MINUTES OF THE 449TH BOARD MEETING
OF THE
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
SPECIAL TELECONFERENCE
November 5, 2018

MEMBERS:
* Robert Long (representing Lt. Governor Sheila Y. Oliver, Commissioner, DCA)
** Aimee Manocchio Nason, Deputy Attorney General, (representing Gurbir S. Grewal, Attorney General)
*** Robert Shaughnessy, Assistant Deputy Director, Department of Treasury (representing Elizabeth Muoio, State Treasurer)
**** Thomas Hunt, Assistant Director of the Office of Consumer Finance, Department of Banking and Insurance (representing Marlene Caride, Commissioner, Department of Banking and Insurance)
***** Steve Schultz, Deputy Chief of Staff (representing Carole Johnson, Acting Commissioner, Department of Human Services)

Dorothy Blakeslee
Stanley Weeks

HMFA STAFF PRESENT:
Charles A Richman, Executive Director
Deb Urban, Chief of Legal and Regulatory Affairs
Donna Rendeiro, Chief of Administration
Claudia Lovas, Deputy Executive Director
John Murray, Chief Financial Officer
Katherine Brennan, Chief of Staff
George Davidson, SharePoint Liaison
Jeanette Nieves, Executive Board Secretary
Michael Floyd, Chief of Property Management
Jim Peasco, Senior Legal Research Analyst II
Darryl Applegate, Director of Regulatory Affairs

OTHERS PRESENT:
Kavin Mistry, Assistant Attorney General, Attorney General’s Office
Craig Ambrose, Assistant Counsel, Governor’s Authority Unit
Nels Lauritzen, Deputy Attorney General, Attorney General’s Office
Michael Di Loreto, Gibbons
Tiara Williams, Housing Management Officer III
Carmen Santiago, Assistant Director of Property Management
* Letter of February 20, 2018 designating Robert Long to represent Lt. Governor Sheila Y. Oliver, Commissioner

** Letter of February 23, 2016 designating Aimee Manocchio Nason to represent Gurbir S. Grewal, Attorney General

*** Letter of February 23, 2018 designating Robert Shaughnessy to represent the Acting State Treasurer, Elizabeth Maher Muoio

**** Letter of January 24, 2018 designating Thomas Hunt to represent Marlene Caride, Commissioner, Department of Banking and Insurance

***** Letter of November 2, 2018 designating Steve Schultz to represent Carole Johnson, Acting Commissioner, Department of Human Services
Robert Long, Deputy Commissioner read the following into the minutes:

SUNSHINE ACT

"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 October 30, 2018 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."

EXECUTIVE SESSION

RESOLUTION OF THE NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY REGARDING APPROVAL TO ENTER INTO EXECUTIVE SESSION

WHEREAS, on November 5, 2018, a meeting of the Members of the New Jersey Housing and Mortgage Finance Agency was held; and

WHEREAS, the Members were asked to adopt a resolution regarding approval of a motion to adjourn to Executive Session.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY AS FOLLOWS:

WHEREAS, pursuant to N.J.S.A. 10:4-12 and 10:4-13 of the Open Public Meetings Act, the Agency intends to obtain legal advice and discuss contractual matters regarding HMFA #218 Jasontown II v. NJHMFA

NOW, THEREFORE, be it resolved by the Members of the New Jersey Housing and Mortgage Finance Agency as follows:

1. A closed session shall be held by the Agency for the purposes set forth above.
2. The discussions undertaken at the closed session will be disclosed when the need for confidentiality no longer exists.

Thomas Hunt moved and Dorothy Blakeslee seconded a motion to enter into Executive Session at 3:30 pm.

Aye — Robert Long, Aimee Manocchio-Nason, Robert Shaughnessy, Thomas Hunt, Steve Schultz, Dorothy Blakeslee, Stanley Weeks
Nay — None
Abstained— None
RECONVENE TO PUBLIC SESSION

Aimee Manocchio-Nason moved and Robert Shaughnessy seconded a motion to Reconvene to Public Session at 4:00 p.m.

