

Housing Authority of the City of Cape May
Regular Board of Commissioner Meeting Minutes
February 24, 2025 - 4:00 p.m.

The regular meeting of the Housing Authority of the City of Cape May (CMHA) was held February 24, 2025, 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 to rise for the Pledge of Allegiance.

Chairperson Lafferty read the Sunshine Law.

Upon the roll call those presents were:

Chairperson Dr. Lafferty	(in person)
Commissioner Faison	(via teams)
Commissioner Dr. Martz	(in person)
Commissioner Nuschke	(in person)
Commissioner Towns	(in person)
Commissioner Dr. Traficante	(in person)

Commissioners not present: Hodgetts

Also, present were Ron Miller, Director of Affordable Housing, Mike Watson, Esquire – Solicitor (via Teams), Linda Cavallo, Fee Accountant, and Maryellen Francke, Site Manager.

Minutes

Chairperson Lafferty requested a motion to approve the Regular Minutes from January 27, 2025, Board Meeting. A motion was made by Commissioner Traficante and seconded by Commissioner Martz. The following vote was taken:

Chairperson Dr. Lafferty	(yes)
Commissioner Faison	(abstain)
Commissioner Dr. Martz	(yes)
Commissioner Nuschke	(yes)
Commissioner Towns	(abstain)
Commissioner Dr. Traficante	(yes)

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

Ms. Avena presented the four months ending January 31, 2025, Income & Expense Statement.

Executive Director's Report – presented by Ron Miller.

No vacancies all, 100% occupied.

MAINTENANCE:

The Authority completed the annual inspections on Lafayette Court.

Last month the Board approved the recycling and trash contract and the change over from Gold Medal to Waste Manage was completed with no issues.

Mr. Miller responded to Commissioner Nuschke's question concerning the February 2025 expense for Waste Management. He noted that the annual cost will exceed \$29,000.00, therefore it will be approximately \$2,400.00 per month.

REVITALIZATION PROGRAM:

Chairman Lafferty reported that a meeting was held with the City of Cape May on Friday, February 20, 2025. Those in attendance were Jackie Jones and Rick Ginetti. For the City, Mayor Mullock, City Manager Paul Dietrich, Chief of Police Dekon Fashaw.

The meeting went very well, it was limited to discussions concerning the Revitalization Program for the Cape May Housing Authority. The Fair Share Housing Agreement has identified the number of homes at 48; they are awaiting the breakdown as to the number of family/senior homes.

The City is interested in the full revitalization proposal to include the addition of family/senior units. There is also a possibility they may be interested in increasing the number of new units. Rick Ginetti is scheduled to prepare updated numbers to include the GAP monies. Another meeting has been scheduled for next month to review this information.

Chairperson Lafferty then addressed the resolutions as follows:

Resolution #2025-06
Resolution Approving February 2025 Expenses

Chairperson Lafferty called for a motion to approve Resolution 2025-06 A motion was made by Commissioner Traficante seconded by Commissioner Nuschke.

The following vote was taken:

Chairperson Dr. Lafferty	(yes)
Commissioner Faison	(yes)
Commissioner Dr. Martz	(yes)
Commissioner Nuschke	(yes)
Commissioner Towns	(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 Towns; seconded by Commissioner Martz. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 4:15p.m.

Respectfully submitted,



Jacqueline S. Jones
Executive Director

Respectfully submitted,



Ron Miller
Director Affordable Housing