

**MINUTES OF THE 415<sup>TH</sup> BOARD MEETING  
OF THE  
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

MEMBERS: Charles Richman, Commissioner, DCA  
\* Susan Fischer, Deputy Attorney General  
(representing John Hoffman, Acting Attorney General)  
\*\* Robert Shaughnessy, Assistant Deputy Director, Department of Property Management  
and Construction  
(representing Robert Romano, Acting State Treasurer)  
\*\*\* Thomas Hunt, Assistant Director of the Office of Consumer Finance, Department of  
Banking and Insurance  
(representing Richard Badolato, Acting Commissioner, Department of Banking and  
Insurance)  
\*\*\*\* Valerie Mielke, Assistant Commissioner, Division of Mental Health and Addiction  
Services  
(representing Elizabeth Connelly, Acting Commissioner, Department of Human Services)  
Stanley Weeks

OFFICIALS  
PRESENT:

Anthony Marchetta, Executive Director  
Claudia Lovas, Deputy Executive Director/Chief of Programs  
Donna Rendeiro, Chief of Administration

James Robertson, Chief of Legal and Regulatory Affairs  
John Murray, Chief of Business and Credit Development  
Deb Urban, Senior Director of Programs  
Marisol Rodriguez, Director of Multifamily Programs and Lending  
Todd Evans, Senior Director of Capital Markets & Finance  
Joe Robotin, Director of Single Family  
Yirgu Wolde, Director of Supported Housing and Special Needs  
Robert Huether, Assistant Director of Supportive Housing & Special Needs  
Jennifer Linett, Director of Loan Closings  
Kim Sked, Senior Compliance Officer  
Colleen Drewes, Program Coordinator  
Harry Stevens, General Services Assistant

OTHERS  
PRESENT:

Kavin Mistry, Deputy Attorney General  
Lisa LeBoeuf, Governor's Authority Unit  
Hans Lampart, Eastern Pacific Development  
Tim Egan, Citi Group

- \* Letter of August 20, 2015 designating Susan Fischer to represent the Acting Attorney General John Hoffman
- \*\* Letter of November 9, 2015 designating Robert Shaughnessy to represent the State Treasurer, Ford M. Scudder
- \*\*\* Letter of September 16, 2015 designating Thomas Hunt to represent Richard Badolato, Acting Commissioner, Department of Banking and Insurance
- \*\*\*\* Letter of November 12, 2015 designating Valerie Mielke to represent Elizabeth Connelly, Acting Commissioner, Department of Human Services

December 17, 2015

Chairman Richman read the following into the minutes:

**SUNSHINE ACT**

"The New Jersey Housing and Mortgage Finance Agency gave notice of the time, place and date of this meeting by facsimile, regular mail and hand delivery on December 10, 2015 to the Secretary of State of New Jersey, The Star Ledger, The Times, and the Courier Post, and by posting the notice at the office of the Agency in Trenton, New Jersey. Pursuant to the New Jersey Open Public Meetings Act, a resolution must be passed by the New Jersey Housing and Mortgage Finance Agency in order to hold a session from which the public is excluded."

*Chairman Richman stated that*

*Items 3a and 8b will not be considered at today's meeting.*

APPROVAL OF MINUTES

APPROVAL OF THE PUBLIC SESSION MINUTES OF THE NOVEMBER 5, 2015 MEETING OF THE HMFA BOARD – ITEM 1A.

*Thomas Hunt moved and Robert Shaughnessy seconded approval of the Public Session Minutes of the November 5, 2015 meeting of the HMFA Board.*

*Aye-Charles Richman, Susan Fischer, Robert Shaughnessy, Thomas Hunt, Stanley Weeks*

*Nay-None*

*Abstained- Valerie Mielke*

APPROVAL OF THE EXECUTIVE SESSION MINUTES OF THE NOVEMBER 5, 2015 MEETING OF THE HMFA BOARD – ITEM 1B.

*Thomas Hunt moved and Robert Shaughnessy seconded approval of the Executive Session Minutes of the November, 2015 meeting of the HMFA Board.*

*Aye-Charles Richman, Susan Fischer, Robert Shaughnessy, Thomas Hunt, Stanley Weeks*

*Nay-None*

*Abstained- Valerie Mielke*

HOUSING COUNSELING

AUTHORIZATION TO ENTER INTO CONTRACTS WITH HOUSING COUNSELING AGENCIES- ITEM 2A.

*Thomas Hunt moved and Stanley Weeks seconded. 1. Authorization for the Executive Director, the Deputy Executive Director, the Chief Financial Officer or the Chief of Legal and Regulatory Affairs to enter into Agreements between the New Jersey Housing and Mortgage Finance Agency (the "HMFA") and U.S. Department of Housing and Urban Development ("HUD") certified housing counseling agencies and/or licensed debt adjusters, as listed below, to provide Single Family housing counseling services. 2. Approval for the Executive Director, the Deputy Executive Director, the Chief Financial Officer or the Chief of Legal and Regulatory Affairs to execute any and all documents necessary to effectuate the above action.*

*Aye-Charles Richman, Susan Fischer, Robert Shaughnessy, Valerie Mielke, Thomas Hunt, Stanley Weeks  
Nay-None*

SINGLE FAMILY

*Executive Director Anthony Marchetta recused himself and left the meeting at 10:08 am prior to any discussion on the Coopers Hill Phase 1A project*

CHOICE #10-63 - COOPERS HILL PHASE 1A-APPROVAL OF AN EXTENSION OF THE MATURITY DATE OF THE NOTE- ITEM

*Thomas Hunt moved and Valerie Mielke seconded 1. Approval of an extension of the maturity date of the note for the project known as CHOICE #10-63, Coopers Hill Phase 1A to February 1, 2017. 2. Approval for the Executive Director, in consultation with the Attorney General's Office, to take any action that is necessary to effectuate this transaction.*

*Mr. Marchetta returned at 10:10 am after the action was voted on.*

*Aye-Charles Richman, Susan Fischer, Robert Shaughnessy, Valerie Mielke, Thomas Hunt  
Nay-None  
Abstained- Stanley Weeks*

MULTIFAMILY FOUR PERCENT TAX CREDIT – CONDUIT

HMFA # 02828, SNHTF#321- HERITAGE VILLAGE AT OCEAN- APPROVAL OF CHANGES REGARDING THE AMENITIES AVAILABLE TO TENANTS OF THE PROJECT AND APPROVAL OF A TRANSFER OF OWNERSHIP– ITEM 4A.

*Thomas Hunt moved and Valerie Mielke seconded 1. Approval of changes regarding the amenities available to tenants of the project and the amendment of the applicable Special Needs Housing Trust Fund loan documents to reflect these changes. 2. Approval of a transfer of ownership interests within the project owner's managing member, CIS Ocean, LLC. 3. Authorization for the Executive Director, the Deputy Executive Director, the Chief Financial Officer, Chief of Administration or the Chief of Legal and Regulatory Affairs to execute any and all documents necessary to effectuate the above actions.*

*Aye-Charles Richman, Susan Fischer, Robert Shaughnessy, Valerie Mielke, Thomas Hunt, Stanley Weeks  
Nay-None*

HMFA#: 02985 - PLAINFIELD YMCA-APPROVAL OF A DECLARATION OF INTENT- ITEM 4B.

*Robert Shaughnessy moved and Stanley Weeks seconded Approval of a Declaration of Intent stating the intention of the Agency to issue tax- exempt bonds in an estimated amount not to exceed \$7,440,000 in construction financing for a project known as Plainfield YMCA, HMFA #02985 (the Project).*

*Aye-Charles Richman, Susan Fischer, Robert Shaughnessy, Valerie Mielke, Thomas Hunt, Stanley Weeks  
Nay-None*

MULTI-FAMILY – FOUR PERCENT TAX CREDIT - FRM ROUND 2

HMFA #: 03051- HUDSON RIDGE SENIOR RESIDENCES AT ABERDEEN- APPROVAL OF A MORTGAGE FINANCING COMMITMENT

*Thomas Hunt moved and Valerie Mielke seconded* 1. Approval of a mortgage commitment for an estimated \$11,745,944 in construction and permanent financing for a project known as Hudson Ridge Residences at Aberdeen, HMFA #03051 (the Project). 2. Approval of a subsidy mortgage loan recommitment for an estimated \$13,719,014 in construction and permanent financing from the Fund for Restoration of Multifamily Housing ("FRM") Program for the Project, pursuant to the FRM Program Guidelines

*Aye-Charles Richman, Susan Fischer, Robert Shaughnessy, Valerie Mielke, Thomas Hunt, Stanley Weeks  
Nay-None*

HMFA #: 03050- HUDSON RIDGE RESIDENCES AT ABERDEEN-APPROVAL OF A MORTGAGE FINANCING COMMITMENT

*Valerie Mielke moved and Stanley Weeks seconded* 1. Approval of a mortgage commitment for an estimated \$11,069,217 in construction and permanent financing for a project known as Hudson Ridge Residences at Aberdeen HMFA #03050 (the "Project"), upon the terms and conditions set forth below. 2. Approval of a subsidy mortgage loan recommitment for an estimated \$12,490,193 in construction and permanent financing from the Fund for Restoration of Multifamily Housing ("FRM") Program for the Project, pursuant to the FRM Program Guidelines.

*Aye-Charles Richman, Susan Fischer, Robert Shaughnessy, Valerie Mielke, Thomas Hunt, Stanley Weeks  
Nay-None*

HMFA #03045 – EGG HARBOR TOWNSHIP FAMILY– APPROVAL OF A MODIFICATION TO THE MORTGAGE FINANCING COMMITMENT

*Thomas Hunt moved and Valerie Mielke seconded* 1. Approval of a modification to the Agency mortgage for a project known as Egg Harbor Township Family, HMFA #03045 (the "Project").

*Aye-Charles Richman, Susan Fischer, Robert Shaughnessy, Valerie Mielke, Thomas Hunt, Stanley Weeks  
Nay-None*

SUPPORTIVE HOUSING

APPROVAL OF AN AMENDMENT TO THE SANDY SPECIAL NEEDS HOUSING GUIDELINES

*Thomas Hunt moved and Stanley Weeks seconded* 1. Approval of revisions to the Agency's Sandy Special Needs Housing Fund ("SSNHF") Guidelines. 2. Authorization for the Executive Director to approve amendments to correct errors in or clarify the SSNHF Guidelines, so long as such amendments do not result in a change in policy or implementation of the SSNHF Guidelines as currently approved. Specifically, the Executive Director would be authorized to approve corrections in spelling, punctuation, and misnumbering. Any amendments that would change the underlying policy or implementation of the SSNHF Guidelines from the form in which it is now presented shall remain subject to Board approval.

*Aye-Charles Richman, Susan Fischer, Robert Shaughnessy, Valerie Mielke, Thomas Hunt, Stanley Weeks  
Nay-None*

APPROVAL TO EXTEND THE SUPPORTIVE HOUSING CONNECTION MEMORANDUM OF UNDERSTANDING

*Thomas Hunt moved and Stanley Weeks seconded* 1. Approval of an extension of a Memorandum of Understanding ("MOU) between the New Jersey Housing and Mortgage Finance Agency (the "Agency") and the New Jersey Department of Human Services ("NJHHS") with regard to the Supportive Housing Connection: A partnership of NJHMFA and NJDHS (the "Supportive Housing Connection") (the "MOU

Extension”) in substantially final form, for three (3) months, with the authority to further extend the MOU for three (3) additional three (3) month periods. 2. Authorization for the Executive Director or the Deputy Executive Director, Chief Financial Officer, Chief of Legal and Regulatory Affairs and Chief of Credit and Business Development to accept funds from the NJDHS for Supportive Housing Connection activities. 3. Authorization for the Executive Director, or any Assistant Secretary of NJHMFA in consultation with the Attorney General’s Office, to execute the MOU Extension.

*Executive Director Marchetta commented that the Agency is working very closely with DHS on a new MOU that would be for a 3 year period. This new MOU will most likely be presented to the Agency Board for approval at the January 2016 meeting.*

*Aye-Charles Richman, Susan Fischer, Robert Shaughnessy, Valerie Mielke, Thomas Hunt, Stanley Weeks  
Nay-None*

HMFA # 03138/SSNHF #75- CONOVER STREET SUPPORTIVE HOUSING- APPROVAL OF A MORTGAGE FINANCING COMMITMENT

*Stanley Weeks moved and Valerie Mielke seconded* 1. Approval of a mortgage loan commitment for an estimated \$590,000 in construction and permanent financing from the Sandy Special Needs Housing Fund-Community Development Block Grant (“SSNHF-CDBG”) Program for a project known as Mountainview Supportive Housing, HMFA #03138, SSNHF #75 (the “Project”) pursuant to the SSNHF-CDBG Program Guidelines.

