



MEMORANDUM

TO: Members of the Authority
FROM: Evan Weiss
Chief Executive Officer
DATE: April 9, 2026
SUBJECT: Agenda for Board Meeting of the Authority April 9, 2026

Notice of Public Meeting

Roll Call

CEO's Report to the Board

Approval of Previous Month's Minutes

Public Comment

Economic Transformation

Community Development

Incentives

Board Memoranda

Adjournment

MEMORANDUM

To: Members of the Authority
From: Evan Weiss
Date: April 9, 2026
Re: April 2026 Board Meeting – CEO Report

The New Jersey Economic Development Authority (NJEDA) recently hosted two small business roundtables in celebration of Irish American History Month and Women’s History Month. The roundtables brought together small business owners, industry leaders, and international representatives to discuss barriers entrepreneurs face when starting and running a business.

Governor Mikie Sherrill has put forth a bold budget proposal that focuses on saving time and money, and making it easier to do business in New Jersey. From cutting red tape to speeding up permitting, Governor Sherrill has a concrete plan to help small business owners succeed.

With our robust suite of small business support programs, the NJEDA shares in the Governor’s mission to support our small business ecosystem. I’m excited that Governor Sherrill’s budget proposal includes maintained funding for the Main Street Recovery Finance Program so that the NJEDA can continue investing in mom and pop shops across the state. When we invest in small businesses, we invest in families, job creation, and community revitalization.

I recently attended the ReNew Jersey Business Summit hosted by the New Jersey of Commerce. During the conference, I participated in a panel with other economic development executives to discuss the strategies and policies needed to grow the state’s economy and attract increased business investment. I remain committed to explore ways of how New Jersey can support our existing companies, compete for new investments, and strengthen our business ecosystem.

As budget negotiations continue, I look forward to working alongside Governor Sherrill and the Legislature to ensure that funding for our small business community is included. Small businesses are the backbone of New Jersey’s economy and in order for our economy to succeed, small business owners must have the tools and resources needed to succeed.



Evan Weiss, CEO

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

March 12, 2026

MINUTES OF THE MEETING

The Meeting was held in person, via Microsoft Teams, and teleconference call.

Members of the Authority present in person and via Microsoft Teams or conference call: Chairman Terry O’Toole, Public Members: Fred Dumont, Phil Alagia, Josh Weinreich, Aisha Glover, Tim Hillmann, and Robert Shimko, First Alternate Member. Aaron Creuz, Executive Representative; Acting Commissioner Kevin Jarvis of the Department of Labor and Workforce Development, Aaron Binder, State Treasurer, Elizabeth Dragon representing Acting Commissioner Ed Potosnak of the Department of Environmental Protection, and Mark Gyorfy representing Acting Commissioner Susan Ochs of the Department of Banking and Insurance.

Members of the Authority absent: Charles Sarlo, Vice Chair; Public Member, Massiel Medina Ferrara, and Jewell Antoine-Johnson, Second Alternate Public Member.

Also present: Evan Weiss, CEO of the Authority, Mary Maples, Deputy CEO of the Authority; Meredith Friedman, Deputy Attorney General, Asst. Section Chief, and staff.

Chairman O’Toole called the meeting to order at 10:00 AM.

In accordance with the Open Public Meetings Act, Mr. Weiss announced that notice of this meeting has been sent to the *Bergen Record*, the *Trentonian*, and the *Star Ledger* at least 48 hours prior to the meeting, and that a meeting notice has been duly posted on the Secretary of State’s bulletin board at the Department of State.

FOR INFORMATION ONLY: The next item was the presentation of the Chairman’s Remarks to the Board.

FOR INFORMATION ONLY: The next item was the presentation of the Chief Executive Officer’s Monthly Report to the Board.

MINUTES OF AUTHORITY MEETING

The next item of business was the approval of February 25, 2026, meeting minutes. A motion was made to approve the minutes by Ms. Dragon, seconded by Mr. Alagia, and approved by the twelve (12) voting members present.

PUBLIC COMMENT

There was no public comment.

FOR INFORMATION ONLY: The next item was a summary of the Policy Committee meeting on March 4, 2026.

AUTHORITY MATTERS

ITEM: FIFA World Cup

REQUEST: To 1.) Approve utilization of funding from the State Supplemental Appropriation and to amend the Grant Agreement with New York/New Jersey 2026 FIFA World Cup Host Committee for 2026 FIFA World Cup Implementation and Initiatives, and 2.) Delegated authority to the CEO to negotiate and execute an amendment to the grant agreement and to finalize the guidelines outlining eligibility criteria and processes for selection of specific events.

MOTION TO APPROVE: Mr. Dumont SECOND: Ms. Dragon AYES: 11
RESOLUTION ATTACHED AND MARKED EXHIBIT: 1

Chairman Terry O' Toole recused due to him being a member of the NY/NJ Host Committee Board of Directors for the World Cup.

COMMUNITY DEVELOPMENT

ITEM: Reallocation of Main Street Funding

REQUEST: To approve: (1) Reallocation of funds from the Small Business Liquor License Grant (SBLLG) to support additional grants under the Small Business Improvement Grant (SBIG). An administrative fee will be deducted to cover the Authority's administrative costs; (2) Reallocation of funds from two closed Main Street Recovery Finance Program initiatives to fund additional SBIG grants. An administrative fee will be deducted to cover the Authority's administrative costs; and (3) Utilize funding after administrative fees, to fund SBIG grant approvals.

MOTION TO APPROVE: Mr. Weinreich SECOND: Mr. Shimko AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 2

LEGAL AFFAIRS

ITEM: Hearing Officer's Recommendation as to Algnite Labs' appeal of its decline for participation in the New Jersey Innovation Fellows Program

REQUEST: To adopt the Hearing Officer's recommendation to uphold the Board's declination of the Applicant to receive a grant from the New Jersey Innovation Fellows Program and deny Applicant's appeal.

MOTION TO APPROVE: Acting Comm. Jarvis SECOND: Ms. Dragon AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 3

ITEM: Hearing Officer's Recommendation as to Lily Parking's appeal of its decline for participation in the New Jersey Innovation Fellows Program

REQUEST: To adopt the Hearing Officer's recommendation to uphold the Board's declination of the Applicant to receive a grant from the New Jersey Innovation Fellows Program and deny the Applicant's appeal.

MOTION TO APPROVE: Mr. Hillmann SECOND: Mr. Gyorfy AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 4

FOR INFORMATION ONLY: The next item was a summary of the Incentives Committee meeting on March 2, 2026.

