

**MINUTES OF THE 517th TELECONFERENCE BOARD MEETING
OF THE
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

August 15, 2024

MEMBERS:

- * Kate McDonnell, Deputy Commissioner, DCA (representing Jacquelyn Suarez, Commissioner, DCA)
- ** Aimee Manocchio Nason, Deputy Attorney General, Division of Law, (representing Matthew J. Platkin, Attorney General)
- *** Paulette Sibblies-Flagg, Administrator of Accreditation, Department of Banking and Insurance (representing Justin Zimmerman,
- **** Eric Kaufman, Director of Special Projects, Department of Human Services (representing Sarah Adelman Commissioner, Department of Human Services)

Dorothy Blakeslee

Diane Johnson

HMFA STAFF
PRESENT:

Melanie Walter, Executive Director
Laura Shea, Chief of Legal and Regulatory Affairs
John Murray, Chief Financial Officer
Jeanette Nieves, Executive Board Secretary
Tanya Hudson-Murray- Managing Director of Multifamily Programs
Rosy Dafonseca - Assistant Director of Multifamily/Supported Housing and Lending
Donna Spencer –Director of Multifamily Programs
Joseph Heath, Director of Capital Markets
Jonathan Sternesky, Manager of Policy and Legislative Affairs
Matthew Gelman, General Services Assistant III
Pam DeLosSantos, Director of Technical Services
Teresa White, Assistant Director of Risk Management & Special Program Administration
Brad Leak, Director of Finance
Katone Glover, Director of Asset Management
Gerald Boone, Credit Officer III
Steven Barry – Asset Management Honor Fellow
Laeuna Chisolm – Asset Management Honor Fellow
Jesse Crawford, Manager of Marketing and Communications George Davidson, Communications Systems Coordinator
Chai Respes, Director of Human Resources
Susan Tonry, Bond Analyst II
Jesskomar Valarde Gargot, Honors Fellow
Julianne Reese, Assistant Director of Finance
Steve Barry, Honors Fellows
Shanisha Mack, Credit and Business Analyst
Jaime Ding, Policy and Programs Analyst II

OTHERS
PRESENT:

Dorian Smith, Assistant Counsel, Governor's Authority Unit
Vladimir Palma, Deputy Attorney General, Attorney General's Office
Alyson Cofran, Deputy Attorney General, Attorney General's Office
Melisa Easaw, Deputy Attorney General, Attorney General's Office

MEMBERS
OF THE PUBLIC:

John Mezzasalma

- * Letter of January 5, 2024 designating Kate McDonnell to represent Jacquelyn Suarez, Commissioner, DCA
- ** Letter of January 27, 2023 designating Aimee Manocchio Nason to represent Matthew J. Platkin, Attorney General
- *** Letter of January 17, 2020 designating Paulette Sibblies – Flagg to represent Justin Zimmerman, Acting Commissioner, Department of Banking and Insurance
- **** Letter of November 2, 2018 designating Eric Kaufman to represent Sarah Adelman, Commissioner, Department of Human Services

August 15, 2024

Kate McDonnell, Deputy 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 August 9, 2025 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.

ROLL CALL

Are there any members of the public that wish to address the Board?

Executive Director Walter will now provide the Executive Director's Update

APPROVAL OF MINUTES

APPROVAL OF THE PUBLIC SESSION MINUTES OF THE JUNE 27, 2024 MEETING OF THE HMFA BOARD – ITEM 1A.

Aimee Manocchio Nason moved and Paulette Sibblies – Flagg seconded. 1. Approval of the Public Session Minutes of the June 27, 2024 Meeting of the HMFA Board

Aye – Kate McDonnell, Aimee Manocchio Nason, Eric Kaufmann, Paulette Sibblies-Flagg, Dorothy Blakeslee, Diane Johnson

Nay – None

Abstained- None

SINGLE FAMILY

APPROVAL OF AMENDMENTS TO THE PARTICIPATING LENDER’S GUIDE - ITEM 2A

Paulette Sibblies Flagg moved and Diane Johnson 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 – Kate McDonnell, Aimee Manocchio Nason, Eric Kaufmann, Paulette Sibblies-Flagg, Dorothy Blakeslee, Diane Johnson

Nay – None

Abstained- None

APPROVAL TO ENTER INTO CONTRACT WITH SUB SERVICER - ITEM 2B

Aimee Manocchio Nason moved and Diane Johnson seconded 1. Approval for the Executive Director or her designee to enter into a contract with LoanCare for the subservicing of Single- Family loans for the Agency.
2. Authorization for the Executive Director or her designee to take all actions and to execute and deliver all agreements, certificates, instruments and other documents necessary to enter into the contract for subservicing of Single Family loans.

