



**MEMORANDUM**

**TO:** Members of the Authority

**FROM:** Mary Maples  
Acting Chief Executive Officer

**DATE:** January 28, 2026

**SUBJECT:** Agenda for Special Board Meeting of the Authority January 28, 2026

**Notice of Public Meeting**

**Roll Call**

**Public Comment**

**Authority Matters**

**Adjournment**

## MEMORANDUM

**TO:** Members of the Authority  
**FROM:** Terence M. O'Toole, Chairman  
**DATE:** January 28, 2026  
**RE:** Personnel Matter – CEO Appointment

### Request

On January 16, 2026, Governor Mikie Sherrill recommended that the Board consider Evan Weiss as Chief Executive Officer (CEO) of the Authority. The decision to appoint Mr. Weiss rests with the Board pursuant to the Authority's enabling act, N.J.S.A. 34:1B-4(d). A copy of Mr. Weiss's resume is attached to this memo.

### Background

Pursuant to the Authority's Bylaws (revised March 2022), the CEO has general supervisory and management responsibility over all the activities of the Authority. The Bylaws give the CEO various powers and duties, including the following:

- supervising and managing the internal operations and organization of the staff of the Authority;
- serving as the principal representative of the Authority throughout the State, interfacing with the Executive and Legislative branches of government and maintaining strong relations with state and local government officials, and other State agencies, departments, authorities and other instrumentalities;
- enhancing NJEDA's interests with respect to legislative, regulatory, litigation and other legal matters;
- overseeing the procedures for procurement of all goods, supplies, materials, equipment and professional, technical and other services needed for the efficient and effective operation of the Authority;
- preparing and submitting a proposed fiscal plan for the Authority for adoption by the Board;
- overseeing operations to ensure efficiency, quality, service and the cost-effective management of resources; and
- identifying new opportunities to improve New Jersey's economy and generate revenue to support the operations of the Authority.

As his resume indicates, Mr. Weiss most recently served as the President and CEO of the Newark Alliance and Newark Downtown District, the State's largest single-city public-private economic development partnership. In that role, he managed one of the largest Special Improvement Districts

in the United States. His responsibilities included downtown revitalization, public safety and quality-of-life initiatives, tourism and destination marketing, and the coordination of public, private, and nonprofit stakeholders to advance inclusive economic growth.

As President and CEO of the Newark Alliance and Newark Downtown District, Mr. Weiss also led the Newark Anchor Collaborative, which aligns major employers, institutions, and real estate stakeholders to leverage procurement, workforce development, and investment strategies to create family-sustaining jobs and support small businesses, particularly in historically disinvested communities. In addition, he has overseen the implementation of several multi-stakeholder, transformative initiatives, including neighborhood commercial corridor stabilization, universal broadband deployment, and efforts to end chronic homelessness.

Previously, Mr. Weiss served as Senior Advisor to the Governor for Finance and Strategic Projects in the Office of the Governor, where he played a central role in the design and deployment of statewide economic development, infrastructure, and housing initiatives. His responsibilities included overseeing the economic development and infrastructure components of approximately \$10 billion in federal stimulus funding and advising on the financing of major infrastructure and affordable housing initiatives. During this period, he also led the core design and implementation team of the State's incentive programs, particularly NJEDA's programs established pursuant to the Economic Recovery Act.

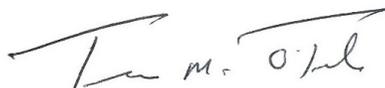
Mr. Weiss brings additional governance and oversight experience through his service as a member of the Board of New Jersey Transit, where he recently served as Chair of the Capital Planning, Policy, and Privatization Committee, and as a member of the Board of Trustees of New Jersey City University, with a focus on the public-to-public merger with Kean University. Earlier in his career, he held senior analytical and advisory roles in public finance, economic development strategy, and municipal recovery efforts, working closely with state and local governments on large-scale restructurings, redevelopment initiatives, and policy design.

Mr. Weiss is a New Jersey native. He is a graduate of the University of Chicago and has authored and co-authored multiple publications on urban policy, economic development, and opportunity-driven investment strategies.

