Housing Authority of the City of Ocean City

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

The regular meeting of the Housing Authority of the City of Ocean City was held July 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.

Prior to roll call, Solicitor Michael Watson administered the oath of office to newly appointed Board Member - Joseph Grzyminski.

Upon roll call those present were:

Vice-Chairperson Robert Halliday	(Yes)	
Commissioner Gary Interdonato	(Yes)	
Commissioner Beverly McCall	(Yes)	
Commissioner Robert Henry	(Yes)	
Commissioner Brian Broadley	(Yes)	Arrived at 4:07 PM
Commissioner Joseph Grzyminski	(Yes)	
Chairperson Robert Barr	(Yes)	

Also present were Ronald Miller - Executive Director, Michael Watson, Esquire – Solicitor, Mazen Abou Harb & Michael Thilker– Fee Accountant (remote via Temas), Richard Larsen - Auditor, and Diana Morales - Operations Manager.

<u>Approval of Minutes</u>

Chairperson Barr requested a motion to approve the Regular Meeting minutes from June 16, 2026. A motion was 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)
Commissioner Joseph Grzyminski	(Abstain)
Chairperson Robert Barr	(Yes)

Chairperson Barr requested a motion to approve the Executive Session minutes from June 16, 2026. A motion was 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	(Yes)
Commissioner Brian Broadley	(Yes)
Commissioner Joseph Grzyminski	(Abstain)
Chairperson Robert Barr	(Yes)

Treasurer's Report
Michael Thilker presented the Financial Report for the one-month period ending June 2026.

Motion to approve the Treasurer's report 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	(Abstain)
Commissioner Joseph Grzyminski	(Yes)
Chairperson Robert Barr	(Yes)

Executive Director's Report

The Executive Director reported that the fiscal year ending 2027 budget along with the fiscal year ending 2025 audit were submitted to the State of New Jersey and HUD by the June 30 deadline.

Mr. Miller provided an update regarding the third- and fourth-floor hallway air conditioning at Speitel Commons. Replacement control boards and related parts had been ordered, with a reported 45- to 60-day lead time. Temporary air-conditioning units were installed in the affected hallways, including larger units that had recently arrived and installed that same day.

The Board was advised of an emergency involving the generator transfer switch at Speitel Commons over the July 4th weekend. Water infiltration from the 2^{nd} floor damaged a control board within the transfer switch. The building was returned to permanent power; one transfer switch remained offline and could be manually transferred if necessary. The Fire Department, Police Department, and EMS were notified of the incident by phone.

An update was provided on the Pecks Beach Redevelopment Project. Site work and building infrastructure were progressing, including work toward pre-sheetrock inspections and energy-star inspections. Management reported that the project behind schedule and that a recovery schedule was being developed by the general contractor. A resident meeting was held to coordinate relocations, including right-sizing households, notices, moving expectations, occupancy, and to review the house rules.

Management reported that the Authority was working with tax credit consultants regarding Low-Income Housing Tax Credit compliance and anticipated using a third-party firm to assist with lease-up and compliance requirements.

Two Pecks Beach change orders were discussed. Change Order No. 10 concerned concrete revisions for the elevator pits. Change Order No. 11 concerned revisions associated with the location of electric meter banks above base flood elevation. Change Order No. 11 was returned to the contractor for correction.

Motion to approve the Executive Director's Report was made and seconded. The motion carried.

Motion to approve the Executive Director's Report 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)
Commissioner Joseph Grzyminski	(Yes)
Chairperson Robert Barr	(Yes)

Committee Reports - None

Old Business – None.

New Business –Audit Report was presented by Richard Larsen of Novogradac and Company. Mr. Larsen presented the Authority's independent audit for the fiscal year ended September 30, 2025.

Mr. Larsen reported a qualified opinion relating to the State of New Jersey's delayed pension and post-employment benefit information required for the Authority's financial statements. He advised that the qualification was not the result of an error by the Authority. The remainder of the financial statements were reported as representative of the actual financial conditions in accordance with generally accepted accounting principles. Mr. Larsen commented that a significant amount of information was requested from staff during the audit process. He noted that the organization was cooperative and timely in providing the requested information to Novogradac in preparation of the audit report. He further stated that there were no findings and that the audit was completed smoothly.

Commissioner Halliday asked about the appropriate operating reserves the Housing Authority should maintain, specifically in relation to two to four months of reserves. Mr. Larsen explained that HUD generally looks for Housing Authorities to maintain approximately two to four months of operating reserves on hand. He stated that the Housing Authority is currently at approximately three months of operating reserves.

With no further questions, Chairperson Barr permitted Mr. Larsen to be excused from the meeting.

