

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

May 13, 2026

MINUTES OF THE MEETING

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

Members of the Authority present in person, via Microsoft Teams, or conference call: Chairman Terry O’Toole; Charles Sarlo, Vice Chair; Public Members: Phil Alagia, Tim Hillmann, Robert Shimko, First Alternate Member, and Jewell Antoine-Johnson, Second Alternate Public Member. Ex-officio Members: Samuel Kovach-Orr, Executive Representative Designee; Roberto Soberanis representing Acting Commissioner Kevin Jarvis of the Department of Labor and Workforce Development, Kavin Mistry representing State Treasurer, Aaron Binder, 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: Public Members, Fred Dumont, Massiel Medina Ferrara, Aisha Glover, and Josh Weinreich.

Also present: Evan Weiss, CEO of the Authority, Mary Maples, Deputy CEO of the Authority; Meredith Friedman, Deputy Attorney General, Assistant 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 April 9, 2026, meeting minutes. A motion was made to approve the minutes by Mr. Alagia, seconded by Ms. Antoine-Johnson, and approved by the eleven (11) 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 April 30, 2026.

AUTHORITY MATTERS

ITEM: Christian Health Senior Housing Development Corp. (f/k/a Wayne Senior Housing Development Corporation) and Christian Health Care Center

REQUEST: To not disqualify Christian Health Care Center and its affiliates from receiving financial assistance from the Authority.

MOTION TO APPROVE: Mr. Hillmann SECOND: Ms. Antoine-Johnson AYES: 11

RESOLUTION ATTACHED AND MARKED EXHIBIT: 1

FOR INFORMATION ONLY: The next item was a summary of the Incentives Committee meeting on April 28, 2026.

INCENTIVES

DIGITAL MEDIA TAX CREDIT PROGRAM

The MLB Network, Inc.

PROD-00316761

MAX AMOUNT OF TAX CREDITS: \$31,464,546

MOTION TO APPROVE: Mr. Hillmann SECOND: Mr. Gyorfy AYES: 11

RESOLUTION ATTACHED AND MARKED EXHIBIT: 2

CNBC LLC

PROD-00323267

MAX AMOUNT OF TAX CREDITS: \$17,358,207

MOTION TO APPROVE: Ms. Antoine-Johnson SECOND: Mr. Alagia AYES: 11

RESOLUTION ATTACHED AND MARKED EXHIBIT: 3

CAFE

ITEM: Symphony Center at the Powerhouse Arts District Project, Jersey City, Hudson County

REQUEST: To approve a tax credit award of 100% of the eligible project cost, under the Cultural Arts Facilities Expansion (CAFE) Program for the Symphony Center at the Powerhouse Arts District cultural arts facilities project located in Jersey City, Hudson County.

MOTION TO APPROVE: Ms. Antoine-Johnson SECOND: Mr. Shimko AYES: 11

RESOLUTION ATTACHED AND MARKED EXHIBIT: 4

FOR INFORMATION ONLY: The next item was a summary of the Real Estate Committee meeting on April 30, 2026.

REAL ESTATE

ITEM: Real Estate Gap Financing Supplemental Grant Funding Award - Applicant Unique Landscaping and Design, LLC

REQUEST: To approve a supplemental grant award to Unique Landscaping and Design LLC.

MOTION TO APPROVE: Ms. Dragon SECOND: Ms. Antoine-Johnson AYES: 11

RESOLUTION ATTACHED AND MARKED EXHIBIT: 5

BOARD MEMORANDA – FYI ONLY

- Community Development Products, Delegated Authority Approvals, Q1 2026
- Credit and Finance Projects Approved Under Delegated Authority, April 2026
- Post-Closing Incentives Delegated Authority Approvals, Q1 2026
- Post-Closing Credit Delegated Authority Approvals, Q1 2026

There being no further business, on a motion by Ms. Dragon, seconded by Mr. Hillmann, and approved by unanimous vote, the meeting was adjourned at 10:42 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