

Housing Authority of the City of Ocean City

**Regular Board of Commissioner Meeting Minutes
April 21, 2026 – 4:00 p.m.**

The regular meeting of the Housing Authority of the City of Ocean City was held April 21, 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:

Vice Chairperson 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)

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

Approval of Minutes

Chairperson Barr requested a motion to approve the Regular Meeting minutes from March 17, 2026. Motion made by Commissioner McCall and seconded by Commissioner Halliday. The following vote was taken:

Vice Chairperson 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

Michael Thilker presented the Financial Report for the one month ending March 2026.

Motion to approve the Treasurer’s report made by Commissioner McCall and seconded by Commissioner Interdonato. The following vote was taken:

Vice Chairperson 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)

Executive Director’s Report

The Executive Director’s Report was presented by Ronald Miller. Mr. Miller reported are two vacancies effective May 11, 2026, and that the units were scheduled to be shown later that day.

Mr. Miller further reported that the Ocean City Housing Authority had received only one month of subsidy funding for January 2026 for Pecks Beach. He noted that approximately \$100,000 remains outstanding from the Vineland Housing Authority, which has negatively impacted the financial statements. Mr. Miller confirmed that communication has taken place between Vineland Housing Authority and HUD officials regarding the matter.

Regarding the Pecks Beach Family Redevelopment Project, Mr. Miller reported that the groundbreaking ceremony, held at the end of March, was well attended and considered a successful event despite the chilly weather conditions. Construction activity has progressed, and the building framing is currently underway. Mr. Miller confirmed that two framing crews are presently working on-site. Mr. Miller also reviewed the approved change orders:

Change Order No. 4 was approved to replace the ERV units in order to meet the project’s energy requirements.

Change Order No. 5 was approved for HVAC modifications related to the transition to 454B refrigerant, which had changed while the project was out for bid.

Change Order No. 6, although not reflected in the current report, was approved for the installation of additional security cameras along the alley sides of the property where no cameras had previously been included.

Change Order No. 7 was approved for the removal and off-site disposal of contaminated historic fill discovered at the site. Mr. Miller noted that the pricing for this work had been included in the original bid documents as unit pricing.

Mr. Miller also provided an updated project schedule, noting that the revised recovery schedule had been prepared by the general contractor. Although the project remains several weeks behind schedule, Gary Gardner and the project manager, have assured the Authority that the project will be staffed in order to meet the completion deadline.

Motion to approve the Executive Director’s Report made by Commissioner McCall and seconded by Commissioner Interdonato. The following vote was taken:

Vice Chairperson 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)

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 #2026-19
Resolution to Approve Monthly Expenses

Chairperson Barr called for a motion to approve the monthly expenses in the amount of \$141,447.87. A motion was made by Commissioner McCall; seconded by Commissioner Interdonato. Ronald Miller provided a brief explanation of the bill list. The following vote was taken:

Vice Chairperson 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 #2026-20
Awarding Landscaping Services Contract

Chairperson Barr called for a motion to approve Resolution #2026-20. A motion was made by Commissioner McCall; seconded by Commissioner Interdonato. Ronald Miller provided explanation of this resolution. The following vote was taken:

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

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 4:12 p.m.

Respectfully submitted,

Ronald Miller
Secretary/Treasurer