

Housing Authority of the City of Ocean City
Regular Board of Commissioner Meeting Minutes
May 19, 2026 – 4:00 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held May 19, 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	(Yes)	
Commissioner Brian Broadley	(Yes)	Arrived at 4:05 PM
Commissioner Gary Interdonato	(Yes)	
Chairperson Robert Barr	(Yes)	

Also, present were Ronald Miller - Executive Director, Margaret McHugh, – Solicitor (remote via Teams), Michael Thilker & Mazen Abou Harb– Fee Accountant (remote via Teams), Diana Morales - Operations Manager.

Approval of Minutes

Chairperson Barr requested a motion to approve the Regular Meeting minutes from April 21, 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	(Abstain)
Commissioner Brian Broadley	(Abstain)
Commissioner Gary Interdonato	(Yes)
Chairperson Robert Barr	(Yes)

Treasurer’s Report

Ocean City Housing Authority Financial Report for the one-month period ending April 2026 was presented by Michael Thilker. Commissioner Henry asked about the high variance in the budget. Mr. Miller addressed the commissioner’s question, explaining that the conversion of public housing to RAD in the middle of the budget year made it difficult to determine how much funding would be available.

He further explained that income streams are difficult to calculate during a conversion process, and for the Housing Authority, most income comes from the HAP subsidy, which fluctuates. The Housing Authority will continue receiving monthly HAP subsidy payments through the contract administrator, who receives and distributes the funds to the Ocean City Housing Authority.

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

Executive Director’s Report

During the Executive Director’s Report, Mr. Miller introduced Margaret McHugh of Brown & Connery, who attended the meeting in place of Michael Watson. Mr. Miller noted that Ms. McHugh regularly works with the Housing Authority staff on various matters and welcomed her to the meeting.

Mr. Miller also acknowledged and further introduced Mazen Abou Harb from PKF O’Conner Davies, during future meetings Mazen may fill-in for Michael Thilker; Mazen frequently works with the administrative staff daily.

Mr. Miller reported that the Housing Authority received the full HAP payment from Vineland following discussions involving HUD and Vineland representatives. He explained that the payment issue was resolved after HUD established a timeline for payment, which was subsequently met. The payment was recorded in April and will appear in next month’s financial statement. Mr. Miller explained that subsidy payments fluctuate based on tenant recertifications and changes in tenant income and rent contributions. He stated that the annual contract amount for the project is capped at approximately \$571,000 and noted that monthly subsidy payments generally range between \$40,000 and \$45,000.

Mr. Miller advised that preparations for the 2027 operating budget are underway and will be presented at the next Board meeting. He noted that estimating future revenues remains challenging due to uncertainty surrounding the completion and occupancy schedule of the additional units at the Pecks redevelopment project. The Housing Authority intends to provide conservative revenue estimates and make adjustments as necessary.

In addition to the operating budget, the Housing Authority will also present a 2027 capital budget next month, as required by the State.

Mr. Miller further reported that the operations team has been working with residents on property clean-up efforts. Tenants participated in landscaping improvements, including cleaning flower beds and mulching common areas. He noted that the effort promoted community involvement and improved the appearance of the properties.

Regarding the Pecks redevelopment project, Mr. Miller stated that substantial progress has been made, including framing, window installation, roofing work, and infrastructure improvements. He advised that additional framing, concrete work, doors, windows, and infrastructure activities are expected over the next 30 days. Updated construction schedules and project financial reports were included for Board review. Mr. Miller explained that the overall redevelopment contract totals approximately \$22 million and is separated between vertical construction and infrastructure improvements because HMFA funding only applies to vertical construction costs, while infrastructure work is funded through City sources. Mr. Miller reviewed draw payments and change order reporting procedures, noting that fee accountants will review draw

requests prior to payment processing. Mr. Miller confirmed that draw payments are processed on a percentage-of-completion basis. He further reported that current vertical construction change orders reflect a net decrease of approximately \$177,659, while demolition and infrastructure change orders total approximately \$4,194.

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

Committee Reports – None.

Old Business – None.

New Business – None

Resolution #2026-21
Resolution to Approve Monthly Expenses

Chairperson Barr called for a motion to approve the monthly expenses in the amount of \$111,943.75. 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:

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

Resolution #2026-22
Authorizing Account Signatures OCHA

Chairperson Barr called for a motion to approve Resolution #2026-22. A motion was made by Commissioner McCall and seconded by Commissioner Halliday.

Ronald Miller informed the Board that a PNC Bank account needed to be closed and that the authorized signers on the account were unavailable to complete the closure process. By adoption of the resolution, the Board authorized the following individuals as signatories on the account: Chairperson Bobby Barr, Vice Chairperson Scott Halliday, and Executive Director Ronald Miller.

Vice Chairperson Robert Halliday	(Yes)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
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.

Mr. Miller noted an item that had been omitted from the Executive Report regarding a snowblower that was damaged during the recent snowstorm. He explained that the cost of replacement parts exceeded the cost of purchasing a new unit. With no objection or further discussion from the Board, Chairperson Barr continued with the meeting proceedings.

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 4:19 p.m.

Respectfully submitted,

Ronald Miller
Secretary/Treasurer