

Housing Authority of the City of Cape May
Regular Board of Commissioner Meeting Minutes
May 17, 2021- 4:00 p.m.

The regular meeting of the Housing Authority of the City of Cape May was held May 17, 2021, at 4:00 p.m. via teleconference from the Management Offices of the CMHA located at 639 Lafayette Street, Cape May, NJ 08204.

The meeting was called to order by Chairman Dr. Keith Lafferty. Chairman Lafferty requested everyone to rise for the Pledge of Allegiance.

Chairman Lafferty read the Sunshine Law.

Upon roll call those present were:

Chairperson Dr. Keith Lafferty	
Vice-Chairperson Patricia Hodgetts	(in person)
Commissioner Dr. Patricia Martz	(in person)
Commissioner Victor Faison	
Commissioner Dr. Christopher Traficante	
Commissioner Jules B. Rauch III	(in person)

Also, present were Jacqueline Jones, Interim Executive Director, Maryellen Francke, Secretary, Charles W. Gabage, Esquire – Solicitor, Linda Cavello – Accountant and Attorney Mike Watson.

Two members of the public were present: Carol Hackenberg and Sean Keys

Minutes

Chairman Lafferty requested a motion to approve the Regular Meeting minutes from April 19, 2021. A motion was made by Commissioner Faison and seconded by Commissioner Martz. The following vote was taken:

Chairperson Dr. Keith Lafferty	(Yes)
Vice-Chairperson Patti Hodgetts	(Yes)
Commissioner Victor Faison	(Yes)
Commissioner Dr. Patricia Martz	(Abstain)
Commissioner Dr. Christopher Traficante	(Yes)
Commissioner Jules B. Rauch III	(Yes)

Chairman Lafferty stated that the Board was moving directly into Executive Session. Chairman Lafferty asked for a motion to go into Executive Session, motion was made by Commissioner Faison, seconded by Vice-Chair Hodgetts, the following vote was taken:

Chairperson Dr. Keith Lafferty	(Yes)
Vice-Chairperson Patti Hodgetts	(Yes)
Commissioner Victor Faison	(Yes)
Commissioner Dr. Patricia Martz	(Yes)
Commissioner Dr. Christopher Traficante	(Yes)
Commissioner Jules B. Rauch III	(Yes)

At 4:10 pm the Board entered into Executive Session for the purpose to discuss the terms and conditions of employment that may affect the Executive Director.

At 5:30 pm Chairman Lafferty noted that the Board was out of Executive Session, whose purpose was to discuss the terms and conditions of employment that may affect the Executive Director.

Chairman Lafferty announced that the Board would be asked to move for approval of Resolution 2021-22 Removal of the Executive Director. Before the vote Chairman Lafferty asked for any comments or questions from the public. Since there were no comments nor questions from the public, Chairman Lafferty called for a motion to pass Resolution 2021-22, a resolution approving the removal of the Executive Director, Commissioner Traficante made the motion, seconded by Vice Chair Hodgetts, the following vote was taken:

Chairperson Dr. Keith Lafferty	(Yes)
Vice-Chairperson Patti Hodgetts	(Yes)
Commissioner Victor Faison	(Yes)
Commissioner Dr. Patricia Martz	(Yes)
Commissioner Dr. Christopher Traficante	(Yes)
Commissioner Jules B. Rauch III	(Yes)

Chairman Lafferty then asked Ms. Cavallo to present the monthly accounting report.

Treasurer's Report

Ms. Cavallo reviewed the Financial Report for the seven-months ended April 30, 2021.

Executive Director's Report

Ms. Jones indicated she would be updating the Board on a few items that were already in the report as follows. With respect to the landscaping, the new equipment arrived and the Part-Time Maintenance Employee is performing that function, consequently, the Vineland Staff will not be performing the landscape function but will be available if needed in the future. It is anticipated the Authority will be saving approximately \$30,000 by handling the landscaping in-house.

Vacancy Unit update - two units have been leased up leaving two vacant units to complete. It is anticipated that one of those units will be completed within the next few weeks.

With respect to the September 30, 2020, Annual Audit, the Auditor is still awaiting the GASB Pension and Other Post Employment Benefit figures from the State of NJ. Once that information is received the Auditor will be able to complete the audit for presentation to the Board.

Ms. Jones then addressed a new item in her report concerning summer activities that the Authority is budgeting for the residents. The Board will be asked to approve a resolution for a budget that includes equipment for outside movie nights, arts/craft supplies, and bike locks. Additionally, the Authority is proposing to hire two part-time summer coordinators for 20-hours a week to facilitate the activities, including tutoring, in conjunction with Cape May Cares. Some of the other activities will include tennis, sailing and other fun activities. The proposed budget is approximately \$9,248 for the summer.

Ms. Jones then updated the Board on the environmental issue with respect to the Deed Notice and Deed Notice Settlement language. The Authority Attorney and Consultant are moving forward with preparing a re-lined agreement to be submitted to JCP&L.

Finally, the Revitalization Committee will be resuming their monthly meetings in June. However, a meeting was held with the Cape May Greater Historical Society on May 5th. Those in attendance were Chairman Lafferty, Jackie Jones and Ron Miller. Plans are to continue to reach out to the City to discuss possible changes that the Authority would like to make at the property while keeping in mind that such changes will fit in with the Cape May aesthetics.

Chairman Lafferty further commented with regards to revitalization that arrangements are being made to meet with the Cape May Historical Society to continue with the collaboration with business leaders as well as the City.

