

**MINUTES OF THE 501<sup>st</sup> TELECONFERENCE  
BOARD MEETING  
OF THE  
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY  
December 15, 2022**

MEMBERS:     \* Lieutenant Governor Sheila Y. Oliver, Commissioner, DCA  
              \*\* Aimee Manocchio-Nason, Deputy Attorney General, Division of Law,  
                  (representing Matthew J. Platkin, Attorney General)  
              \*\*\* Robert Tighue, Assistant Deputy Director, Department of Treasury  
                  (representing Elizabeth Maher Muoio, State Treasurer)  
              \*\*\*\* Paulette Sibblies -Flagg, Administrator of Accreditation, Department  
                  of Banking and Insurance (representing Marlene Caride,  
                  Commissioner, Department of Banking and Insurance)  
              \*\*\*\*\* Eric Kaufman, Director of Special Projects, Department of Human  
                  Services (representing Sarah Adelman Commissioner, Department of  
                  Human Services)

Dorothy Blakeslee  
Stanley Weeks

HMFA STAFF  
PRESENT:

Melanie R Walter, Executive Director  
Laura Shea, Chief of Legal and Regulatory Affairs  
John Murray, Chief Financial Officer  
Deb Urban, Chief of Multifamily Programs

Jeanette Nieves, Executive Board Secretary  
Tanya Hudson-Murray, Managing Director of Multifamily Programs  
Jonathan Sternesky, Manager of Policy and Legislative Affairs  
Jamie Ding, Policy and Programs Analyst  
Catherine Bernard, Assistant Director of MF Program Funding  
Gloria Mehnert, Senior Paralegal  
Matthew Gelman, General Services Assistant III  
Karen Becker, Administrative Assistant IV  
Jordan Moskowitz, Managing Director of Single Family Programs  
Joseph Heath, Director of Capital Markets  
Rosy Dafonseca, Assistant Director of Multifamily/Supportive Housing  
and Lending  
Donna Spencer, Director of Multifamily/Supportive Housing and Lending  
Mary Miller, Director of Operations  
Susan Tonry, Bond Analyst I

OTHERS  
PRESENT:

Robert Long, Deputy Commissioner, DCA  
Dorian Smith, Assistant Counsel, Governor's Authority Unit  
George Loeser, Assistant Attorney, Attorney General's Office  
Vladimir Palma, Deputy Attorney General, Attorney General's Office  
Melisa Easaw, Deputy Attorney General, Attorney General's Office

MEMBERS  
OF THE PUBLIC:

Nicole Risoli, Public  
Diane Dabulas, Public

- \* Letter of December 4, 2018 designating Aimee Manocchio – Nason to represent Matthew J. Platkin, Attorney General
- \*\* Letter of November 29, 2022 designating Robert Tighue to represent the State Treasurer, Elizabeth Maher Muoio
- \*\*\* Letter of January 17, 2020 designating Paulette Sibblies – Flagg to represent Marlene Caride, Commissioner, Department of Banking and Insurance
- \*\*\*\* Letter of November 2, 2018 designating Eric Kaufman to represent Sarah Adelman, Commissioner, Department of Human Services

Lieutenant Governor Sheila Y Oliver, Commissioner, Department of Community Affairs read the following into the minutes

## **NOTICE OF PUBLIC MEETING**

The New Jersey Housing and Mortgage Finance Agency gave notice of the time, place and date of this meeting by electronic mail, regular mail and hand delivery on December 8, 2022 to the Secretary of State of New Jersey, The Star Ledger, The Times, and the Courier Post, and by posting the notice at the office of the Agency in Trenton, New Jersey. Pursuant to the New Jersey Open Public Meetings Act, a resolution must be passed by the New Jersey Housing and Mortgage Finance Agency in order to hold a session from which the public is excluded.

I will remind our Board members and any members of the public that may have joined the meeting to please keep your line on mute to eliminate unnecessary background noise. I will ask the Board members to identify themselves before they speak so that the minutes accurately reflect who is speaking.

