

Housing Authority of the City of Cape May
Regular Board of Commissioner Meeting Minutes
May 23, 2022, 4:00 p.m.

The regular meeting of the Housing Authority of the City of Cape May (CMHA) was held May 23, 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 Chairman Lafferty. Chairman Lafferty requested everyone to rise for the Pledge of Allegiance.

Chairman Lafferty read the Sunshine Law.

Upon roll call those presents were:

Chairperson Dr. Keith Lafferty	(in person)
Vice-Chairperson Patricia Hodgetts	(in person)
Commissioner Laurel Nuschke	(in person)
Commissioner Dr. Patricia Martz	(in person-4:05pm)
Commissioner Lynda Towns	(in person)
Commissioner Dr. Christopher Traficante	(in person)

Commissioner Faison was not present for the meeting.

Also, present were Jacqueline Jones, Executive Director, Maryellen Francke, Secretary, Mike Watson, Esquire – Solicitor (via zoom), Linda Cavello – Fee Accountant (via zoom), Rick Ginetti, Consultant, Charles Lewis, The Brook Group.

Minutes

Chairman Lafferty requested a motion to approve the Regular Meeting minutes from April 18, 2022. A motion was made by Vice-Chair Hodgetts and seconded by Commissioner Towns. 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)

Chairman Lafferty then asked Ms. Cavallo to present the monthly accounting report. Ms. Cavallo reviewed the Financial Report for the seven-months ending April 30, 2022.

Executive Director’s Report

Ms. Jones advised that for the first time in a year the Authority has a 100% occupancy rate.

Ms. Jones noted that the resident activities for the summer has already been included in the budget. Last year we had activities in the CMHA conference room several days a week. This year it will be a little bit different in that the activities are being held offsite and the activities are being planned by Ms. Rosenberg who is a professional teacher.

Ms. Jones provided an update on JCP&L. There are two outstanding issues and both are minor. The two attorneys are close to reaching an agreement.

Ms. Jones segued into the Revitalization Program stating the Board would be given a presentation by Rick Ginnetti, The Brooke Group. What is going to be discussed is Revitalization. The Board will be reviewing three revitalization options. The goal is to work with the City to revitalize the properties while at the same time helping to the City to satisfy their COAH obligation.

Chairman Lafferty interjected that the meeting would consist of members of the City, including the Mayor and the City Manager. The Housing Authority members will include himself, Jackie Jones, The Brooke Group as well as Commissioners Towns & Nuschke who are members of the Finance Committee.

Ms. Jones turned the meeting over to Rick Ginnetti, The Brooke Group.

Mr. Ginnetti introduced Charlie Lewis who has an extensive background in affordable housing and financing using tax credits for affordable housing.

Mr. Ginnetti then directed the Board’s attention to the handout entitled “City of Cape May & Cape May Housing Authority Revitalization Work Session PowerPoint presentation. He reviewed that presentation as follows:

- Current Housing – total 85 units, 55 senior and 30 family.
- Option #1 – revitalize all 85 units including converting efficiency units to 1-bedroom units.
- Option #2 – includes Option 1, plus adding 8 new family units
- Option #3 – include Options 1 & 2, plus adding 4 new senior units

Mr. Ginnetti reviewed each of the budgets for each option noting that all numbers are preliminary estimates therefore depending on future studies as well as needed repairs due to possible environmental issues like asbestos and the lead issue on Osborne Court.

<u>BUDGET</u>	<u>FUNDING</u>	<u>GAP</u>
• Option #1 – revitalization all 85 units \$24,341,918	\$23,464,332	<u>\$877,586</u>
• Option #2 – revitalization all 85 units, plus adding 8 new family units \$28,236,013	\$25,247,049	<u>\$2,988,964</u>
• Option #3 – revitalization all eighty-five units, plus adding 8 new family units, 4 new senior units		

\$29,501,712

\$26,247,880

\$3,253,832

The funding includes First Mortgage from HMFA, Mandatory Deferred Developer Fee, Tax Credits, CMHA Funds.

Mr. Ginnetti indicated that there are different ways to raise the GAP monies including funding from the City of Cape May.

In response to several Commissioners' questions concerning the ability to increase the number of new units particularly for the Senior sites, Mr. Ginnetti indicated that would depend on numerous studies anything is possible it all depends on the funding the Authority is able to obtain.

Concerning the zoning issue, Mr. Ginnetti acknowledge that is an issue that needs to be addressed, however if the City is willing to enter into a Partnership Agreement with the Authority the zoning would be covered as part of the redevelopment plans.

Mr. Ginnetti then addressed some of the obstacles the Authority may have to overcome:

- Broad Street – CAFRA – Wet Land Issues. At first blush the professionals (Architect & Engineer) believe this should not be an issue.
- Osborne – Lead Issues- there have been several studies on the cost to remediate this issue. Mr. Ginnetti believes the remediation could be accomplished through installing parking, developing a court like area with raised gardens. That cost is included in the budget, but could change based on further studies, which would include an inspection by the DEP.
- All properties – asbestos. It is a given there will be issues in the units, but again, additional engineering studies will be needed.

Mr. Ginnetti advised the Board that one of the first immediate steps is to reach choose an Option then proceed with the engagement of the initial providers, architect, environmental firm, etc. to proceed with the necessary studies and recommendations.

Chairman Lafferty thanked Mr. Ginnetti for his excellent presentation,

Resolution #2022-13
Resolution Approving May2022 Expenses

Vice-Chair Hodgetts called for a motion to approve Resolution 2022-13, expenses for May 2022 in the Amount of \$102,656.14. A motion was made by Commissioner Traficante; seconded by Vice-Chair Patricia Hodgetts. The following vote was taken:

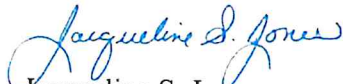
Chairperson Dr. Keith Lafferty	(Yes)
Vice-Chairperson Patti Hodgetts	(Yes)
Commissioner Laurel Nuschke	(Yes)
Commissioner Dr. Patricia Martz	(Yes)
Commissioner Lynda Towns	(Yes)
Commissioner Dr. Christopher Traficante	(Yes)

Chairman Lafferty called for any comments from the Board, there were no comments.

Chairman Lafferty 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 Traficante; seconded by Vice-Chair Hodgetts. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 5:20 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer