

Housing Authority of the City of Cape May
Regular Board of Commissioner Meeting Minutes
March 18, 2024 - 4:00 p.m.

The regular meeting of the Housing Authority of the City of Cape May (CMHA) was held March 18, 2024, 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 Chairperson Lafferty who requested everyone rise for the Pledge of Allegiance.

Chair Lafferty read the Sunshine Law.

Upon roll call those presents were:

| | |
|------------------------------|-------------|
| Chairperson Keith Lafferty | (in person) |
| Vice-Chair Patricia Hodgetts | (in person) |
| Commissioner Victor Faison | (in person) |
| Commissioner Dr. Martz | (in person) |
| Commissioner Laurel Nuschke | (in person) |
| Commissioner Dr. Traficante | (in person) |

Commissioner not present: Lynda Towns

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

There were no members of the public attending the meeting.

Minutes

Chairperson Lafferty requested a motion to approve the Regular Minutes from the February 26, 2024, Board Meeting. A motion was made by Commissioner Vice-Chair Hodgetts and seconded by Commissioner Traficante. The following vote was taken:

| | |
|------------------------------|-----------|
| Chairperson Keith Lafferty | (Yes) |
| Vice-Chair Patricia Hodgetts | (Yes) |
| Commissioner Victor Faison | (Abstain) |
| Commissioner Dr. Martz | (Yes) |
| Commissioner Laurel Nuschke | (Yes) |
| Commissioner Dr. Traficante | (Yes) |

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

Ms. Avena presented the five months ending February 29, 2024, Income & Expense Statement.

Executive Director's Report:

Ms. Jones provided an update on several items as follows:

WAITING LIST:

Referring to the updated information in her report concerning the number of applicants on the Waiting List, including those with a designated preference for Cape May County. Ms. Jones stated that because there is so little turnover over a 12-month period there are enough applicants to fill any future vacancies. However, the Authority will continue to monitor the matter and as needed the list will be re-opened with the likelihood that the Family List will be the first to be reopened.

In response to Commissioners inquiries concerning the Cape May County preference, Ms. Jones explained that the number of applicants with preferences is as follows: Seniors 44, Families 31, although there are others on the waiting list those with a preference will go to the top of the list. With respect to being on more than one waiting list, an applicant can be on any number of lists throughout the County and the State. Because the City built the housing, they designated this preference with the purpose of providing housing first to Cape May County Residents.

PLAYGROUND PAVILLION EQUIPMENT:

Still awaiting confirmation of an installation date, the problem is finding the labor.

RESIDENT ACTIVITIES:

Commissioner Martz reported on the March 17th luncheon for the Seniors was held in the conference room. Approximately 20 residents attended; the celebration included a catered luncheon, games, prizes, and a \$25.00 Acme Gift Card. The residents were very appreciative as well as amazed at the preparation that went into providing this activity. The next event will be the Spring planting.

JCP&L:

Ms. Jones asked Mr. Ginnetti to provide an update to the Board, who provided the following information:

- Presently the whole team, including Jackie and Mark Asselta, have worked hard trying to get HUD to approve the Settlement and Deed Notice Agreements.
- HUD Newark is indicating there are several mandatory points that must be in the Agreement. The main issue is the language referring to the Authority's unilateral right to cancel the Settlement and Deed Notice Agreements. The matter has been referred to JCP&L for their acceptance of the language. However, since the purpose of this language is to protect the Authority if would not be in their best interest to cancel the Agreements.
- The bottom line is, if JCP&L cannot agree to this language then it will end the negotiations for the Settlement and Deed Notice Agreements.
- Mark Asselta has kept the City's Attorney updated, and they know the everyone is awaiting a response from JCP&L.

REVITALIZATION PROGRAM:

Ms. Jones stated the matter will be deferred to the Executive Session.

Resolution #2024-08
Resolution Approving March 2024 Expenses

Chairperson Lafferty called for a motion to approve Resolution 2024-08. A motion was made by Commissioner Nuschke, seconded by Vice-Chair Hodgetts.

The following vote was taken:

| | |
|------------------------------|-------|
| Chairperson Keith Lafferty | (Yes) |
| Vice-Chair Patricia Hodgetts | (Yes) |
| Commissioner Victor Faison | (Yes) |
| Commissioner Dr. Martz | (Yes) |
| Commissioner Laurel Nuschke | (Yes) |
| Commissioner Dr. Traficante | (Yes) |

Resolution #2024-09
Resolution Approving Executive Session

Chairperson Lafferty called for a motion to approve Resolution 2024-09. A motion was made by Commissioner Traficante, seconded by Vice-Chair Hodgetts.

The following vote was taken:

| | |
|------------------------------|-------|
| Chairperson Keith Lafferty | (Yes) |
| Vice-Chair Patricia Hodgetts | (Yes) |
| Commissioner Victor Faison | (Yes) |
| Commissioner Dr. Martz | (Yes) |
| Commissioner Laurel Nuschke | (Yes) |
| Commissioner Dr. Traficante | (Yes) |

Chairperson Lafferty stated that the Board was entering Executive Session to discuss the Revitalization Program.

The Board entered Executive Session at 4:30p.m.

At 5:42pm Chairperson Lafferty called for a motion to move out of executive session, a motion was made by Vice-Chair Patricia Hodgetts seconded by Commissioner Traficante.

The Board re-entered the public meeting at 5:43p.m.

Chairperson Dr. Keith Lafferty called for any comments from the Board.

With no further business to discuss, Chairperson Keith 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 5:45pm.

Respectfully submitted,

A handwritten signature in blue ink that reads "Jacqueline S. Jones". The signature is written in a cursive style with a large initial "J" and a long, sweeping underline.

Jacqueline S. Jones
Secretary