## **ROLL CALL**

*Item 3c Fair Lawn Campbell Road Supportive Housing has been pulled from today's agenda*

*Executive Director Walter provided the Executive Director's Update to the board.*

## **APPROVAL OF MINUTES**

### **APPROVAL OF THE PUBLIC SESSION MINUTES OF THE NOVEMBER 3, 2022 TELECONFERENCE MEETING OF THE HMFA BOARD – ITEM 1A.**

*Aimee Manocchio-Nason moved and Dorothy Blakeslee seconded. 1. Approval of the Public Session Minutes of the November 3, 2022 Teleconference Meeting of the HMFA Board*

*Aye –Lieutenant Governor Sheila Y Oliver, Paulette Sibblies-Flagg, Dorothy Blakeslee, Eric Kauffman, Aimee Manocchio-Nason*

*Nay – None*

*Abstained- Robert Tighue, Stanley Weeks*

## **SINGLE FAMILY**

### **APPROVAL OF REVISIONS TO THE PARTICIPATING LENDERS GUIDE - ITEM 2A**

*Dorothy Blakeslee moved and Robert Tighue seconded* 1. Approval of revision to the New Jersey Housing and Mortgage Finance Agency Mortgage Program Policy and Procedures for Participating Lenders (the “Participating Lender’s Guide”) as outlined below and in the form attached hereto. 2. Authorization is requested for the Executive Director to approve updates to spelling, punctuation, placement of text and adjustments to the order or numbering of sections of these documents, for the purposes of providing clarity or improved organization to the documents. Any amendments that would change the underlying policy or implementation of the Participating Lender’s Guide from the form in which it is now approved shall remain subject to Agency Board approval.

*Aye –Lieutenant Governor Sheila Y Oliver, Paulette Sibblies-Flagg, Dorothy Blakeslee, Eric Kauffman, Aimee Manocchio-Nason, Robert Tighue, Stanley Weeks*

*Nay – None*

*Abstained- None*

**SPECIAL NEEDS HOUSING TRUST FUND**

**HMFA #07789– HI TOR GROUP HOME – APPROVAL OF A MORTGAGE FINANCING COMMITMENT - ITEM 3A**

*Dorothy Blakeslee moved and Stanley Weeks seconded* - 1. Approval of a mortgage subsidy loan commitment for an estimated \$916,000 in construction and permanent financing from the Special Needs Housing Trust Fund Program (“SNHTF”) for a project known as High Tor Group Home, HMFA #07789 (the “Project”), upon the terms and conditions set forth in the RFA.

*Aye –Lieutenant Governor Sheila Y Oliver, Paulette Sibblies-Flagg, Dorothy Blakeslee, Eric Kauffman, Aimee Manocchio-Nason, Robert Tighue, Stanley Weeks*

*Nay – None*

*Abstained- None*

**HMFA #07784 – PROSPECT STREET SUPPORTIVE HOUSING – APPROVAL OF A MORTGAGE FINANCING COMMITMENT - ITEM 3B**

*Robert Tighue moved and Paulette Sibblies-Flagg seconded* 1. Approval of mortgage subsidy loan commitment for an estimated \$624,000 in construction and permanent financing from the Special Needs Housing Trust Fund (“SNHTF”) for a project known as Prospect Street Supportive Housing, HMFA #07784 (the “Project”), upon the terms and conditions set forth in the RFA.

*Aye –Lieutenant Governor Sheila Y Oliver, Paulette Sibblies-Flagg, Dorothy Blakeslee, Eric Kauffman, Aimee Manocchio-Nason, Robert Tighue, Stanley Weeks*  
*Nay – None*  
*Abstained- None*

**HMFA #07812 – FAIR LAWN CAMPBELL ROAD SUPPORTIVE HOUSING – APPROVAL OF A MORTGAGE FINANCING COMMITMENT - ITEM 3C**

**THIS ITEM HAS BEEN PULLED FROM TODAY’S AGENDA**

## **AFFORDABLE HOUSING GAP SUBSIDY PROGRAM**

Approval is requested of subsidy mortgage loan commitments under the Affordable Housing Gap Subsidy Program. The following projects have satisfied the eligibility criteria listed in the AHGS Program Guidelines. Based on the selection criteria, the following projects rank sufficiently to qualify for an award from the first application cycle and an award from the AHGS Program discretionary set aside. The discretionary set aside is up to 10% of total AHGS funds. Eligible projects must have experienced a COVID-19 induced funding gap and have received a tax credit reservation or funding commitment from their respective program by November 30, 2021. AHGS funds awarded under this program are for permanent take out financing only.