In consideration of this appointment, all Board members were given the opportunity to interview him. Several Board members took advantage of this opportunity.

#### Recommendation

The Board is requested to approve Evan Weiss for the position of CEO of the Authority at a salary of \$295,000, the same as the prior CEO, with a start date as of the date the minutes of this Board meeting with regard to this action are effective, or soon thereafter when Mr. Weiss is available.



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Terence O'Toole

## **Evan S. Weiss**

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### **Selected Work Experience**

#### **The Newark Alliance and Newark Downtown District (consolidated organization)**

**Newark, NJ**

*President and CEO*

*December 2021 – present*

- Executive of the premier public private partnership, single-city economic and community development group in New Jersey, overseeing an operating budget of \$17 million with 100+ personnel.
- Responsible for managing one of the largest Special Improvement Districts in the US, ensuring downtown Newark is clean, safe, and vibrant through maintenance, horticultural, security, and quality of life initiatives.
- Runs the Newark Anchor Collaborative, bringing together Newark’s top arts, corporate, real estate, community development, higher education, and healthcare institutions to leverage their economic power into creating more family sustaining jobs for Newarkers and using procurement to build up Newark small businesses, particularly in disinvested neighborhoods.
- Leads the implantation of three Transformative Projects agreed upon by public, private, and non-profit stakeholders to build an inclusive economy in Newark: neighborhood commercial corridor stabilization to build wealth and prevent displacement, implementing universal broadband, and ending chronic homelessness.
- Manages all tourism, visitor, and convention attraction for Newark, including citywide marketing and branding.

#### **New Jersey Transit**

**Newark, NJ**

*Member of the Board*

*January 2023 – present*

- Board Member of the largest statewide transit agency in the United States, with 11,000 employees and providing nearly 270 million passenger trips each year.
- Chair of Capital Planning, Policy & Privatization (CP3) Committee; Member Administration and Energy and Sustainability Committees.

#### **New Jersey City University**

**Jersey City, NJ**

*Member of the Board of Trustees*

*June 2025 – present*

- Focus on overseeing the public-to-public merger of NJCU with Kean University in order to strengthen NJCU’s key capacity to deliver upward mobility to first generation college students in Hudson County/area.

#### **Office of the Governor of the State of New Jersey**

**Trenton, NJ**

*Senior Advisor to the Governor - Finance and Strategic Projects*

*July 2019 – December 2021*

- Managed statewide deployment of economic development & infrastructure components of the \$10B federal stimulus across State agencies and local governments, including investments in arts, real estate, housing, workforce development, broadband, venture, film, agriculture, & ports.
- Lead for State-city partnerships; e.g., Mulberry Commons, Lead Service Line Replacements, Newark Penn Station, AC City-casino collaboration, and Trenton Capital City Partnership.
- Oversaw creation and implementation of the State’s \$600M+ COVID-19 economic and housing recovery programs, including utility, rent, and mortgage assistance, targeted small business aid, a first loss that catalyzed 5x CDFI lending, and a first in the US entrepreneur guaranty program.
- Planned State/local government COVID financing response to close \$10B and \$3B deficits.
- Advised the Governor on financing of all major infrastructure & affordable housing initiatives, including water, sewer, lead remediation, surface & marine transportation, educational facilities, down payment assistance, & low-income housing tax credits, totaling over \$10B in 2020.
- Core design and implementation team lead for the State’s \$14B incentive package, covering business attraction, redevelopment, anchor collaboration, film production, food desert elimination, historic preservation, venture, brownfield remediation, and “Main Street” assistance.
- Governor’s Office lead on delivering the first purpose-built offshore wind port in the United States, a \$1B project providing 1,500 quality jobs in the most rural & economically distressed county in the state, as well as a separate \$600M heavy steel manufacturing port outside Camden to service New Jersey and the East Coast’s 20+ gigawatt offshore wind pipeline.

#### **Pennsylvania Economy League**

**Harrisburg, PA**

*Director*

*August 2018 - June 2019*

- Managed a staff of five to reinvent an 80-year-old, corporate membership-supported Pennsylvania non-profit by recalibrating to fee-for-service work, developing a new website/marketing strategy, and recruiting additional subject matter expert consultants.

