

**MINUTES OF THE 482nd TELECONFERENCE
BOARD MEETING
OF THE
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY**

February 25, 2021

MEMBERS: * Aimee Manocchio - Nason, Assistant Attorney General, (representing Gurbir S. Grewal, Attorney General)
 ** Robert Shaughnessy, Assistant Deputy Director, Department of Treasury (representing Elizabeth Maher Muoio, State Treasurer)
 *** Paulette Sibblies -Flagg, Administrator of Accreditation, Department of Banking and Insurance (representing Marlene Caride, Commissioner, Department of Banking and Insurance)
 **** Sarah Adelman, Acting Commissioner, Department of Human Services

Zenon Christodoulou
Dorothy Blakeslee

HMFA STAFF
PRESENT:

Melanie Walter, Executive Director
Laura Shea, Chief of Legal and Regulatory Affairs
Katherine Brennan, Chief of Staff
Deb Urban, Chief of Programs
John Murray, Chief Financial Officer
Jeanette Nieves, Executive Board Secretary
Tanya Hudson -Murray - Managing Director of Multifamily Programs
Joseph Heath, Director of Capital Markets
Catherine Bernard, Assistant Director of MF Program Funding
Jonathan Sternesky, Manager of Policy and Legislative Affairs
Darryl Applegate, Director of Regulatory Affairs
Gloria Mehnert, Paralegal III
Joel Finkelstein, Legal Research Analyst II
Cynthia Gonzalez, Planning and Events Coordinator II
Sean Palombi, General Services Assistant I
Matthew Gelman, General Services Assistant III
Amy Palmer, Head of Marketing and Communications
Mary Miller, Director of Operations

OTHERS
PRESENT:

George Loeser, Deputy Attorney General, Attorney General's Office
Allyson Cofran, Deputy Attorney General, Attorney General's Office
Melisa Easaw, Deputy Attorney General, Attorney General's Office
Rudy Rodas, Assistant Counsel, Governor's Authority Unit

MEMBERS
OF THE PUBLIC

Charles Richman
Jeffrey Feld, Esquire
Rebecca Reape, Wells Fargo
Peter Cannava, Wells Fargo

- * Letter of December 4, 2018 designating Aimee Manocchio-Nason to represent Gurbir S. Grewal, Attorney General
- ** Letter of January 19, 2018 designating Robert Shaughnessy to represent the Acting State Treasurer, Elizabeth Maher Muoio
- *** Letter of January 17, 2020 designating Paulette Sibblies – Flagg to represent Marlene Caride, Commissioner, Department of Banking and Insurance

February 25, 2021

Robert Shaughnessy, Assistant Deputy Director, Department of Treasury read the following into the minutes

NOTICE OF PUBLIC MEETING

The New Jersey Housing and Mortgage Finance Agency gave notice of the time, place and date of this meeting by electronic mail, regular mail and hand delivery on February 18, 2021 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.

I will remind our Board members and any members of the public that may have joined the meeting to please keep your line on mute to eliminate unnecessary background noise, we would like to advise those who have joined us by audio-only that the *6 option on your phone will mute and unmute the call. I will ask the Board members to identify themselves before they speak so that the minutes accurately reflect who is speaking.

ROLL CALL

APPROVAL OF MINUTES

APPROVAL OF THE PUBLIC SESSION MINUTES OF THE JANUARY 14, 2021 TELECONFERENCE MEETING OF THE HMFA BOARD – ITEM 1A.

Zenon Christodoulou moved and Aimee Manocchio-Nason seconded. 1. Approval of the Public Session Minutes of the January 14, 2021 Teleconference Meeting of the HMFA Board

Aye – Robert Shaughnessy, Paulette Sibblies – Flagg, Zenon Christodoulou, Dorothy Blakeslee, Aimee Manocchio-Nason, Sarah Adelman

Nay – None

Abstained- None

APPROVAL OF THE EXECUTIVE SESSION MINUTES OF THE JANUARY 14, 2021 TELECONFERENCE MEETING OF THE HMFA BOARD – ITEM 1B.