### **HMFA #07787 – FAIRVIEW HEIGHTS –APPROVAL OF A MORTGAGE LOAN COMMITMENT FROM THE AFFORDABLE HOUSING GAP SUBSIDY PROGRAM - ITEM 4A**

*Stanley Weeks moved and Paulette Sibblies – Flagg seconded* 1. Approval of a mortgage subsidy loan commitment for an estimated \$2,330,000 from the Affordable Housing Gap Subsidy Program (“AHGS”) for the Project, upon the terms and conditions set forth in the RFA. 2. Approval to exempt the AHGS loan from certain sections of NJSA 55:14k-6, -7, and -8 pursuant to N.J.S.A. 55:14k-5.4 as detailed below.

*Aye –Lieutenant Governor Sheila Y Oliver, Paulette Sibblies-Flagg, Dorothy Blakeslee, Eric Kauffman, Aimee Manocchio-Nason, Robert Tighue, Stanley Weeks*

*Nay – None*

*Abstained- None*

**HMFA #07791– THE CROSSINGS AT BRICK CHURCH –APPROVAL OF A MORTGAGE LOAN COMMITMENT FROM THE AFFORDABLE HOUSING GAP SUBSIDY PROGRAM - ITEM 4B**

*Aimee Manocchio-Nason moved and Dorothy Blakeslee seconded* 1. Approval of a mortgage subsidy loan commitment for an estimated \$3,460,000 from the Affordable Housing Gap Subsidy Program (“AHGS”) for the Project, upon the terms and conditions set forth in the RFA. 2. Approval to exempt the AHGS loan from certain sections of NJSA 55:14k-6, -7, and -8 pursuant to N.J.S.A. 55:14k-5.4 as detailed below.

*Aye –Lieutenant Governor Sheila Y Oliver, Paulette Sibblies-Flagg, Dorothy Blakeslee, Eric Kauffman, Aimee Manocchio-Nason, Robert Tighue, Stanley Weeks*

*Nay – None*

*Abstained- None*

**HMFA #03524– WILLOWS AT GREENWICH –APPROVAL OF A MORTGAGE LOAN COMMITMENT FROM THE AFFORDABLE HOUSING GAP SUBSIDY PROGRAM - ITEM 4C**

*Paulette Sibblies Flagg moved and Robert Tighue seconded* 1. Approval of a subsidy mortgage loan commitment for an estimated \$3,715,000 from the Affordable Housing Gap Subsidy Program (“AHGS”) for the Project, upon the terms and conditions set forth in the RFA.

*Aye –Lieutenant Governor Sheila Y Oliver, Paulette Sibblies-Flagg, Dorothy Blakeslee, Eric Kauffman, Aimee Manocchio-Nason, Robert Tighue, Stanley Weeks*

*Nay – None*

*Abstained- None*



**HMFA #07804 – THE LANTANA –APPROVAL OF A MORTGAGE LOAN  
COMMITMENT FROM THE AFFORDABLE HOUSING GAP SUBSIDY  
PROGRAM - ITEM 4D**

*Paulette Sibblies Flagg moved and Dorothy Blakeslee seconded* 1. Approval of a mortgage subsidy loan commitment for an estimated \$1,500,000 from the Affordable Housing Gap Subsidy Program (“AHGS”) for the Project, upon the terms and conditions set forth in the RFA. 2. Approval to exempt the AHGS loan from certain sections of NJSA 55:14k-6, -7, and -8 pursuant to N.J.S.A. 55:14k-5.4 as detailed below.

*Aye –Lieutenant Governor Sheila Y Oliver, Paulette Sibblies-Flagg, Dorothy Blakeslee, Aimee Manocchio-Nason, Robert Tighue, Stanley Weeks*

*Nay – None*

*Abstained- None*

**HMFA #07803– JACKSON GREEN –APPROVAL OF A MORTGAGE LOAN COMMITMENT FROM THE AFFORDABLE HOUSING GAP SUBSIDY PROGRAM - ITEM 4E**

*Stanley Weeks moved and Paulette Sibblies-Flagg seconded* 1. Approval of a subsidy mortgage loan commitment for an estimated \$1,500,000 from the Affordable Housing Gap Subsidy Program (“AHGS”) for the Project, upon the terms and conditions set forth in the RFA. 2. Approval to exempt the AHGS loan from certain sections of NJSA 55:14k-6, -7, and -8 pursuant to N.J.S.A. 55:14k-5.4 as detailed below.

*Aye –Lieutenant Governor Sheila Y Oliver, Paulette Sibblies-Flagg, Dorothy Blakeslee, Eric Kauffman, Aimee Manocchio-Nason, Robert Tighue, Stanley Weeks*

*Nay – None*

*Abstained- None*

**HMFA #07767 – VERONA FLATS AKA APARTMENTS AT VERONA –APPROVAL OF A MORTGAGE LOAN COMMITMENT FROM THE AFFORDABLE HOUSING GAP SUBSIDY PROGRAM - ITEM 4F**

*Robert Tighue moved and Paulette Sibblies Flagg seconded* 1. Approval of a subsidy mortgage loan commitment for an estimated \$1,500,000 from the Affordable Housing Gap Subsidy Program (“AHGS”) for the Project, upon the terms and conditions set forth in the RFA.

*Aye –Lieutenant Governor Sheila Y Oliver, Paulette Sibblies-Flagg, Dorothy Blakeslee, Eric Kauffman, Aimee Manocchio-Nason, Robert Tighue, Stanley Weeks*

*Nay – None*

*Abstained- None*

**HMFA #03360 – SENCIT LIBERTY APARTMENTS –APPROVAL OF A MORTGAGE LOAN COMMITMENT FROM THE AFFORDABLE HOUSING GAP SUBSIDY PROGRAM - ITEM 4G**

*Aimee Manocchio-Nason moved and Dorothy Blakeslee seconded* 1. Approval of a mortgage subsidy loan commitment for an estimated \$2,500,000 from the Affordable Housing Gap Subsidy Program (“AHGS”) for the Project, upon the terms and conditions set forth in the RFA.

*Aye –Lieutenant Governor Sheila Y Oliver, Paulette Sibblies-Flagg, Dorothy Blakeslee, Eric Kauffman, Aimee Manocchio-Nason, Robert Tighue, Stanley Weeks*

*Nay – None*

*Abstained- None*

## **MULTI FAMILY –NINE PERCENT TAX CREDIT**

### **HMFA #07737 – THE PLACE AT MANALAPAN –APPROVAL OF A MORTGAGE FINANCING COMMITMENT - ITEM 5A**

*Robert Tighue moved and Stanley Weeks seconded* 1. Approval of a mortgage recommitment for an estimated \$7,863,000 in permanent only financing from the Agency Revenue Bond Financing Program for a project known as The Place at Manalapan, HMFA #07737 (the “Project”), upon the terms and conditions set forth in the RFA. 2. Approval of a subsidy mortgage loan commitment for an estimated \$1,200,000 in permanent financing from the Special Needs Housing Trust Fund (“SNHTF”) Program for the Project, pursuant to the SNHTF Program Guidelines.

*Aye –Lieutenant Governor Sheila Y Oliver, Paulette Sibblies-Flagg, Dorothy Blakeslee, Eric Kauffman, Aimee Manocchio-Nason, Robert Tighue, Stanley Weeks*

*Nay – None*

*Abstained- None*

**HMFA #03466 – LITTLE FERRY SENIOR SUPPORTIVE HOUSING – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT - ITEM 5B**

*Paulette Sibblies Flagg moved and Dorothy Blakeslee seconded* 1. Approval of a mortgage recommitment for an estimated \$5,827,000 in permanent only financing from the Agency Revenue Bond Financing Program for a project known as Little Ferry Senior Supportive Housing, HMFA #3466. 2. Approval of a subsidy mortgage recommitment for an estimated \$2,868,000 in permanent financing from the Special Needs Housing Trust Fund (“SNHTF”) for the Project, upon the terms and conditions set forth in the RFA.

*Aye –Lieutenant Governor Sheila Y Oliver, Paulette Sibblies-Flagg, Dorothy Blakeslee, Eric Kauffman, Aimee Manocchio-Nason, Robert Tighue, Stanley Weeks*

*Nay – None*

*Abstained- None*

## **MULTI FAMILY –FOUR PERCENT TAX CREDIT**

### **HMFA #07830 – THE TRAIL AT PRINCETON PIKE APARTMENTS– APPROVAL OF A DECLARATION OF INTENT - ITEM 6A**

*Dorothy Blakeslee moved and Aimee Manocchio Nason seconded* 1. Approval of a “Declaration of Intent” stating the intention of the Agency, subject to the availability of volume cap, to issue tax-exempt bonds in an estimated amount not to exceed \$8,778,000 in permanent financing for a project known as The Trail at Princeton Pike Apartments, HMFA #07830 (the “Project”). Approval of this "Declaration of Intent" is intended to establish for tax purposes the eligibility for reimbursement with the proceeds of the Bonds of certain costs paid prior to the issuance of the Bonds (the “Original Expenditures”) associated with pre-bond sale and development work on the Project. By this action, the Board expresses its present intent to issue the Bonds for the Project and its reasonable expectation that it will reimburse Original Expenditures with proceeds of the Bonds, and declares its intent that the Declaration of Intent be determined to be a declaration of official intent under Treas. Reg. Section 1.150-2 (the “Reimbursement Regulations”) promulgated under the Internal Revenue Code of 1986, as amended (the “Code”).

*Aye –Lieutenant Governor Sheila Y Oliver, Paulette Sibblies-Flagg, Dorothy Blakeslee, Eric Kauffman, Aimee Manocchio-Nason, Robert Tighue, Stanley Weeks*

*Nay – None*

*Abstained- None*

**HMFA #07845 – ST FRANCIS WOODS– APPROVAL OF A CONDITIONAL COMMITMENT - ITEM 6B**

*Paulette Sibblies Flagg moved and Stanley Weeks seconded* 1. Approval of a conditional mortgage loan commitment for an estimated \$14,712,000 in construction and permanent financing from the Agency Revenue Bond Financing Program for a project known as St. Francis Woods, HMFA #07845 (the “Project”), upon the terms and conditions set forth below. 2. Approval of a conditional mortgage loan commitment for an estimated \$750,000 in construction and permanent financing from the Special Needs Housing Trust Fund (“SNHTF”) for the Project, upon the terms and conditions set forth in the RFA.

*Aye –Lieutenant Governor Sheila Y Oliver, Paulette Sibblies-Flagg, Dorothy Blakeslee, Eric Kauffman, Aimee Manocchio-Nason, Robert Tighue, Stanley Weeks*

*Nay – None*

*Abstained- None*

**HMFA #07798 – THE PLACE AT EAST WINDSOR– APPROVAL OF A MORTGAGE FINANCING COMMITMENT - ITEM 6C**

*Robert Tighue moved and Stanley Weeks seconded* 1. Approval of a mortgage commitment for an estimated \$8,353,000 in permanent financing from the Agency Revenue Bond Financing Program for a project known as The Place at East Windsor, HMFA #07798 (the “Project”), upon the terms and conditions set forth below. 2. Approval of a mortgage subsidy loan commitment for an estimated \$750,000 in construction and permanent financing from the Special Needs Housing Trust Fund (“SNHTF”) for a project known as The Place at East Windsor, HMFA #07798 (the “Project”), upon the terms and conditions set forth below. 3. Approval of a mortgage subsidy loan commitment for an estimated \$6,000,000 in permanent financing from the Multifamily Gap Financing Program (“MGFP”) for a project known as The Place at East Windsor, HMFA #07798 (the “Project”), upon the terms and conditions set forth in the RFA.