Resolution #2021-18

Resolution Approving May Expenses

Chairman Lafferty called for a motion to approve Resolution 2021-18, the monthly expenses in the amount of \$78,344.09. A motion was made by Commissioner Faison; seconded by Commissioner Traficante. The following vote was taken:

Chairperson Dr. Keith Lafferty	(Yes)
Vice-Chairperson Patti Hodgetts	(Yes)
Commissioner Victor Faison	(Yes)
Commissioner Dr. Patricia Martz	(Yes)
Commissioner Dr. Christopher Traficante	(Yes)
Commissioner Jules B. Rauch III	(Yes)

Resolution #2021-19
Resolution Approving Summer Activities Budget

Chairman Lafferty called for a motion to approve Resolution #2021-19 approving Summer Activities Budget in the amount of \$9,348.00. A motion was made by Commissioner Traficante; seconded by Commissioner Faison. The following vote was taken:

Chairperson Dr. Keith Lafferty	(Yes)
Vice-Chairperson Patti Hodgetts	(Yes)
Commissioner Victor Faison	(Yes)
Commissioner Dr. Patricia Martz	(Yes)
Commissioner Dr. Christopher Traficante	(Yes)
Commissioner Jules B. Rauch III	(Yes)

Resolution #2021-20
Resolution Approving Executive Session

Chairman Lafferty called for a motion to approve Resolution #2021-20 Executive Session. A motion was made by Commissioner Faison; seconded by Vice-Chair Hodgetts. The following vote was taken.

Chairperson Dr. Keith Lafferty	(Yes)
Vice-Chairperson Patti Hodgetts	(Yes)
Commissioner Victor Faison	(Yes)
Commissioner Dr. Patricia Martz	(Yes)
Commissioner Dr. Christopher Traficante	(Yes)
Commissioner Jules B. Rauch III	(Yes)

Resolution #2021-21
Resolution Approving Shared Services Agreement with Vineland Housing Authority

Chairman Lafferty called for a motion to approve Resolution #2021-21 Shared Services Agreement with Vineland Housing Authority. A motion was made by Vice-Chair Hodgetts; seconded by Commissioner Martz. The following vote was taken.

Chairperson Dr. Keith Lafferty	(Yes)
Vice-Chairperson Patti Hodgetts	(Yes)
Commissioner Victor Faison	(Yes)
Commissioner Dr. Patricia Martz	(Yes)
Commissioner Dr. Christopher Traficante	(Yes)
Commissioner Jules B. Rauch III	(Yes)

Resolution #2021-22

Resolution Approving Removal of Executive Director

As previously approved.

Chairman Lafferty invited the members of the public, Sean Keys and Carol Hackenberg, to make any comments or ask any questions.

Sean Keys, resident #7 Osborne Court. Mr. Keys stated that nothing gets done with Vineland running the place. Any problems get redirected to no one and this has been going on for the last several months. Before you could call the Director and she would take care of everything, now you can't get ahold of anybody, when you do you get spun off to someone else. Over the last several months nothing is getting dealt with, nothing at all.

Chairman Lafferty responded that the Authority hears his problems and someone will get back to him.

Mr. Keys stated, I've been told that for that last six months, no one gets back to me about anything but thank you.

Chairman Lafferty asked if anyone else from the public wanted to make any comments.

Ms. Hackenberg introduce herself. She had many questions and concerns as follows:

- Did the Board conduct a public meeting because she was put in a Zoom waiting room and when she went to the Authority office someone closed the door in her face?

Chairman Lafferty advised that the meeting was opened as a public meeting but then went into Executive Session as is done for all Board Meetings.

- Update on what occurred during the meeting, was she fired, excommunicated or executed?

Attorney Watson stated that the Board had passed a resolution authorizing her removal as Executive Director effective September 14, 2021. He further stated that the Authority would provide a copy of that resolution to her.

- What does that mean? She was to come back to work last Tuesday, but was told she had to give 30-days' notice because of the existing management contract. She was very confused.

Attorney Watson replied that the Authority would provide a copy of the signed resolution and she or anyone on her behalf could directly contact him or the Authority.

- Will Ms. Hackenberg get a paycheck? She has been "shut out", not getting any paystubs, passwords, she does not understand the lack of response to emails requesting this information and other information.

Attorney Watson responded that he would follow up with the Authority on those issues. With respect to those and any other issues email those to the Authority. He again indicated that after she receives a signed copy of the resolution, she or anyone else on her behalf could contact him or the authority with any other questions.


- Does not understand the September date, will she be paid until September?

Attorney Watson concurred that she would have a lot of questions and the signed resolution would be sent early tomorrow morning and then any questions could be emailed to the Authority. However, if there were any questions that she would prefer to discuss verbally then she could contact him or the Authority so that she could be provided with as much information as she felt was needed.

Ms. Hackenberg generally commented that she could assure the Board that anything of importance is in the safe or in the file cabinets regardless of the condition of her office. She further indicated that there were always things in the “hopper” because she was not only the property manager, public housing manager, executive director but handled maintenance issues such as picking up tree branches, salting ramps and sidewalks to save the Authority money and this is the thanks she gets for all of her dedication to the Authority.

Chairman Lafferty thanked Ms. Hackenberg for her comments and asked if there any more comments from the public or any other business that anyone wanted to discuss.

With no further business to discuss, Chairman Lafferty entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Victor Faison; seconded by Commissioner Dr. Christopher Traficante. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 5:40 p.m.

Respectfully submitted,

Jacqueline S. Jones
Secretary/Treasurer