

Housing Authority of the City of Cape May
Regular Board of Commissioner Meeting Minutes
July 21, 2025 - 4:00 p.m.

The regular meeting of the Housing Authority of the City of Cape May (CMHA) was held on Monday, July 21, 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 Chairman Lafferty who requested everyone to rise for the Pledge of Allegiance.

Chairman Lafferty read the Sunshine Law.

Upon the call those presents were:

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

Commissioner not present: Commissioner Towns

There were no members from the public present at the meeting.

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

Minutes

Chairman Lafferty requested a motion to approve the Regular Minutes from June 16, 2025, Board Meeting. A motion was made by Commissioner Traficante and seconded by Vice-Chair Hodgetts. The following vote was taken:

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

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

Ms. Avena presented the nine months ending June 30, 2025, Income & Expense Statement.

Executive Director's Report:

Mr. Miller advised Ms. Jones expressed her regrets that she was unable to attend the meeting.

Mr. Miller presented the report as follows:

- Vacancies – on vacancy on Broad Street Court
- Maintenance have completed all of the required annual inspections
- RFP for Developer, is in the process of being prepared.
- Tenant Activities, majority of these activities are being sponsored by community groups, including Cape May Cares.

WAITING LIST:

The Waiting Lists for Seniors/Disabled and Families will be closing as of July 31, 2025.

REVITALIZATION:

After many attempts to contact the City either by phone or emails; Ms. Jones received an email from the City Manager suggesting a to schedule a meeting in August 2025.

Chairman Lafferty requested a motion to cancel the August 18, 2025 Board Meeting. A motions was made by Vice-Chair Hodgetts, seconded by Commissioner Traficante. The Board Members unanimously carried the vote.

Chairman Lafferty then addressed the resolutions as follows:

Resolution #2025-20
Resolution Approving July 2025 Expenses

Chairman Lafferty called for a motion to approve Resolution 2025-20. A motion was made by Vice-Chair Hodgetts, seconded by Commissioner Traficante.

The following vote was taken:

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

Resolution #2025-21
Resolution Appointing Ron Miller as Purchasing Agent

Chairman Lafferty called for a motion to approve Resolution 2025-21 a motion was made by Commissioner Traficante seconded by Vice-Chair Hodgetts.

Mr. Miller advised he is already the appointed Purchasing Agent however the bid threshold has been changed to \$53,000.00 therefore the Purchasing Agent must be officially re-appointed.

The following vote was taken:

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

With no further business to discuss, Chairman Lafferty entertained a motion for the adjournment of the Regular Meeting. A motion was made by Vice-Chair Hodgetts; second by Commissioner Faison. The Board Members unanimously carried the vote present. The Regular Meeting of the Board of Commissioners was adjourned at 4:10p.m.

Respectfully submitted,



Jacqueline S. Jones
Executive Director

Ron
Miller

Ron Miller
Director Affordable Housing

Digitally signed
by Ron Miller
Date: 2025.09.25
13:27:34 -04'00'