*Aye –Lieutenant Governor Sheila Y Oliver, Paulette Sibblies-Flagg, Dorothy Blakeslee, Eric Kauffman, Aimee Manocchio-Nason, Robert Tighue, Stanley Weeks*

*Nay – None*

*Abstained- None*



**HMFA #07777 – VIRTUA HEALTH REDEVELOPMENT– APPROVAL OF A MORTGAGE FINANCING COMMITMENT - ITEM 6D**

*Paulette Sibblies Flagg moved and Robert Tighue seconded* 1. Approval of a mortgage loan commitment for an estimated \$10,957,000 in construction and permanent financing from the Agency Revenue Bond Financing Program for a project known as Virtua Health Redevelopment, HMFA #07777 (the “Project”), upon the terms and conditions set forth below. 2. Approval of a mortgage subsidy loan commitment for an estimated \$4,232,000 in construction and permanent financing from the Hospital Partnership Subsidy Pilot Program (“HPSPP”) for the project, upon the terms and conditions set forth below. 3. Approval of a mortgage subsidy loan commitment for an estimated \$750,000 in construction and permanent financing from the Special Needs Housing Trust Fund (“SNHTF”) for the project, upon the terms and conditions set forth in the RFA.

*Aye –Lieutenant Governor Sheila Y Oliver, Paulette Sibblies-Flagg, Dorothy Blakeslee, Eric Kauffman, Aimee Manocchio-Nason, Robert Tighue, Stanley Weeks*

*Nay – None*

*Abstained- None*

## **MULTI FAMILY –FOUR PERCENT TAX CREDIT CONDUIT**

### **HMFA #07842 – PENNSAUKEN TOWERS - APPROVAL OF A DECLARATION OF INTENT - ITEM 7A**

*Dorothy Blakeslee moved and Paulette Sibblies Flagg seconded* 1. Approval of a “Declaration of Intent” stating the intention of the Agency, subject to the availability of volume cap, to issue tax- exempt bonds in an estimated amount not to exceed \$20,337,000 in permanent financing for a project known as Pennsauken Towers, HMFA #07842 (the “Project”). Approval of this "Declaration of Intent" is intended to establish for tax purposes the eligibility for reimbursement with the proceeds of the Bonds of certain costs paid prior to the issuance of the Bonds (the “Original Expenditures”) associated with pre-bond sale and development work on the Project. By this action, the Board expresses its present intent to issue the Bonds for the Project and its reasonable expectation that it will reimburse Original Expenditures with proceeds of the Bonds, and declares its intent that the Declaration of Intent be determined to be a declaration of official intent under Treas. Reg. Section 1.150-2 (the “Reimbursement Regulations”) promulgated under the Internal Revenue Code of 1986, as amended (the “Code”).

*Aye –Lieutenant Governor Sheila Y Oliver, Paulette Sibblies-Flagg, Dorothy Blakeslee, Eric Kauffman, Aimee Manocchio-Nason, Robert Tighue, Stanley Weeks*

*Nay – None*

*Abstained- None*

## **REGULATORY AFFAIRS**

### **HMFA #1323 – THE HAMLET AT BEAR CREEK – RATIFICATION OF A TRANSFER OF SOLE MEMBER INTEREST – ITEM 8A**

*Aimee Manocchio Nason moved and Dorothy Blakeslee seconded* 1. Board ratification of the transfer of the sole member interest held by Matthew P. Gallagher (the “Seller”) in The Hamlet at Bear Creek, L.L.C. (“Owner”), the owner of The Hamlet at Bear Creek, HMFA #1323, to Tesoro Enterprises I, LLC (the “Buyer”). 2. Authorization for the Executive Director, Chief Financial Officer, Chief of Legal and Regulatory Affairs, Chief of Multifamily Programs and the Chief of Staff to execute any and all documents necessary to effectuate the above action.