Aye – Kate McDonnell, Aimee Manocchio Nason, Eric Kaufmann, , Dorothy Blakeslee, Diane Johnson
Nay – None
Abstained- Paulette Sibblies-Flagg

SPECIAL NEEDS

HMFA #07873– 4 SCOTT ROAD– APPROVAL OF A MORTGAGE FINANCING COMMITMENT - ITEM 3A

Dorothy Blakeslee moved and Paulette Sibblies Flagg seconded. Approval of mortgage subsidy loan commitment for an estimated \$600,000 in construction and permanent financing from the Special Needs Housing Trust Fund Program (“SNHTF”) for a project known as 4 Scott Road, HMFA #07873 (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Kate McDonnell, Aimee Manocchio Nason, Eric Kaufmann, Paulette Sibblies-Flagg, Dorothy Blakeslee, Diane Johnson
Nay – None
Abstained- None

HMFA #07945– 2 TINDALL ROAD– APPROVAL OF A MORTGAGE FINANCING COMMITMENT - ITEM 3b

Dorothy Blakeslee moved and Paulette Sibblies Flagg seconded. Approval of a mortgage subsidy loan commitment for an estimated \$1,000,000 in construction and permanent financing from the Special Needs Housing Trust Fund Program (“SNHTF”) for a project known as 2 Tindall Road, HMFA #07945 (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Kate McDonnell, Aimee Manocchio Nason, Eric Kaufmann, Paulette Sibblies-Flagg, Dorothy Blakeslee, Diane Johnson

Nay – None

Abstained- None

MULTIFAMILY – FOUR PERCENT TAX CREDITS- DECLARATION OF INTENT

HMFA #07941– GORDON MANSFIELD VETERANS AND SENIORS VILLAGE AT WEST DEPTFORD – APPROVAL OF A DECLARATION OF INTENT - ITEM 4A

Aimee Manocchio Nason moved and Diane Johnson Pseconded. 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 \$28,453,000 in permanent financing for a project known as Gordon H. Mansfield Veterans and Seniors Village at West Deptford, HMFA #07941 (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 – Kate McDonnell, Aimee Manocchio Nason, Eric Kaufmann, Paulette Sibblies-Flagg, Dorothy Blakeslee, Diane Johnson

Nay – None

Abstained- None

HMFA #07933– MONTGOMERY GATEWAY APARTMENTS – APPROVAL OF A DECLARATION OF INTENT - ITEM 4B

Paulette Sibblies Flagg moved and Dorothy Blakeslee seconded. 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 \$56,711,000 in construction and permanent financing for a project known as Montgomery Gateway Apartments, HMFA #07933 (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 – Kate McDonnell, Aimee Manocchio Nason, Eric Kaufmann, Paulette Sibblies-Flagg, Dorothy Blakeslee, Diane Johnson
Nay – None
Abstained- None

HMFA #07947– WOOLWICH FAMILY APARTMENTS PHASE I – APPROVAL OF A DECLARATION OF INTENT - ITEM 4C

Aimee Manocchio Nason moved and Paulette Sibblies Flagg seconded. 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 \$18,981,000 in construction and permanent financing for a project known as Woolwich Family Apartments Phase I HMFA #07947 (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 – Kate McDonnell, Aimee Manocchio Nason, Eric Kaufmann, Paulette Sibblies-Flagg, Dorothy Blakeslee, Diane Johnson
Nay – None
Abstained- None

HMFA #07948– WOOLWICH FAMILY APARTMENTS PHASE II – APPROVAL OF A DECLARATION OF INTENT - ITEM 4D

Diane Johnson moved and Paulette Sibblies Flagg seconded. 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 \$17,994,000 in construction and permanent financing for a project known as Woolwich Family Apartments Phase II HMFA #07948 (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 – Kate McDonnell, Aimee Manocchio Nason, Eric Kaufmann, Paulette Sibblies-Flagg, Dorothy Blakeslee, Diane Johnson

