NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
IN-PERSON, VIRTUAL AND TELEPHONIC BOARD MEETING
AGENDA
November 16, 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. **CEO'S REPORT TO THE BOARD**
5. **APPROVAL OF PREVIOUS MONTH'S MINUTES**
6. **PUBLIC COMMENT**
7. **VENTURE**
   ITEM: New Jersey Innovation Evergreen Fund: Qualified Investment Approval
   REQUEST: To approve a follow-on investment under the New Jersey Innovation Evergreen Program.

   ITEM: New Jersey Opportunity Seed Fund Modification to Operating Expense Limits
   REQUEST: To modify the allowable limit on operating expenses payable to venture capital firms managing Authority capital through the New Jersey Opportunity Seed Fund.

8. **COMMUNITY DEVELOPMENT**
   ITEM: Activation, Revitalization and Transformation (ART) Grant Product Revision Request for Remaining Real Estate Grantees
   REQUEST: To approve program modifications that will: 1. Amend the second disbursement criteria; and 2. Decouple the Certification of Occupancy (CO) requirement from the second disbursement conditions and extend the submission deadline for a CO.

9. **INCENTIVES**
   ASPIRE
   ITEM: MSB Easton Hamilton LLC ("Applicant"), (New Brunswick, Middlesex County)
   REQUEST: To approve issuance of tax credits from the Aspire program for a residential, mixed-use project located in New Brunswick, New Jersey, Middlesex County, up to 80% of project cost.

10. BONDS

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

APPLICANT: CVH-Redefine, LLC* PROD-00327014
LOCATION: Princeton, Mercer County
PROCEEDS FOR: Stand-Alone Bond
AMOUNT OF BOND: $720,000,000.00

11. REAL ESTATE

ITEM: Fifth Amendment to the Development and Option (D&O) Agreement between the Authority and Camden Town Center LLC

REQUEST: To 1. Authorize the CEO to execute the Fifth Amendment to the D&O Agreement; 2. Allow, as a Subproject, a Permitted Assignee to install specified site improvements and to sell site-improved town home lots to a homebuilder to construct and sell the single-family townhomes.

12. AUTHORITY MATTERS

ITEM: Award of Funding for Marketing Campaign
REQUEST: To approve an award of funding for a Marketing Campaign.

13. EXECUTIVE SESSION

14. RETURN TO PUBLIC SESSION

15. BOARD MEMORANDA

FYI ONLY

- Post-Closing Incentives Delegated Board Memo, Q3 2026
- Post-Closing Credit Delegated Authority Approvals, Q3 2026
- Credit and Finance Projects Approved Under Delegated Authority, October 2026
- Post-Closing Delegated Authority Bond Modification Approvals, Q3 2026
- Real Estate Development, Construction and Infrastructure, Delegated Authority for Leases and Right of Entry (ROE)/Licenses and Procurement, including the issuance of Task Orders, April and May 2026