

DEPARTMENT=22, DIVISION=HMF, FROM 8/1/2017 To 11/20/2017, STATUS=All

Request #	Division	Date/Time	Requestor	Company Name
W123587	HMF	8/3/2017 4:24:05 PM	Jeffrey S Feld	L. Epstien Hardware Co
Address				
Email Address				
Requested Information				
With respect to the following four redevelopers for projects located in the City of East Orange (Essex County) New jersey and all post January 2016 NJHMFA certification of affordable housing need/ revenue bonds/ low income housing tax credit related board resolutions and board memorandums for the four EO PILOT ordinances whose notices of first readings were published in the Record-Transcript on August 3, 2017: 1. SBF Estate Urban Renewal LLC Long Term Tax Exemption PILOT Ordinance 23-2017;2. 11 Sussex Avenue Urban Renewal LLC Long Term Tax Exemption PILOT Ordinance 25-2017;3. 4347 N. Walnut Urban Renewal Entity LLC Long Term Tax Exemption PILOT Ordinance 26-2017; and4. 29 Halsted Urban Renewal Entity LLC Long Term Tax Exemption PILOT Ordinance 26-2017				
W124716	HMF	9/13/2017 11:19:18 AM	Robert Guarasci	NJCDC
Address				
PO Box 6976, Paterson, NJ 07509				
Email Address				
Requested Information				
I would like a list of all individuals who registered for the Governor's Conference on Housing held in September 2016. Would it be possible to get it in excel format, with individuals' names, addresses, and, if possible, email addresses? Thank you for your assistance.				
W123580	HMF	8/3/2017 2:46:43 PM	Francine Smith	
Address				
Email Address				
Requested Information				
I would like to have a copy of the current managing agent agreement for Greater Englewood Housing, where I reside. Also, I would like to know the name of the person who is the principal owner of the management company OR if there are any other owners of the company.Thank you.				
W124254	HMF	8/25/2017 8:58:54 AM	Jeffrey S Feld	L. Epstien Hardware Co
Address				
Email Address				
Requested Information				

DEPARTMENT=22, DIVISION=HMF, FROM 8/1/2017 To 11/20/2017, STATUS=All

With respect to the Montgomery Heights II project located in the City of Newark and described in a July 28, 2017 posted NJHMFA Press Release entitled: Christie Administration Marks Groundbreaking of \$45.3 Million Affordable Housing and Retail Project in Newark's Historic High Street District, the following documents: 1. All post January 1, 2016 NJHMFA Board Approval Resolutions and Board memorandums for this Project; 2. The NJHMFA loan and 4% LIHTC applications for this Project; 3. The NJHMFA Closing Index for this project (without attachments); 4. All Offering Statements issued by the NJHMFA in support of this project; 5. All legal opinions issued in connection with this project; 6. The NJHMFA Regulatory Agreement for this project; 7. The NJHMFA Mortgage for this project; and 8. The NJHMFA Approval Notification/Commitment Letters for this project

Request #	Division	Date/Time	Requestor	Company Name
C124835	HMF	9/15/2017 4:49:45 PM	Kathy Lyons	Construction Journal
Address				
400 SW 7th St., Stuart, NJ 34994				
Email Address				
Requested Information				
Dye Street Parking Lot bid tabulation.				

Request #	Division	Date/Time	Requestor	Company Name
W124069	HMF	8/20/2017 12:54:32 PM	Francine Ford Smith	
Address				
Email Address				
Requested Information				
I am a resident of Greater Englewood Housing Corporation and would like a copy of the current managing agent agreement between Greater Englewood Housing Corporation and ARCO Management.				

Request #	Division	Date/Time	Requestor	Company Name
C123588	HMF	8/3/2017 4:42:28 PM	steve Simone	
Address				
Email Address				
Requested Information				
Request copies for certified payroll records submitted by Windaco for their work Phase I of the Lincoln Tower project.				

Request #	Division	Date/Time	Requestor	Company Name
W124388	HMF	8/30/2017 12:22:40 PM	Benzion A Wachsman	
Address				
Email Address				
Requested Information				



Extract of OPRA Requestor Information

November 30, 2017

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Please provide copies of all paper and electronic documents held by your agency related to a mortgagor entity known as "Montgomery Gateway East Associates" which owns a housing project located in Jersey City known as "Montgomery Gateway East I", with an address at 336 Montgomery Street, Jersey City, NJ.

Request #	Division	Date/Time	Requestor	Company Name
W125872	HMF	10/17/2017 9:11:24 AM	Glen McDonald	Homes For All
Address				
309 Hooper Ave, Toms River, NJ 08753				
Email Address				
Requested Information				
Complete Application for Cross Creek at Egg Harbor (App 2017-AA) submitted by Eastern Pacific Development in the last Family Cycle Tax Credit Round				

Request #	Division	Date/Time	Requestor	Company Name
W123621	HMF	8/5/2017 1:47:09 PM	John M Scagnelli	Scarinci Hollenbeck
Address				
1100 Valley Brook Avenue, Lyndhurst, NJ 07071-0790				
Email Address				
Requested Information				
A copy of the RPM Development, LLC Modified Offer submitted in response to the Agency's October 15, 2015 Request for Offers to Purchase Whitlock Mills - Sale of Realty Property referred to in Exhibit A to NJHMFA Resolution No. 7314, Whitlock Mills HMFA #1388.				