Nay – None

Abstained- None

HMFA #07962– KINGSBURY TOWER EAST – APPROVAL OF A DECLARATION OF INTENT - ITEM 4E

Aimee Manocchio Nason moved and Dorothy Blakeslee seconded. 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 \$37,718,000 in permanent financing for a project known as Kingsbury Towers East, HMFA #07962 (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 – Kate McDonnell, Aimee Manocchio Nason, Eric Kaufmann, Paulette Sibblies-Flagg, Dorothy Blakeslee, Diane Johnson

Nay – None

Abstained- None

HMFA #07962– KINGSBURY TOWER WEST – APPROVAL OF A DECLARATION OF INTENT - ITEM 4F

Paulette Sibblies Flagg moved and Dorothy Blakeslee seconded. 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 \$37,718,000 in permanent financing for a project known as Kingsbury Towers West, HMFA #07877 (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 – Kate McDonnell, Aimee Manocchio Nason, Eric Kaufmann, Paulette Sibblies-Flagg, Dorothy Blakeslee, Diane Johnson
Nay – None
Abstained- None

MULTIFAMILY – FOUR PERCENT TAX CREDITS

HMFA #07718– CHRISTOPHER COLUMBUS TOWNHOMES – APPROVAL OF A MODIFICATION TO A MORTGAGE RECOMMITMENT - ITEM 5A

Diane Johnson moved and Paulette Sibblies Flagg seconded. Approval of a modification of the mortgage recommitment for a project known Christopher Columbus Townhomes, HMFA #07718 (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Kate McDonnell, Aimee Manocchio Nason, Eric Kaufmann, Paulette Sibblies-Flagg, Dorothy Blakeslee, Diane Johnson
Nay – None
Abstained- None

MULTIFAMILY – NINE PERCENT TAX CREDITS

HMFA #07751– SOUTH ORANGE COMMONS – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT - ITEM 6A

Dorothy Blakeslee moved and Paulette Sibblies Flagg seconded. 1. Approval of a mortgage loan recommitment for an estimated \$1,089,000 in permanent only financing from the Agency Revenue Bond Financing Program for a project known as South Orange Commons, HMFA #07751 (the “Project”), upon the terms and conditions set forth in the RFA. 2. Approval of a subsidy mortgage loan recommitment for an estimated \$1,302,000 in permanent only financing from the Affordable Housing Production Fund Set Aside (“AHPFSA”) Program for the Project, pursuant to the AHPFSA Program Guidelines. 3. Approval of a subsidy mortgage loan recommitment for an estimated \$2,400,000 in construction and permanent financing from the Special Needs Housing Trust Fund (“SNHTF”) Program for the Project, pursuant to the SNHTF Program Guidelines.

Aye – Kate McDonnell, Aimee Manocchio Nason, Eric Kaufmann, Paulette Sibblies-Flagg, Dorothy Blakeslee, Diane Johnson

Nay – None

Abstained- None

HMFA #07815– STONEGATE AT ST STEPHENS PHASE III – APPROVAL OF A MORTGAGE FINANCING COMMITMENT - ITEM 6B

Diane Johnson moved and Aimee Manocchio Nason seconded. 1. Approval of a mortgage commitment for an estimated \$1,875,000 in permanent financing from the Agency Revenue Bond Financing Program for a project known as Stonegate at St. Stephens Phase III, HMFA #07815 (the “Project”), upon the terms and conditions set forth in the RFA. 2. Approval of a subsidy mortgage loan commitment for an estimated \$600,000 in permanent financing from the Money Follows the Person Partnership Housing Partnership Program (“MFPHPP”) for the Project, pursuant to the MFPHPP Program Guidelines.

Aye – Kate McDonnell, Aimee Manocchio Nason, Eric Kaufmann, Paulette Sibblies-Flagg, Dorothy Blakeslee, Diane Johnson

Nay – None

Abstained- None

CAPITAL MARKETS

APPROVAL OF AMENDMENTS TO TAX -EXEMPT 4 % MULTIFAMILY RATE LOCK GUIDELINES – ITEM 7A

Aimee Manocchio Nason moved and Dorothy Blakeslee seconded. Approval of Amendments to the New Jersey Housing and Mortgage Finance Agency MF T.E. 4% Tax Credit Project Tax-Exempt Bond Program Guidelines (the “Guidelines”).