INCENTIVES
ASPIRE

ITEM: OAHS Brunswick TC LLC (“Applicant”), FFAH VI NJ Res Services, LLC (“Co-Applicant”) (Trenton, Mercer)

REQUEST: Issuance of tax credits from the Aspire program for a residential project located in Trenton, New Jersey in Mercer County, up to 85% of the eligible project cost.

MOTION TO APPROVE: Mr. Weinreich SECOND: Ms. Dragon AYES: 12

RESOLUTION ATTACHED AND MARKED EXHIBIT: 5

FOR INFORMATION ONLY: The next item was a summary of the Real Estate Committee meeting on March 3, 2026.

REAL ESTATE

ITEM: Conveyance of the Titus Avenue Extension to the City of Trenton to facilitate Access to the City-Owned Senior Center

REQUEST: To approve: (1) The conveyance of the Titus Avenue Extension, to the City at no cost, as the parcel is no longer required for Authority purposes and will provide motor vehicle access to the City-owned and operated Senior Center parking lot; and (2) Approve the execution of Quitclaim Deed to convey the Titus Avenue Extension from the Authority to the City.

MOTION TO APPROVE: Ms. Dragon SECOND: Mr. Hillmann AYES: 12

RESOLUTION ATTACHED AND MARKED EXHIBIT: 6

ITEM: Former Myer Center Site, Fort Monmouth: Fifth Amendment to Contract for Civil & Environmental Engineering Services with T&M Associates

REQUEST: To approve: (1) An increase to the Authority’s contract for civil and environmental engineering services with T&M Associates (“T&M”) of Middletown, New Jersey in connection with the former Myer Center site (a/k/a Parcel F-1) in the Tinton Falls section of Fort Monmouth; (2) Delegate to the CEO the right to amend this contract above the total committed, subject to approval by the FMERA Board, if further testing or work is required, to obtain a NJDEP final remediation document for the groundwater plume; (3) An Addendum to the MOU between EDA and FMERA reflecting the reimbursement requirement for the cost of the increase of the related Change Order.

MOTION TO APPROVE: Ms. Dragon SECOND: Mr. Shimko AYES: 11

RESOLUTION ATTACHED AND MARKED EXHIBIT: 7

Mr. Hillmann recused due to him being a consultant for Robert Wood Johnson.

BOARD MEMORANDA – FYI ONLY

- Economic Transformation Products - Delegated Authority Approvals, Declinations, & Other Actions, Q4 2025
- Post-Closing Delegated Authority Bond Compliance Approvals for 4th Quarter 2025
- Credit Underwriting Approved under Delegated Authority, March 2026

There being no further business, on a motion by Mr. Creuz, seconded by Mr. Weinreich, and approved by unanimous vote, the meeting was adjourned at 10:45 AM.

Certification: The foregoing and attachments represent a true and complete summary of the actions taken by the New Jersey Economic Development Authority at its meeting.



Danielle Esser, Director
Governance & Strategic Initiatives
Assistant Secretary



MEMORANDUM

TO: Members of the Authority

FROM: Evan Weiss, Chief Executive Officer

DATE: April 9, 2026

RE: Film Partners Municipal Infrastructure Projects - Memorandum of Understanding

Request

The Members are requested to approve:

1. The utilization of \$5,000,000 from the Fiscal Year 2023 State Appropriations Act for Film Industry Strategic Support Fund to capitalize Memorandums of Understanding (“MOUs”) between the NJEDA and municipalities with an approved Studio Partner or Film-Lease Partner Facility¹ (“Facility” or “Facilities”) for projects that support a Facility or address the impacts of Facility development in the municipality, limited to the “Eligible Uses of Funding” below.
2. Delegated Authority to the Chief Executive Officer (“CEO”) to:
 - Enter into MOUs, in forms substantially similar to the MOU template attached as Exhibit A, with municipalities that host approved Facilities, subject to available funding;
 - If necessary, extend the term of the MOUs for up to one year at the sole discretion of the Authority as deemed necessary to support project objectives.
 - Accept \$1 million in funding from Fort Monmouth Economic Revitalization Authority (“FMERA”) via an MOU to be used for projects that support a Facility or address the impacts of Facility development in municipalities located within FMERA’s redevelopment district, limited to the “Eligible Uses of Funding” below, subject to FMERA Board Approval; and
 - Amend the MOUs with any municipalities receiving this additional FMERA funding to reflect the updated funding amounts.

Background

On June 30, 2022, Governor Murphy signed the Fiscal Year 2023 State Appropriations Act (“Act”) into law. The Act allocates State funding for numerous strategic economic development investments to support key industries, advance the innovation economy, continue to bolster recovery, and spur statewide growth. These strategic investments include \$15 million for a Film Industry Strategic Support Fund to grow and strengthen the State’s film and digital media industry. Industry growth in the State includes the four NJEDA approved Facility projects: Lionsgate’s on-going studio construction in Newark for TV and film production, Netflix’s construction of a studio complex in Eatontown and Oceanport in Monmouth County, and the construction of 1888 Studios in Bayonne. These projects mark a pivotal moment in New Jersey’s evolution as an emerging force in film production.

MOU Overview

Staff proposes the deployment of \$5,000,000 from the Fiscal Year 2023 State Appropriations Act for Film Industry Strategic Support Fund to enter into MOUs with municipalities that have an approved Facility, based on \$1,000,000 per Facility, subject to availability of funding. For facilities that span multiple municipalities, the \$1,000,000 will be split equally among those municipalities. The funds will be disbursed from and administered in accordance with the Economic Recovery Fund (“ERF”) (N.J.S.A. 34:1B-7.13.a(5)) as “financial assistance to assist municipalities, municipal entities, counties, county, entities, regional entities, State instrumentalities, and not-for-profit local economic and community development entities to execute programs and initiatives to stimulate community and economic development”.

As of April 1, 2026, eligible municipalities are City of Bayonne, Eatontown Borough, City of Newark, and Borough of Oceanport. NJEDA will provide up to \$1,000,000 for the City of Bayonne due to the development of 1888 Studios, and up to \$1,000,000 to the City of Newark due to the development of Lionsgate Studios. NJEDA will provide up to \$500,000 each for Eatontown Borough and Borough of Oceanport (\$1,000,000 divided equally) due to the development of Netflix Studios which spans both municipalities. Additionally, Eatontown Borough and Borough of Oceanport shall receive an additional \$500,000 each (\$1,000,000 divided equally) should the FMERA Board approve \$1 million in funding for these two municipalities because the Netflix project is within the FMERA redevelopment district.

