

**Housing Authority of the City of Ocean City**  
**Regular Board of Commissioner Meeting Minutes**  
**March 17, 2026 – 4:00 p.m.**

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

Also, present were Ronaldald Miller - Executive Director, Michael Watson, Esquire – Solicitor, Michael Thilker – Accountant, Diana Morales - Operations Manager (remote via Teams).

**Approval of Minutes**

Chairperson Barr requested a motion to approve the Regular Meeting minutes from March 17, 2026. Motion made by Commissioner Halliday 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	(Yes)
Commissioner Gary Interdonato	(Yes)
Chairperson Robert Barr	(Yes)

**Treasurer’s Report**

Michael Thilker presented the Financial Report for the one month ending February 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	(Yes)

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

**Executive Director’s Report**

The Executive Director’s report was presented by Ronald Miller. Mr. Miller reported successful snow removal efforts despite the contractor’s absence and encouraged everyone to remain cautious around the properties.

Mr. Miller also discussed a recent meeting with city administration, which included the Mayor, Business Administrator, CFO, Ronald Miller, Robert Barr, Scott Halliday, and Diana Morales. The purpose of the meeting was to formally introduce Mr. Miller in his new role; Mr. Miller has maintained prior working relationships with those in attendance and will continue to do so.

Mr. Miller addressed a point raised by Mr. Thilker regarding the outstanding Housing Assistance Payment (HAP). As of January 1, Pecks Beach Family transitioned from an Annual Contributions Contract (ACC), which applies only to public housing, to a Section 8-based subsidy. A HAP contract was previously established with the Vineland Housing Authority; the Ocean City Housing Authority is not a voucher agency. Under this arrangement, the Vineland Housing Authority is responsible for administering and issuing monthly subsidy payments, as they have done for other sites.

At this time, HAP payments for Pecks Beach have not been received since the conversion. The current outstanding balance is \$142,992. Although funds were reportedly available as of February 20, the process requires Vineland to request the funds, and payment has still not been received by Ocean City. Mr. Miller indicated that while the Authority continues to wait, the delay will not be prolonged, and special counsel will be engaged if necessary.

Due to inclement weather, construction at Pecks Beach Redevelopment has been delayed by rain and cold temperatures. Contractors have informed the Authority that they will increase crew size to accelerate progress and make up for lost time. Framing crews are currently on site, and an additional masonry crew will be brought in to continue work on structural masonry units (SMU), stair towers, and elevator shafts.

Three change orders were approved, addressing asbestos, substitution of the standard LULA lift machine room, and the use of solid core doors. Mr. Miller stated that he will provide an updated construction schedule once it becomes available.

Lastly, Mr. Miller reported that Acenda continues to host events at the building, coordinated through the occupancy manager. A meeting was also held with several community action groups to expand programming and offer additional events for tenants.

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

**Committee Reports** – None.

**Old Business** – None.

**New Business** – Robert Barr announced that Robert Henry was involved in a serious accident. It is anticipated that he may return by the May board meeting, depending on his recovery.

**Resolution #2026-13**  
**Resolution to Approve Monthly Expenses**

Chairperson Barr called for a motion to approve the monthly expenses in the amount of \$113,816.11. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Ronald Miller provided a brief explanation of the bill list. The following vote was taken:

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

**Resolution #2026-14**  
**Awarding Cleaning Services Contract**

Chairperson Barr called for a motion to approve Resolution #2026-14. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Ronald Miller provided explanation of this resolution. The following vote was taken:

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

**Resolution #2026-15**  
**Awarding Pest Control Services Contract**

Chairperson Barr called for a motion to approve Resolution #2026-15. A motion was made by Commissioner McCall; seconded by Commissioner Interdonato. Ronald Miller provided explanation of this resolution. The following vote was taken:

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

Chairperson Robert Barr (Yes)

**Resolution #2026-16**  
**Awarding Special Legal Services Contract – Landlord/Tenant**

Chairperson Barr called for a motion to approve Resolution #2026-16. A motion was made by Commissioner McCall; seconded by Commissioner Broadley. Ronald Miller provided explanation of this resolution. The following vote was taken:

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

**Resolution #2026-17**  
**Awarding Auditing Services**

Chairperson Barr called for a motion to approve Resolution #2026-17. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Ronald Miller provided explanation of this resolution. The following vote was taken:

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

**Resolution #2026-18**  
**Approving Interim Bill-List**

Chairperson Barr called for a motion to approve Resolution #2026-18. A motion was made by Commissioner McCall; seconded by Commissioner Interdonato. Ronald Miller provided explanation of this resolution. The following vote was taken:

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

Chairperson Barr requested public comments. No comments. Chairperson Barr requested comments from Board Commissioners and/or Administration. No comments.

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 4:19 p.m.

Respectfully submitted,

Ronald Miller  
Secretary/Treasurer