Aye – Kate McDonnell, Aimee Manocchio Nason, Eric Kaufmann, Paulette Sibblies-Flagg, Dorothy Blakeslee, Diane Johnson

Nay – None

Abstained- None

APPROVAL OF A FIRST AMENDMENT TO SERIES RESOLUTION AUTHORIZING REVISIONS - 4% TAX-EXEMPT RATE LOCK PROGRAM - ITEM 7B

Diane Johnson moved and Dorothy Blakeslee seconded. Approval of the New Jersey Housing and Mortgage Finance Agency First Amendment to Series Resolution Authorizing Entry into New Swap Agreements in connection with the MF T.E. 4% Tax Credit Rate Lock Program and Related Actions (the “First Amendment to Series Resolution”).

Aye – Kate McDonnell, Aimee Manocchio Nason, Eric Kaufmann, Paulette Sibblies-Flagg, Dorothy Blakeslee, Diane Johnson

Nay – None

Abstained- None

**APPROVAL OF FIRST AMENDMENT TO SERIES RESOLUTION AUTHORIZING REVISIONS
- 9% MULTIFAMILY RATE LOCK PROGRAM- ITEM 7C**

Aimee Manocchio Nason moved and Diane Johnson seconded. Approval of the New Jersey Housing and Mortgage Finance Agency First Amendment to Series Resolution Authorizing Revisions to 9% Multifamily Rate Lock Program Agreement and Related Matters in connection with the 9% Multifamily Tax Credit Rate Lock Program (the “Series Resolution”).

Aye – Kate McDonnell, Aimee Manocchio Nason, Eric Kaufmann, Paulette Sibblies-Flagg, Dorothy Blakeslee, Diane Johnson

Nay – None

Abstained- None

**HMFA #07893 – NJPAC ARTS AND EDUCATION DISTRICT PHASE I – APPROVAL OF
CONDUIT NOTE DOCUMENTS- ITEM 7D**

Dorothy Blakeslee moved and Paulette Sibblies Flagg seconded. Approval of the attached Resolution Authorizing and Directing the Execution, Delivery, and Issuance of the New Jersey Housing and Mortgage Finance Agency’s Multifamily Conduit Revenue Note (NJPAC Arts and Education District Phase I), under the Agency’s Multifamily Conduit Bond Program, in a Total Principal Amount Not to Exceed \$28,944,300 and Authorizing and Approving the Execution and Delivery of a Forward Lending Agreement, a Funding Loan Agreement, a Project Loan Agreement and Related Documents and Authorizing Other Matters in Connection Therewith (the “Resolution”).

Aye – Kate McDonnell, Aimee Manocchio Nason, Eric Kaufmann, Paulette Sibblies-Flagg, Dorothy Blakeslee, Diane Johnson

Nay – None

Abstained- None

SPECIAL PROGRAMS

FIP #006– 86 BUCKINGHAM DRIVE – APPROVAL OF FUNDING COMMITMENT FROM THE FORECLOSURE INTERVENTION PROGRAM (FIP)– ITEM 8A

Paulette Sibblies Flagg moved and Diane Johnson seconded. Approval to enter into a grant agreement for an amount not to exceed \$400,000 (Four Hundred Thousand Dollars) for acquisition and rehabilitation costs from the Residential Foreclosure Intervention Program (“FIP”) for the property located at 86 Buckingham Dr., Southampton, New Jersey (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Kate McDonnell, Aimee Manocchio Nason, Eric Kaufmann, Paulette Sibblies-Flagg, Dorothy Blakeslee, Diane Johnson

Nay – None

Abstained- None

FIP #007– 112 CARLETON DRIVE – APPROVAL OF FUNDING COMMITMENT FROM THE FORECLOSURE INTERVENTION PROGRAM (FIP)– ITEM 8B

Dorothy Blakeslee moved and Diane Johnson seconded. Approval to enter into a grant agreement for an amount not to exceed \$400,000 (Four Hundred Thousand Dollars) for acquisition and rehabilitation costs from the Residential Foreclosure Intervention Program (“FIP”) for the property located at 86 Buckingham Dr., Southampton, New Jersey (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Kate McDonnell, Aimee Manocchio Nason, Eric Kaufmann, Paulette Sibblies-Flagg, Dorothy Blakeslee, Diane Johnson