The funds will be provided to undertake projects tied to the development of the film and digital media industry (“Projects”), which are described in more detail under “Eligible Uses of Funding” below.

All Projects will be subject to compliance with the New Jersey Prevailing Wage Act (N.J.S.A. 34:11-56.25 et seq.), which sets minimum pay standards for workers engaged in public works and The Public Works Contractor Registration Act (N.J.S.A. 34:11-56.48 et seq.), which requires all contractors, subcontractors who bid on or engage in the performance of any public work in New Jersey to register with the New Jersey Department of Labor and Workforce Development.

Proposed MOU between the Authority and FMERA

The proposed MOU between FMERA and the Authority will outline the tasks to be performed by the Authority, per this Board memorandum, in administering the execution of this Program. The key terms of the MOU will include the Authority administering the Program while accepting \$1,000,000 from FMERA to supplement the \$500,000 being deployed to Eatontown and Oceanport, which will increase each entity's maximum eligible amount to \$1 million. The Authority shall provide to FMERA the final documentation used by the Authority on the approval of the Project scope and the disbursement requests, as well as any administrative changes to the Program. The FMERA money shall be the last money into the Project, and any remaining funds shall be returned to FMERA within 180 days of Project completion. The final terms of the MOU will be subject to the approval of the Chief Executive Officer and the Attorney General's Office.

Eligible Uses of Funding

Eligible uses of MOU funding are Projects that support the Facility or address the impacts of studio development in the municipality. Funds may only be used for the following new Projects:

- Accessibility and safety improvements (e.g., sidewalks, fire hydrants, public safety personnel equipment)
- Roadwork or transportation improvements
- Green infrastructure (integrating green roofs/ walls)
- Improved drainage (e.g., rain gardens, downspout extensions to direct water to landscaped areas)
- Park/green space improvements
- Smart waste technology (e.g., smart trash containers, e-waste kiosks)
- Erosion and sediment control (installing silt fences/vegetation buffers to reduce soil erosion and prevent sediment runoff)
- Water and/or sewer lines/service and gas lines/service
- High-speed broadband and telecommunications infrastructure
- Electrical utility lines/grid/supply

The municipality's design costs may not exceed 10% of eligible Project costs. In addition, the municipality's administrative costs may not exceed 10% of eligible Project costs.

Project scopes that target the mitigation of temporary impacts during the construction of a Facility are not eligible. Ongoing operating and maintenance costs following a particular infrastructure improvement funded through this MOU are not eligible.

At NJEDA's sole discretion, the municipality may be required to secure and maintain insurance not currently contained in the MOU if the proposed project presents increased risk of liability to the Authority (e.g. public transportation services for individuals).

MOU Process

Following the execution of its MOU, each municipality must submit an initial proposal for the use

of funds to NJEDA. NJEDA will review the proposal (and will work with the municipality as needed) to ensure that it contains only eligible use(s) and then provide the municipality with a notice to proceed for eligible Projects. Municipalities will have the option to submit revisions to the proposed Projects regarding scope or budget to the NJEDA for review and approval. All funds will be disbursed on a reimbursement basis following submitted documentary evidence in the form of proof of payment for invoices for contracted work or purchases, or any other form, as deemed appropriate by NJEDA. Municipalities may submit for reimbursement no more frequently than on a quarterly basis.

To ensure that the Projects support a Facility or address the impacts of Facility development in the municipality, NJEDA will not make any disbursements until the related Facility has commenced construction, as evidenced by the issuance of a building permit (demolition, remediation, and/or vertical construction) for the designated Facility.

As part of each municipality's proposal, the Authority will request information about the proposed Project, including, but not limited to:

1. Project Overview and Description
2. Description of the need for the Project in the respective municipality and how it supports the Facility or addresses the impacts of Facility development in the municipality
3. Project Budget (Sources & Uses line-item detail)
4. Project Development timeline.

MOU Terms

The terms for the MOUs for eligible municipalities are the same duration. The MOUs shall remain in effect for four years from the effective date of the MOUs, but may be extended by mutual written consent of the parties. The full text of the MOU template is attached as Exhibit A of this memorandum.

Delegated Authority

The following delegations are requested to allow the Authority the flexibility needed to execute and implement MOUs with current and future municipalities with an approved Facility.

The CEO has delegated authority to:

- Enter into MOUs, in forms substantially similar to the MOU template attached to this memorandum as Exhibit A, with municipalities that host approved Facilities, subject to available funding.
 - Upon Board designation of a future approved Facility, NJEDA staff will notify the municipality(ies) where the Facility is located that the Authority may provide grant funding to said municipality(ies) for projects that support the Facility or address the impacts of Facility development in the municipality, limited to the "Eligible Uses of Funding" above. NJEDA and the municipality may enter into an MOU substantially in the form of the template attached as

Exhibit A under the same terms, eligible uses, and processes described in this memorandum

- If necessary, extend the term of any executed MOUs for up to one year at the sole discretion of the Authority to support Project objectives.
 - Staff request this delegation in light of fact that the Projects will vary in size, cost, complexity, and timeline and the delegated authority will allow staff to support the development of approved Projects in a timely fashion.
- Accept \$1 million in funding from FMERA via an MOU to be used for Projects that support a Facility or address the impacts of Facility development in the municipalities located within FMERA’s redevelopment district, subject to FMERA Board Approval; and
- Amend the MOUs with any municipalities receiving this additional FMERA funding to reflect the updated funding amounts.

Recommendation

1. The utilization of \$5,000,000 from the Fiscal Year 2023 State Appropriations Act for Film Industry Strategic Support Fund to capitalize Memorandums of Understanding (“MOUs”) between the NJEDA and municipalities with an approved Studio Partner or Film-Lease Partner Facility (“Facility”) for projects that support a Facility or address the impacts of Facility development in the municipality, limited to the “Eligible Uses of Funding” above.
2. Delegated Authority to the Chief Executive Officer (“CEO”) to:
 - Enter into MOUs, in forms substantially similar to the MOU template attached as Exhibit A, with municipalities that host approved Facilities, subject to available funding;
 - If necessary, extend the term of the MOUs for up to one year at the sole discretion of the Authority as deemed necessary to support project objectives;
 - Accept \$1 million in funding from Fort Monmouth Economic Revitalization Authority (“FMERA”) via an MOU to be used for projects that support a Facility or address the impacts of Facility development in municipalities located within FMERA’s redevelopment district, limited to the “Eligible Uses of Funding” above, subject to FMERA Board Approval; and
 - Amend the MOUs with any municipalities receiving this additional FMERA funding to reflect the updated funding amounts.