*Aye-Charles Richman, Susan Fischer, Robert Shaughnessy, Valerie Mielke, Thomas Hunt, Stanley Weeks  
Nay-None*

FINANCE

APPROVAL OF AN EXTENSION OF THE 2015 FISCAL YEAR BUDGET

*Thomas Hunt moved and Valerie Mielke seconded* 1. Approval to extend the approved Fiscal Year 2015 Budget at the same average monthly spending level until such time as a budget for the new Fiscal Year Ending December 31, 2016 is approved by the Agency Board.

*Aye-Charles Richman, Susan Fischer, Robert Shaughnessy, Valerie Mielke, Thomas Hunt, Stanley Weeks  
Nay-None*

APPROVAL OF AUTHORIZED SIGNATORIES OF THE AGENCY BANK ACCOUNTS

*Robert Shaughnessy moved and Thomas Hunt seconded.* 1. Approval of the Resolution authorizing revisions to the Authorized Signatories of the Agency Bank Accounts.

*Aye-Charles Richman, Susan Fischer, Robert Shaughnessy, Valerie Mielke, Thomas Hunt, Stanley Weeks  
Nay-None*

DELINQUENT ASSETS

HMFA #615 PILGRIM BAPTIST I & HMFA #618 PILGRIM BAPTIST II - APPROVAL OF A DECLARATION OF DEFAULT AND ISSUANCE OF A REQUEST FOR OFFERS TO PURCHASE

*Thomas Hunt moved and Valerie Mielke seconded* 1. Approval of a Declaration of Default with respect to Pilgrim Baptist Village Inc., (referred to herein as “Borrower” and “Owner”), with regard to the Pilgrim Baptist Village I and II (HMFA #615 and #618) (the “Projects”), for violation of Sections 11 and Sections 32

(b) and (f) of the Mortgages. 2. Authorization for the Executive Director, Deputy Executive Director, Chief Financial Officer, the Chief of Legal and Regulatory Affairs, Chief of Credit and Business Development or the Chief of Administration to execute any and all documents such notices and other documents as may be determined, in consultation with the Attorney General's Office, necessary to effectuate a Declaration of Default, including issuance of a Notice of Default to the Borrower and Owner in accordance with the Loan Documents (as defined below). 3. Authorization for the Executive Director, in consultation with the Attorney General's Office, to institute a foreclosure action against the Borrower and Owner and to take any and all legal and equitable actions, including, but not limited to, filing a foreclosure complaint to foreclose upon the mortgage lien, accepting a deed in lieu of foreclosure, and to exercise any and all remedies as set forth in the Loan Documents, with respect to the Projects. 4. Approval to sell Pilgrim Baptist Village I, HMFA #615 located at 446 Bergen Street, Newark, Essex County and Pilgrim Baptist Village II, HMFA #618 located at 1495 Avon Avenue, Newark, Essex County (the "Projects") pursuant to the request for offers to purchase process set forth in the Agency's Policy for Sale of Property (the "Policy"). 5. Approval to set the deposit percentage amounts referred to in the Policy: (a) at Section 10(b), the initial deposit, two percent (2.0%) of the offer price; (b) at Sections 10(b) and 15(a)(4), the additional deposit, three percent (3.0%) of the offer price.

*Pilgrim Baptist – Executive Director Marchetta announced that on a positive note under Delinquent Assets, a closing occurred yesterday on Grogan Marineview in Hoboken, and the Agency was able to recoup 100% of the principal and arrearages*

*Aye-Charles Richman, Susan Fischer, Robert Shaughnessy, Valerie Mielke, Thomas Hunt, Stanley Weeks  
Nay-None*

#### OTHER BUSINESS

##### RESOLUTION OF APPRECIATION FOR ROBERT A. ROMANO- ITEM 9A

*Thomas Hunt moved and Susan Fischer seconded approval of Resolution of Appreciation for Robert A. Romano*

*Aye-Charles Richman, Susan Fischer, Robert Shaughnessy, Valerie Mielke, Thomas Hunt, Stanley Weeks  
Nay-None*

##### RESOLUTION OF APPRECIATION FOR MARIA COLLAZO- ITEM 9B

*Thomas Hunt moved and Valerie Mielke seconded approval of Resolution of Appreciation for Maria Collazo*

*Aye-Charles Richman, Susan Fischer, Robert Shaughnessy, Valerie Mielke, Thomas Hunt, Stanley Weeks  
Nay-None*

## EXECUTIVE SESSION

*Commissioner Richman read the following into the minutes.*

### ***RESOLUTION OF THE NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY TO CONDUCT A CLOSED SESSION***

*WHEREAS, pursuant to N.J.S.A. 10:4-12 and 10:4-13 of the Open Public Meetings Act, the Agency intends to obtain legal advice from the Office of the Attorney General regarding pending litigation and settlement negotiations; and NOW, THEREFORE, be it resolved by the Members of the New Jersey Housing and Mortgage Finance Agency as follows:*

