

Housing Authority of the City of Cape May
Regular Board of Commissioner Meeting Minutes
April 15, 2024 - 4:00 p.m.

The regular meeting of the Housing Authority of the City of Cape May (CMHA) was held April 15, 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 Vice-Chairperson Hodgetts who requested everyone rise for the Pledge of Allegiance.

Vice-Chair Hodgetts read the Sunshine Law.

Upon roll call those presents were:

Vice-Chair Patricia Hodgetts	(in person)
Commissioner Dr. Martz	(in person)
Commissioner Laurel Nuschke	(in person)
Commissioner Lynda Towns	(in person)
Commissioner Dr. Traficante	(in person)

Commissioner not present: Chairperson Lafferty & Commissioner Faison

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

There were no members of the public attending the meeting.

Minutes

Vice-Chairperson Hodgetts requested a motion to approve the Regular Minutes from the March 18, 2024, Board Meeting. A motion was made by Commissioner Traficante and seconded by Commissioner Nuschke. The following vote was taken:

Vice-Chair Patricia Hodgetts	(Yes)
Commissioner Dr. Martz	(Yes)
Commissioner Laurel Nuschke	(Yes)
Commissioner Lynda Towns	(Abstain)
Commissioner Dr. Traficante	(Yes)

Vice-Chairperson Hodgetts asked Ms. Cavallo to present the monthly accounting report.

Ms. Avena presented the six months ending March 31, 2024, Income & Expense Statement.

Responding to the Commissioners questions concerning the increase in utilities cost Ms. Jones explained we would expect to overspend the budgeted amount during the heating season. Although it is anticipated that the expense will come more in line with budget but because the electric rates in the Northeast are the highest

in the Country and have increased since this budget was written, going forward the expense may exceed the budget.

Executive Director’s Report:

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

Vacancies – One (1) on Broad Street; this unit required massive repairs as a result of the damages incurred from the vacating tenant; A vendor has been contracted to complete this work;

PLAYGROUND PAVILLION EQUIPMENT:

There is no exact date for the installation of the playground equipment; Staff is in contact with the Vendor so there should be a more definitive date by the next Board Meeting.

FLOORING PROJECT:

Th flooring project is completed with replacement vinyl and carpeting throughout the Lafayette office area.

FINANCIAL DISCLOSURE STATEMENTS:

Quick reminder the Financial Disclosure Statements are due by the end of this month. If there are any issues the Deputy Clerk can assist you.

JCP&L:

Mark Asselta from Brown continues to maintain communications with both the JCP&L Attorney and the City of Cape May Attorney. He is working with JCP&L to finalize acceptable language to address the issues that HUD wants resolved before they will sign off in the Agreements.

The Commissioners expressed their frustration with the length of time it has and continues to take to resolve this issue. Ms. Jones agreed, stating that at this point HUD is holding up the matter, which is why Mark is in discussions with JCP&L to produce language that will satisfy all parties including HUD.

REVITALIZATION PROGRAM:

At this time, we believe the City is waiting for the JCP&L issue to be resolved before setting up a meeting with the Authority to discuss revitalization. Mark Asselta has been keeping the City Attorney informed of the progress so they are aware that we are trying to finalize the agreements.

Resolution #2024-10
Resolution Approving April 2024 Expenses

Vice-Chairperson Hodgetts called for a motion to approve Resolution 2024-10. A motion was made by Commissioner Nuschke, seconded by Commissioner Traficante.

The following vote was taken:

Vice-Chair Patricia Hodgetts	(Yes)
Commissioner Dr. Martz	(Yes)
Commissioner Laurel Nuschke	(Yes)

Commissioner Lynda Towns (Yes)
Commissioner Dr. Traficante (Yes)

Resolution #2024-11
Resolution Awarding Environmental Consulting Service

Vice-Chairperson Hodgetts called for a motion to approve Resolution 2024-11. A motion was made by Commissioner Traficante, seconded by Commissioner Nuschke .

The following vote was taken:

Vice-Chair Patricia Hodgetts (Yes)
Commissioner Dr. Martz (Yes)
Commissioner Laurel Nuschke (Yes)
Commissioner Lynda Towns (Yes)
Commissioner Dr. Traficante (Yes)

Vice-Chairperson Hodgetts called for any comments from the Board.

With no further business to discuss, Vice-Chairperson Hodgetts entertained a motion for adjournment of the Regular Meeting. A motion was made by Commissioner Towns; seconded by Commissioner Traficante. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 4:20pm.

Respectfully submitted,



Jacqueline S. Jones
Secretary