Evan Weiss, CEO

Prepared by: Aina Yadav

EXHIBIT A

MEMORANDUM OF UNDERSTANDING TEMPLATE

**MEMORANDUM OF UNDERSTANDING
BETWEEN
NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
AND
[XX]**

This **MEMORANDUM OF UNDERSTANDING** ("MOU"), effective as of the date of the last signature of the parties hereto (the "Effective Date"), is between **NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY** ("NJEDA") and **MUNICIPALITY** ("Municipality") (each a "Party", and collectively "the Parties").

WHEREAS, NJEDA is an independent State authority established pursuant to N.J.S.A. 34:1B-1, et seq., in but not of the Department of Treasury, which serves as the State's principal agency for driving economic growth; and

WHEREAS, Municipality is a municipal corporation in [XX] County and the State of New Jersey with offices at "Address"; and

WHEREAS, on "Date", the NJEDA Board approved a Studio Partner or Film Lease Partner Facility¹ ("Facility"), which is in the Municipality; and

WHEREAS, Municipality is seeking to maximize economic activity related to, and support the development of, the Facility; and

WHEREAS, the New Jersey Fiscal Year 2023 State Appropriation Act appropriated \$15,000,000 to the Film Industry Strategic Support Fund to be used to grow and strengthen the state's film and digital media industry, including attracting film studio production facilities to the state and expanding job opportunities; and

WHEREAS, NJEDA has determined to use \$5,000,000 of the Film Industry Strategic Support Fund for municipalities undertaking improvements and infrastructure projects which support the development of Facilities in their municipalities (the "Program"); and

WHEREAS, Municipality will use the funding for projects that support a Facility or address the impacts of Facility development in the Municipality, limited to the projects described in Section 5 below; and

WHEREAS, this MOU will be administered consistent with N.J.S.A. 52:14-1 et seq., which authorizes government entities to call upon any department, office, division or agency of the State to assist with its mission; and

¹ "Studio Partner" and "Film-Lease Partner Facility" are defined in N.J.A.C. 19:31T-1.2.

WHEREAS, the Parties have determined that they can assist each other with the implementation of the Program by providing the support outlined below, and that it is mutually beneficial to enter into this MOU.

NOW THEREFORE, the Parties hereby agree as follows:

1. Incorporation. The recitals set forth above are hereby incorporated into and made part of this MOU.
2. Purpose of MOU. The Parties are entering into this MOU to document the mutual understanding and intention of the Parties in carrying out their respective obligations under this MOU.
3. Responsibilities of NJEDA.
 - a. Review proposals for projects that support the Facility or address the impacts of Facility development in the Municipality (each a “Project”);
 - b. Provide written notification to the Municipality indicating whether each proposed Project is eligible for funding and approved by NJEDA to proceed. This written notification will also indicate if the Municipality will be required to secure and maintain insurance not currently contained in the MOU if the proposed project presents increased risk of liability to the Authority. For example, public transportation services for individuals.
 - c. Disburse Funds to Municipality in accordance with Section 6 below.
4. Responsibilities of Municipality.
 - a. Submit a proposal or proposals for NJEDA’s approval for Projects involving eligible uses of Funds as described in Section 5 below. Each proposal must include a Project overview and a detailed Project description, including an explanation of how the Project supports the development of the Facility located in their municipality or addresses the impacts of Facility development in the Municipality; a description of the need for the Project in the Municipality; a Project budget (Sources & Uses line-item detail); and a Project development timeline. The Municipality can propose more than one Project, so long as the total funding amount requested does not exceed \$[XX].
 - b. Undertake each Project in accordance with the approved Project plan.
 - c. Provide NJEDA with documentation and reporting in accordance with Sections 6, 7 and 11 of this MOU.
 - d. Maintain expense records in accordance with Section 21.b of this MOU.
5. Eligible Uses of Funds. Municipality may use the Funds only for the following new Projects:
 - a. Accessibility and safety improvements (e.g., sidewalks, fire hydrants, public safety personnel equipment)
 - b. Roadwork or transportation improvements
 - c. Green infrastructure (integrating green roofs/walls)
 - d. Park/green space improvements

- e. Improved drainage (e.g., rain gardens, downspout extensions to direct water to landscaped areas)
- f. Smart waste technology (e.g., smart trash containers, e-waste kiosks)
- g. Erosion and sediment control (installing silt fences/vegetation buffers to reduce soil erosion and prevent sediment runoff)
- h. Water and/or sewer lines/service and gas lines/service
- i. High-speed broadband and telecommunications infrastructure
- j. Electrical utility lines/grid/supply

The Municipality's design costs may not exceed 10% of the eligible Project costs. In addition, the Municipality's administrative costs may not exceed 10% of the eligible Project costs.

Project scopes that target the mitigation of temporary impacts during the construction of the Facility are not eligible. Ongoing operating and maintenance costs following a particular infrastructure improvement funded through this MOU are not eligible.

Municipality shall use the Funds solely for the purposes set forth in this MOU.

6. Funding. NJEDA shall provide Municipality with funds not to exceed \$[XX] ("Funds"), which will be disbursed on a reimbursement basis. No more frequently than on a quarterly basis, Municipality shall submit a request for reimbursement for eligible project costs to NJEDA. Municipality shall provide documentary evidence, to NJEDA's reasonable satisfaction, of all expenses incurred by Municipality prior to NJEDA making the associated disbursement. Such documentary evidence may be in the form of proof of payment for invoices for contracted work or equipment purchases, or any other form, as deemed appropriate by NJEDA. Should NJEDA find any documentary evidence to be insufficient, NJEDA shall provide the municipality with an explanation of the deficiency and allow the municipality ten (10) business days to cure the deficiency. Each disbursement shall be made by NJEDA within fifteen (15) business days of NJEDA's receipt and review of satisfactory documentary evidence from Municipality. Notwithstanding the foregoing, NJEDA will not make any disbursements until the Facility has commenced construction, as evidenced by the issuance of a building permit (demolition, remediation, and/or vertical construction) for the designated Facility, even if eligible expenses have been incurred by the Municipality. The foregoing precondition is to ensure that each Project supports the development of or addresses the impacts of the Facility in the Municipality. Should the Municipality decide not to utilize any of the Funds, it will promptly notify NJEDA.
7. Reporting. Upon completing the following milestones for each Project, the Municipality shall provide NJEDA with a progress report on the status of the Project to date: 1) initial general contractor or supplier billing and 2) substantial completion of the Project.
8. Designation of Contacts. The Parties have designated the following contacts, who will be responsible for day-to-day communications between the Parties related to this MOU. The Parties will notify each other of any designated contact change in writing within ten (10)

business days of such change:

For NJEDA:

Name:
Title:
Address:
Email Address:
Phone Number:

Name:
Title:
Address:
Email Address:
Phone Number:

For Municipality:

Name:
Title:
Address:
Email Address:
Phone Number:

9. Term and Extension. This MOU shall remain in effect for four (4) years from the Effective Date. The Parties may extend the MOU for twelve (12) additional months by mutual consent, provided that such consent is in writing, and signed by the authorized representatives of each Party.
10. Termination. This MOU may be terminated by either Party upon 30 days prior written notice to the other Party.
11. Duties Upon Termination. Upon either the early termination or the expiration of this MOU, the Municipality will deliver to NJEDA a final report containing a full accounting of the Funds received and spent by the Municipality and a final progress report containing information on the status of Projects which has not been included in any prior progress report. If the Municipality's total expenses are less than the total Funds disbursed to the Municipality, then the Municipality shall refund the difference to NJEDA within thirty (30) days of the termination or expiration of this MOU.
12. Notices. All legal notices (not including day-to-day business communications) from one Party to the other regarding this MOU shall be sent to the designated contacts provided below. The Parties will notify each other in writing of any change in these contacts within ten (10) business days:

| | |
|-------|--------------|
| NJEDA | Municipality |
| | |

13. Assignment. This MOU may not be assigned by a Party without the prior written consent of the other Party.
14. Third-Party Beneficiaries. This MOU is intended for the sole benefit of the Parties and shall not be construed to create any third-party beneficiary.
15. Dispute Resolution. In the event a dispute arises between the Parties concerning this MOU, the CEO of NJEDA and the Mayor of the Municipality, or their appointed representatives, shall meet to resolve such dispute.
16. Applicable Law. The Parties shall retain all the powers, obligations and immunities provided by law. Each Party shall be responsible for adhering to all applicable laws and regulations in the performance of its obligations under this MOU.
17. Publicity and Public Announcements. Each Party agrees to obtain permission of the other Party before using the name of the other Party in any public announcement or other publicity.
18. Counterparts. This MOU may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.
19. Electronic Signatures. The Parties agree that the execution of this MOU by electronic signature and/or by exchanging PDF signatures will have the same legal force and effect as the exchange of original signatures.
20. Entire Agreement. This MOU reflects the entire understanding of the Parties, and it supersedes any prior understandings of the Parties. It may not be amended, modified, or supplemented except by mutual consent of the Parties in writing and signed by the authorized representatives of each Party.
21. Miscellaneous.
 - a. The Parties acknowledge that the successful completion of each Party's duties hereunder will require cooperation between the Parties. The Parties agree to work cooperatively to achieve the goals of this MOU.
 - b. The Municipality will maintain accurate records of all expenses incurred using NJEDA Funds and any documentation substantiating such expenses. The Municipality will retain such information for a period of five (5) years following the expiration or termination of the MOU Throughout the term of the MOU and for five (5) years after

its termination or expiration, NJEDA will have the right to audit the Municipality's expense records and documentation related to this MOU at any time during normal business hours upon written notice and as often as the Authority may reasonably deem necessary.. NJEDA reserves the right to require the return of any NJEDA Funds not spent in accordance with the terms of the MOU as noted in Section 11 of this MOU.

- c. The parties are solely responsible for ensuring their own compliance with all applicable federal, state, and local prevailing wage laws and regulations. Nothing in this MOU shall be construed as transferring, limiting, or otherwise altering either party's independent obligation to meet such statutory and regulatory requirements. NJEDA will have the right to audit the Municipality's documentation related to this MOU.

IN WITNESS WHEREOF, the Parties have caused this MOU to be executed by their duly authorized representatives.

| | |
|--------------------------------|------------------|
| For NJEDA | For Municipality |
| Name: | Name: |
| Title: Chief Executive Officer | Title: |
| Signature: | Signature: |
| Date: | Date: |



MEMORANDUM

TO: Members of the Authority
FROM: Evan Weiss, Chief Executive Officer
DATE: April 9, 2026
SUBJECT: Request for Approval of Extensions for Seed Equity Grantees

Summary

The Members are asked to approve:

- 1) Delegation to the Chief Executive Officer (“CEO”) to approve one six-month extension for Seed Equity grantees requesting the third or fourth Seed Equity disbursement.

Background

On December 22, 2022, the New Jersey Economic Development Authority (“Authority”) Board authorized the Cannabis Equity Grant Program, allocating \$20 million to support early-stage cannabis businesses and advance equity within New Jersey’s emerging cannabis industry. The program consists of two components: the Joint Ventures Grant Program and the Seed Equity Grant Program. The Board previously approved a one-time six month extension for Joint Ventures grantees who faced delays beyond their control—primarily related to municipal approval—which prevented them from securing their final disbursement within the required timeframe.

The Seed Equity Grant Program committed \$7 million to fund 49 applicants with the New Jersey Cannabis Regulatory Commission (“NJCRC”) social equity designation. The program was created to promote equitable participation in the state’s new cannabis market. Grantees receive the social equity designation if they have prior cannabis related convictions or reside in areas disproportionately harmed by the former state drug laws. This designation is intended to expand business ownership opportunities for individuals historically affected by cannabis criminalization. Although New Jersey’s cannabis market represents a \$2 billion annual industry, access to capital remains severely limited because cannabis has not been legalized at the federal level. As a result, individuals with substantial financial resources hold a clear competitive advantage. The NJCRC’s social equity designation aims to counteract the harms of past criminalization—which disproportionately impacted Black and Brown communities—by providing meaningful advantages to designated applicants.

Participation in the Seed Equity Program requires grantees to be social equity businesses and hold a conditional cannabis license. Grantees also completed a nine week technical assistance course designed to support navigation of the emerging cannabis market. The program provides four disbursements of \$37,500 each (totaling \$150,000), tied to specific milestones: completion of the technical assistance course midterm assessment (first disbursement), completion of the course (second disbursement), securing site control and

municipal approval (third disbursement), and obtaining an annual digital license card following the final NJCRC inspection (fourth disbursement).