*Aye –Lieutenant Governor Sheila Y Oliver, Paulette Sibblies-Flagg, Dorothy Blakeslee, Eric Kauffman, Aimee Manocchio-Nason, Robert Tighue*

*Nay – None*

*Abstained- Stanley Weeks*

## CAPITAL MARKETS

### HMFA #03453 –SOMERS POINT - APPROVAL OF CONDUIT BOND DOCUMENTS – ITEM 9A

*Paulette Sibblies Flagg moved and Stanley Weeks seconded* 1. Approval of the attached Resolution Authorizing and Directing the Execution, Delivery, Issuance and Sale of the New Jersey Housing and Mortgage Finance Agency’s Multifamily Conduit Revenue Note (Somers Point Apartments), in an ,aggregate principal amount not to exceed \$35,890,800, authorizing the approval of a Funding Loan Agreement, a Project Loan Agreement, and related documents in connection with the contemplated issuance and Authorizing Other Matters in Connection Therewith (the “Resolution”).

*Aye –Lieutenant Governor Sheila Y Oliver, Paulette Sibblies-Flagg, Dorothy Blakeslee, Eric Kauffman, Aimee Manocchio-Nason, Robert Tighue, Stanley Weeks*

*Nay – None*

*Abstained- None*

## FINANCE

### APPROVAL OF THE AGENCY'S FISCAL YEAR 2023 BUDGET – ITEM 10A

*Robert Tighue moved and Dorothy Blakeslee seconded* 1. Approval of the Fiscal Year 2023 Budget by the Agency Board.

*Aye –Lieutenant Governor Sheila Y Oliver, Paulette Sibblies-Flagg, Dorothy Blakeslee, Eric Kauffman, Aimee Manocchio-Nason, Robert Tighue, Stanley Weeks*

*Nay – None*

*Abstained- None*

## **OTHER BUSINESS**

### **APPROVAL OF ASSIGNMENT AND ASSUMPTION OF THE COMMON EXPENSE AGREEMENT – ITEM -11A**

*Dorothy Blakeslee moved and Paulette Sibblies Flagg seconded* 1. Authorization to consent to the execution of an Assignment and Assumption Agreement between Roebing Urban Renewal Associates, LLC and Roebing Steelworks Condominium, LLC.

*Aye –Lieutenant Governor Sheila Y Oliver, Paulette Sibblies-Flagg, Dorothy Blakeslee, Eric Kauffman, Aimee Manocchio-Nason, Robert Tighue, Stanley Weeks*

*Nay – None*

*Abstained- None*

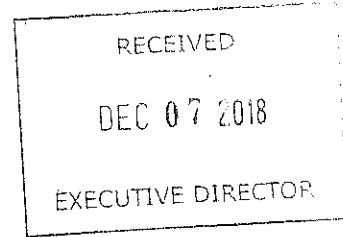
## **MOTION TO ADJOURN**

*Robert Tighue moved and Dorothy Blakeslee seconded a Motion to Adjourn at 10:58 a.m.*

*Aye –Lieutenant Governor Sheila Y Oliver, Paulette Sibblies-Flagg, Dorothy Blakeslee, Eric Kauffman, Aimee Manocchio-Nason, Robert Tighue, Stanley Weeks*

*Nay – None*

*Abstained- None*



State of New Jersey  
 OFFICE OF THE ATTORNEY GENERAL  
 DEPARTMENT OF LAW AND PUBLIC SAFETY  
 PO Box 080  
 TRENTON NJ 08625-0080

PHILIP D. MURPHY  
 Governor

SHEILA Y. OLIVER  
 Lt. Governor

GURBIR S. GREWAL  
 Attorney General


December 4, 2018

Sheila Y. Oliver, Lieutenant Governor  
 Chair  
 New Jersey Housing and Mortgage Finance Agency  
 637 South Clinton Avenue  
 P.O. Box 18550  
 Trenton, New Jersey 08650-2085

Dear Lieutenant Governor Oliver:

I am writing to appoint my designee to serve on the board of the New Jersey Housing and Mortgage Finance Agency (the "Agency").

I hereby appoint Susan K. Fischer, Assistant Attorney General as my designee to serve on the board of the Agency. AAG Fischer is authorized to represent me in my absence at the meetings of the Agency, to vote in my stead, and to otherwise act on my behalf. In the event of AAG Fischer's absence, Aimee Manocchio Nason, Deputy Attorney General is authorized to represent me in my absence at the meetings of the Agency, to vote in my stead, and to otherwise act on my behalf. In the event of the absence of AAG Fischer and DAG Manocchio Nason, Kavin K. Mistry, Assistant Attorney General & Deputy Director, Division of Law is authorized to represent me in my absence at the meetings of the Agency, to vote in my stead, and to otherwise act on my behalf.

