority you served up for success. The residents you helped, the cities and boroughs you served, and the staff who worked under your leadership all recognize what a truly unique and capable leader you are. Throughout much of my career, Ronald noted he had the privilege of working with strong-willed, capable, and deeply passionate women in leadership. Mrs. Jones led with strength and compassion — demanding excellence while never losing sight of the people we served. Mrs. Jones proved that accountability and empathy are not opposites; they are partners. Ronald Miller continued that he is confident that he and the next generation of intelligent strong woman are ready to carry that legacy forward. Leadership is not simply about holding a title — it is about stewardship, accountability, and vision. Miller continued that he knows better than most that the people you surround yourself with will help shape your success. The foundation is strong. The team is committed. The mission is clear. And because of that, Miller has no doubt that the future of this organization will be marked by continued progress, collaboration, and success. Ronald is proud of what we've accomplished together — and even more proud knowing that what we've built will continue to thrive. Mrs. Jones you have left fingerprints on every property, every policy, every staff member, and every resident whose life you've touched. The buildings will stand for decades. The policies will evolve. Leadership will transition. But the standard Mrs. Jones set — the expectation of excellence, integrity, and compassion — will remain. Mrs. Jones didn't just manage housing authorities. Mrs. Jones strengthened communities. Mrs. Jones didn't just supervise staff. Mrs. Jones developed leaders. And Mrs. Jones didn't just hold a position. Mrs. Jones carried a responsibility that she honored every single day. It is difficult to measure a career like Mrs. Jones because its impact can't be captured on paper or summarized in reports. It lives in the stability of families who had a safe place to call home. It lives in the confidence of staff who grew under Mrs. Jones leadership. And it lives in the culture of accountability and care that Mrs. Jones built and protected. Ronald also thanked colleagues and partners who worked alongside Mrs. Jones over the years and noted that her leadership helped build a strong foundation for the organization's continued success. Mr. Miller thanked Jacqueline Jones for 19 years of partnership, recognizing her leadership and for setting a high standard for others to follow. Miller concluded by presenting Mrs. Jones with a commemorative career story documenting her professional journey from the beginning of her career to the present.

Mrs. Jones accepted the commemorative career story and thanked Mr. Miller. She expressed her deepest gratitude for the many compliments she had received and acknowledged that she had not prepared remarks because the recognition came as a surprise. She stated that one of her greatest strengths has been selecting the right people to work with, including employees and board members. Mrs. Jones emphasized that the work is ultimately about serving individuals and tenants. Mrs. Jones reflected on her experience working with four different housing authorities and expressed how rewarding those experiences had been. Mrs. Jones noted that only a few housing authorities truly understand the vision of the work, but when they do, great things can happen. Mrs. Jones shared that she learned a great deal during her time with the Housing Authority of Gloucester, where strong leadership made a significant impact. Mrs. Jones then briefly worked for the Glassboro Housing Authority before moving to the Vineland Housing Authority, where she was fortunate to work with Wendy Hughes, Ronald Miller, and Gloria Pomaes. She emphasized that teamwork is what makes organizations successful and that surrounding oneself with good people is essential. Mrs. Jones concluded by expressing her sincere gratitude and thanking everyone who spoke during the ceremony, noting again that the recognition was unexpected and deeply appreciated.

Chairperson Barr then moved the order of the meeting and requested the audit report from Michael Thilker of PKF O'Connor Davies.

Mr. Thilker began by thanking the Authority's team for their cooperation and assistance in answering questions throughout the audit process. He then presented the Fiscal Year End 2024 audit report and stated

that the Authority received a clean audit opinion. Mr. Thilker also expressed his appreciation for the opportunity to work with Ronald Miller, Jacqueline Jones, and Linda Avena.

Resolution #2026-09
Resolution to Approve Monthly Expenses

Chairperson Barr called for a motion to approve the monthly expenses in the amount of \$128,308.55. Ronald Miller provided a brief explanation of the bill list. 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	(Absent)
Commissioner Patricia Jackson	(Absent)
Commissioner Brian Broadley	(Absent)
Commissioner Gary Interdonato	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2026-10
Auditing Review Certificate FYE 2024

Chairperson Barr called for a motion to approve Resolution #2026-10. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. The following vote was taken:

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

Resolution #2026-11
Awarding Accounting Services Contract – Bowman & Company

Chairperson Barr called for a motion to approve Resolution #2026-11. A motion was made by Commissioner McCall; seconded by Commissioner Interdonato. Mr. Miller provided a brief explanation regarding the reason for the change in companies. The following vote was taken:

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

Resolution #2026-12
Recognition of Retirement – Jacqueline Jones

Mr. Miller read aloud the full resolution in honor of Jacqueline Jones. Chairperson Barr called for a motion to approve Resolution #2026-04. 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	(Absent)
Commissioner Patricia Jackson	(Absent)
Commissioner Brian Broadley	(Absent)
Commissioner Gary Interdonato	(Yes)
Chairperson Robert Barr	(Yes)

Chairperson Barr requested public comments.

Resident C Taylor Speitel #3091 – A tenant shared a memory of when Mrs. Jones asked her to plant flowers in the front of the property. She recalled that one morning Mrs. Jones came outside and assisted her with shoveling. The tenant expressed her gratitude to Mrs. Jones for providing her with that opportunity.

Resident C. Constable, Speitel Apartment #2101, recalled that she and her spouse were among the last couples to move from the former Senior site approximately four years ago while waiting for the moving company to relocate them. She remembered Mrs. Jones standing at the front door to welcome them when they arrived and noted that they were greeted with a warm reception. The resident expressed her gratitude to Jacqueline Jones, Ronald Miller, and Lynn Hoban for their efforts and leadership. She concluded by wishing Mrs. Jones a happy retirement.

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 4:47 p.m.

Respectfully submitted,

Ronald Miller
Secretary/Treasurer