Nay – None

Abstained- None

FIP #008– 1215 BERGEN AVENUE – APPROVAL OF FUNDING COMMITMENT FROM THE FORECLOSURE INTERVENTION PROGRAM (FIP)– ITEM 8C

Aimee Manocchio Nason moved and Paulette Sibblies Flagg seconded. Approval to enter into a grant agreement for an amount not to exceed \$400,000 (Four Hundred Thousand Dollars) for acquisition and rehabilitation costs from the Residential Foreclosure Intervention Program (“FIP”) for the property located at 1215 Bergen Avenue, Camden, New Jersey (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Kate McDonnell, Aimee Manocchio Nason, Eric Kaufmann, Paulette Sibblies-Flagg, Dorothy Blakeslee, Diane Johnson

Nay – None

Abstained- None

FIP #009– 43 CORTLAND STREET– APPROVAL OF FUNDING COMMITMENT FROM THE FORECLOSURE INTERVENTION PROGRAM (FIP)– ITEM 8D

Dorothy Blakeslee moved and Diane Johnson seconded. Approval to enter into a grant agreement for an amount not to exceed \$400,000 (Four Hundred Thousand Dollars) for acquisition and rehabilitation costs from the Residential Foreclosure Intervention Program (“FIP”) for the property located at 43 Cortland Street, Newark, New Jersey (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Kate McDonnell, Aimee Manocchio Nason, Eric Kaufmann, Paulette Sibblies-Flagg, Dorothy Blakeslee, Diane Johnson

Nay – None

Abstained- None

FIP #010– 43.5 CORTLAND STREET– APPROVAL OF FUNDING COMMITMENT FROM THE FORECLOSURE INTERVENTION PROGRAM (FIP)– ITEM 8E

Paulette Sibblies Flagg moved and Dorothy Blakeslee seconded. Approval to enter into a grant agreement for an amount not to exceed \$400,000 (Four Hundred Thousand Dollars) for acquisition and rehabilitation costs from the Residential Foreclosure Intervention Program (“FIP”) for the property located at 43 Cortland Street, Newark, New Jersey (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Kate McDonnell, Aimee Manocchio Nason, Eric Kaufmann, Paulette Sibblies-Flagg, Dorothy Blakeslee, Diane Johnson

Nay – None

Abstained- None

OTHER BUSINESS

APPROVAL TO PARTICIPATE IN THE SHBP/ SEHBP DENTAL PLAN COVERAGE– ITEM 9A

Paulette Sibblies Flagg moved and Dorothy Blakeslee seconded. 1. Approval to participate in the Employee Dental benefit plans under the State Health Benefits Program administered by the New Jersey Department of the Treasury, Division of Pensions and Benefits. 2. Approval of the attached Resolution for Local Employers to offer the Employee Dental benefit plans under the State Health Benefits Program and authorization to submit such Resolution to the Division of Pensions and Benefits.

Aye – Kate McDonnell, Aimee Manocchio Nason, Eric Kaufmann, Paulette Sibblies-Flagg, Dorothy Blakeslee, Diane Johnson

Nay – None

Abstained- None

EXECUTIVE SESSION

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

WHEREAS, on August 15, 2024, 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 receive legal advice from the Office of the Attorney General regarding Leewood Village at Rowand Pond, CHOICE #13-08 and Reservoir Site Townhouses #554.

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.

Diane Johnson moved and Dorothy Blakeslee seconded a motion into Executive Session at 10:48am.

Aye – Kate McDonnell, Aimee Manocchio Nason, Eric Kaufmann, Paulette Sibblies-Flagg, Dorothy Blakeslee, Diane Johnson

Nay – None

Abstained- None

RECONVENE TO PUBLIC SESSION

Diane Johnson moved and Paulette Sibblies Flagg seconded a motion to Reconvene into Public Session at 11:10 am.

Aye – Kate McDonnell, Aimee Manocchio Nason, Eric Kaufmann, Paulette Sibblies-Flagg, Dorothy Blakeslee, Diane Johnson

Nay – None

Abstained- None

ROLL CALL

CHOICE 13-08 – LEEWOOD VILLAGE AT ROWAND POND - APPROVAL OF A WORKOUT PLAN– ITEM 11A

Dorothy Blakeslee moved and Diane Johnson seconded 1. Approval of a mortgage modification for the First Mortgage Note for a project known as Leewood Villages at Rowand Pond CHOICE #13-08 (the “Project”), upon the terms and conditions set forth in the RFA 2. Approval of the release of the Second Mortgage Note and discharge of the parties under the intercreditor agreement as set forth in the RFA. 3. Approval to release and discharge the parties under the intercreditor agreement as set forth, upon the terms and conditions set forth in the RFA. 4. Authorization for the Executive Director, Chief Financial Officer, the Chief of Legal and Regulatory Affairs, the Chief of Multifamily Programs or the Chief of Staff to execute any and all documents necessary to effectuate the above actions.

