

# **STAY NJ (PROPERTY TAX RELIEF PROGRAM) TASK FORCE MEETING**

## **Minutes of the May 17, 2024 Board Meeting**

Minutes of the meeting of the Stay NJ Property Tax Relief Program Task Force (the “Task Force”) held via Microsoft Teams on Friday, May 17, 2024 at 1:00 PM Eastern Standard Time.

### **MEMBERS OF THE BOARD IN ATTENDANCE**

Dennis Zeveloff, Governor’s Office, Chief Policy Advisor  
Aaron Binder, Department of the Treasury, Deputy State Treasurer, Cabinet Designee  
Dr. Christopher Wheeler, Department of Community Affairs, Chief Data Officer, Cabinet Designee  
Jessica Cohen, Public Member  
Honorable John E. McCormac, Public Member  
Honorable Adrian O. Mapp, Public Member

### **ADDITIONAL ATTENDEES**

David Ridolfino, Executive Director, Stay NJ Task Force

Christine Machnowsky, Deputy Attorney General, Division of Law  
David Drescher, Governor’s Office  
LaShera Kirk, Treasury, Division of Administration  
Seth Hahn, Assembly Majority  
Patrick Brennan, Assembly Majority  
Elizabeth Mahn, Senate Majority

Chair Designee Dennis Zeveloff presided over the meeting and LaShera Kirk, Treasury, Division of Administration, kept the minutes.

Chair Designee Zeveloff called the meeting to order at 1:03PM. Chair Designee Zeveloff introduced himself and made the following statement:

*I wish to announce that adequate notice of this meeting was provided in accordance with the Open Public Meetings Act. Notice of today’s meeting was filed with the Secretary of State, distributed by email and mail to the following five newspapers of general distribution: The Courier Post, Times of Trenton, the Asbury Park Press, the Star Ledger, and North Jersey.com and it was posted in the main entrance at the New Jersey Department of the Treasury and on the bulletin board for the Secretary of State.*

Chair Designee Zeveloff turned the meeting over to Acting Secretary, David Ridolfino for roll call.

The following Board members acknowledged their presence:

Dennis Zeveloff, Governor’s Office, Chief Policy Advisor  
Aaron Binder, Department of the Treasury, Deputy State Treasurer, Cabinet Designee  
Dr. Christopher Wheeler, Department of Community Affairs, Chief Data Officer, Cabinet Designee

Jessica Cohen, Public Member  
Honorable John E. McCormac, Public Member  
Honorable Adrian O. Mapp, Public Member

*This constituted a quorum of the members of the Stay NJ Task Force.*

## **ITEMS OF DISCUSSION**

### **I. Approval of the minutes from the 4/30/24 meeting**

Chair Designee Zeveloff requested a motion to approve the meeting minutes from the April 30, 2024 Stay NJ Board Meeting. A motion was made to approve the meeting minutes by Public Member, Mayor John E. McCormac, seconded by Public Member, Mayor Adrian O. Mapp and approved by the affirmative vote of the six (6) voting members present.

### **II. Review and Discussion of Draft Final Report**

Executive Director Ridolfino asked the Board for feedback, changes, or formatting suggestions on the draft of the report. He wanted to make sure everyone felt as if we were on the right track so as to try to finalize the report in time for the next meeting.

Public Member, Mayor Adrian O. Mapp commented that, based on his reading of the draft, it reflects all of the discussions had by the Task Force and is on target. He felt that the Task Force was ready to move forward with the recommendations.

Public Member, Mayor John E. McCormac discussed the addition of the check option for tax payers who have sold their homes and would rather a check be mailed to a new address versus a credit issued on a home in which they no longer reside. He suggested that this be an option that anyone filling out the application could request. This item will be added to the report as a recommendation.

Executive Director Ridolfino stated that the idea of handling home sales in the way discussed by Mayor McCormac (via issuance of a check) made a lot of sense and was added to the draft report. For those taxpayers selling homes prior to the budget passing, it would be handled this way and, for taxpayers whose homes are sold after the budget passes, this can be handled at time of closing between the buyer and the seller. The idea is to avoid having municipalities try to refund a taxpayer a payment they think they're entitled to after the home is sold. Executive Director Ridolfino said a large part of this is education. Taxpayers need to know what they're entitled to in order to take advantage of the programs and, under the old system this was a problem; the house gets sold, the new owner gets the credit, and then you have an angry taxpayer because they were the ones really entitled to those funds. This is one of the reasons why the recommendation was made with regard to credits.

Cabinet Designee, Aaron Binder stated the he was in full support of making a check option available to everyone. He suggested having DCA and Taxation review the concept and see what parameters might need to be put in place.

Cabinet Designee, Dr. Christopher Wheeler agreed with Cabinet Designee, Binder and thought this would help with the number of corrections that would need to be made on a file and ease some of the administrative burden of execution.

Chair Designee Zeveloff suggested a review of the language currently in place in the Report and for Department feedback in regard to the check for all option.

Executive Director Ridolfino mentioned that the “Legislative Considerations” section of the report still needed to be completed. This section will discuss what statutes need to be addressed in order to implement the recommendations that are being made. It would be helpful to also discuss the administration of the program, such as calculations based on taxes billed and not necessarily paid because with a credit program, you're paying less year after year as a credit is applied. We want to make sure that people are getting the benefit that they deserve and not a reduction of benefits, a concern brought up by some stakeholders.

Chair Designee Zeveloff and Executive Director Ridolfino agreed that, before the next meeting, a full draft with everything that needs to be included would be available for the Task Force to review.

Cabinet Designee, Aaron Binder acknowledged the hard work from DCA, Taxation, and Executive Director Ridolfino in getting us to this point. Chair Designee Zeveloff echoed these sentiments.

Executive Director Ridolfino requested that Task Force members submit any and all revisions and suggestions they have for the final Report.

### **III. Next Meeting Discussion**

Chair Designee Zeveloff suggested the next Board meeting be scheduled in May prior to the 30<sup>th</sup> in person or virtually.

With no further comments, Chairman Zeveloff requested a motion to adjourn. On a motion by Public Member, Mayor John E. McCormac, seconded by, Public Member, Jessica Cohen carried by voice vote from members present voting in favor, the meeting was adjourned at 1:19 PM.