Request #	Division	Date/Time	Requestor	Company Name
W123486	HMF	8/1/2017 2:14:59 PM	John M Scagnelli	Scarinci Hollenbeck
Address				
1100 Valley Brook Avenue, Lyndhurst, NJ 07071-0790				
Email Address				
Requested Information				
Copying of the Purchase Agreement, mortgage, and mortgage agreement between the New Jersey Housing and Mortgage Financing Agency (HMFA) and RPM Development, LLC for the Whitlock Mills Project known as HMFA #1388A in Jersey City, N.J. referred to in Items HMFA #1388 and HMFA #1388A in the Minutes of the HMFA January 19, 2017, 427th Board Meeting Minutes				

Request #	Division	Date/Time	Requestor	Company Name
W124432	HMF	8/31/2017 1:38:42 PM	Jeffrey S Feld	L. Epstien Hardware Co
Address				
268 Main Street, Orange, NJ 07050				
Email Address				
Requested Information				

DEPARTMENT=22, DIVISION=HMF, FROM 8/1/2017 To 11/20/2017, STATUS=All

With respect to the following projects located in Essex County and described in an August 25, 2017 NJHMFA Press Release entitled: "Governor Christie Announces New Job-Creating Rental, Homeownership Opportunities for Thousands of People": (i) 2017-AZ- Hilltop Residences-RPM Development (North Caldwell); (ii) 2017-N-Somerset Brownstones-Newark Tomorrow (Newark); (iii) 2017-AAH Valley Road-Alpert Group (WO); and (iv) 2017-AAE-City Hall Apartments-Urban Builders (Newark):1. the respective competitive LIHTC applications;2. all NJHMFA related board approval financing or funding resolutions and board memorandums;3. the respective LIHTC approval notification communications

Request #	Division	Date/Time	Requestor	Company Name
W123821	HMF	8/11/2017 4:15:58 PM	Michael DeLoreto	Gibbons P.C.

Address

50 West State Street, Suite 1104, Trenton, NJ 08608

Email Address

[REDACTED]

Requested Information

I am requesting the following documents under the Open Public Records Act, N.J.S.A. 47:1A-1 et. seq., and the common law right of access. Please provide copies of the following documents related to any properties managed by the Overlook Terrace Management Corporation, or any successor entity, located in West New York, NJ:(i) Certified Audit Report prepared in accordance with Agency regulations pursuant to N.J.A.C. 5:80-9.4(a)(5) for the period from 2010 to the present; (ii) Notice of final rent approval prepared and issued pursuant to N.J.A.C. 5:80-9.11 for the period of 2010 to the present; and(iii) Agreements that obligate Overlook Terrace Management Corporation, or any successor entity, to provide moderate, low income, and very low income housing. These documents were not specifically requested or provided in response to the request filed on May 26, 2017.

Request #	Division	Date/Time	Requestor	Company Name
W126189	HMF	10/26/2017 10:05:57 AM	Christopher Burrell	

Address

[REDACTED]

Email Address

[REDACTED]

Requested Information

May I please submit a request for limited partnership entity records including any associated amendments along with the most recent audited financial statement that the NJHMFA has on record for Community Haven Senior Citizen Housing Ltd Address: 182 Nassau Street Suite 201, Princeton, NJ 08401 which owns the underlying property Community Haven / AKA Community Haven Senior Citiz Address: 35 South Virginia Ave, Atlantic City, NJ 08401. HUD ID# : 800014019. I agree to pay for the cost this request may generate.

Request #	Division	Date/Time	Requestor	Company Name
W123791	HMF	8/10/2017 5:34:01 PM	Jeffrey S Feld	L. Epstien Hardware Co

Address

268 Main Street, Orange, NJ 07050

Email Address

[REDACTED]

Requested Information

1. Any and all post January 1, 2016 written communications between Orange Park Housing LLC or HVRS Orange Park Preservation LLC and the NJHMFA regarding the February 16, 2017 assignment and assumption of a tax abatement agreement for a property located in the City of Orange Township2. Any and all post January 1, 2016 NJHMFA board resolutions (and board memorandums) considering, approving or disproving the February 16, 2017 assignment and assumption of this tax abatement agreement for a property located in the City of Orange Township 3. Any and all written evidence that the City of Orange Township local governing body approved this February 16, 2017 assignment and assumption of tax abatement agreement

DEPARTMENT=22, DIVISION=HMF, FROM 8/1/2017 To 11/20/2017, STATUS=All

Request #	Division	Date/Time	Requestor	Company Name
W124781	HMF	9/14/2017 3:12:03 PM	Keith A Bonchi	Goldenberg Mackler law firm
Address				
660 New Road, Suite 1A, Northfield, NJ 08225				
Email Address				
k [REDACTED]				
Requested Information				
Copies of any and all written communications including emails, applications, correspondence or any other written communication between the New Jersey Housing and Mortgage Finance Agency and the City of Bridgeton and/or Gateway Community Action Partnership and/or Eastern Pacific Development and/or Cumberland Empowerment Zone Corp. relating to the project known as the "River Grove development." These would be communications within the last 5 years. This request also includes a copy of the agency's file on this matter.				