Aye – Kate McDonnell, Aimee Manocchio Nason, Eric Kaufmann, Paulette Sibblies-Flagg, Dorothy Blakeslee, Diane Johnson

Nay – None

Abstained- None

HMFA #554 – RESERVOIR SITE– APPROVAL OF A WORKOUT PLAN –ITEM 11B

Paulette Sibblies Flagg moved and Diane Johnson seconded. 1. Approval to discharge the Mortgage Note, Deed Restriction and Regulatory Agreement and other Loan Documents and restrictions covering the project known as Reservoir Site HMFA # 554 (the “Project”), upon the terms and conditions set forth in the RFA.

2. Authorization for the Executive Director, Chief Financial Officer, the Chief of Legal and Regulatory Affairs, the Chief of Multifamily Programs or the Chief of Staff to execute any and all documents necessary to effectuate the above actions.

Aye – Kate McDonnell, Aimee Manocchio Nason, Eric Kaufmann, Paulette Sibblies-Flagg, Dorothy Blakeslee, Diane Johnson

Nay – None

Abstained- None

MOTION TO ADJOURN

Dorothy Blakeslee moved and Aimee Manocchio Nason seconded a motion to adjourn at 11:15am.

Aye – Kate McDonnell, Aimee Manocchio Nason, Eric Kaufmann, Paulette Sibblies-Flagg, Dorothy Blakeslee, Diane Johnson

Nay – None

Abstained- None



State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
101 SOUTH BROAD STREET
PO Box 800
TRENTON, NJ 08625-0800
(609) 292-6420

PHILIP D. MURPHY
Governor

TAHESHA L. WAY
Lieutenant Governor

JACQUELYN A. SUÁREZ
Acting Commissioner

January 5, 2024

Melanie R. Walter
Executive Director
New Jersey Housing and Mortgage Finance Agency
637 S. Clinton Avenue
Trenton, NJ 08611

Dear Executive Director Walter:

Please accept this letter as formal notification that the Department of Community Affairs Deputy Commissioner Kate McDonnell will serve as my designee, and Chief of Staff Kia A. King will serve as my alternate designee on the New Jersey Housing and Mortgage Finance Agency Board. They are authorized to represent me in my absence and will have voting rights on behalf of myself and the Department of Community Affairs.

If you have any questions, please do not hesitate to call my office at 609-913-4785.

Sincerely,

A handwritten signature in black ink that reads 'Jacquelyn A. Suárez'.

Jacquelyn A. Suárez
Acting Commissioner

c: Kate McDonnell
Kia A. King



State of New Jersey

OFFICE OF THE ATTORNEY GENERAL
DEPARTMENT OF LAW AND PUBLIC SAFETY
PO BOX 080
TRENTON, NJ 08625-0080

MATTHEW J. PLATKIN
Attorney General

PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

January 27, 2023

Lt. Governor Sheila Y. Oliver, Chair
New Jersey Housing and Mortgage Finance Agency
P.O. Box 18550
Trenton, NJ 08625

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 Aimee Manocchio Nason, Deputy Attorney General as my designee to serve on the board of the Agency. DAG Manocchio Nason 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 DAG Manocchio Nason's absence, Philip Espinosa, 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 both DAG Manocchio Nason and DAG Espinosa, Jonathan Peitz, 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.

Sincerely,

Matthew J. Platkin
Attorney General

c: Michael T.G. Long, Director, Division of Law
Sudha Raja, Deputy Chief of Staff, Division of Law
Aimee Manocchio Nason, Deputy Attorney General
Philip Espinosa, Assistant Attorney General
Jonathan Peitz, Deputy Attorney General
Jonathan Garelick, Chief of Staff
Melanie R. Walter, Executive Director, NJHMFA





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, 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
609-984-5550

Eric Kaufmann
Director of Special Projects
Eric.Kaufmann@dhs.nj.gov
609-575-4187

Mailing address:
NJ Department of Human Services
PO Box 700
Trenton, NJ 08635-0700

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

Sincerely,

Acting Commissioner