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

**Regular Board of Commissioner Meeting Minutes**
**June 16, 2026 – 4:00 p.m.**

The regular meeting of the Housing Authority of the City of Ocean City was held June 16, 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 Gary Interdonato
Commissioner Beverly McCall
Commissioner Robert Henry
Commissioner Brian Broadley
Chairperson Robert Barr

Also, present were Ronald Miller - Executive Director, Margaret McHugh – Solicitor, Mazen Abou Harb– Fee Accountant, Diana Morales - Operations Manager.

**<u>Approval of Minutes</u>**
Chairperson Barr requested a motion to approve the Regular Meeting minutes from May 19, 2026. Motion made by Commissioner McCall and seconded by Commissioner Interdonato. The following vote was taken:

| | |
|---|---|
| Commissioner Robert Halliday | (Yes) |
| Commissioner Gary Interdonato | (Yes) |
| Commissioner Beverly McCall | (Yes) |
| Commissioner Robert Henry | (No) |
| Commissioner Brian Broadley | (Yes) |
| Chairperson Robert Barr | (Yes) |

**<u>Treasurer's Report</u>**
Mazen Abou Harb presented the Financial Report for the one-month period ending May 2026.

**<u>Motion to approve the Treasurer's report</u>** made by Commissioner McCall and seconded by Commissioner Broadley. The following vote was taken:

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

**Executive Director's Report**

The Executive Director reported that the Finance Committee reviewed the proposed 2027 Operating Budget along with the fee accounts. An update will be provided during the budget resolution discussion. The FY2025 audit is currently undergoing peer review by Novogradac and is expected to be finalized and submitted to the State by June 30, 2026, deadline.

The Housing Authority has been working with residents at Bayview Manor and Speitel Commons on property beautification efforts. Resident participation has resulted in noticeable improvements to the property appearance, including landscaping enhancements.

A tenant meeting for the Pecks Beach Redevelopment Project is anticipated at the end of June to discuss relocation procedures, house rules, expectations for occupancy, along with providing an update on the construction schedule to the current residents.

The Executive Director informed the Board that he has been invited by the New Jersey Housing and Mortgage Finance Agency (NJHMFA) to speak at the New Jersey Governor's Conference on Housing and Economic Development on September 29, 2026. Pending Board concurrence, he intends to accept the invitation and represent the Authority. No objection was heard.

An update was provided on the Pecks Beach Redevelopment Project. Construction continues to progress with multiple trades working simultaneously, including framing, roofing, window installation, and HVAC installation. Staff reported that the project remains on track to meet its completion deadline despite some areas being ahead of or behind schedule. Change orders totaling $57,422 were approved for required radon piping and revisions to concrete driveways and curbing.

The Board was provided with an update on the replacement reserve account for converted RAD properties. Expenditures from the reserve account for special projects were reviewed, and management noted that all future expenditures will continue to be reported to the Board. The balance of this account along with a copy of the bank statement were provided.

**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 Gary Interdonato | (Yes) |
| Commissioner Beverly McCall | (Yes) |
| Commissioner Robert Henry | (Yes) |
| Commissioner Brian Broadley | (Yes) |
| Chairperson Robert Barr | (Yes) |

**Committee Reports** – Vice Chair Halliday reported that he met with Executive Director, Ronald Miller and Chairperson Barr to review the proposed budget. In furtherance an additional meeting was held with Commissioner Henry and Commissioner Broadley prior to the Board meeting to discuss the budget and related financial matters.

Commissioner Henry recommended holding a separate budget workshop to review the proposed budget in greater detail and in a simplified format. The Commissioner expressed a desire for additional time to review and discuss the financial information before acting on the budget and stated that a more detailed review would provide greater confidence in the approval process. Chairperson Barr acknowledged Mr. Henry's request.

**Old Business** – None.

**New Business** – None.

With no other discussion on related matters the Chairperson moved to Resolutions.

**Resolution #2026-23**
**Resolution to Approve Monthly Expenses**

Chairperson Barr called for a motion to approve the monthly expenses in the amount of $174,133.14. A motion was made by Commissioner McCall; seconded by Commissioner Interdonato. Mr. Miller provided a brief explanation of the bill list. The following vote was taken:

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

**Resolution #2026-24**
**2026-2027 Housing Authority Budget Resolution**

Chairperson Barr called for a motion to approve Resolution #2026-24. A motion was made by Commissioner McCall; seconded by Commissioner Broadley. Mr. Miller reviewed the budget line items. Mr. Miller noted that the Authority's transition from the Public Housing program to Project-Based Voucher (PBV) funding resulted in changes to subsidy revenues and the elimination of certain public housing funding categories. The Board was advised that tenant service programs would continue, with certain behavioral health services expected to be billed through residents' Medicaid benefits when applicable. The capital budget and projected operating cash flow were also reviewed.

