

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

The regular meeting of the Housing Authority of the City of Cape May (CMHA) was held April 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 Vice-Chair Hodgetts who requested everyone to 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 Nuschke	(via teams)
Commissioner Towns	(in person)
Commissioner Dr. Traficante	(in person)

Commissioners not present: Chairman Lafferty and Commissioner Faison

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

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

Minutes

Vice-Chair Hodgetts requested a motion to approve the Regular Minutes from March 17, 2025, Board Meeting. A motion was made by Commissioner Traficante and seconded by Commissioner Towns. The following vote was taken:

Vice-Chair Hodgetts	(yes)
Commissioner Dr. Martz	(yes)
Commissioner Nuschke	(yes)
Commissioner Towns	(yes)
Commissioner Dr. Traficante	(yes)

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

Ms. Avena presented the six months ending March 31, 2025, the Income & Expense Statement.

Executive Director's Report

Ms. Jones reported that the Administrative Report stands as submitted; however, will discuss revitalization during the Executive Session.

2025-2026 BUDGET:

The Authority is in the process of preparing the new FY 2025-2026 budget.

REVITALIZATION PROGRAM:

To be discussed in Executive Session.

Vice-Chair Hodgetts then addressed the resolutions as follows:

Resolution #2025-08
Resolution Approving April 2025 Expenses

Vice-Chair Hodgetts called for a motion to approve Resolution 2025-08. A motion was made by Commissioner Towns, seconded by Commissioner Nuschke.

The following vote was taken:

Vice-Chair Hodgetts	(yes)
Commissioner Dr. Martz	(yes)
Commissioner Nuschke	(yes)
Commissioner Towns	(yes)
Commissioner Dr. Traficante	(yes)

Resolution #2025-09
Resolution Approving Cooperative Pricing Agreement

Vice-Chair Hodgetts called for a motion to approve Resolution 2025-09 a motion was made by Commissioner Traficante seconded by Commissioner Towns.

Ms. Jones explained that the contract was bid out for future purchasing endeavors that relate to the next resolution.

The following vote was taken:

Vice-Chair Hodgetts	(yes)
Commissioner Dr. Martz	(yes)
Commissioner Nuschke	(yes)
Commissioner Towns	(yes)
Commissioner Dr. Traficante	(yes)

Resolution #2025-10
Resolution Approving Peterson Service Company

Vice-Chair Hodgetts called for a motion to approve Resolution 2025-10. A motion was made by Commissioner Traficante seconded by Vice-Chair Hodgetts.

Ms. Jones explained this contract was put out for bid.

The following vote was taken:

Vice-Chair Hodgetts	(yes)
Commissioner Dr. Martz	(yes)
Commissioner Nuschke	(yes)
Commissioner Towns	(yes)
Commissioner Dr. Traficante	(yes)

Resolution #2025-11
Resolution Approving Executive Session

Vice-Chair Hodgetts called for a motion to approve Resolution 2025-11. A motion was made by Commissioner Traficante seconded by Commissioner Martz.

The following vote was taken:

Vice-Chair Hodgetts	(yes)
Commissioner Dr. Martz	(yes)
Commissioner Nuschke	(yes)
Commissioner Towns	(yes)
Commissioner Dr. Traficante	(yes)

Ms. Jones indicated that the Board was going into Executive Session to discuss the development of the housing authority properties; also matters involving attorney-client privilege.

At 4:10pm Vice-Chair Hodgetts stated the Board was entering Executive Session.

At 4:41pm Vice-Chair Hodgetts called for a motion to move out of Executive Session; a motion was made by Commissioner Traficante seconded by Commissioner Nuschke.

The Board re-entered the public meeting at 4:41pm

Attorney Watson stated the Board has just come out of Executive Session again to discuss matters involving the potential use of potential property-related contracts and contract negotiations as well as matters concerning attorney-client privilege. Minutes of the Executive Session were kept but will be maintained confidential but until and unless the need for confidentiality no longer exists those minutes will be made available to the public. However, all times during and after disclosure to the public the minutes will be subject to redaction based on attorney-client privilege.

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

With no further business to discuss, Vice-Chair Hodgetts entertained a motion for the 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