

Housing Authority of the City of Ocean City

Regular Board of Commissioner Meeting Minutes September 15, 2026 – 4:00 p.m.

The regular meeting of the Housing Authority of the City of Ocean City was held September 15, 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 Gary Interdonato	(Yes) (via Teams)
Commissioner Beverly McCall	(Yes)
Commissioner Robert Henry	(Yes)
Commissioner Brian Broadley	(Absent)
Commissioner Joseph Grzyminski	(Yes)
Chairperson Robert Barr	(Yes)

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

Approval of Minutes

Chairperson Barr requested a motion to approve the Regular Meeting minutes from August 18, 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	(Absent)
Commissioner Joseph Grzyminski	(Yes)
Chairperson Robert Barr	(Yes)

Treasurer's Report

Michael Thilker presented the Financial Report for the month ending August 2026. Commissioner Halliday requested additional information regarding the miscellaneous income and the excess amount reported. Mr. Thilker explained that the amount represents grant funding received in connection with the development project. The amount reported reflects cash received, while the related project expenses are reported separately. The amounts will be reconciled following a review of the project's revenues and expenditures.

Motion to approve the Treasurer'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	(Absent)
Commissioner Joseph Grzyminski	(Yes)
Chairperson Robert Barr	(Yes)

Executive Director's Report

The Executive Director reported on the parking concerns previously raised by residents. In response, parking signs were installed at the south end of the building, along with custom traffic cones. Private property/no trespassing signs were also installed in the parking area on the south side of the building. Mr. Miller has continued to observe and stated that in the morning hours, there is generally a significant amount of parking spaces available along West Avenue; however, availability decreases as local businesses open. By the end of the day, approximately three to five parking spaces have generally been observed to remain available for residents. The new traffic control measures will continue to be monitored to determine their effectiveness.

Mr. Miller reported that construction on Pecks Beach Phase II remains active and underway. The Housing Authority is currently soliciting bids for moving services as part of the relocation plan. The bid opening is anticipated to take place next week, with the goal of presenting a recommendation for award at the next Board meeting. The moving services contract is expected to be based on fixed rates according to bedroom size.

Mr. Miller also reported that the Housing Authority has engaged a third-party vendor to assist with tax credit compliance requirements associated with the initial lease up of the project. The current contract completion date is March 31, 2027. Mr. Miller stated that staff are continuing to work collaboratively with the contractor to establish a more realistic completion schedule. Mr. Miller reported that the Housing Authority is working with the Brooke Group in anticipation of issuing an RFP to secure the necessary professional services for Pecks Beach Phase III. Once the professional team is established, the Housing Authority will begin pursuing funding opportunities for the project.

Mr. Miller reported that the Housing Authority's office hours have been posted outside the administrative office for reference; the office hours have been distributed to all residents, the notice included instructions for contacting the Maintenance Department when work order assistance is needed.

Mr. Miller reviewed three change orders received since the previous Board meeting:

Change Order No. 15: Exterior and interior door hardware – \$57,435.00

Change Order No. 16: Additional roof drain scuppers for Building Types B, C, and D – \$1,874.00

Change Order No. 17: Plumbing changes to the kitchen and bathroom stub-outs, changing from PEX stub-outs to copper stub-outs. - \$9,947.00

The project currently has a net change-order balance of: \$65,249.76.

Mr. Miller explained that the exterior door hardware change was necessary to accommodate the required master keying system for the buildings. The Smart Key system originally specified and used at the scattered sites was not suitable due to the number of doors involved. A commercial-grade lock system was selected in coordination with the Housing Authority's locksmith, who worked with staff, and the architect to develop the appropriate keying schedule.

Mr. Miller further explained that the change from PEX to copper stub-outs was made because copper provides a more durable application for the kitchen and bathroom plumbing connections and reduces the potential for the stub-outs to break.

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	(Absent)
Commissioner Joseph Grzyminski	(Yes)
Chairperson Robert Barr	(Yes)

Committee Reports - The Finance Committee reported that all contracts were provided to the Committee and reviewed. The contracts reviewed are included in the resolution section of the meeting agenda for consideration and approval.

With respect to RFP responses, Legal Services included two responses, one of the proposers was disqualified as non-responsive.

Old Business – None.

New Business – None.

Resolution #2026-39
Resolution to Approve Monthly Expenses

Chairperson Barr called for a motion to approve the monthly expenses in the amount of \$84,298.23. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. 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	(Absent)
Commissioner Joseph Grzyminski	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2026-40
Awarding Accounting Services

Chairperson Barr called for a motion to approve Resolution #2026-40. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mr. Miller provided an explanation for 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	(Absent)
Commissioner Joseph Grzyminski	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2026-41
Awarding Auditing Services

Chairperson Barr called for a motion to approve Resolution #2026-41. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mr. Miller provided an explanation for 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	(Absent)
Commissioner Joseph Grzyminski	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2026-42
Awarding Legal Services

Chairperson Barr called for a motion to approve Resolution #2026-42. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mr. Miller provided an explanation for 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	(Absent)
Commissioner Joseph Grzyminski	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2026-43
Awarding Consulting Services

Chairperson Barr called for a motion to approve Resolution #2026-43. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mr. Miller provided an explanation for 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	(Absent)
Commissioner Joseph Grzyminski	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2026-44
Adopt State Budget 2026-2027

Chairperson Barr called for a motion to approve Resolution #2026-44. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mr. Miller provided an explanation for 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	(Absent)
Commissioner Joseph Grzyminski	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2026-45
Accounts Deceerd Uncollectible

Chairperson Barr called for a motion to approve Resolution #2026-45. A motion was made by Commissioner McCall; seconded by Commissioner Interdonato. Mr. Miller provided an explanation for 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	(Absent)
Commissioner Joseph Grzyminski	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2026-46

Amended Award Extension Painting Services

Chairperson Barr called for a motion to approve Resolution #2026-46. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mr. Miller provided an explanation for 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	(Absent)
Commissioner Joseph Grzyminski	(Yes)
Chairperson Robert Barr	(Yes)

Resolution #2026-47

Resolution to Update Organization Chart

Chairperson Barr called for a motion to approve Resolution #2026-47. A motion was made by Commissioner McCall; seconded by Commissioner Halliday. Mr. Miller provided an explanation for 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	(Absent)
Commissioner Joseph Grzyminski	(Yes)
Chairperson Robert Barr	(Yes)

Chairperson Barr opened the meeting for public comment.

Resident P Parisi (Speitel #2071) – A resident addressed the Board regarding a prior interaction that occurred during a previous meeting. The resident expressed her concerns regarding how she felt about the interaction and brought the matter to the Board’s attention.

Resident C Taylor (Speitel #3091) – Resident inquired about Acenda services and asked when they would resume providing services to the residents.

Mr. Miller stated that he would reach out to Acenda to identify a representative who could assist with the matter and provide additional information regarding the expected return of services.

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 4:23 p.m.

Respectfully submitted,

Ronald Miller
Secretary/Treasurer