

NEW JERSEY REDEVELOPMENT AUTHORITY

150 West State Street
Trenton, New Jersey 08625

April 24, 2024

MINUTES

ATTENDANCE

- **EX-OFFICIO MEMBERS**

Kia King, representing Jacquelyn A. Suarez, Chairperson, Department of Community Affairs

Aimee Manocchio Nason, representing Matthew J. Platkin, Attorney General

Michael Jonas representing Elizabeth Muoio, State Treasurer

Anthony Findley, representing Shawn LaTourette, Commissioner, Environmental Protection

Robin Ford, representing Kaitlan Baston, Commissioner, Department of Health

Adam Neary, representing Sarah Adelman, Commissioner, Department of Human Services

Keith White, representing Robert Asaro-Angelo, Commissioner, Department of Labor

Susan Weber, representing Francis K. O'Connor, Acting Commissioner, Department of Transportation

Paul Ceppi, NJ Economic Development Authority

- **PUBLIC MEMBERS**

Robert Sierra, Public Member

R. Andrew Marshall, Public Member

William Sumas, Public Member

- **STAFF**

Leslie A. Anderson, President & CEO

Darryl Godfrey, Chief Operating Officer

Oscar Parham, Chief Strategy Officer

Ashley Davis, Executive Staff Liaison to the President & CEO

Terrence Benthall, Vice President of Business Development and Investment

- **ALSO ATTENDING**

Elizabeth Marshall, Deputy Attorney General

Dorian Smith, Governor's Authorities Unit

Jamilah Harris, NJ Department of Environmental Protection

NOTICE OF PUBLIC MEETING

The meeting was called to order at 10:08 am.

In accordance with the Open Public Meetings Act, Ashley Davis, announced that notice of the meeting had been sent to the Trenton Times and Star Ledger at least 48 hours prior to the meeting and that a meeting notice had been duly posted on the Secretary of State's bulletin board at the State House.

COMMISSIONER'S REMARKS

Chairman Kia King is glad to see everyone in April. She is going to work with NJRA leadership and DCA to get the legislation fixed for the NJRA quorum requirement.

APPROVAL OF MINUTES

February 28, 2024

Motion to Approve: Keith White

Second: Anthony Findley

Yeas: 13

Nays:0

Abstentions: 0

NEW BUSINESS

Resolution #24-03 Approval of Financial Assistance of up to \$891,496 from the Redevelopment Investment Fund (RIF) to 49-55 Central Ave Holdings LLC

Motion to Approve: Keith White

Second: R. Anthony Findley

Yeas: 12

Nays:0

Abstentions: 0

Board Member Anthony Findley noticed that there was nothing in the project cost for environmental. NJRA COO Darryl Godfrey responded that this project is a refurbishment of a standalone building. There is no environmental concern with this project.

Chairman Kia King said she is excited about this project and its proximity to an urban park.

Board Member Aimee Manocchio Nason asked about the relationship of The Eminence Group to this project and their stake in the property. NJRA COO Darryl Godfrey responded that The Eminence Group will be the purchaser of the property and the developer Lamont Carter is the 100% owner of The Eminence Group.

Resolution #24-04 Approval of Financial Assistance of \$1,000,000 from the Redevelopment Investment Fund to Gateway Lofts Urban Renewal LLC

Motion to Approve: Anthony Findley

Second: R. Andrew Marshall

Yeas: 12

Nays:0

Abstentions: 0

Board Member Anthony Findley expressed his pleasure that more than half of the units are affordable units. He also asked does the project have Low Income Housing Tax Credits in it and what are the Newark House Funds.

NJRA President and CEO Leslie A. Anderson said that the Newark House funds come from the City of Newark. These are a source of Federal Funds that come from HUD and because of its side, Newark gets its own allocation.

Resolution #24-05 Approval of Financial Assistance of up to \$4,516,541 from the Affordable Housing Support Initiative to 566-572 13th Ave LLC

Motion to Approve: R. Andrew Marshall

Second: William Sumas

Yeas: 12

Nays:0

Abstentions: 0

Board Member Anthony Findley said he was impressed that all of the units in this project are

affordable and that there is electric vehicle parking. NJRA COO Darryl Godfrey said that electric vehicle parking is a priority of Chairman King. Chairman Kia King said that the priority of electric vehicle charging is truly about environmental justice. She is also happy to see the disability access space. NJRA President and CEO Leslie A. Anderson said that you do not always see electric vehicle charging stations in urban areas. The NJRA wants to be at the forefront of bringing this type of technology to urban areas.

Resolution #24-06 Approval of Financial Assistance of up to \$2,469,295 from the Affordable Housing Support Initiative to New Community Corporation

This resolution was pulled from the agenda. The item will be resubmitted at a later time.

OTHER BUSINESS

May 29, 2024, Board Meeting

The meeting will take place in Plainfield at the Plainfield City Hall Library. The NJRA Board will meet, have a light meal, and then take a tour of the city.

Ashley Davis will work to confirm Board Members' attendance. She will also work with Elizabeth Marshall to prepare the Public Notice.

PUBLIC COMMENT

None.

ADJOURNMENT

Motion to Adjourn: R. Andrew Marshall
The meeting was adjourned at 10:43 am

Second: Aimee Manocchio Nason

Certification: The foregoing and attachments represent a true and complete summary of the actions taken by the New Jersey Redevelopment Authority at its April 24, 2024, meeting.



Leslie A. Anderson, Secretary
New Jersey Redevelopment Authority