Dorothy Blakeslee moved and Paulette Sibblies-Flagg seconded. 1. Approval of the Executive Session Minutes of the January 14, 2021 Teleconference Meeting of the HMFA Board

Aye – Robert Shaughnessy, Paulette Sibblies – Flagg, Zenon Christodoulou, Dorothy Blakeslee, Aimee Manocchio-Nason, Sarah Adelman

Nay – None

Abstained- None

SUPPORTIVE HOUSING

HMFA #03502 – RIDGEWOOD SUPPORTIVE HOUSING – APPROVAL OF A MORTGAGE FINANCING COMMITMENT – ITEM 2A

Sarah Adelman moved and Paulette Sibblies Flagg seconded. Approval of a mortgage commitment for an estimated \$500,000 in construction and permanent financing from the Special Needs Housing Subsidy Loan Program (“SNHSLP”) for a project known as Ridgewood Supportive Housing, HMFA #03502 (the “Project”), upon the terms and conditions set forth below.

Aye – Robert Shaughnessy, Paulette Sibblies – Flagg, Zenon Christodoulou, Dorothy Blakeslee, Aimee Manocchio-Nason, Sarah Adelman

Nay – None

Abstained- None

HMFA #03490 – ROCHELLE PARK SUPPORTIVE HOUSING – APPROVAL OF A MORTGAGE FINANCING COMMITMENT – ITEM 2B

Dorothy Blakeslee moved and Paulette Sibblies- Flagg seconded. Approval of a mortgage commitment for an estimated \$414,000 in construction and permanent financing from the Agency Special Needs Housing Subsidy Loan Program (“SNHSLP”) for a project known as Rochelle Park Supportive Housing, HMFA #03490 (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Robert Shaughnessy, Paulette Sibblies – Flagg, Zenon Christodoulou, Dorothy Blakeslee, Aimee Manocchio-Nason, Sarah Adelman

Nay – None

Abstained- None

MULTIFAMILY – FOUR PERCENT TAX CREDIT

HMFA #03467 – WILLOWS AT HARTFORD – APPROVAL OF A MORTGAGE FINANCING COMMITMENT – ITEM 3A

Dorothy Blakeslee moved and Aimee Manocchio-Nason seconded. Approval of a mortgage commitment for an estimated \$5,398,000 in permanent only financing from the Agency Revenue Bond Financing Program from the for a project known as Willows at Hartford Road, HMFA #03467 (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Robert Shaughnessy, Paulette Sibblies – Flagg, Zenon Christodoulou, Dorothy Blakeslee, Aimee Manocchio-Nason, Sarah Adelman

Nay – None

Abstained- None

MULTIFAMILY – FOUR PERCENT TAX CREDIT-CONDUIT

HMFA #07680 – NEW YORK AVENUE APARTMENTS – APPROVAL OF A MORTGAGE FINANCING COMMITMENT – ITEM 4A

Paulette Sibblies-Flagg moved and Dorothy Blakeslee seconded. 1. Approval of a mortgage commitment for an estimated \$18,625,000 in permanent financing from the Agency Conduit Bond Program for a Project known as New York Avenue Apartments, HMFA #07680 (the “Project”), upon the terms and conditions set forth in the RFA. 2. Agency approval of the transfer of 100% ownership interest in the Project from SP New York Avenue Urban Renewal, LP (the “Seller”), to Standard NYA Venture LP, (the “Buyer”). 3. Subordination of the Agency’s prepayment Deed Restriction and Regulatory Agreement during the term of the new Agency financing, as applicable. 3. Authorization for the Executive Director or any Agency Chief to execute any, and all documents necessary to effectuate the above actions.

Aye – Robert Shaughnessy, Paulette Sibblies – Flagg, Zenon Christodoulou, Dorothy Blakeslee, Aimee Manocchio-Nason, Sarah Adelman

Nay – None

Abstained- None

HMFA #03496 – PENNS GROVE GARDENS – APPROVAL OF A DECLARATION OF INTENT – ITEM 4B

Dorothy Blakeslee moved and Zenon Christodoulou seconded. Approval of a “Declaration of Intent” stating the intention of the Agency, subject to the availability of volume cap, to issue tax- exempt bonds in an estimated amount not to exceed \$15,000,000 in construction and permanent financing for a project known as Penns Grove Gardens, HMFA #03496 (the “Project”). Approval of this "Declaration of Intent" is intended to establish for tax purposes the eligibility for reimbursement with the proceeds of the Bonds of certain costs paid prior to the issuance of the Bonds (the “Original Expenditures”) associated with pre-bond sale and development work on the Project. By this action, the Board expresses its present intent to issue the Bonds for the Project and its reasonable expectation that it will reimburse Original Expenditures with proceeds of the Bonds, and declares its intent that the Declaration of Intent be determined to be a declaration of official intent under Treas. Reg. Section 1.150-2 (the “Reimbursement Regulations”) promulgated under the Internal Revenue Code of 1986, as amended (the “Code”).