Seed Equity Grantee Outcomes

As of March 5, 2026:

- 19 Seed Equity grantees have opened their businesses (13 retailers, 5 manufacturers, and 1 cultivator).
- 18 Seed Equity grantees have received their third disbursement and are working toward their final disbursement.
- 7 Seed Equity grantees are still working to secure site control and municipal approval to qualify for their third disbursement.
- 5 Seed Equity grantees have withdrawn from the program.

The Seed Equity Program was designed to support entrepreneurs negatively impacted by the by the former state drug laws. Businesses that have successfully opened have expanded ownership opportunities for these individuals and strengthened the New Jersey economy through increased tax revenue, job creation, increased real estate activity, and economically supporting ancillary businesses.

Barriers Faced by Seed Equity Grantees

Social equity grantees experience the same operational and regulatory challenges faced by all cannabis businesses, alongside additional barriers associated with limited economic resources, stigma related to prior criminal convictions, and the long-term effects of disinvestment in communities harmed by the by the former state drug laws.

As a newly regulated industry, cannabis businesses must navigate evolving rules and a multi-layered state and municipal approval process. In addition to state approvals, grantees must obtain local approval from a municipality. Municipalities must “opt in” to allow cannabis businesses to operate, and only 211 (37%) of New Jersey’s 565 municipalities currently issue cannabis licenses¹. Each municipality sets its own requirements for obtaining a local cannabis license, including zoning restrictions, professional services, permitting fees, license caps, and shifting regulatory expectations. This process is often lengthy, and some grantees must engage municipalities before obtaining approval.

Securing site control poses additional challenges. Limited real estate within designated zoning areas drives up costs and competition, leading to high rents. Because site control is required before applying for a municipal resolution, businesses may pay rent for months before receiving approval. High costs for professional services, nonrefundable municipal fees, and changing municipal priorities further strain grantee’s resources. When applications are denied, grantees can litigate the municipality’s decision, but the appeal process is costly and difficult due to the high burden of proof required.

Given these barriers, the Authority requests a one-time six month extension for Seed Equity grantees to access their remaining disbursements.

Seed Equity Extension Request

Prior to each grantee receiving funding, approved entities entered into Grant Agreements with the Authority, which included the requirements of the program and timelines. 48 of the 49 Seed Equity grantees² received

¹ New Jersey Cannabis Regulatory Commission, 2/6/26, 2025 in Review - a year of continued growth and equity at the NJ-CRC [2025 in Review -- a year of continued growth & equity at NJ-CRC](#)

² One Seed Equity grantee defaulted on the grant agreement before the first disbursement.

their first disbursement of \$37,500. 46 Seed Equity grantees³ received their second disbursement of \$37,500. However, due to numerous unforeseen difficulties and delays, some Seed Equity grantees have been unable to meet the requirements to request their 3rd or 4th disbursement within the timeframe the grant agreement allows. Currently, staff are aware of seven grantees that need additional time to meet the terms specified in the Grant Agreement to receive the third disbursement of \$37,500. The grant agreements for these grantees establish May 11, 2026, as the deadline to request the fourth Seed Equity disbursement. Additionally, several Seed Equity grantees need additional time to meet the terms specified in the Grant Agreement to receive their fourth disbursement for \$37,500. These grantees have encountered setbacks such as delays with permits, inspections, challenges with municipal approval. In light of these concerns, staff requests authorization for the CEO to approve a one-time six month extension for Seed Equity grantees requesting either their third or fourth disbursement. This request is due to grantees experiencing unforeseen circumstances beyond their control, such as municipal delays, permitting issues, and securing site control. This will be the final extension for Seed Equity grantees. The Authority will provide each grantee that requests an extension with an amendment to their existing grant agreement to ensure the grant term and compliance period are extended in alignment with the approved six-month extension.

Recommendation

The Members are asked to approve:

- 1) Delegation to the Chief Executive Officer (“CEO”) to approve one six-month extension for Seed Equity grantees requesting the third or fourth Seed Equity disbursement.



Evan Weiss, CEO

Prepared by: Genna Jones, Sr. Community Development Officer

³ Two Seed Equity grantees requested to terminate their grant agreement after receiving their first disbursement.

**NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY – FILM TAX CREDIT PROGRAM**

Pursuant to the Garden State Film and Digital Media Jobs Act, P.L. 2018, c. 56, as amended through P.L. 2025, c.81 (the Act), the New Jersey Film and Digital Media Tax Credit Program provides a credit against the corporation business tax and the gross income tax for certain expenses incurred for the production of certain film and digital media content in New Jersey.

Under the Film Tax Credit Program, applicants are eligible for a tax credit equal to 35% of qualified film production expenses, or 30% for services performed and tangible personal property purchased for use at a sound stage or other location that is located in the State within a 30-mile radius of the intersection of Eighth Avenue/Central Park West, Broadway, and West 59th Street/Central Park South, New York, New York.

APPLICANT: Cardinal Rule Productions LLC

PROD-00324572

APPLICANT BACKGROUND:

Cardinal Rule Productions LLC is the production company producing the film “Disclosure Day (aka “Non View”)”. This movie is about a nondescript cyber-security specialist with a gift for highly advanced mathematics who becomes a fugitive when he goes on the run with evidence of a long-term government conspiracy that, if revealed, would shake all of humanity to its foundations.

The film content has been reviewed and recommended for approval under the Act by the New Jersey Motion Picture and Television Commission. The Commission has determined that the film shall include, at no cost to the State, marketing materials promoting the State, including the placement of a logo in the end credits of the film.

ELIGIBILITY AND TAX CREDIT CALCULATION:

As part of eligibility for tax credits under the New Jersey Film Tax Credit Program, a film project must meet at least one of two expense eligibility thresholds:

1. Total Film Production Expenses: A minimum of 60% of the film’s total production expenses (calculated excluding post-production expenses) must be incurred after July 1, 2018 but before July 1, 2049 for services performed and goods purchased through vendors authorized to do business in New Jersey including wages and salaries and other compensation.