Resolution #2026-29
Resolution to Approve Monthly Expenses

Chairperson Barr called for a motion to approve the monthly expenses in the amount of $94,893.77. 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)
Commissioner Joseph Grzyminski	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2026-30
Resolution Authorizing use of Contract #25/26-72

Chairperson Barr called for a motion to approve the use of a cooperative contract with Genserve under ESCNJ Contract #25/26-72. A motion was made by Commissioner McCall; seconded by Commissioner Interdonato. Mr. Miller provided a brief explanation. 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)
Commissioner Joseph Grzyminski	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2026-31
Resolution Certifying the 2025 Fiscal Year Annual Audit

Chairperson Barr called for a motion to approve the Audit Review Certificate for the fiscal year ended September 30, 2025. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mr. Miller provided a brief explanation. 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)
Commissioner Joseph Grzyminski	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2026-32
Executive Session

Chairperson Barr called for a motion to approve Resolution #2026-32. A motion was made by Commissioner McCall; seconded by Commissioner Interdonato. 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)
Commissioner Joseph Grzyminski	(Yes)
Chairperson Robert Barr	(Yes)

Michael Watson indicated the Board authorized Resolution 2026-32 authorizing an Executive Session to discuss 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 4:41 p.m.

Chairperson Barr called for a motion to go back into open session. A motion was made by Commissioner McCall; seconded by Commissioner Interdonato. 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)
Commissioner Joseph Grzyminski	(Yes)
Chairperson Robert Barr	(Yes)

Regular Meeting re-opened at 4:56 p.m.

Resolution #2026-33
Resolution Authorizing the Execution of a Shared Services Agreement

Chairperson Barr called for a motion to approve the Execution of a Shared Services Agreement with the City of Ocean City for the Redevelopment of the Pecks Beach – Phase III. 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)
Commissioner Joseph Grzyminski	(Yes)
Chairperson Robert Barr	(Yes)

Chairperson Barr requested public comment.

Resident Caroline Taylor (Speitel #3091) – Resident Caroline Taylor introduced Ms. Rowena Arzona of Partners in Home Care Services and highlighted the health and wellness services her organization offers to residents. Mrs. Arzona explained the healthcare and support services provided by her company and expressed an interest in working with the Housing Authority to identify residents' needs and determine how Partners in Home Care Services may assist. Mrs. Arzona requested that the Housing Authority office contact her to discuss the services available and potential opportunities to assist residents.

Resident Patricia Parisi (Speitel #2071) – Resident Patricia Parisi requested information regarding her security deposit and requested a copy of her tenant ledger, stating that she has made efforts to obtain this information from the office. Ms. Parisi also stated that she has been experiencing medical issues and that she previously spoke with Diana regarding the possibility of obtaining a second key fob so that someone could enter her unit to feed her animal while she is away and was denied. She stated that she was advised that an additional key fob would not be issued to someone who is not listed on the lease, although there may be an alternative solution. Ms. Parisi expressed concern about ensuring that her animal is properly cared for while she is away. She also reported that she continues to experience issues with her air conditioning and stated that the first floor becomes extremely cold during the winter.

Mr. Miller addressed the concerns raised by the residents and explained the Housing Authority's policies. He stated that individuals listed on a lease are issued key fobs; therefore, additional key fobs cannot be issued to individuals who are not listed on the lease due to security concerns. He further explained that tenants may request a copy of their tenant ledger through the office and that the Occupancy Manager is available to assist with requests for documents, including tenant ledgers and security deposit information. The Housing Authority will provide the requested documentation in a timely manner. Mr. Miller also stated that all reported issues concerning the air conditioning units are fully documented.

Commissioner Interdonato requested clarification regarding the Housing Authority's policy for emergencies involving pets when a tenant is away from their unit and needs immediate access to provide care. Mr. Miller explained that tenants are requested to provide an emergency contact who may be contacted in the event of an emergency. If an appropriate emergency contact has been designated, the Housing Authority will reach out to the emergency contact as necessary to address the situation, including retrieving a pet. If no emergency contact has been provided, the Housing Authority cannot permit an unauthorized individual to enter the tenant's unit. In such circumstances, the appropriate animal welfare authorities may be contacted to ensure the safety of the animal. Mr. Miller further explained that allowing an individual who is not an authorized emergency contact or otherwise properly vetted to enter a tenant's unit could create legal concerns under landlord-tenant law, including potential issues involving unauthorized entry.

Commissioner Interdonato expressed concern regarding the matter and requested to be kept informed of any developments. Mr. Watson stated that it would be best for the tenant to submit a formal request so that the Housing Authority has an opportunity to review the matter and provide a proper and formal response. Mr. Miller confirmed that he would have the Occupancy Manager contact Ms. Parisi to schedule an appointment to address her concerns and review the information and documentation requested.

Chairperson Barr requested comments from Board Commissioners and/or Administration. No further comments were made.

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 5:10 p.m.

Respectfully submitted,

Ronald Miller
Secretary/Treasurer