Request #	Division	Date/Time	Requestor	Company Name
W123933	HMF	8/16/2017 11:18:00 AM	John M Scagnelli	Scarinci Hollenbeck
Address				
1100 Valley Brook Avenue, Lundhurst, NJ 07071				
Email Address				
[REDACTED]				
Requested Information				
Copies of Purchase Agreements between RPM Development, L.L.C. and the Agency for the following Agency Projects: Parkside Family Housing HMFA #2587, Central Orange Village II HMFA #2710, The Plaza at Springfield Village HMFA #2689, Springfield Village Senior Residence HMFA #2703, Independence Village Phase I & II, Pleasantville Mixed Income HMFA #2883, Pleasantville Mixed Use HMFA #02884, Tennessee Green HMFA #2881, and Pleasantville Senior HMFA #2880.				

Request #	Division	Date/Time	Requestor	Company Name
W125081	HMF	9/25/2017 11:11:07 AM	Stephen Tanico	Wilentz, Goldman, & Spitzer
Address				
90 Woodbridge Center Dr. Suite 900 Bx 10, Woodbridge, NJ 07095-0958				
Email Address				
[REDACTED]				
Requested Information				
Any and all documents related to the proposal and approval of the development project known as Whitlock Mills, at 160 Lafayette Street, Jersey City, NJ 07304 (the "Project"). The documents should include, but should not be limited to, RPM Partners submitted bid and conceptual plans for the Project, RPM Partners final bid and any amended plans, the purchase price, Jersey City's City Council's 30 year tax abatement plan for the Project and any government incentives utilized in conjunction with the Project, any minutes from the City Council's meeting where the Project was discussed and the meeting where approval of the Project was granted, a complete list of the bidders on the Project.				

Request #	Division	Date/Time	Requestor	Company Name
C124828	HMF	9/15/2017 2:41:46 PM	jose bascope	
Address				
[REDACTED]				
Requested Information				
"please provide the supporting documentation specific to the reason(s) for the denial [for application 22173 to HHF) within (7) business days of receipt of notice."				

DEPARTMENT=22, DIVISION=HMF, FROM 8/1/2017 To 11/20/2017, STATUS=All

Request #	Division	Date/Time	Requestor	Company Name
W123886	HMF	8/15/2017 12:10:06 PM	Terry Futchner	CIS Leads

Address
170 Kinnelon Rd Suite 1, Kinnelon, NJ 07405

Email Address
[REDACTED]

Requested Information
Installation of Standby Electric Generators bid date 6/20/17 Please forward the complete list of contractors who bid and their amounts. Bid tabulations as opened. Thank you.

Request #	Division	Date/Time	Requestor	Company Name
W124391	HMF	8/30/2017 12:33:37 PM	Benzion A Wachsman	

Address
[REDACTED]

Email Address
[REDACTED]

Requested Information
Please provide copies of all paper and electronic documents held by your agency related to a mortgagor entity known as "Montgomery Gateway East Associates" which owns a housing project located in Jersey City known as "Montgomery Gateway East I", with an address at 336 Montgomery Street, Jersey City, NJ. The project was assigned no. 924 by the N.J. Housing Finance Agency in and around 1979-1981.

Request #	Division	Date/Time	Requestor	Company Name
W124540	HMF	9/6/2017 12:34:15 PM	Jeffrey S Feld	L. Epstien Hardware Co

Address
268 Main Street, Orange, NJ 07050

Email Address
[REDACTED]

Requested Information
With respect to the following multi family conduit revenue bond issuances that were described in certain public hearing notices published in the Star Ledger on September 5, 2017: (i) \$48,385,192 NC Commons 2016 Urban Renewal LLC, (ii) \$15,099,600 NC Douglas Homes 2016 Urban Renewal LLC, (iii) \$27,967,639 NC Gardens 2016 Urban Renewal LLC, (iv) \$8,685,598 NC Roseville Senior 2016 Urban Renewal LLC, (v) \$15,706,513 Genesis Concord Vista LLC, and (vi) \$20,850,000 BRP 440 WS Urban Renewal LLC copies of the following documents: a. the project's revenue bond application; b. the NJHMFA board resolutions approving this issuance; c. the underlying PILOT agreement for the respective project; d. the underlying fiscal impact study for the respective project, and e. the NJHMFA memorandum supporting the issuance of revenue bonds for the respective project