Aye – Robert Shaughnessy, Paulette Sibblies – Flagg, Zenon Christodoulou, Dorothy Blakeslee, Aimee Manocchio-Nason, Sarah Adelman

Nay – None

Abstained- None

HMFA #03530 – BROWNS WOODS APARTMENTS – APPROVAL OF A DECLARATION OF INTENT – ITEM 4C

Paulette Sibblies-Flagg moved and Aimee Manocchio – Nason seconded. Approval of a “Declaration of Intent” stating the intention of the Agency, subject to the availability of volume cap, to issue tax- exempt bonds in an estimated amount not to exceed \$15,000,000 in construction only financing for a project known as Browns Woods Apartments, HMFA #03530 (the “Project”). Approval of this “Declaration of Intent” is intended to establish for tax purposes the eligibility for reimbursement with the proceeds of the Bonds of certain costs paid prior to the issuance of the Bonds (the “Original Expenditures”) associated with pre-bond sale and development work on the Project. By this action, the Board expresses its present intent to issue the Bonds for the Project and its reasonable expectation that it will reimburse Original Expenditures with proceeds of the Bonds, and declares its intent that the Declaration of Intent be determined to be a declaration of official intent under Treas. Reg. Section 1.150-2 (the “Reimbursement Regulations”) promulgated under the Internal Revenue Code of 1986, as amended (the “Code”).

Aye – Robert Shaughnessy, Paulette Sibblies – Flagg, Zenon Christodoulou, Dorothy Blakeslee, Aimee Manocchio-Nason, Sarah Adelman

Nay – None

Abstained- None

HMFA #03489 – BALTIC PLAZA – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 4D

Zenon Christodoulou moved and Dorothy Blakeslee seconded. Approval of a mortgage recommitment for an estimated \$20,769,000 in permanent financing from the Conduit Bond Program for a project known as Baltic Plaza, HMFA #03489 (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Robert Shaughnessy, Paulette Sibblies – Flagg, Zenon Christodoulou, Dorothy Blakeslee, Aimee Manocchio-Nason, Sarah Adelman

Nay – None

Abstained- None

HMFA #03398– THE PLACE AT MARLBORO – APPROVAL OF A MORTGAGE FINANCING COMMITMENT – ITEM 4E

Dorothy Blakeslee moved and Aimee Manocchio-Nason seconded. Approval of a mortgage commitment for an estimated \$22,100,000 in permanent financing from the Agency Conduit Bond Program for a project known as The Place at Marlboro, HMFA #03398 (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Robert Shaughnessy, Paulette Sibblies – Flagg, Zenon Christodoulou, Dorothy Blakeslee, Aimee Manocchio-Nason, Sarah Adelman

Nay – None

Abstained- None

HMFA #1388A – WHITLOCK MILLS – APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 4F

Aimee Manocchio Nason moved and Dorothy Blakeslee seconded. 1. Approval of a mortgage recommitment for an estimated \$26,321,000 in permanent financing from the Conduit Bond Program for a project known as Whitlock Mills, HMFA #1388A (the “Project”), upon the terms and conditions set forth in the RFA. 2. Approval of the authorization for the Executive Director to execute any and all documents necessary to implement the above.

Aye – Robert Shaughnessy, Paulette Sibblies – Flagg, Zenon Christodoulou, Dorothy Blakeslee, Aimee Manocchio-Nason, Sarah Adelman

Nay – None

Abstained- None

MULTIFAMILY – NINE PERCENT TAX CREDIT

HMFA #07671– 722 CHANCELLOR- APPROVAL OF A MORTGAGE FINANCING COMMITMENT – ITEM 5A

Dorothy Blakeslee moved and Paulette Sibblies Flagg seconded. 1. Approval of a mortgage commitment for an estimated \$2,579,000, in permanent financing from the Agency Revenue Bond Financing Program for a project known as 722 Chancellor HMFA #07671 (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Robert Shaughnessy, Paulette Sibblies – Flagg, Zenon Christodoulou, Dorothy Blakeslee, Aimee Manocchio-Nason, Sarah Adelman

Nay – None

Abstained- None

HMFA #03458– LINCOLN BOULEVARD SENIOR PHASE I - APPROVAL OF A MORTGAGE FINANCING RECOMMITMENT – ITEM 5B

Sarah Adelman moved and Paulette Sibblies – Flagg seconded. 1. Approval of a mortgage re-commitment for an estimated \$3,135,000 in permanent only financing from the Agency Revenue Bond Financing Program for a project known as Lincoln Boulevard Senior Phase I, HMFA #03458 (the “Project”), upon the terms and conditions set forth in the RFA. 2. Approval of a mortgage re-commitment for an estimated \$1,300,000 in construction and permanent financing from the Special Needs Housing Trust Fund (“SNHTF”) for the Project, upon the terms and conditions set forth in the RFA.

Aye – Robert Shaughnessy, Paulette Sibblies – Flagg, Zenon Christodoulou, Dorothy Blakeslee, Aimee Manocchio-Nason, Sarah Adelman

Nay – None

Abstained- None

MULTIFAMILY – NINE PERCENT TAX CREDIT -MORTGAGE MODIFICATION

HMFA #03409– CLOSTER FAMILY- APPROVAL OF A MORTGAGE MODIFICATION – ITEM 6A

Dorothy Blakeslee moved and Aimee Manocchio-Nason seconded. 1. Approval of a modification to the conditional mortgage commitment for a project known as Closter Family Housing, HMFA #03409 (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Robert Shaughnessy, Paulette Sibblies – Flagg, Zenon Christodoulou, Dorothy Blakeslee, Aimee Manocchio-Nason, Sarah Adelman

Nay – None

Abstained- None

HMFA #03418– CONCORD STREET RESIDENCES- APPROVAL OF A MORTGAGE MODIFICATION – ITEM 6B

Paulette Sibblies-Flagg moved and Dorothy Blakeslee seconded. 1. Approval of a modification to the conditional mortgage commitment for a project known as Concord Street Residences, HMFA #03418 (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Robert Shaughnessy, Paulette Sibblies – Flagg, Zenon Christodoulou, Dorothy Blakeslee, Aimee Manocchio-Nason, Sarah Adelman

Nay – None

Abstained- None

HMFA #02594A– HOFFMAN PAVILLION - APPROVAL OF A MORTGAGE MODIFICATION – ITEM 6C

Aimee Manocchio – Nason moved and Zenon Christodoulou seconded. Approval of a modification to the conditional mortgage commitment for a project known as Hoffman Pavilion HMFA #02594A (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Robert Shaughnessy, Paulette Sibblies – Flagg, Zenon Christodoulou, Dorothy Blakeslee, Aimee Manocchio-Nason, Sarah Adelman

Nay – None

Abstained- None

HMFA #03415– EAST GREENWICH FAMILY HOUSING - APPROVAL OF A MORTGAGE MODIFICATION – ITEM 6D

Paulette Sibblies - Flagg moved and Dorothy Blakeslee seconded. Approval of a modification to the conditional mortgage commitment for a project known as East Greenwich Family Housing, HMFA #03415 (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Robert Shaughnessy, Paulette Sibblies – Flagg, Zenon Christodoulou, Dorothy Blakeslee, Aimee Manocchio-Nason, Sarah Adelman

Nay – None

Abstained- None

HMFA #03391– WALTER G ALEXANDER PHASE IV - APPROVAL OF A MORTGAGE MODIFICATION – ITEM 6E

Aimee Manocchio-Nason moved and Dorothy Blakeslee seconded. Approval of a modification to the conditional mortgage commitment for a project known as Walter G. Alexander Village Phase IV HMFA #03391 (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Robert Shaughnessy, Paulette Sibblies – Flagg, Zenon Christodoulou, Dorothy Blakeslee, Aimee Manocchio-Nason, Sarah Adelman

Nay – None

Abstained- None

HMFA #03428– SOUTH BRUNSWICK MIXED INCOME - APPROVAL OF A MORTGAGE MODIFICATION – ITEM 6F

Zenon Christodoulou moved and Dorothy Blakeslee seconded. Approval of a modification to the conditional mortgage commitment for a project known as South Brunswick Mixed-Income HMFA #03428 (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Robert Shaughnessy, Paulette Sibblies – Flagg, Zenon Christodoulou, Dorothy Blakeslee, Aimee Manocchio-Nason, Sarah Adelman

