

Housing Authority of the City of Cape May
Regular Board of Commissioner Meeting Minutes
June 12, 2023 - 4:00 p.m.

The regular meeting of the Housing Authority of the City of Cape May (CMHA) was held June 12, 2023, 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 who requested everyone rise for the Pledge of Allegiance.

Chairman Lafferty read the Sunshine Law.

Upon roll call those presents were:

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

Commissioners Faison and Towns were not present for the meeting.

Also, present were Jacqueline Jones, Executive Director, Mike Watson, Esquire – Solicitor (via zoom), Linda Cavallo, Fee Accountant, Rick Ginnetti, Consultant, The Brooke Group and Maryellen Francke, Site Manager.

There were no members of the public attending the meeting.

Minutes

Chairman Lafferty requested a motion to approve the Regular Meeting minutes from May 15, 2023, Board Meeting. A motion was made by Commissioner Traficante and seconded by Vice-Chair Hodgetts. The following vote was taken:

Chairman Dr. Keith Lafferty	(Yes)
Vice-Chair Patricia Hodgetts	(Yes)
Commissioner Dr. Patricia Martz	(Yes)
Commissioner Laurel Nuschke	(Yes)
Commissioner Dr. Christopher Traficante	(Yes)

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

Ms. Cavallo reviewed the Financial Report for the eight months ending May 31, 2023.

Executive Director's Report:

Ms. Jones reported the following:

- Two vacancies - Osborne & Broad Street. The Broad Street unit needs a lot of work. This is one of the concerns for moving forward with redevelopment as the units are not in decent shape. They are old and in every vacated unit the floors are rotted out requiring the need to replace floors in the kitchen and the bathrooms.
- Playground equipment is on order. The plans for the pavilion are in process. Hopefully, by the end of next Summer everything will be installed.

ANNUAL PLAN:

As a means of complying with the HUD requirement to hold a resident meeting to review both the Annual Plan and to provide an update on the JCP&L issue, a resident meeting was held on June 7, 2023. Rick Ginnetti, The Brooke Group, provided a summary on the JCP&L issue and Ms. Jones provided a brief non-detailed overview of the redevelopment program. She explained the Authority understands the units are in dire need of repair and therefore the Authority is developing a program to finance the cost of these repairs.

Ms. Jones concluded her report and turned the meeting over to Rick Ginnetti to provide an up on JCP&L.

JCP&L:

Mr. Ginnetti indicated that as a follow up to the letter received from HUD concerning the JCP&L Deed Notice and Settlement Agreement, modifications were sent to the JCP&L Attorney for a response. Also, additional documentation is being gathered and submitted to HUD. This is information that JCP&L provided with respect to the technical questions about the environmental issue at Osborne Court.

Another item that is needed is an updated title search from the City because the current Declaration of Trust does not match the recorded title because sometime in the 90's the Authority provided some property back to the City. The last thing that HUD is requiring is an environmental review, which is being completed by Pennoni, the Authority's environmental consultant; the document has been forwarded to the City of Cape May for the required signatures.

Chairman Lafferty stated that the Board would be going into Executive Session to discuss revitalization opportunities and progress.

Chairman Lafferty called for a motion to approve Resolution 2023-19 Executive Session. A motion was made by Vice-Chair Hodgetts; seconded by Commissioner Traficante.

The Board entered into Executive Session at 4:15p.m.

At 5:31pm the Board resumed the public meeting. Chairman Lafferty again stated the purpose of the Executive Session was to discuss revitalization opportunities and progress.

Chairman Lafferty called for a motion to skip the August 2023 Board Meeting, motion was made by Vice-Chair Hodgetts, seconded by Commissioner Traficante the motion was unanimously carried the vote.

Chairman Lafferty then addressed the resolutions for approval as follows:

Resolution #2023-18
Resolution Approving June 2023 Expenses

Chairman Lafferty called for a motion to approve Resolution 2023-18. A motion was made by Vice-Chair Hodgetts; seconded by Commissioner Traficante.

The following vote was taken:

Chairman Dr. Keith Lafferty	(Yes)
Vice-Chair Patricia Hodgetts	(Yes)
Commissioner Dr. Patricia Martz	(Yes)
Commissioner Laurel Nuschke	(Yes)
Commissioner Dr. Christopher Traficante	(Yes)

Resolution #2023-19
Resolution Approving Executive Session

Chairman Lafferty called for a motion to approve Resolution 2023-19. A motion was made by Vice-Chair Hodgetts; seconded by Commissioner Traficante.

The following vote was taken:

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

There were no further comments from the board members.

With no further business to discuss, Chairman Lafferty entertained a motion for adjournment of the Regular Meeting. A motion was made by Vice-Chair Hodgetts; seconded by Commissioner Traficante. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 4:50 pm.

Respectfully submitted,


Jacqueline S. Jones
Secretary/Treasurer