Commissioner Halliday inquired about cyber insurance costs and rating requirements. Mr. Miller explained that the Authority meets Tier 3 cybersecurity standards, resulting in the lowest deductible level available through the insurance program. The Board was further advised of the current balance and activity within the Replacement Reserve Account, and the Executive Director certified that this information had been disclosed to the Board in accordance with program requirements. The Board of Commissioners have been made aware of the replacement reserve balance and withdraw activity. The following vote was taken:

| | |
|---|---|
| Commissioner Robert Halliday | (Yes) |
| Commissioner Gary Interdonato | (Yes) |
| Commissioner Beverly McCall | (Yes) |
| Commissioner Robert Henry | (No) |
| Commissioner Brian Broadley | (Yes) |
| Chairperson Robert Barr | (Yes) |

**Resolution #2026-25**
**PHA Certifications of Compliance with the Five-Year Plan 2026-2031 and Related Regulations Board Resolution to Accompany the PHA Plan**

Chairperson Barr called for a motion to approve Resolution #2026-25. A motion was made by Commissioner McCall; seconded by Commissioner Interdonato. Mr. Miller provided an explanation of this resolution. The following vote was taken:

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

**Resolution #2026-26**
**2026 Capital Fund Appropriations Program**

Chairperson Barr called for a motion to approve Resolution #2026-26. A motion was made by Commissioner McCall; seconded by Vice-Chair Halliday. Mr. Miller provided an explanation of this resolution. The following vote was taken:

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

**Resolution #2026-27**
**Resolution to Petty Cash for Snow Removal Services**

Chairperson Barr called for a motion to approve Resolution #2026-27. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mr. Miller provided an explanation of this resolution. The following vote was taken:

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

**<u>Resolution #2026-28</u>**
**Executive Session**

Chairperson Barr called for a motion to approve Resolution #2026-28. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. The following vote was taken:

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

Margaret McHugh indicated the Board authorized Resolution 2026-28 authorizing an Executive Session to discuss matters relating NJSA 10-4-12 subsection B7 for matters involving contract negotiations not related to collective bargaining agreements, potential litigation, and matters involving attorney-client privilege.

*Regular Meeting closed for Executive Session at 4:29 p.m.*

Chairperson Barr called for a motion to go back into open session. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. The following vote was taken:

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

*Regular Meeting re-opened at 4:41 p.m.*

Margaret McHugh stated the Board has gone into Executive Session pursuant to Resolution 2026-28 and no further action is being taken by the Board.

Chairperson Barr requested public comment.

Resident Marianne Brewer (Speitel #4011) – Tenant expressed concerns regarding the air conditioning on the third and fourth floors. While she stated that the air conditioning in her unit is functioning properly, she noted that the hallway areas become excessively hot. Tenant advised that she has raised this concern on several occasions and has been informed that the matter is being addressed by contractors. She expressed hope that the issue will be resolved soon.

In response to residents' concerns regarding the hallway air conditioning system, Mr. Miller explained that the system utilizes specialized equipment and control boards, which require troubleshooting and programming adjustments. The Board was informed that the hallway air conditioning had been operating at the start of the cooling season and that staff believed the current issue may be related to a refrigerant leak or control system components. Management noted that the contractor is actively working to diagnose and repair the system. The Executive Director further advised that Speitel Commons has experienced HVAC-related issues in the past; however, significant repairs and corrective measures have been completed, and the system has generally stabilized. Management will continue to monitor the situation and work toward a timely resolution.

Resident Philip Brown (Bayview #214) - Resident noted that the flagpole currently does not display a flag and requested consideration of installing additional "No Trespassing" signage. Mr. Brown. also raised concerns about unauthorized pedestrian traffic and parking on the property and requested that management address these issues.

In response to the resident's concerns, the Executive Director advised that, as the Authority's primary administrative headquarters, the property is required to display a United States flag. Mr. Miller explained that the existing flagpole is not currently in suitable condition for use and does not meet lighting requirements. Funding for a replacement flagpole has been included in the proposed capital budget, and management will evaluate potential locations for its installation. Regarding parking and trespassing concerns, management acknowledged the challenges associated with unauthorized parking and pedestrian traffic, particularly during the summer season. Staff will review existing signage and determine whether additional signage or other measures are needed to address these concerns.

Resident Caroline Taylor (Speitel #3091) - Tenant requested that the Authority consider installing handrails in the hallways at Speitel Commons. The resident stated that handrails would improve safety for individuals using walkers or with mobility limitations and noted that several residents could benefit from the additional support. The resident advised that the matter had previously been brought to the attention of Board members and management for consideration.

Mr. Miller explained that there are building code, accessibility, accessibility, egress, maintenance, and liability considerations associated with the installation of handrails in common corridors. Mr. Miller also noted that handrails could potentially interfere with the movement of emergency responders and equipment during evacuations or medical emergencies and may create obstructions within required clear pathways. Mr. Miller further stated that the building was designed as an independent living facility and that installation of hallway handrails may present operational and compliance challenges. Based on availible information, it is recommended to not install handrails at this time but stated that the matter remains subject to Board consideration.

Chairperson Barr requested comments from Board Commissioners and/or Administration. Commissioner McCall expressed support for the Executive Director's invitation to speak at the New Jersey Governor's Conference on Housing and Economic Development and inquired whether formal Board action was required. The Executive Director advised that no formal action was necessary and that he was simply seeking confirmation that the Board had no objections to him speaking on behalf of the Authority. No objections were raised by the Board.

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 4:54 p.m.

Respectfully submitted,

Ronald Miller
Secretary/Treasurer