

# NEW JERSEY REDEVELOPMENT AUTHORITY

150 West State Street  
Trenton, New Jersey 08625  
December 17, 2025  
**MINUTES**

## **ATTENDANCE**

### • **EX-OFFICIO MEMBERS**

Janel Winter, 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  
Kelly Anderson-Thomas, representing Jeff Brown, Acting Commissioner, Department of Health  
Adam Neary, representing Sarah Adelman, Commissioner, Department of Human Services  
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  
Darryl Godfrey, Chief Operating Officer  
Ashley Davis, Sr. Manager of Marketing and Communications

### • **ALSO ATTENDING**

Elizabeth Marshall, Deputy Attorney General

### • **GENERAL PUBLIC**

Matthew Abraham, NJ EDA  
Jonathan Santos, New Brunswick Today  
Frank Santos

## **NOTICE OF PUBLIC MEETING**

The meeting was called to order at 10:04 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**

May 28, 2025

Motion to Approve: Anthony Findley

Second: Paul Ceppi

Yeas: 12

Nays: 0

Abstentions: 0

## **NEW BUSINESS**

### **Resolution #25-04 Approval of the 2025 NJRA Meeting Schedule**

Motion to Approve: Aimee Manochio Nason

Second: Anthony Findley

Yeas: 12

Nays: 0

Abstentions: 0

### **Resolution #25-05 Approval of the Administrative Budget**

Motion to Approve: Barry Vankat

Second: Anthony Findley

Yeas: 12

Nays: 0

Abstentions: 0

**Resolution #25-06 Approval of up to \$2,373,500 in financial assistance from the Urban Site Acquisition Fund (USA) to 296 South Street Holdings JV, LLC**

Motion to Approve: Kelly Anderson-Thomas  
Yeas: 12 Nays: 0

Second: R. Andrew Marshall  
Abstentions: 0

**Resolution #25-07 Approval of an extension of the closing date for Walter G. Alexander IV Urban Renewal LLC**

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

Second: Barry Vankat  
Abstentions: 0

**Resolution #25-08 Approval of up to \$,432,270 in financial assistance from Urban Site Acquisition (USA) to CareNexus Group LLC**

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

Second: Kelly Anderson-Thomas  
Abstentions: 0

**Resolution #25-09 Resolution recognizing the service commitment of NJRA employee Sharon Lee Williams**

Motion to Approve: Paul Ceppi  
Yeas: 11 Nays: 0

Second: R. Andrew Marshall  
Abstentions: 0

**OTHER BUSINESS**

1. Election of Officers

a. Vice Chairman

Nomination: Anthony Findley  
Motion to nominate: Paul Ceppi  
Yeas: 11 Nays: 0

Second: R. Andrew Marshall  
Abstentions: 0

b. Treasurer

Nomination: Paul Ceppi  
Motion to nominate: Barry Vankat  
Yeas: 11 Nays: 0

Second: Kelly Anderson-Thomas  
Abstentions: 0

**PUBLIC COMMENT**

None.

**ADJOURNMENT**

Motion to Adjourn: Kelly Anderson-Thomas  
The meeting was adjourned at 10:53 pm

Second: Gary Pinar

**Certification:** The foregoing and attachments represent a true and complete summary of the actions taken by the New Jersey Redevelopment Authority at its December 17, 2025, meeting.



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Leslie A. Anderson, Secretary