

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

AGENDA

January 15, 2026, 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. ACTING CEO'S REPORT TO THE BOARD

5. APPROVAL OF PREVIOUS MONTH'S MINUTES

6. PUBLIC COMMENT

7. ASPIRE

ITEM: Monmouth Medical Center, Inc. - (Tinton Falls, Monmouth)

REQUEST: Issuance of tax credits from the Aspire program for a project located in Tinton Falls, Monmouth County, up to 50% of Project Cost.

ITEM: Garfield Phase 1A Urban Renewal LLC - (Jersey City, Hudson)

REQUEST: Issuance of tax credits from the Aspire program for a residential, mixed-use project located in Jersey City, Hudson County, New Jersey, up to 60% of Project Cost.

ITEM: Garfield Phase 1B Urban Renewal LLC - (Jersey City, Hudson)

REQUEST: Issuance of tax credits from the Aspire program for a residential, mixed-use project located in Jersey City, Hudson County, New Jersey, up to 60% of Project Cost.

8. BROWNFIELDS

ITEM: Sayreville Seaport Associates LP - Brownfield and Contaminated Site Remediation Act Program- Modification

REQUEST: To approve a modification to the 2009 Brownfield Agreement, specifically to replace the escrow requirement and eliminate the requirement for payment to the HDSRF of prior HDSRF grant amounts.

9. LEGAL AFFAIRS

ITEM: Hearing Officer's Recommendation as to Kvibe Productions' appeal of its decline for participation in the New Jersey Film Works Program

REQUEST: To approve the Hearing Officer's recommendation to uphold the Board's declination of this application.

ITEM: Hearing Officer's Recommendation as to the Blackbelt Country Productions' appeal of its decline for participation in the New Jersey Film Works Program
REQUEST: To approve the Hearing Officer's recommendation is to uphold the Board's declination of this application.

ITEM: Hearing Officer's Recommendation as to Klick Studios' appeal of its decline for participation in the New Jersey Film Works Program
REQUEST: To approve the Hearing Officer's recommendation is to uphold the Board's declination of this application.

ITEM: Hearing Officer's Recommendation as to the My Hero Pictures LLC's appeal of its decline for participation in the New Jersey Film Works Program
REQUEST: To approve the Hearing Officer's recommendation is to uphold the Board's declination of this application.

10. AUTHORITY MATTERS

ITEM: Funding Source - NJ BASE

REQUEST: To approve allocation of the project costs for the previously approved New Jersey Business Acceleration and Soft Landing Ecosystem (NJ BASE) from available balances within the State Fiscal Year 2023 (SFY23) Appropriation for Real Estate Projects Funding.

11. EXECUTIVE SESSION

ITEM: Child Care Facilities Improvement Program— Phase 1

Request for Modifications to the Child Care Facilities Improvement Program — Phase 1

12. BOARD MEMORANDA

FYI ONLY

- Community Development Products: Delegated Authority Approvals, Q4 2025
- Real Estate Division Delegated Authority for Leases and Right of Entry (ROE)/Licenses for Third Quarter 2025