- 1. A closed session shall be held by the Agency for the purposes set forth above.*
- 2. The discussions undertaken at the closed session will be disclosed when the need for confidentiality no longer exists.*

*Thomas Hunt moved and Valerie Mielke seconded a motion to enter into Executive Session at 10:28 a.m.*

*Aye-Charles Richman, Susan Fischer, Robert Shaughnessy, Valerie Mielke, Thomas Hunt, Stanley Weeks  
Nay-None*

## RECONVENE TO PUBLIC

*Thomas Hunt moved and Valerie Mielke seconded a motion to reconvene to Public Session at 10:33 a.m.*

*Aye-Charles Richman, Susan Fischer, Robert Shaughnessy, Valerie Mielke, Thomas Hunt, Stanley Weeks  
Nay-None*

## LITIGATION (JACK TROCKI DEVELOPMENT V. NJ DEPARTMENT OF HUMAN SERVICES AND SUPPORTIVE HOUSING CONNECTION)

*Stanley Weeks moved and Thomas Hunt seconded 1. Approval of the settlement of all claims asserted against the Supportive Housing Connection ("SHC"), a partnership between the New Jersey Department of Human Services ("DHS") and the New Jersey Housing and Mortgage Finance Agency (the "Agency"), by plaintiff Jack Trocki Development ("JTD") in the matter of Jack Trocki Development v. NJ Department of Human Services and Supportive Housing Connection, Superior Court of New Jersey, Law Division, Special Civil Part, Atlantic County, Small Claims Section (Dkt. No. SC-1572-15) (the "Litigation") in accordance with the terms and conditions as discussed in executive session. 2. Authorization for the Executive Director or the Chief of Legal and Regulatory Affairs to execute any and all documents necessary to effectuate a settlement of the Litigation in substantial accordance with the terms and conditions set forth in executive session.*

*Aye-Charles Richman, Susan Fischer, Robert Shaughnessy, Valerie Mielke, Thomas Hunt, Stanley Weeks  
Nay-None*

## ADJOURNMENT

## MOTION TO ADJOURN

*Thomas Hunt moved and Valerie Mielke seconded a motion to adjourn at 10:36 a.m.*



*Aye-Charles Richman, Susan Fischer, Robert Shaughnessy, Valerie Mielke, Thomas Hunt, Stanley Weeks*  
*Nay-None*



State of New Jersey  
OFFICE OF THE ATTORNEY GENERAL  
DEPARTMENT OF LAW AND PUBLIC SAFETY  
PO Box 080  
TRENTON NJ 08625-0080

CHRIS CHRISTIE  
Governor

KIM GUADAGNO  
Lt. Governor

JOHN J. HOFFMAN  
Acting Attorney General

August 20, 2015

Charles A. Richman, Commissioner  
Department of Community Affairs  
New Jersey Housing & Mortgage Finance Agency  
P.O. Box 800  
Trenton, NJ 08625-0800

Dear Commissioner Richman:

I hereby designate Susan K. Fischer, Assistant Attorney General, to represent me in my absence at the meetings of the New Jersey Housing & Mortgage Finance Agency. In the event of AAG Fischer's absence, Deputy Attorney General Aimee Manocchio Nason is authorized to vote in my stead and to otherwise act on my behalf

Very truly yours,

John J. Hoffman  
Acting Attorney General

lmh

c: Secretary of State  
Susan K. Fischer, Assistant Attorney General  
Aimee Manocchio Nason, Deputy Attorney General





**State of New Jersey**

DEPARTMENT OF BANKING AND INSURANCE

OFFICE OF THE COMMISSIONER

PO Box 325

TRENTON, NJ 08625-0325

TEL (609) 292-7272

CHRIS CHRISTIE  
*Governor*

KIM GUADAGNO  
*Lt. Governor*

RICHARD J. BADOLATO  
*Acting Commissioner*

September 16, 2015

Anthony Marchetta  
Executive Director  
NJ Housing and Mortgage Finance Agency  
637 South Clinton Avenue - PO Box 18550  
Trenton, NJ 08650

**Re: Board Meeting Designee**

Dear Mr. Marchetta:

My designee for the New Jersey Housing Mortgage and Finance Agency Board meetings is Thomas Hunt, Deputy Assistant Director, Office of Consumer Finance.