Nay – None

Abstained- None

HMFA #03388– FREEDOM VILLAGE AT HAMILTON WOODS - APPROVAL OF A MORTGAGE MODIFICATION – ITEM 6G

Paulette Sibblies-Flagg moved and Aimee Manocchio-Nason seconded. Approval of a modification to the conditional mortgage commitment for a project known as Freedom Village at Hamilton Woods HMFA #03388 (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Robert Shaughnessy, Paulette Sibblies – Flagg, Zenon Christodoulou, Dorothy Blakeslee, Aimee Manocchio-Nason, Sarah Adelman

Nay – None

Abstained- None

HMFA #03408/ SNHTF #0506– NORTH BERGEN SUPPORTIVE HOUSING - APPROVAL OF A MORTGAGE MODIFICATION – ITEM 6H

Dorothy Blakeslee moved and Paulette Sibblies-Flagg seconded. Approval of a modification to the conditional mortgage commitment for a project known as North Bergen Supportive Housing HMFA #03408/SNHTF #506 (the “Project”), upon the terms and conditions set forth in the RFA.

Aye – Robert Shaughnessy, Paulette Sibblies – Flagg, Zenon Christodoulou, Dorothy Blakeslee, Aimee Manocchio-Nason, Sarah Adelman

Nay – None

Abstained- None

DELINQUENT ASSETS

HMFA #1280 / ASL #21 – BRIGHT SIDE MANOR – APPROVAL OF A MORTGAGE LOAN DEFAULT DISCHARGE – ITEM 7A

THIS ITEM HAS BEEN PULLED

CAPITAL MARKETS

HMFA #03489 – BALTIC PLAZA – APPROVAL OF CONDUIT NOTE DOCUMENTS – ITEM 8A

Dorothy Blakeslee moved and Paulette Sibblies-Flagg seconded. Approval of the attached Resolution Authorizing and Directing the Execution, Delivery, Issuance and Sale of the New Jersey Housing and Mortgage Finance Agency’s Multifamily Conduit Revenue Note (Baltic Plaza Project), in an aggregate principal amount not to exceed \$22,845,900; and Authorizing and Approving the Execution and Delivery of a Funding Loan Agreement, a Borrower Loan Agreement, and Related Documents and Authorizing Other Matters in Connection Therewith (the “Resolution”).

Aye – Robert Shaughnessy, Paulette Sibblies – Flagg, Zenon Christodoulou, Dorothy Blakeslee, Aimee Manocchio-Nason, Sarah Adelman

Nay – None

Abstained- None

HMFA #03494– AUDUBON TOWERS – APPROVAL OF CONDUIT NOTE DOCUMENTS– ITEM 8B

Aimee Manocchio Nason moved and Dorothy Blakeslee seconded. Approval of the attached Resolution Authorizing and Directing the Execution, Delivery, Issuance and Sale of the New Jersey Housing and Mortgage Finance Agency’s Multifamily Conduit Revenue Note (Audubon Towers), in an aggregate principal amount not to exceed \$15,600,000 authorizing the approval of a Funding Loan Agreement, a Project Loan Agreement and related documents in connection with the contemplated issuance and Authorizing Other Matters in Connection Therewith (the “Resolution”).

Aye – Robert Shaughnessy, Paulette Sibblies – Flagg, Zenon Christodoulou, Dorothy Blakeslee, Aimee Manocchio-Nason, Sarah Adelman

Nay – None

Abstained- None

REGULATORY AFFAIRS

HMFA #279A / SNHTF #344 / MFP #14 – GEORGIA KING VILLAGE – APPROVAL OF PARTIAL RELEASE OF PROJECT LAND – ITEM 9A.

Dorothy Blakeslee moved and Zenon Christodoulou seconded. 1. Approval of a release of a portion of the property collateral from the lien of the existing Agency Mortgages on the Lafayette Village Project, HMFA #1264 (the “Project”), and related Agency statutory and regulatory controls. 2. Authorization for the Executive Director, Chief Financial Officer, Chief of Legal and Regulatory Affairs, Chief of Multifamily Programs and the Chief of Staff to execute any and all documents necessary to effectuate the above actions.