The following film production expenses are projected by the applicant:

| | | |
|---|--|------------------|
| A. Total Film Production Expenses | | \$171,655,690.00 |
| B. Total Post-Production Expenses | | \$28,407,714.00 |
| C. Total expenses for services performed and goods purchased through vendors authorized to do business in New Jersey (excluding any post-production expenses) | | \$34,542,953.00 |
| Percentage Calculation = C/(A-B) | | 24% |
| Criterion Met | | NO |

2. Qualified Film Production Expenses: The qualified film production expenses of the applicant during at least one privilege period or taxable year incurred in New Jersey for services performed, and goods purchased, through vendors authorized to do business in New Jersey, including qualified wage and salary payments, exceed \$1 million per production.

“Qualified film production expenses” means, in relevant part:

an expense incurred in New Jersey after July 1, 2018, for the production of a film, including pre-production costs, and post-production costs incurred in New Jersey. “Qualified film production expenses” shall include, but not be limited to: the wages and salaries and other compensation of individuals employed in the production of a film on which the tax imposed pursuant to N.J.S.A. 54A:1-1 et seq. has been paid or is due; and any wages and salaries and compensation of individuals employed in the production of a film that are not subject to tax under the “New Jersey Gross Income Tax Act.,” N.J.S.54A:1-1 et seq., due to the provision of a reciprocity agreement with another state; and, the costs for tangible personal property used and services performed in New Jersey, directly and exclusively in the production of the film, such as expenditures for film production facilities, props, makeup, wardrobe, film processing, camera, sound recording, set construction, lighting, shooting, editing, and meals.

Payments made to a loan out company or to an independent contractor shall not be deemed a “qualified film production expense” unless the payments are made in connection with a trade, profession, or occupation performed in this State or for the rendition of personal services performed in this State and the approved applicant has made the withholding pursuant to N.J.S.A. 54:10A-5.39b.g and 54A:4-12b.h and N.J.A.C. 19:31T-1.3(c). As of July 6, 2023, the effective date of P.L. 2023, c. 97, payment made to a homeowner, who is otherwise not a vendor authorized to do business in New Jersey, for the use of a personal residence for filming shall not be deemed a "qualified film production expense" unless the approved applicant has made the withholding required pursuant to N.J.S.A. 54:10A-5.39b.g and 54A:4-12b.h and N.J.A.C. 19:31T-1.3(c).

“Qualified film production expenses” shall not include: costs for intangible personal property incurred after February 26, 2024; expenses incurred in marketing or advertising a film; expenses for a story, script, or scenario to be used for a film, reality show, game show, and competition show prizes or awards; any costs included in another program application submitted to the Authority. “Qualified film production expenses” shall not include payment in excess of \$750,000 to a highly compensated individual for wages or salaries or other compensation for writers, directors, including music directors, producers, and performers, other than background actors with no scripted lines.

The following qualified film production expenses are projected by the applicant to be incurred in New Jersey:

| | |
|---|-----------------|
| Qualified Film Production Expenses incurred in NJ during a single privilege period after July 1, 2018. | \$33,894,039.00 |
| Criterion Met | YES |

AWARD CALCULATION

| | |
|---|-----------------|
| Total Estimated Qualified Film Production Expenses | \$34,053,550.00 |
| Estimated Qualified Film Production Expenses incurred in NJ and within 30-mile radius of Columbus Circle, NYC | \$8,117,099.00 |

| Base Award Criteria | Calculation | Result |
|---|--|------------------------|
| 30% of Estimated Qualified Film Production Expenses incurred within 30-mile radius of Columbus Circle, NYC | \$8,117,099.00 x 30% = | \$2,435,129.70 |
| 35% of Estimated Qualified Film Production Expenses | (\$34,053,550.00 - \$8,117,099.00) x 35% = | \$9,077,757.85 |
| Bonus Criteria Met | | |
| Submission of satisfactory Diversity Plan 2% of Qualified Film Production Expenses for hiring employees of diverse backgrounds | \$34,053,550.00 x 2% = | \$681,071.00 |
| Submission of satisfactory Diversity Plan 2% of Qualified Film Production Expenses for hiring onscreen performers of diverse backgrounds | \$0.00 x 2%= | \$0.00 |
| Total Award | | \$12,193,959.00 |

On January 20, 2026, Governor Murphy signed a new bill amending the Film and Digital Media Tax Credit program. This new bill allows applicants, who began principal photography prior to July 1, 2025, the ability to elect the 2-4% diversity bonus that was available to applicants prior to July 1, 2025. To be eligible to elect this bonus an application must be deemed to be complete by the Authority prior to February 20, 2026. The election of the bonus is in lieu of the new hiring bonus.

Cardinal Rule Productions LLC started principal photography for “Disclosure Day (aka “Non View”)” on February 24, 2025 and this application was deemed complete on February 18, 2026, by NJEDA. The applicant has elected the diversity bonus.

| | |
|--|------------------------|
| APPLICATION RECEIVED DATE: | 02/10/2026 |
| DATE APPLICATION DEEMED COMPLETE: | 02/18/2026 |
| PRINCIPAL PHOTOGRAPHY COMMENCEMENT: | 02/24/2025 |
| PRINCIPAL NJ PHOTOGRAPHY LOCATION: | Newark, NJ |
| ESTIMATED DATE OF PROJECT COMPLETION: | 03/06/2026 |
| APPLICANT’S FISCAL YEAR END: | 12/31/2026 |
| TAX FILING TYPE: | Corporate Business Tax |
| ANTICIPATED CERTIFICATION DATE: | 06/30/2026 |

For applications approved on or after January 1, 2026, the final documentation shall be submitted to the Authority no later than three (3) years after the Authority's initial approval. For applications approved before January 1, 2026, the final documentation shall be submitted to the Authority no later than four (4) years after the Authority's initial approval if the taxpayer is seeking a credit against the tax imposed pursuant

to N.J.S.A. 54:10A-5 and three (3) years after the Authority's initial approval if the taxpayer is seeking a credit against the tax imposed pursuant to the N.J.S.A. 54A:1-1 et seq., unless the taxpayer notifies the Authority in writing on or after January 1, 2026 of its election to use the tax credit vintage in the preceding sentence.

APPROVAL REQUEST:

The Members of the Authority are asked to approve the proposed award to the applicant under the New Jersey Film and Digital Media Tax Credit Program. The recommended tax credit is contingent upon receipt by the Authority of evidence that the applicant has met certain criteria to substantiate the recommended award and is subject to final approval by the Authority and the Division of Taxation. Staff may issue the Authority's final approval if the criteria met by the company is consistent with that shown herein. If the criteria met by the company differs from that shown herein, Staff may lower the tax credit amount to reflect what corresponds to the actual criteria that have been met.

