

Housing Authority of the City of Cape May
Regular Board of Commissioner Meeting Minutes
February 27, 2023 - 4:00 p.m.

The regular meeting of the Housing Authority of the City of Cape May (CMHA) was held February 27, 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)
Commissioner Dr. Patricia Martz	(in person)
Commissioner Laurel Nuschke	(in person)
Commissioner Dr. Christopher Traficante	(in person)

Commissioners Victor Faison, Patricia Hodgetts and Lynda Towns were not present at this meeting.

Also, present were Jacqueline Jones, Executive Director, Mike Watson, Esquire – Solicitor (via zoom), Linda Cavello (via zoom) – Fee Accountant, 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 January 23, 2023, Board Meeting. A motion was made by Commissioner Traficante and seconded by Commissioner Nuschke. The following vote was taken:

Chairman Dr. Keith Lafferty	(Yes)
Commissioner Dr. Patricia Martz	(Yes)
Commissioner Laurel Nuschke	(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 four-month ending January 31, 2023.

Executive Director's Report:

Ms. Jones noted that the Authority has not had any vacancies since May 2022.

Ms. Jones then presented an update on the playground/pavilion project. A meeting was held with the Vendor on Friday, February 24, 2023 to focus on the playground design that should be completed by the end of this week with an order being placed for the equipment at that time. There may be some delay with receiving the equipment because of COVID funding money that is available and many sources are opting to invest in playground equipment meaning that installations of playgrounds are back logged. We are hoping to have the playground installed by Labor Day.

With respect to the pavilion, we are still working on trying to get as close as possible to the Craftsman design without exceeding the allotted expenditure. Since this is a priority item work will continue on this project.

Responding to Commissioners Nuschke, Martz and Traficante question concerning having to use a specified vendor; Ms. Jones indicated that the Authority is using a specified vendor who is a State Contractor vendor who has already gone through the bidding process with the State. With respect to funding, at the last meeting, approval was given to use funds from Capital Funding as well as donations from Cape May Cares.

Ms. Jones then addressed resident activities stating that the Cape May Cares Board will be discussing the implementation of summer activities. She did note that currently there are 17 children involved in the Tutoring Program.

Ms. Jones proceeded to give a brief update on the JCP&L settlement agreement. The Agreement is in the hands of the HUD Attorney who continues to ask for additional historical documents like the original Trust Agreement and the ACC Contract. We have turned over everything we have without much movement.

In order to move this forward as a result of conversation with Rick Ginnetti, our Consultant, and me, a meeting is to be arranged with the HUD Attorney and our Attorney from Brown & Connery, Mark Asselta. This needs to be resolved as it is becoming a stumbling block with the City concerning the Revitalization Program. However, once this is resolved we will again pickup with conversations with the City. If there is any further activity between the next Board Meeting Ms. Jones will individually contact the Board Members.

Chairman Lafferty noted that at the Cape May Ice Ball, Curtis Bashaw lobbied for Cape May Cares (CMC) to raise funding for the pavilion, as a result of his efforts an additional \$40,000.00 was pledged for this project.

Commissioners Nuschke spoke with some of the donors who indicated they were pleased to pledge money for something that was specific and geared toward children. She noted this speaks a lot to CMC in that it is an organization that will continue to grow and be supportive to more and more individuals.

Chairman Lafferty then addresses the resolutions for approval as follows:

Resolution #2023-06
Resolution Approving February 2023 Expenses

Chairman Dr. Keith Lafferty called for a motion to approve Resolution 2023-06. A motion was made by Commissioner Traficante; seconded by Commissioner Nuschke.

The following vote was taken:

Chairman Dr. Keith Lafferty	(Yes)
Commissioner Dr. Patricia Martz	(Yes)
Commissioner Laurel Nuschke	(Yes)
Commissioner Dr. Christopher Traficante	(Yes)

With no further business to discuss, Chairman Keith Lafferty entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Traficante; seconded by Commissioner Nuschke. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 4:15pm.

Respectfully submitted,



Jacqueline S. Jones
Secretary/Treasurer