Aye – Robert Shaughnessy, Paulette Sibblies – Flagg, Zenon Christodoulou, Dorothy Blakeslee, Aimee Manocchio-Nason, Sarah Adelman

Nay – None

Abstained- None

OTHER BUSINESS

Rebecca Reape and Peter Cannava from Wells Fargo will be discussing the Multifamily 2020 ABC Pooled Bond Issuance

MOTION TO ADJOURN

Dorothy Blakeslee moved and Zenon Christodoulou seconded a Motion to Adjourn at 10:59 a.m.

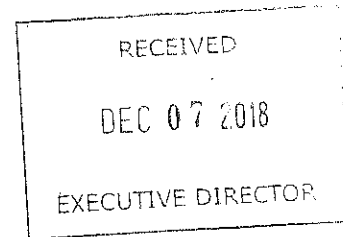
Aye – Robert Shaughnessy, Paulette Sibblies – Flagg, Zenon Christodoulou, Dorothy Blakeslee, Aimee Manocchio-Nason, Sarah Adelman

Nay – None

Abstained- None



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



PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

GURBIR S. GREWAL
Attorney General

December 4, 2018

Sheila Y. Oliver, Lieutenant Governor
Chair
New Jersey Housing and Mortgage Finance Agency
637 South Clinton Avenue
P.O. Box 18550
Trenton, New Jersey 08650-2085

Dear Lieutenant Governor Oliver:

I am writing to appoint my designee to serve on the board of the New Jersey Housing and Mortgage Finance Agency (the "Agency").

I hereby appoint Susan K. Fischer, Assistant Attorney General as my designee to serve on the board of the Agency. AAG Fischer is authorized to represent me in my absence at the meetings of the Agency, to vote in my stead, and to otherwise act on my behalf. In the event of AAG Fischer's absence, Aimee Manocchio Nason, Deputy Attorney General is authorized to represent me in my absence at the meetings of the Agency, to vote in my stead, and to otherwise act on my behalf. In the event of the absence of AAG Fischer and DAG Manocchio Nason, Kavin K. Mistry, Assistant Attorney General & Deputy Director, Division of Law is authorized to represent me in my absence at the meetings of the Agency, to vote in my stead, and to otherwise act on my behalf.

Sincerely,

Gurbir S. Grewal
Attorney General

c: Michelle L. Miller, Director, Division of Law
Elissa Westbrook Smith, Chief of Staff, Division of Law
Kavin K. Mistry, Deputy Director, Division of Law
Susan K. Fischer, Assistant Attorney General
Aimee Manocchio Nason, Deputy Attorney General
Jonathan Garelick, Deputy Chief of Staff, Office of the Attorney General
Charles Richman, Executive Director, NJHMFA





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

PHILIP D. MURPHY
Governor
Sheila Y. Oliver
Lt. Governor

Elizabeth Maher Muoio
Acting State Treasurer

January 19, 2018

Claudia Lovas, Acting Executive Director
NJ Housing and Mortgage Finance Agency
637 South Clinton Avenue
PO Box 18550
Trenton, NJ 08650

Dear Acting Executive Director Lovas:

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.

Sincerely,

A handwritten signature in black ink, appearing to read "Elizabeth Maher Muoio", written over a horizontal line.

Elizabeth Maher Muoio
Acting State Treasurer



State of New Jersey
DEPARTMENT OF BANKING AND INSURANCE
DIVISION OF BANKING
PO BOX 040
TRENTON, NJ 08625-0040

PHIL MURPHY
Governor

SHEILA OLIVER
Lt. Governor

MARLENE CARIDE
Commissioner

RICHARD MUMFORD
Acting Director of Banking

TEL (609) 292-7272
FAX (609) 292-5461

January 17, 2020

Charles A. Richman, Executive Director
New Jersey Housing and Mortgage Finance Agency
637 South Clinton Avenue
PO Box 18550
Trenton, NJ 08650

Re: NJ HMFA Board Meeting Designee

Dear Mr. Richman:

My designee for the New Jersey Housing Mortgage and Finance Agency Board meetings is Paulette Sibbles-Flagg of the Division of Banking.

Ms. Sibbles-Flagg can be reached at paulette.sibbles-flagg@dob.nj.gov, telephone (609) 940-7347.

Very truly yours,

Marlene Caride
Commissioner

cc: Richard Mumford, Acting Director of Banking
Paulette Sibbles-Flagg, Division of Banking