If you have any questions, please do not hesitate to call Mr. Hunt at (609) 292-7272, ext. 50223.

Very truly yours,

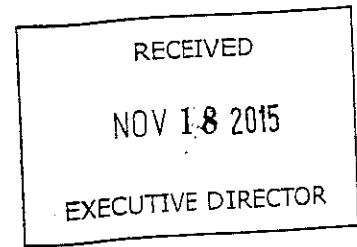
A handwritten signature in cursive script, appearing to read "Richard J. Badolato".

Richard J. Badolato  
Acting Commissioner

Thomas Hunt, Assistant Deputy Director



State of New Jersey  
Office of the State Treasurer  
PO Box 002  
TRENTON NJ 08625-0002



CHRIS CHRISTIE  
*Governor*  
Kim Guadagno  
*Lt. Governor*

Ford M. Scudder  
*Acting State Treasurer*

November 9, 2015

Anthony L. Marchetta, Executive Director  
NJ Housing and Mortgage Finance Agency  
637 South Clinton Avenue  
PO Box 18550  
Trenton, NJ 08650

Dear Mr. Marchetta:

I hereby designate Robert Shaughnessy, Department of Treasury to act as my permanent designee at all the meetings of the New Jersey Housing and Mortgage Finance Agency. David Moore, Department of Treasury will serve as back-up should Robert not be available to attend.

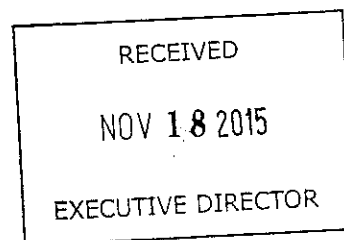
Sincerely,

A handwritten signature in black ink that reads "Ford M. Scudder".

Ford M. Scudder  
Acting State Treasurer



State of New Jersey  
Office of the State Treasurer  
PO Box 002  
TRENTON NJ 08625-0002



CHRIS CHRISTIE  
*Governor*  
Kim Guadagno  
*Lt. Governor*

Ford M. Scudder  
*Acting State Treasurer*

November 9, 2015

Anthony L. Marchetta, Executive Director  
NJ Housing and Mortgage Finance Agency  
637 South Clinton Avenue  
PO Box 18550  
Trenton, NJ 08650

Dear Mr. Marchetta:

I hereby designate Robert Shaughnessy, Department of Treasury to act as my permanent designee at all the meetings of the New Jersey Housing and Mortgage Finance Agency. David Moore, Department of Treasury will serve as back-up should Robert not be available to attend.

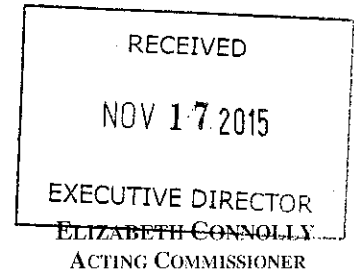
Sincerely,

A handwritten signature in black ink that reads "Ford M. Scudder".

Ford M. Scudder  
Acting State Treasurer



State of New Jersey  
DEPARTMENT OF HUMAN SERVICES  
PO BOX 700  
TRENTON, NJ 08625-0700



CHRIS CHRISTIE  
GOVERNOR

KIM GUADAGNO  
Lt. Governor

November 12, 2015

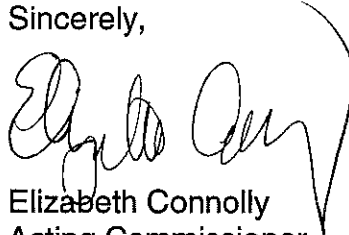
Anthony Marchetta, Executive Director  
NJ Housing and Mortgage Finance Agency  
637 South Clinton Avenue  
Trenton, NJ 08650-2085

Dear Mr. Marchetta:

Please be advised that Valerie Mielke, Assistant Commissioner for the Division of Mental Health and Addiction Services, will be the Department's representative for board meetings of the New Jersey Housing and Mortgage Finance Agency. In her absence, Cathy Boland will be her designee and will have full authority to represent and take action on matters related to the Department of Human Services.

We appreciate the opportunity to participate in meetings of the HMFA Board and look forward to continuing to promote affordable housing needs for our citizens.

Sincerely,



Elizabeth Connolly  
Acting Commissioner

EC:3  
c: Valerie Mielke  
Cathy Boland