

## **NEW JERSEY REDEVELOPMENT AUTHORITY**

150 West State Street  
Trenton, New Jersey 08625

October 30, 2024

### **MINUTES**

#### **ATTENDANCE**

- **EX-OFFICIO MEMBERS**

Kia King, representing Jacquelyn A. Suarez, Chairperson, Department of Community Affairs  
Aimee Manochio Nason, representing Matthew J. Platkin, Attorney General  
Anthony Findley, representing Shawn LaTourette, Commissioner, Environmental Protection  
Paula Bloom representing Kevin Dehmer, Acting Commissioner, Department of Education  
Jef Brown, 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  
Paul Ceppi, NJ Economic Development Authority

- **PUBLIC MEMBERS**

Robert Sierra, Public Member  
R. Andrew Marshall, Public Member

- **STAFF**

Leslie A. Anderson, President & CEO  
Darryl Godfrey, Chief Operating Officer  
Ashley Davis, Executive Staff Liaison to the President & CEO  
Rashida Mohammed, Communications Associate  
Claudette Palmer, Executive Assistant to the Chief Operating Officer  
Sharon Lee Williams, Vice President of Business Operations  
Oscar Parham, Chief Strategy Officer

- **ALSO ATTENDING**

Elizabeth Marshall, Deputy Attorney General  
Dorian Smith, Governor's Authorities Unit  
Jamilah Harris, Department Environmental Protection

#### **NOTICE OF PUBLIC MEETING**

The meeting was called to order at 11:03 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 greeted everyone and said she was happy to see everyone on the call.

#### **APPROVAL OF MINUTES**

May 29, 2024

Motion to Approve: R. Andrew Marshall

Yeas: 11

Nays: 0

Second: Paul Ceppi

Abstentions: 0

### **NEW BUSINESS**

NJRA Chief Operating Officer Darryl Godfrey presented the following resolution due to a recusal from NJRA President and CEO Leslie A. Anderson:

#### **Resolution #24-11 Approval of up to \$5,000,000 in financial assistance from the NJRA's Affordable Housing Support Initiative (AHSI) loan program to Walter G. Alexander Village IV Urban Renewal LLC**

Motion to Approve: Anthony Findley  
Yeas: 11 Nays: 0

Second: R. Andrew Marshall  
Abstentions: 0

NJRA Board Member Anthony Findley asked how ownership for this project is set up. NJRA Chief Operating Officer said that ownership of this project would go to the Orange Housing Authority Development Corporation. He also asked how long the construction is. Mr. Godfrey said that project construction should not take more than 18 months, but it is usually between 18-24 months. He also commented that he is familiar with the area, and he likes the mix of the 1, 2, and 3 bedrooms and onsite parking is available and that is a plus. Mr. Godfrey mentioned that there used to be high rises at that site and once completed former tenants can come back. NJRA Board Member Findley also mentioned that Low Income Housing Tax Credits is more than half of the financing and without it then this project would not go forth.

Chairman Kia King mentioned that NJ Healthy Homes is a financing contributor. She said that there are multiple state agencies as funding sources in this project in addition to NJRA including NJHMFA and NJ DCA.

NJRA President and CEO Leslie A. Anderson presented the following resolution:

#### **Resolution #24-12 Approval of a Commendation Honoring the Life and Legacy of NJRA Member William P. Sumas**

Motion to Approve: R. Andrew Marshall  
Yeas: 11 Nays: 0

Second: Adam Neary  
Abstentions: 0

### **OTHER BUSINESS**

### **PUBLIC COMMENT**

None.

### **ADJOURNMENT**

Motion to Adjourn: Keith White  
The meeting was adjourned at 11:25 am

Second: Aimee Manochio Nason

**Certification:** The foregoing and attachments represent a true and complete summary of the actions taken by the New Jersey Redevelopment Authority at its October 30, 2024, meeting.



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Leslie A. Anderson, Secretary