Nay – None
Abstained- None

HMFA #218 JASONTOWN II LP V. NJHMFA—ITEM 11A

Thomas Hunt moved and Aimee Manocchio Nason seconded. 1. Approval of a Final Agency Decision as amended in Executive Session which accepts, rejects, or modifies the Initial Decision on Remand for the matter known as Jasontown II Associates LP v. NJHMFA (OAL DKT. NO. HFA 10831-18), in accordance with the terms as discussed in Executive Session. 2. Authorization for the Executive Director, any chief, or staff, as appropriate, in consultation with the Attorney General’s office, to prepare, execute and submit any and all documentation necessary to effectuate the Board’s action.

Nay – None
Abstained- None

MOTION TO ADJOURN

Dorothy Blakeslee moved and Thomas Hunt seconded a motion to adjourn at 4:02 p.m.

Nay – None
Abstained- None
February 20, 2018

Claudia Lovas, Acting Executive Director
NJ Housing and Mortgage Finance Agency
PO Box 18550
Trenton, New Jersey 08625

Dear Acting Executive Director Lovas:

Please accept this letter as formal notification that Deputy Commissioner Robert Long will represent me at the NJHMFA Board Meetings until further notice.

If you have any questions, please do not hesitate to call my office.

Sincerely,

Lt. Governor Sheila Y. Oliver
Commissioner
February 23, 2016

Charles A. Richman, Chairman
New Jersey Housing and Mortgage Finance Agency
637 South Clinton Avenue
P.O. Box 18550
Trenton, New Jersey 08650-2085

Dear Chairman Richman:

I hereby designate Susan K. Fischer, Assistant Attorney General, to represent me in my absence at the meetings of the New Jersey Housing and Mortgage Finance Agency. In the event of AAG Fischer’s absence, Aimee Manocchio Nason, Deputy Attorney General, is authorized to vote in my stead and to otherwise act on my behalf. In the event of the absence of both AAG Fischer and DAG Manocchio Nason, Kavin K. Mistry, Assistant Attorney General, is authorized to vote in my stead and to otherwise act on my behalf.

Very truly yours,

John J. Hoffman
Acting Attorney General

cc: Secretary of State
    Anthony Marchena, Executive Director, NJHMFA
    Susan K. Fischer, Assistant Attorney General
    Kavin K. Mistry, Assistant Attorney General
    Aimee Manocchio Nason, Deputy Attorney General
February 23, 2018

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

Dear Executive Director Richman:

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

Sincerely,

Elizabeth Maher Muolo
Acting State Treasurer
January 24, 2018

Claudia Lovas, Acting Executive Director
NJ Housing Mortgage and Finance Agency
637 South Clinton Avenue
PO Box 18550
Trenton, NJ 08650

Re: NJ HMFA Board Meeting Designee

Dear Ms. Lovas:

My designee for the New Jersey Housing Mortgage and Finance Agency Board meetings is Thomas M. Hunt, Assistant Division Director, Office of Consumer Finance, Division of Banking.

If you have any questions, please do not hesitate to call Mr. Hunt at (609) 292-7272, Ext. 50223.

Very truly yours,

[Signature]

Marlene Caride
Acting Commissioner

cc: Patrick Mulken, Director of Banking
    Thomas M. Hunt, Assistant Division Director, Office of Consumer Finance, Division of Banking
November 2, 2018

Charles A. Richman
Executive Director
New Jersey Housing and Mortgage Finance Agency
637 South Clinton Avenue
P.O. Box 18550
Trenton, NJ 08650-2085

Dear Mr. Richman:

Please be advised that I have designated Elisa Neira as the Department of Human Services’ representative for the New Jersey Housing and Mortgage Finance Agency Board. Should Ms. Neira not be available, Steve Shultz will serve as the alternate.

Meeting materials should be sent to the following mailing address:

   Elisa Neira
   NJ Department of Human Services
   P.O. Box 700
   Trenton, New Jersey 08625
   609-984-5550 – Office
   Elisa.Neira@dhs.state.nj.us

Please let me know if you have any questions or need further information. Thank you.

Sincerely,

Carole Johnson
Acting Commissioner

CJ/lk
c: Jill Shortway Ippolito
   Elisa Neira
   Steven Shultz
   Lynn Kotch