



February 11, 2025

Brass Tacks Consulting, LLC

Via email: opra+request-71485-70f2d14d@requests.opramachine.com

Re: OPRA Request: C229978

Dear Brass Tacks Consulting:

The Agency received your Open Public Records Act (OPRA) request on February 4, 2025. The seven business day deadline to respond to your request is February 13, 2025. Your request was received as follows:

- "1. The Regulatory Affairs Project Document Checklists / Records Information Unit Checklists for Ehrhardt Gardens, HMFA#1458.*
- 2. Sponsor Background and Formation Information documents for Union Township Adult Community Development Corp, sponsors, owners, managing entity, and investors.*
- 3. Appraisal Market Study for project.*
- 4. RFAs, application, and approval docs for Mortgage given on or around 12/14/06 to Union Township Adult Community Development Corp for Property known as 100 Francis Ct. Union County, NJ 07083 aka Block 901 Lot 2 and/or Block 2 Lot 30.*
- 5. Any/all HUD approvals, and Subsidy Contracrs, Previous Participation Docs.*
- 6. Closing Statements.*
- 7. Management Agreements / Management Package."*

Please note the following with respect to your request:

A. You have requested that the Agency's response be provided by email. Please note that due to the size or number of documents responsive to your request, the response may require one or more subsequent emails. If the first email does not reflect all the documents referenced herein, please check for any follow-up emails. If not received, or if you are unable to open any attachment, please contact me immediately. Emails containing attachments totaling more than 5 MB may utilize a download link which will be generated and forwarded to you by LeapFILE, the Agency's file transfer service. If you receive a transfer confirmation from LeapFILE but do not



receive the link or are unable to download the documents through the link, please contact me immediately.

B. Please see the documents attached and listed below with respect to your OPRA request:

1. The Regulatory Affairs Project Document Checklists / Records Information Unit Checklists for Ehrhardt Gardens, HMFA#1458
 - a. 1. 1458 Records Info. Unit Perm. Take Out Financing Doc. Checklist
 - b. 1. 1458 Records Info. Unit TOI Prepay Refi with Agency Financing
 - c. 1. 1458 Reg. Affairs Perm. Take Out Financing TOI Prepay Checklist
 - d. 1. Records Info. Unit TOI Prepay Refi with Agency Financing Document Checklist
2. Sponsor Background and Formation Information documents for Union Township Adult Community Development Corp, sponsors, owners, managing entity, and investors
 - a. 2. Sponsor Background and Formation Information.zip
3. Appraisal Market Study for project
 - a. 3. Appraisal and Market Study documents.zip
4. RFAs, application, and approval docs for Mortgage given on or around 12/14/06 to Union Township Adult Community Development Corp for Property known as 100 Francis Ct. Union County, NJ 07083 aka Block 901 Lot 2 and/or Block 2 Lot 30
 - a. 4. 1458 Board Approved RFA Mortgage Commitment 10 19 2006
5. Any/all HUD approvals, and Subsidy Contracrns, Previous Participation Docs
 - a. HUD records.zip
6. Closing Statements
 - a. 6. 1458 Closing Statement 12 2006
7. Management Agreements / Management Package – Your request does not indicate a timeframe for these records. Please clarify the timeframe for which you are seeking the management agreement/management package (i.e. the current management documents, 2019, etc.). Additionally, management packages are fairly voluminous and may require retrieval from storage, scanning and review before producing the records, which may necessitate additional time to respond.
8. Redaction Log C229978

The Agency reserves the right to raise any other grounds for denial not raised in this response. Failure of the Agency to assert an exemption or privilege does not act as a waiver of any grounds for denial. Furthermore, a reviewing Court or the Government Records Council ("GRC") may deem a denial of access to be authorized on grounds other than those advanced by a custodian. See Paff v. Twp. of Plainsboro, A-2122-05T2 (App. Div. 2007), affirming, Paff v. Township of Plainsboro, GRC Complaint No. 2005-29 (March 2006). If your request for access to a government record has been denied or unfilled within the seven business day period, you have a right to challenge the decision by the Agency to deny access. At your option, you may either institute a proceeding in the Superior Court of New Jersey or file a complaint with the



HOUSING & MORTGAGE FINANCE AGENCY

Jacquelyn A. Suárez | Chair • Melanie R. Walter | Executive Director

Government Records Council (GRC) by completing the Denial of Access Complaint Form. You may contact the GRC by toll-free telephone at 866-850-0511, by mail at P.O. Box 819, Trenton, NJ, 08625, by e-mail at grc@dca.state.nj.us or at their web site at www.state.nj.us/grc.

Sincerely,

Peter Yasenchak
OPRA Custodian
Division of Regulatory Affairs
609-278-8803
pyasenchak@njhmfa.gov