

1) What is the NJEDA ART program?

ART program provides a total funding source of \$10 million that will be divided into two products: one for Real Estate Rehabilitation and Development and one for Public Space Activation. Up to \$7 million is planned to support real estate development in financing in the form of grants for real estate rehabilitation, new construction, and development costs associated to each project. This allocation will be evenly split between Newark and Atlantic City (\$3.5 million awards for projects in Newark and \$3.5 million for projects in Atlantic City). Thirty percent (30%) of the total program funding (approximately \$1.5 million in each municipality, Newark and Atlantic City) will be used to support the creation of public space activation initiatives, such as placemaking projects, public art installations, arts-based placemaking projects, signage, and streetscape improvements.

2) Who are eligible applicants for the Real Estate Rehabilitation and Development Grants?

Non-profit economic development or redevelopment agencies that can demonstrate capacity to complete a development or redevelopment project or have experience with a project of a similar scope.

Commercial property owner(s) that can demonstrate capacity to complete a development and redevelopment project or have experience with a project of a similar scope, Private or non-profit developers that can demonstrate capacity to complete a development and redevelopment project, or have experience with a project of a similar scope. No government instrumentalities may apply.

3) Who are the eligible applicants for Public Space grants?

Not-for-profit organizations with 501 c (3) and 501 c (19) status that are created to support and revitalize communities. Municipalities and government entities are not eligible.

4) Where can eligible projects be located?

All project locations must be:

In the City of Newark and in the City of Atlantic City and in a commercial corridor defined as within one and one-half mile radius of an active New Jersey rail transit station.

5) How do I determine if my project is in either an Atlantic City or Newark Commercial Corridor?

The Location review map from NJEDA will allow you to determine if your project location is in an eligible location for the ART program. [NJEDA Location Review App](#)

6) When must funds be obligated?

All ART funds must be obligated by December 31, 2024.

7) When do funds need to be expended?

All ART funds must be expended by December 31, 2026.

8) Where can you get a tax clearance certificate since this is a requirement of the program?

If you are not registered with Premier Business Services, visit the Premier Business Services portal https://www16.state.nj.us/NJ_PREMIER_EBIZ/jsp/home.jsp and select New Users Only – Create an Account and follow instructions for new account creation.

If you are already registered with Premier Business Services, log in https://www16.state.nj.us/NJ_PREMIER_EBIZ/jsp/home.jsp. Go to the Tax & Revenue Center and select Business Incentive Tax Clearance. If your account is compliant with its tax obligations and no liabilities exist, the Business Incentive Tax Clearance can be printed directly through the portal.

Questions regarding your account may be directed to NJ Treasury at 609-292-9292 or via email at Premier Services Registration at Integrated-Registration.Admin@treas.nj.gov.

9) Is there a Duplication of Benefits review?

Yes, all projects will need to complete a Duplication of Benefits review to ensure public funds are not being utilized for the same project expenses.

10) What is the minimum requested award, per project per city?

The minimum award request for both the Real Estate Rehabilitation and Development product and the Public Space Activation product is \$250,000.

11) What is the maximum requested award, per project per city?

The maximum award for the Real Estate Rehabilitation product is \$3,500,000 and the maximum award for the Public Space product is \$1,500,000.

12) What if the award does not cover the funding gap for 2nd or next highest scoring applicant?

If the next ranked applicant (that scored above the minimum score) cannot be fully funded, NJEDA staff will notify that applicant of the available amount that can be awarded.

The applicant will have 15 business days from the date of the notice to accept the amount of the grant and to provide proof of an additional funding to ensure the project can still be completed by using a letter of intent, commitment letter, bank statements, or any other means.

If the applicant decides not to accept the amount available or does not identify additional funding to complete the project, the application will be incomplete and deemed withdrawn by NJEDA.

If no award is given to that applicant, NJEDA will proceed with the same process to the next highest

scored application (above the minimum score).

Throughout this process, the applicant will not be allowed to change its project, as that would impact scoring.

13) How are awards disbursed for the Real Estate program?

Under the Real Estate Rehabilitation and Development program, applicants will receive one disbursement of 50% of the total award amount upon 50% of project completion as demonstrated through their AIA document. Second disbursement will occur when the applicant can provide a Certificate of Occupancy and proof of completion.

14) How are awards disbursed for the public space program?

Under the Public Space Activation Program, the Applicant will receive the full grant amount upon execution of grant agreement. The Applicant will be required to submit quarterly reporting until project completion.

15) Do these programs trigger prevailing wage?

Yes, The ART program funding can trigger prevailing wage in all real estate projects and selected public space activation projects based on use of grant funds.

16) Am I eligible to apply if I received previous assistance from NJEDA?

Yes, applicants are eligible to receive funding if prior NJEDA assistance has been received.

17) Do I have to reside in Newark or Atlantic City to apply for this program?

No, applicants may reside or have corporate operations based outside of Newark or Atlantic City. However, project locations are limited to Atlantic City and Newark commercial corridors.

18) What happens if I'm not able to complete the project?

Project funds must be fully expended by December 31, 2026 per federal guidelines. If an applicant can't complete their project grant funds will be recaptured.

19) How much experience must I have to apply for this program?

For real estate development, applicants must be for profit, not-for-profit developers or commercial property owners with demonstrated capacity to complete a development and redevelopment project or have experience with a project of a similar scope.

For public space activation, applicants do not need to have prior experience but prior project experience and readiness to proceed are major components in scoring.

20) If this is my first project, can I apply if I partner with an individual who has completed projects similar to this program?

Applicants may apply with partners. Scoring components do analyze demonstrated prior project team experience and readiness to proceed as major components.

21) Do I have to provide tax returns or paystubs?

No

22) If I'm not in good standing with the state, will this affect my eligibility?

Yes, awardees for any EDA grant funding must be in substantial good standing with NJ Departments of Treasury-Taxation, Labor and Environmental Protection at time of application.

23) What happens post application?

Applications will be accepted over a 60-business day period. Applications will be evaluated for completeness before being sent to scoring committee for evaluation. Completeness evaluations will review all applications to ensure necessary documents are present. The review will look only to ensure a document is present. The completeness evaluation will not review document content. If necessary, documentation is found to be missing, applicants will be given a five (5) business day period in which they will be able to cure issues around missing documents.

Complete applications will then proceed to scoring by committee and staff. Staff will score non-discretionary criteria. A scoring committee of NJ EDA SME's will score all questions with discretionary criteria. Scores will be compiled and recommended to Board for approval and awards. Award recommendations will be made in scoring order with the highest scoring proposal being recommended for award. Remaining award recommendations may be made based on the remaining funding pool with recommendations for award based on scoring criteria.

24) Is there a minimum score?

All projects recommended to Board for approval and award must meet or exceed the minimum score of 65 points out of a possible 100.

25) What happens if I can't provide my follow up documentation in the 5-business day window?

Applicants will be declined and will receive a declination letter with the ability to file an appeal within 3 business days.

26) What is the application fee if I am a for-profit applicant?

A fee of \$1,000 is required at time of application and is non-refundable for both the Real Estate and Public Space activation program.

27) What is the application fee if I am a non-profit applicant?

Not-for-profit entities can apply for fee waivers for undue hardships. Fee waivers for Undue hardship can be demonstrated through the nonprofit's most recent 990 form if Revenue Less Expenses (line 19) is less than or equal to \$500,000 and Net Assets/Fund Balances (line 22) is less than or equal to \$1,000,000.