David Lieberman

Senior Program Analyst - Product Operations-Economic Transformation & Real Estate



TO: Members of the Authority

FROM: Evan S. Weiss, Chief Executive Officer

DATE: April 9, 2026

SUBJECT: Real Estate Division Delegated Authority for Leases and Right of Entry (ROE)/
Licenses for October 2025 and November 2025 - *For Informational Purposes Only*

The following approvals were made pursuant to Delegated Authority for Leases and ROE/
Licenses in October 2025 and November 2025.

LEASES

| <u>TENANT</u> | <u>LOCATION</u> | <u>TYPE</u> | <u>TERM</u> | <u>S.F.</u> |
|---------------------------|-----------------------|-----------------|-------------|-------------|
| Chrom-Matrix | BSCI | Lease Extension | One Year | 931 |
| Lactiga | BSCI | Lease Extension | One Year | 152 |
| AeirBio Inc. | BSCI | New Tenant | One Year | 931 |
| Bionex Pharmaceuticals | NJBC Step-Out-Labs | Amendment | 18 months | 3098sf |



The following approvals were made pursuant to Delegated Authority for Procurement, including the issuance of Task Orders, in October 2025 and November 2025.

| <u>DATE EXECUTED</u> | <u>ENTITY</u> | <u>PROJECT</u> | <u>TYPE</u> | <u>CONSIDERATION</u> |
|----------------------|------------------------|----------------|-----------------------------------|----------------------|
| 10/15/25 | T&M | NJT-Edison | Procurement Including Task Orders | \$59,500.00 |
| 10/15/2025 | Montrose Environmental | NJT Old Bridge | Procurement Including Task Orders | \$28,765.00 |
| 10/20/25 | Montrose Environmental | NJT Old Bridge | Procurement Including Task Orders | \$51,696.00 |

The following rights-of-entry/license agreements were approved under Delegated Authority in October 2025 and November 2025.

| <u>ENTITY</u> | <u>LOCATION</u> | <u>TYPE</u> | <u>TERM</u> |
|----------------------------|-----------------|------------------------------|-------------|
| Avery Dennison Corporation | NJBC | Environmental Right of Entry | 5 years |

A handwritten signature in cursive script, appearing to read "E Weiss", is written in black ink.

Evan Weiss, CEO



MEMORANDUM

TO: Members of the Authority

FROM: Evan S. Weiss, Chief Executive Officer

DATE: April 9, 2026

SUBJECT: Credit and Finance Projects Approved Under Delegated Authority –
For Informational Purposes Only

The following projects were approved under Delegated Authority in March 2026:

Premier Lender Program:

- 1) Park Lumber Yard Corp., A&H Holdings LLC, SJ & HM LLC (Prod-00322172), located in Newark City, Essex County, was incorporated in New York in 1991 and registered as a foreign entity in New Jersey in 2015. Park Lumber Yard Corp. (“Park Lumber”) is a family owned and operated business that sells lumber and other building and construction materials. Their product line includes tools, hardware, paint, metal, micro beams, lighting, moldings, doors, and kitchen cabinets. They also provide delivery and boom service to deliver large orders of building supplies directly to job sites. Park Lumber operates from two adjoining properties, owned by related entities that will be Co-Applicants to this loan request. A&H Holdings LLC was formed in 2015 and is the titled owner of 301 Badger Avenue. SJ & HM LLC was formed in 2024 and is the titled owner of 360-364 Jelliff Avenue. OceanFirst Bank approved a \$1,200,000 loan contingent upon a 50% (\$600,000) Authority participation. Proceeds will be used to reimburse the project property purchase price and for partial renovation reimbursement. Currently, the Company has 25 employees and plans to create 20 new positions over the next two years.

Small Business Fund Program:

- 1) CD Metro LLC (PROD-00323530), located in Kenilworth Borough, Union County, was formed in 2010 as a real estate agency. The Company facilitates property transactions (buying, selling, leasing) and handles the process of property sales, including listing, advertising, showings, negotiating, and closing deals. The NJEDA approved a \$190,000 loan to refinance an existing SBA loan through Bayfirst National Bank. The original loan was taken out in 2023 to assist with renovating the owner-occupied commercial property. Currently, the Company has 1 full-time employee.

- 2) JYP Insurance Agency, LLC (PROD-00324446), located in Englewood Cliffs Borough, Bergen County, was formed in 2016. The Company is an independent brokerage firm that provides insurance services including personal, auto, homeowners, renters, life, and health insurance as well as commercial lines for workers' compensation, commercial auto, and small business owners. The NJEDA approved a \$125,000 loan. Of the loan proceeds, \$80,000 will refinance an existing SBA working capital loan through ReadyCapital Lending. The \$45,000 balance of the loan proceeds will be used for working capital such as hiring a full-time Customer Service Representative, and a part-time licensed Insurance Agent to bring in more clients. The Company currently has 4 employees and plans to create 1 additional job over the next two years.
- 3) Shaka Bowl 110 LLC (PROD-00323562), located in Hoboken City, Hudson County, was established in 2017 as a fast casual, chef curated eatery specializing in nutrient dense Hawaiian and island inspired cuisine. The Company offers dine-in, takeout, delivery, and catering services. The NJEDA approved a \$269,000 loan to refinance an existing line of credit through BCB Bank. Currently, the Company has 11 employees and plans to add 2 new positions over the next two years.
- 4) Trimble Law, LLC (PROD-00323981), was established in 2022 as a law firm that focuses on areas of civil litigation, personal injury, workers' compensation, commercial litigation, family law, wills and estate matters, and municipal court. The NJEDA approved a \$144,000 loan to purchase commercial office space. Proceeds will be used to expand the business and accommodate staff. The Company currently has 1 employee and plans to create 1 new position within the next two years.

Hazardous Discharge Site Remediation Fund Program:

- 1) 1670 Church LLC (PROD-00323979), located in Rahway City, Union County, was formed in 2021 as a real estate holding company and owner/landlord for the project property. The property has three unrelated tenants under lease comprised of two residential units and a barbershop. There is one additional space available for commercial use, but it is currently vacant. The Applicant is seeking to complete remedial investigation and action activities to clean up soil and groundwater contamination caused by a former dry cleaner previously located at the site. The NJEDA approved a \$358,355 loan for remediation purposes.



Evan S. Weiss, CEO

Prepared by: G. Robins