Sincerely,  
  
 Gurbir S. Grewal  
 Attorney General

- c: Michelle L. Miller, Director, Division of Law
- Elissa Westbrook Smith, Chief of Staff, Division of Law
- Kavin K. Mistry, Deputy Director, Division of Law
- Susan K. Fischer, Assistant Attorney General
- Aimee Manocchio Nason, Deputy Attorney General
- Jonathan Garelick, Deputy Chief of Staff, Office of the Attorney General
- Charles Richman, Executive Director, NJHMFA





**State of New Jersey**  
**Office of the State Treasurer**  
**PO Box 002**  
**TRENTON NJ 08625-0002**

**PHILIP D. MURPHY**  
*Governor*  
**Sheila Y. Oliver**  
*Lt. Governor*

**Elizabeth Maher Muoio**  
*State Treasurer*

November 29, 2022

Melanie Walter, Executive Director  
NJ Housing and Mortgage Finance Agency  
637 South Clinton Avenue  
PO Box 18550  
Trenton, NJ 08650

Dear Executive Director Walter:

I hereby designate Robert Tighue, Department of Treasury to act as my permanent designee at all the meetings of the New Jersey Housing and Mortgage Finance Agency. Anthony Longo, Department of Treasury will be my back-up should Robert not be available to attend.

Sincerely,

A handwritten signature in blue ink, appearing to read "E. Muoio", written in a cursive style.

Elizabeth Maher Muoio  
State Treasurer





**State of New Jersey**  
DEPARTMENT OF BANKING AND INSURANCE  
DIVISION OF BANKING  
PO BOX 040  
TRENTON, NJ 08625-0040

PHIL MURPHY  
*Governor*

MARLENE CARIDE  
*Commissioner*

SHEILA OLIVER  
*Lt. Governor*

TEL (609) 292-7272  
FAX (609) 292-5461

RICHARD MUMFORD  
*Acting Director of Banking*

January 17, 2020

Charles A. Richman, Executive Director  
New Jersey Housing and Mortgage Finance Agency  
637 South Clinton Avenue  
PO Box 18550  
Trenton, NJ 08650

Re: NJ HMFA Board Meeting Designee

Dear Mr. Richman:

My designee for the New Jersey Housing Mortgage and Finance Agency Board meetings is Paulette Sibblies-Flagg of the Division of Banking.

Ms. Sibblies-Flagg can be reached at [paulette.sibblies-flagg@dobi.nj.gov](mailto:paulette.sibblies-flagg@dobi.nj.gov), telephone (609) 940-7347.

Very truly yours,

Marlene Caride  
Commissioner

cc: Richard Mumford, Acting Director of Banking  
Paulette Sibblies-Flagg, Division of Banking



PHILIP D. MURPHY  
Governor

State of New Jersey  
**Department of Human Services**

SARAH ADELMAN  
Acting Commissioner

P.O. BOX 700  
TRENTON, NJ 08625-0700

SHEILA Y. OLIVER  
Lt. Governor

April 9, 2021

Melanie R. Walter  
Executive Director  
New Jersey Housing and Mortgage Finance Agency  
637 South Clinton Avenue  
PO Box 18550  
Trenton, NJ 08650-2085

Dear Ms. Walter,

I am writing to update the Department of Human Services' backup staff for the New Jersey Housing and Mortgage Finance Agency Board. As Acting Commissioner, I will continue to represent the Department at these meetings. The Department's first and second backups are:

**Elisa Neira**  
Deputy Commissioner  
[Elisa.Neira@dhs.nj.gov](mailto:Elisa.Neira@dhs.nj.gov)  
609-984-5550

**Eric Kaufmann**  
Director of Special Projects  
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Please let me know if you have any questions or need further information. Thank you.

Sincerely,

Acting Commissioner