

**NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
IN-PERSON, VIRTUAL AND TELEPHONIC BOARD MEETING**

AGENDA

December 15, 2025, at 10:00 AM

NJEDA Board Room – 36 West State Street, Trenton, NJ 08625

PUBLIC DIAL-IN NUMBER: 1-888-790-3708

ACCESS CODE: 7825427

MICROSOFT TEAMS MEETING ACCESS LINK

1. NOTICE OF PUBLIC MEETING

2. ROLL CALL

3. CHAIRMAN'S REMARKS

4. PRESENTATIONS

5. CEO'S REPORT TO THE BOARD

6. APPROVAL OF PREVIOUS MONTH'S MINUTES

7. PUBLIC COMMENT

8. ECONOMIC TRANSFORMATION

ITEM: Strategic Innovation Center Investment in the NJ AIM and Nurture NJ Innovation Center

REQUEST: To approve: (1) An investment to operate accelerator programs across two innovation hubs: the NJ Accelerator for Innovation in Medtech and the Nurture NJ Innovation Center, authorization for the CEO to execute required documents, and an administrative fee to NJEDA for associated costs as allowed through the Economic Recovery Fund statute.

ITEM: Strategic Innovation Center Investment in the NJ AI Accelerator Fund

REQUEST: To approve an investment that will serve the NJ AI Hub Strategic Innovation Center, authorization for the CEO to execute required documents, and an administrative fee to NJEDA for associated costs as allowed through the Economic Recovery Fund statute.

ITEM: Garden State C-PACE Program Programmatic Revisions

REQUEST: To approve programmatic updates to the Garden State C-PACE Program.

ITEM: MOU with Port Authority of New York and New Jersey to Purchase Zero-Emission Vehicles

REQUEST: To approve: (1) Entering into an MOU with the Port Authority of New York and New Jersey to support PANYNJ's procurement of new light duty, medium duty, and heavy duty zero- emission vehicles, which shall be used for PANYNJ operations; and (2) Utilization of RGGI Funds provided by NJEDA to PANYNJ to complete the Project.

ITEM: New Jersey Green Workforce Training Grant Challenge Phase 2

REQUEST: To approve: (1) The creation of the New Jersey Green Workforce Grant Challenge Phase 2, a competitively scored program that will award grants to selected applicants to implement workforce training and skills programs focused on strengthening and diversifying New Jersey's green economy talent pipeline; (2) The utilization of funds provided through Addendum One to the Council on the Green Economy MOU to fund the Grant Challenge; and (3) Delegated Authority to the CEO to grant a timeline extension of up to six (6) months, as necessary to support program objectives.

ITEM: Apprenticeship Training Centers Construction Grant Program Award

REQUEST: To approve one (1) application and the respective grant award for the Apprenticeship Training Centers Construction Grant Program.

9. NJ INNOVATION EVERGREEN FUND

ITEM: New Jersey Innovation Evergreen Fund: December 2025 Qualified Investment Approval

REQUEST: To approve a follow-on investment under the New Jersey Innovation Evergreen Program.

ITEM: 2025 New Jersey Evergreen Innovation Fund Tax Credit Auction Bid Approvals

REQUEST: To approve the award of tax credits to purchasers under the New Jersey Innovation Evergreen Program based on the results of an auction, subject to the execution of Program closing contracts.

10. ECONOMIC SECURITY

ITEM: Food Equity and Economic Development in New Jersey (FEED NJ) Pilot Program - Second Set of Approvals and Declination of Applicants

REQUEST: To approve: (1) Twenty-three (23) awardees; (2) Declination of thirty-seven (37) applicants; and (3) A minor program update.

11. AUTHORITY MATTERS

ITEM: MOU with Rowan University to establish an Economic Empowerment Center

REQUEST: To approve entering into an MOU with Rowan University to support the development of an Economic Empowerment Center, and utilization of state funds appropriated to the Authority in the 2024 state budget for Wealth Disparities Initiatives to support programs that strengthen economic growth and expand opportunities for local communities.

ITEM: Delegations of Authority – Product/Program Administrative Extensions, Film & Digital Media Tax Credit Program, NJ Innovation Evergreen Fund, SSBCI Programs

REQUEST: To approve delegations of authority to the CEO pertaining to Product/Program Administrative Extensions, the Film & Digital Media Tax Credit Program, the NJ Innovation Evergreen Fund, and SSBCI Programs.

ITEM: FY 2026 Fiscal Plan

REQUEST: To approve the Authority's FY 2026 Fiscal Plan.

12. REAL ESTATE

ITEM: Project Development Budget for Liberty State Park Revitalization Program – Phase 2; Request for Delegated Authority for Contract Changes

REQUEST: To approve: (1) The project development budget for preconstruction and construction activities in furtherance of Phase 2 of the Liberty State Park Revitalization Program in Jersey City, NJ; and (2) Delegated authority to the CEO to approve contract changes.

ITEM: Release of Deed Restriction re Jersey City Medical Center Property

REQUEST: To authorize the Chief Executive Officer to approve and execute all documents required to release a 2004 deed covenant pertaining to the Jersey City Medical Center.

ITEM: Purchase of Portions the Former Riverfront State Prison Site in the City of Camden

REQUEST: To approve: (1) The purchase, from the DPMC, of the Development Parcels within the Property; and (2) The acceptance of deed that will be incorporated into the existing Development Parcels within the Property and execution of Interdepartmental Transfer Agreements with DPMC and the City of Camden to convey the Development Parcels and specified Lots to NJEDA.

13. EXECUTIVE SESSION

ITEM: Real Estate Matter

14. BOARD MEMORANDA

FYI ONLY

- Credit Underwriting Projects Approved Under Delegated Authority – November 2025
- Economic Transformation Products: Delegated Authority Approvals, Declinations, & Other Actions, Q3 2025
- Real Estate Division Delegated Authority for Leases and Right of Entry (ROE)/Licenses for July 2025 and August 2025