

Housing Authority of the City of Cape May
Regular Board of Commissioner Meeting Minutes
June 27, 2022 - 4:00 p.m.

The regular meeting of the Housing Authority of the City of Cape May (CMHA) was held June 27, 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-Chair Patricia Hodgetts who requested everyone to rise for the Pledge of Allegiance.

Vice-Chair Hodgetts read the Sunshine Law.

Upon roll call those presents were:

Vice-Chairperson Patricia Hodgetts	(in person)
Commissioner Victor Faison	(via conference call)
Commissioner Laurel Nuschke	(in person)
Commissioner Dr. Patricia Martz	(in person)
Commissioner Dr. Christopher Traficante	(in person)

Chairman Dr. Keith Lafferty and Commissioner Towns were not present for the meeting.

Also, present were Jacqueline Jones, Executive Director, Maryellen Francke, Secretary, Mark Asselta, Esquire – Solicitor (via conference call), Linda Cavello – Fee Accountant (via conference call), Rick Ginnett, Consultant (via conference call),

Minutes

Vice-Chair Patricia Hodgetts requested a motion to approve the Regular Meeting minutes from May 23, 2022. A motion was made by Commissioner Traficante and seconded by Commissioner Martz. The following vote was taken:

Vice-Chairperson Patti Hodgetts	(Yes)
Commissioner Victor Faison	(Abstain)
Commissioner Dr. Patricia Martz	(Yes)
Commissioner Laurel Nuschke	(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 eight-months ending May 31, 2022.

Executive Director's Report

Ms. Jones stated she had no update to the Administrative Report that had been distributed to the Board.

Ms. Jones then introduced Mark Asselta who is a partner with Brown & Connery whose expertise includes Real Estate and Land use. Mark has been working on the JCP&L Agreement since Charles Gabage passed away. She continued that Mark Asselta will be making a presentation on the proposed settlement agreement with JCP&L. The Board will also be asked to pass a Resolution entitled "Authorizing A Deed Notice, Access and Settlement Agreement with JCP&L Subject to Approval by the United States Department of Housing and Urban Development."

Ms. Jones also noted that Rick Ginnetti, Consultant, will also be joining the meeting concerning the JCP&L Agreement.

Ms. Jones turned the meeting over to Mark Asselta.

Attorney Asselta stated that he inherited the project that several individuals had been working on including Jackie Jones and Rick Ginnetti. He further said that Resolution #17 would authorize the Board to go into Executive Session. The reason for the session is that there will be discussions concerning the contract negotiations with JCP&L about this Agreement. Once the Board comes out of Executive Session the Board will be asked to take action to adopt Resolution #18 that will authorize the Board to move forward with this issue.

Vice-Chair Hodgetts directed the Board's attention to the New Business item on the agenda, asking the Board's approval to cancel the August 2022 Board Meeting. The Board Members unanimously carried the vote to cancel the August 2022 Board Meeting.

Resolution #2022-14 **Resolution Approving June 2022 Expenses**

Vice-Chair Hodgetts called for a motion to approve Resolution 2022-14, expenses for June 2022 for \$96,737.42. A motion was made by Commissioner Traficante; seconded by Commissioner Martz.

The following vote was taken:

Vice-Chairperson Patti Hodgetts	(Yes)
Commissioner Victor Faison	(Yes)
Commissioner Dr. Patricia Martz	(Yes)
Commissioner Laurel Nuschke	(Yes)
Commissioner Dr. Christopher Traficante	(Yes)

Resolution #2022-15 **Resolution Approving 2022 Capital Funding**

Vice-Chair Hodgetts called for a motion to approve Resolution 2022-15, 2022 Capital Funding. A motion was made by Commissioner Traficante; seconded by Commissioner Nuschke.

Ms. Jones explained that each year the Housing Authority receives Capital Funding, this Resolution covers the Capital Funding for 2022 that will be incorporated into the operating budget.

The following vote was taken:

Vice-Chairperson Patti Hodgetts	(Yes)
Commissioner Victor Faison	(Yes)
Commissioner Dr. Patricia Martz	(Yes)
Commissioner Laurel Nuschke	(Yes)
Commissioner Dr. Christopher Traficante	(Yes)

Resolution #2022-16
Resolution Approving 2021 Capital Funding

Vice-Chair Hodgetts called for a motion to approve Resolution 2021-16, 2021 Capital Funding. A motion was made by Commissioner Traficante; seconded by Commissioner Nuschke.

Ms. Jones explained that this funding was awarded prior to her tenure, and this is just a formality to get it on the record; the 2021 Capital Funding is part of the current operating budget.

The following vote was taken:

Vice-Chairperson Patti Hodgetts	(Yes)
Commissioner Victor Faison	(Yes)
Commissioner Dr. Patricia Martz	(Yes)
Commissioner Laurel Nuschke	(Yes)
Commissioner Dr. Christopher Traficante	(Yes)

Resolution #2022-17
Resolution Approving Executive Session

Vice-Chair Hodgetts called for a motion to approve Resolution 2021-17. A motion was made by Commissioner Traficante; seconded by Commissioner Nuschke.

Ms. Jones noted per item #7 of the Resolution, the session involves any pending or anticipated litigation or contract negotiations in which the public body is or may become a party. Any matter falling within the attorney-client privilege, to the extent that the confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer. This session is to discuss contract negotiations relating to the Deed Notice, Access and Settlement Agreement with Jersey Central Power & Light Company (JCP&L).

In response to Attorney Asselta's question if there were any members of the public in attendance or a part of the conference call, Ms. Jones confirmed that there were no members of the public either in attendance or part of the conference call.

The following vote was taken:

Vice-Chairperson Patti Hodgetts	(Yes)
Commissioner Victor Faison	(Yes)
Commissioner Dr. Patricia Martz	(Yes)
Commissioner Laurel Nuschke	(Yes)
Commissioner Dr. Christopher Traficante	(Yes)

At 4:15pm the Board entered Executive Session.

At 4:40pm the Board resumed the public meeting. The Board was in Executive Session to discuss the contract negotiations relating to the Deed Notice, Access and Settlement Agreement with JCP&L.

Resolution #2022-18

**Resolution Authorizing A Deed Notice, Access and Settlement Agreement with JCP&L
Subject to Approval by the United States Department of Housing and Urban Development**

Vice-Chair Hodgetts called for a motion to approve Resolution 2021-18. A motion was made by Commissioner Traficante; seconded by Commissioner Nuschke.

The following vote was taken:

Vice-Chairperson Patti Hodgetts	(Yes)
Commissioner Victor Faison	(Yes)
Commissioner Dr. Patricia Martz	(Yes)
Commissioner Laurel Nuschke	(Yes)
Commissioner Dr. Christopher Traficante	(Yes)

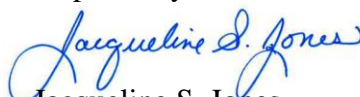
Ms. Jones thanked Mark Asselta and Rick Ginnetti for getting the Board through these negotiations. She further noted that although Chairman Dr. Keith Lafferty could not attend the meeting, he wished to express his appreciation to everyone involved in this process.

Vice-Chair Patricia Hodgetts called for any comments from the Board, there were no comments.

Vice-Chair Patricia Hodgetts called for any comments from the public, there were no members of the public present at the meeting.

With no further business to discuss, Vice-Chair Hodgetts entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Vice-Chair Hodgetts; seconded by Commissioner Martz. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 4:55p.m.

Respectfully submitted,


Jacqueline S. Jones
Secretary/Treasurer