

Housing Authority of the City of Cape May
Regular Board of Commissioner Meeting Minutes
January 24, 2022, 4:00 p.m.

The regular meeting of the Housing Authority of the City of Cape May (CMHA) was held January 24, 2022, at 4:00 p.m. in the Management Offices of the CMHA located at 639 Lafayette Street, Cape May, NJ 08204.

The meeting was called to order by Vice-Chairperson Patricia Hodgetts. Vice-Chairperson Hodgetts requested everyone to rise for the Pledge of Allegiance.

Vice Chair Hodgetts read the Sunshine Law.

Upon roll call those presents were:

Chairperson Dr. Keith Lafferty	(via zoom)
Vice-Chairperson Patricia Hodgetts	(in person)
Commissioner Laurel Nuschke	(in person)
Commissioner Dr. Patricia Martz	(in person)
Commissioner Lynda Towns	(via zoom)
Commissioner Dr. Christopher Traficante	(in person)

Also, present were Jacqueline Jones, Executive Director, Maryellen Francke, Secretary, Charles W. Gabage, Esquire – Solicitor (via zoom) and Linda Cavello (via zoom) – Accountant.

Minutes

Vice Chair Hodgetts requested a motion to approve the Regular Meeting minutes from December 20, 2021. A motion was made by Commissioner Traficante and seconded by Commissioner Martz. The following vote was taken:

Chairperson Dr. Keith Lafferty	(Yes)
Vice-Chairperson Patti Hodgetts	(Yes)
Commissioner Laurel Nuschke	(Yes)
Commissioner Dr. Patricia Martz	(Yes)
Commissioner Lynda Towns	(Yes)
Commissioner Dr. Christopher Traficante	(Yes)

Vice Chair Hodgetts then asked Ms. Cavallo to present the monthly accounting report. Ms. Cavallo reviewed the Financial Report for the three months ending December 31, 2021.

In response to Commissioner Nuschke’s question on the number of “under expenditures”, Ms. Jones responded that overall budget is based on 12 months. As of December 30, 2021, the Authority was only three months into the budget year. However, the numbers will begin to normalize through the year, such as the maintenance costs, resident activities, and vehicle purchases.

Executive Director’s Report

Ms. Jones updated the Board with respect to the vacancy report. Unit #25 Osborne court will be leased up as of January 1, 2022. Then #24 Broad will be leased because of a transfer from #28 Broad Street.

Concerning resident activities - Walmart was unable to accommodate us concerning the administration of the COVID vaccines because of a lack of interest. However, the Authority will work with those tenants who still wish to get the vaccine by arranging transportation for them to Walmart.

The Audit for FY ending September 20, 2020 - the State still has not released the Pension Liability number, but it is anticipated the report will be furnished to the Board before the February Board Meeting.

Ms. Jones advised the Board that the Authority has engaged the services of an Engineer who will make an initial assessment of the property, particularly Broad & Osborne Courts, to determine any possible environmental restraints that the Authority may have as it relates to the revitalization plans. Once that report is received then the Board can begin to have conversations about developing a plan of direction.

Ms. Jones gave a brief update on JCP&L. The Authority did receive a response from JCP&L on the latest red-line agreement. The team will review this latest correspondence and respond to JCP&L. Ms. Jones let the Board know that there is significant progress in finalizing the agreements.

Resolution #2022-01

Resolution Approving January 2022 Expenses

Vice Chair Hodgetts called for a motion to approve Resolution 2022-01, expenses for January 2022 in the Amount of \$78,603.25. A motion was made by Commissioner Traficante; seconded by Commissioner Martz. The following vote was taken:

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| Chairperson Dr. Keith Lafferty | (Yes) |
| Vice-Chairperson Patti Hodgetts | (Yes) |
| Commissioner Laurel Nuschke | (Yes) |
| Commissioner Dr. Patricia Martz | (Yes) |
| Commissioner Lynda Towns | (Yes) |
| Commissioner Dr. Christopher Traficante | (Yes) |

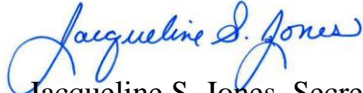
Resolution #2022-02

**Resolution Approving City of Cape May Housing Authority
Approving Executive Session**

Not Needed

With no further business to discuss, Vice Chair Hodgetts entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Traficante; seconded by Commissioner Martz. The vote was carried unanimously by the Board Members present. The Regular Meeting of the Board of Commissioners was adjourned at 4:30p.m.

Respectfully submitted,



Jacqueline S. Jones, Secretary/Treasurer