- Leading practitioner and researcher on Opportunity Zones, in partnership with Bruce Katz; guided the OZ allocation formulas for New Jersey and three other states; consulted for impact- aligned funds with approximately \$500M in equity, as well as designed a \$1B school construction fund for one of the nation’s largest school districts; recipient of USEDA funds to develop strategies for OZ business investment.
- Worked with the Commonwealth of Pennsylvania and local governments to develop strategic plans for Pittsburgh, Johnstown, Hazleton, and Chester, including a combined \$1.2B+ of water, sewer, parking, golf, stadium, conference center, and real estate repositionings in order to stabilize and reform Pennsylvania’s most distressed local pensions and free up resources to deploy towards economic and housing development.

**HJA Strategies, LLC**  
*Senior Analyst*

**Newark Area, NJ**  
*June 2013 - June 2019*

- Served as the Newark Public Schools State Superintendent’s lead budget and operations consultant to prepare the District’s now-successful transfer to local control after 20 years by negotiating the first locally-funded, performance-based labor contract with the state’s largest local union, implementing a comprehensive health and Rx benefits overhaul saving over \$10M recurring; designing and deploying “one-of-a-kind” facilities and equipment financing tools generating \$40M in proceeds with minimal local costs; creating a performance-based contract for the District’s \$35M transportation service; & significantly reducing personnel costs through the implementation and automation of facility services.
- Lead designer and writer for Newark’s Amazon HQ2 Tax and Incentives bid packages— coordinating State, City, and philanthropic efforts. Created a four-tiered model of Newark’s budget and prepared a SWOT analysis based on that model, which was used by the Booker, Quintana, and Baraka administrations.
- Lead author and implementer of a recovery strategy for Scranton, PA that led to the City’s recommended exit from State oversight after 25 years. The comprehensive review and restructuring of City assets addressed a \$30M union backpay judgement and stabilized Pennsylvania’s most financially distressed major city through a \$500M sewer deal, \$53M parking monetization, and a \$100M comprehensive debt restructuring.
- Drafted and implemented strategic plan to spare Atlantic City from bankruptcy; assisted the City and State oversight team in evaluating monetization approaches for City assets, provided data and negotiating support with police and fire unions, developed legislation and supported implementation of first-ever tax abatement and PILOT system for over \$3B in casino property to address \$500M in debt and prevent the collapse of the entire gaming and hospitality industry.
- Research consultant for the New Jersey Pension and Health Benefits Study Commission, focusing on bonds, retirement incentives, lottery monetization, benefit audit, & dedicated funding.

**Selected Publications**

- Amoroso, Henry, Paula Alexander Becker, and Evan Weiss. 2021. “A Social Contract: The Doctrine of Unconscionability and Its Relation to Social Progress.” *Cardozo Journal of Equal Rights and Social Justice* 28: 51.
- Evan S. Weiss, and Bruce Katz. “Realizing the Transformative Potential of Opportunity Zone Business Investing: A Guide for Practitioners.” Philadelphia, PA: Drexel University, December 2019.
- Evan S. Weiss, and Bruce Katz. “From Transactions to Transformation: How Cities Can Maximize Opportunity Zones.” Philadelphia, PA: Drexel University, October 2018.
- Evan S. Weiss. “Designing Urban Policy for a Thriving New Jersey: New Jersey Urban Mayors Association Addresses Policy Priorities.” Thomas Edison State University, November 15, 2017.
- Evan S. Weiss “The Cost of Poverty: The Perpetuating Cycle of Concentrated Poverty in New Jersey Cities: A Comprehensive Budgetary Analysis of Four Urban New Jersey Municipalities.” Trenton, NJ: John S. Watson Institute for Public Policy of Thomas Edison State University, May 19, 2016.

**Education**

**University of Chicago; B.A. Political Science and Fundamentals: Issues and Texts. General and Special Honors, Spring 2013; German - high proficiency reading and writing; proficiency conversation**