

NEW JERSEY REDEVELOPMENT AUTHORITY

150 West State Street
Trenton, New Jersey 08625

May 28, 2025

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, Commissioner, Department of Education

Denay Pressley, representing Jeff Brown, Acting 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'Conner, Acting Commissioner, Department of Transportation

Paul Ceppi, NJ Economic Development Authority

- **PUBLIC MEMBERS**

Barry Vankat, Public Member

Robert Sierra, Public Member

R. Andrew Marshall, Public Member

- **STAFF**

Leslie A. Anderson, President & CEO

Oscar Parham, Chief Strategy Officer

Darryl Godfrey, Chief Operating Officer

Ashley Davis, Executive Staff Liaison to the President & CEO

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

Migdelis Perez, Comptroller

Vineatra Lewis, Executive Assistant to the Chief Strategy Officer

- **ALSO ATTENDING**

Elizabeth Marshall, Deputy Attorney General

NOTICE OF PUBLIC MEETING

The meeting was called to order at 10:01 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

None.

APPROVAL OF MINUTES

December 18, 2024

Motion to Approve: Barry Vankat

Second: Paul Ceppi

Yeas: 12

Nays: 0

Abstentions: 0

NEW BUSINESS

Resolution #25-01 Appointment of Oscar Parham and Darryl Godfrey as Assistant Secretaries

Motion to Approve: R. Andrew Marshall
Yeas: 12 Nays: 0

Second: Aimee Manochio Nason
Abstentions: 0

Board Member Anthony Findley asked why was there a need for two assistant secretaries. NJRA Chief Strategy Officer Oscar Parham responded that there are two backups just in case someone is unavailable. NJRA Board Member Paul Ceppi commented that this is a backup for the backup.

Resolution #25-02 Approval of up to \$1,738,500 in financial assistance to The Cultivation Group L.L.C. from the Affordable Housing Support Initiative

Motion to Approve: Anthony Findley
Yeas: 13 Nays: 0

Second: R. Andrew Marshall
Abstentions: 0

Board Member Gary Pinar asked what the total cost of the project is. Terrence Benthall responded that the total cost of the project is \$3.6 million but the loan amount is \$3.4 million divided between Working in Newark Neighbors and the Affordable Housing Support Initiative. Board Member Anthony Findley asked what the situation with parking is. NJRA COO Darryl Godfrey said that parking will be on the street due to the density of the area. Chairman Kia King asked are any of the units or parking going to be designated for handicapped parking. NJRA COO Darryl Godfrey said that there will be 3 handicap spaces on the side of the building.

Board Member Adam Neary asked does their need to be a MOU in place between the NJRA and WINN. NJRA COO Darryl Godfrey said that an MOU was already in place.

Board Member Anthony Findley asked why two different funding sources? NJRA staff responded that we are using two different funding sources so WINN would not be exhausted.

Resolution #25-03 Acceptance of the NJRA 2023 Audit

Motion to Approve: Barry Vankat
Yeas: 13 Nays: 0

Second: Keith White
Abstentions: 0

PUBLIC COMMENT

A representative from Avatar Tech LLC was at the meeting.

ADJOURNMENT

Motion to Adjourn: Paul Ceppi
The meeting was adjourned at 10:23 am

Second: R. Andrew Marshall

Certification: The foregoing and attachments represent a true and complete summary of the actions taken by the New Jersey Redevelopment Authority at its May 28, 2025, meeting.



Leslie A. Anderson, Secretary