

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

**July 22, 2026, at 10:00 AM**

**NJEDA Fort Monmouth Office - 1 CommVault Way, Suite N100, Tinton Falls, NJ 07724**

**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. CEO’S REPORT TO THE BOARD**
- 5. APPROVAL OF PREVIOUS MONTH’S MINUTES**
- 6. PUBLIC COMMENT**
- 7. INCENTIVES**

**ASPIRE**

**ITEM: Randolph Senior LIHTC LLC (“Applicant”), IMG N Communities, Inc. (“Co-Applicant”) (Hainesport, Burlington County)**

**REQUEST:** To approve issuance of tax credits from the Aspire program for a residential project located in Hainesport, Burlington County, New Jersey up to 60% of the eligible project cost.

**NEXT NJ**

**ITEM: Next NJ Manufacturing Program - BeOne Medicines US Manufacturing Co., Inc.**

**REQUEST:** To approve a tax credit award under the Next New Jersey Manufacturing Program.

**CAFÉ**

**ITEM: Westfield Arts Collective Inc. (“Applicant”) - Center for Creativity @The Rialto Project (Westfield, Union 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 Westfield Arts Collective Inc. cultural arts facilities project located in Westfield, Union County.

**ITEM: Paper Mill Playhouse (“Applicant”) - Front of House Project (Millburn, Essex 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 Paper Mill Playhouse cultural arts facilities project located in Millburn, Essex County.

## 8. **BOND**

\*A Public Hearing and final approval is being conducted for this project.

**APPLICANT: N.C., & Sons, Inc.\***

PROD- 00326452

**LOCATION:** Branchburg Township, Somerset County

**PROCEEDS FOR:** Stand-Alone Bond

**AMOUNT OF BOND:** \$9,375,000

## 9. **FOOD SECURITY**

**ITEM: Food Desert Relief Tax Credit Sale 2026**

**REQUEST:** To approve (1) the sale of tax credits in calendar year 2026 in a manner consistent with the Board-approved specifications from April 2023 and the Food Desert Relief Act, sections 35 through 42 of the New Jersey Economic Recovery Act of 2020, P.L. 2020, c. 156, as amended by P.L. 2021, c. 160 and P.L. 2022, c. 47 (N.J.S.A. 34:1B-303, et seq), to receive funds for subsequent programs in line with the uses specified by the Food Desert Relief Act; and (2) Delegation of authority to the CEO to establish the minimum price for the 2026 auction.

## 10. **STRATEGIC INNOVATION CENTERS**

**ITEM: Amendments to the NJ Bell Labs Venture Studio, LLC Strategic Innovation Center**

**REQUEST:** To approve: (1) an amendment and updates to the Authority's previously approved investment and participation in the New Jersey Bell Labs Venture Studio, LLC that modifies certain governance, capital contribution, membership, or administrative provisions originally authorized under the executed New Jersey Bell Labs Venture Studio, LLC Operating Agreement; and (2) Approval of this request will authorize the CEO to execute all required documents.

## 11. **NJIEF**

**ITEM: New Jersey Innovation Evergreen Fund: July 2026 Qualified Investment Approval**

**REQUEST:** To approve a Qualified Investment presented under the New Jersey Innovation Evergreen Program.

## 12. **CLEAN ENERGY**

**ITEM: Modifications to the Reducing Emissions Through Retrofits, Optimization, Fuel switching and Innovative Technologies Grant Program (RETROFIT NJ)**

**REQUEST:** To approve the modifications to the RETROFIT NJ Program, as specified in this memo and attached Proposed Program Specifications sheet.

## 13. **TECHNOLOGY INNOVATION**

**ITEM: NJ Entrepreneur Support Program – Pilot Program Close Out**

**REQUEST:** To approve closing the NJ Entrepreneur Support Program (NJESP). The remaining program funds will be returned to the Economic Recovery Fund for reallocation.

#### **14. BOARD MEMORANDA**

##### **FYI ONLY**

- Community Development Delegated Authority, Q2 2026
- Credit and Finance Projects Approved Under Delegated Authority, June 2026
- Hazardous Discharge Site Remediation Fund (HDSRF) Applications Approved Under Delegated Authority, Q1 2026
- Petroleum Underground Storage Tank Applications (PUST) Approved Under Delegated Authority, Q1 2026
- Real Estate Division Delegated Authority for Leases and Right of Entry (ROE)/Licenses for January 2026 and February 2026
- Memoranda of Understanding Approved under Delegated Authority, June 2025 – June 2026