

Housing Authority of the City of Cape May
Regular Board of Commissioner Meeting Minutes
June 17, 2024 - 4:00 p.m.

The regular meeting of the Housing Authority of the City of Cape May (CMHA) was held June 17, 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.

Chairperson Lafferty read the Sunshine Law.

Upon roll call those presents were:

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

Commissioner not present: Towns

Also, present were Jacqueline Jones, Executive Director, Mike Watson, Esquire – Solicitor (via Teams), Linda Cavallo, Fee Accountant 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 May 31, 2024, Board Meeting. A motion was made by Commissioner Traficante and seconded by Vice-Chair Hodgetts. The following vote was taken:

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

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

Ms. Avena presented the eight months ending May 31, 2024, Income & Expense Statement.

Executive Director’s Report:

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

VACANT UNIT:

The vacant unit on Broad Street will be completed by the end of the month.

MAINTENANCE:

The new maintenance person, Thomas, started on May 29, 2024. He is an experienced carpenter, so we are pleased to have him as part of the Housing Authority Team.

PLAYGROUND PAVILLION EQUIPMENT:

Ron Miller has provided an update. The company that has been hired to install the playground equipment will begin the work next week. Consequently, the end of year party had to be cancelled, but the plan is to reschedule the party for another date.

PAVILION:

A meeting was held Cape May Cares regarding the funding of the pavilion. A plan is being developed to recognize those individuals whose donations helped fund the pavilion. Thoughts are to have a dedication ceremony in September and invite those who were instrumental in making this happen. Once everything has been finalized the plans will be shared with the Board.

JCP&L:

Ms. Jones reported that last month we discussed the two remaining issues with the Deed Notice and Settlement Agreement: the cancellation of the Agreement language and the Opinion Letter from the Attorney from JCP&L. Mark Asselta, of Brown & Connery, offered the language to resolve the “cancellation of the agreement” clause and worked it out with the JCP&L Attorney. The language was forwarded to the HUD Newark Attorney who forwarded it to the Attorney in Washington. All parties agreed the matter is resolved.

The JCP&L Attorney, Mr. Conway, forwarded the Opinion Letter to Mark Asselta for his review. If there are no issues, the Deed Notice and Settlement Agreement package will be forwarded to HUD Newark/Washington Attorneys for their approval.

During this process Mark Asselta has continued to update the City of Cape May Attorney.

Ms. Jones reported that she and the Chairperson attended a meeting with the Mayor and other City representatives along with a couple of JCP&L counterparts (they are not a part of the negotiating team). It was more of a “meet and greet” to meet the new City Manager that deals with environmental issues. At that time Ms. Jones conveyed the same report on the JCP&L environmental issue.

REVITALIZATION PROGRAM:

Ms. Jones advised that on Monday, June 24, 2024, she, and Rick Genetti will be attending a meeting with the Mayor, City Manager, and the City Attorney that has been hired to work on the City’s Fair Share Housing Plan, which is required every five years. The purpose of the meeting is to discuss the plans the Authority has to revitalize the Housing Authority properties.

NEW BUSINESS:

The Board passed a motion to cancel the August 19, 2024, Meeting.

Resolution #2024-13
Resolution Approving June 2024 Expenses

Chairperson Lafferty called for a motion to approve Resolution 2024-13. A motion was made by Vice-Chair Hodgetts, seconded by Commissioner Traficante.

The following vote was taken:

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

Resolution #2024-14
Resolution Approving 2024 Capital Budget

Chairperson Lafferty called for a motion to approve Resolution 2024-14. A motion was made by Vice-Chair Hodgetts, seconded by Commissioner Traficante.

The following vote was taken:

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

Chairperson Lafferty called for any comments from the Board.

With no further business to discuss, Chairperson 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 4:20 p.m.

Respectfully submitted,



Jacqueline S. Jones
Secretary