

## **NEW JERSEY REDEVELOPMENT AUTHORITY**

150 West State Street  
Trenton, New Jersey 08625

December 18, 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

Gary Pinar, representing Elizabeth Muoio, State Treasurer

Anthony Findley, representing Shawn LaTourette, Commissioner, Environmental Protection

Paula Bloom representing Kevin Dehmer, Acting Commissioner, Department of Education

Jeff Brown, representing Kaitlan Baston, Commissioner, Department of Health

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

Julie Diaz, representing Robert Asaro-Angelo, Commissioner, Department of Labor

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

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

Terrence Benthall, Vice President of Business Development and Investment

Jasmine Blackmon, Intern

Migdelis Perez, Comptroller

- **ALSO ATTENDING**

Elizabeth Marshall, Deputy Attorney General

Jamera Sirmans, Governor's Authorities Unit

Jamilah Harris, Department Environmental Protection

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

The meeting was called to order at 10:09 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**

#### **APPROVAL OF MINUTES**

October 30, 2024

Motion to Approve: Aimee Manochio Nason

Yeas: 12

Nays: 0

Second: Anthony Findley

Abstentions: 0

## **NEW BUSINESS**

### **Resolution #24-13 Approval of the 2025 NJRA Meeting Schedule**

Motion to Approve: R. Andrew Marshall

Second: Julie Diaz

Yeas: 12

Nays: 0

Abstentions: 0

NJRA President and CEO Leslie A. Anderson said that the meeting schedule presented is subject to the possibility of special meetings. Board meetings will continue to take place in the NJRA Office in Trenton however the option for virtual attendance will still be available.

### **Resolution #24-14 Approval of the Administrative Budget**

Motion to Approve: Gary Pinar

Second: R. Andrew Marshall

Yeas: 12

Nays: 0

Abstentions: 0

Board Member Aimee Manochio Nason asked about the revenue numbers in the budget. NJRA Chief Operating Officer Darryl Godfrey said the difference in numbers is in the interest income. High interest income is due to favorable market conditions.

### **Resolution #24-15 Approval of up to \$975,730 in financial assistance from the Redevelopment Investment Fund (RIF) to 739 Greenwood Avenue Holdings, LLC**

Motion to Approve: Anothy Findley

Second: Jeff Brown

Yeas: 12

Nays: 0

Abstentions: 0

The motion to approve was amended to the approval of up to \$975,730 in financial assistance from the Redevelopment Investment Fund (RIF) to 739 Greenwood Avenue Holdings, LLC with an increase to environmental cost by \$30,000 to a total of \$70,000.

NJRA President and CEO Leslie A. Anderson pointed out that this project is in Trenton. She noted that the NJRA team does an excellent job of connecting with developers of color. She also mentioned that Darryl Godfrey and Terrence Benthall are working with the Mayor and the City Council to bring more projects to Trenton.

NJRA Board Member Anthony Findley asked that the environmental cost be increased by \$30,000 to a total of \$70,000.

NJRA Board Member Jeff Brown mentioned that this project is at the Old St. Francis campus. He is excited that this project will include outpatient medical care. He also mentioned that the Department of Health is present and ready to help.

NJRA President and CEO Leslie A. Anderson replied to Member Brown's comment by saying that this is the reason that the NJRA Board is compromised the way it is. It allows State departments to weigh in on projects and see how they can use their expertise to help.

### **Resolution #24-16 Approval of up to \$1,400,000 in financial assistance from the Redevelopment Investment Fund (RIF) to PK Towers, LLC**

Motion to Approve: Paul Ceppi

Second: Anthony Findley

Yeas: 12

Nays: 0

Abstentions: 0

### **Resolution #24-17 Acceptance of the NJRA 2023 Audit**

This item was pulled from the agenda and will be presented to the board at a later meeting.

## **OTHER BUSINESS**

### **1. Election Officers**

#### **a. Vice Chairman: Nomination Paul Ceppi**

Motion: Anthony Findley

Second: Adam Neary

Yeas: 12

Nays: 0

Abstentions: 0

#### **b. Treasurer: Nomination Anthony Findley**

Motion: Paul Ceppi

Second: Andrew Marshall

Yeas: 12

Nays: 0

Abstentions: 0

### **2. Public Meeting Notice Update**

NJRA President and CEO Leslie A. Anderson asked if the concerns around the Open Public Meetings Act will be addressed because more publications will begin going digital.

NJRA Deputy Attorney General Elizabeth Marshall said that there may be some consideration in the future, but she doesn't know anything definitive.

### **3. Legislation Update**

Amendments to the NJRA legislation have been introduced in the legislature. It has been sponsored by Senator McKnight and Assemblywomen Carter and Reynolds-Jackson respectively.

This legislation will clean up how mayors are appointed to the NJRA Board. It will also clarify the language around a quorum. We will no longer need 11 affirmative votes to take action, but a majority of members present and voting.

## **PUBLIC COMMENT**

None.

NJRA President and CEO Leslie A. Anderson thanked everyone on the board. The projects they approved this year are tremendous. The NJRA team cannot do this work without the NJRA Board. She is truly appreciative of all of them.

Board Member Paul Ceppi comments that the NJRA team makes the Board's job a little easier. He said he enjoyed the in-person meeting and the tour of Plainfield. If there is an opportunity to do it again, he would be willing to travel.

Chairman Kia King echoes the sentiments and thank the NJRA team and the NJRA Board.

## **ADJOURNMENT**

Motion to Adjourn: Andrew Marshall

Second: Paula Bloom

The meeting was adjourned at 10:51 am

**Certification:** The foregoing and attachments represent a true and complete summary of the actions taken by the New Jersey Redevelopment Authority at its December 18, 2024, meeting.



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Leslie A. Anderson, Secretary