

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

**October 9, 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](#)**

*Updated October 7, 2025*

- 1. NOTICE OF PUBLIC MEETING**
- 2. ROLL CALL**
- 3. APPROVAL OF PREVIOUS MONTH'S MINUTES**
- 4. CHAIRMAN'S REMARKS**
- 5. CEO'S REPORT TO THE BOARD**
- 6. PUBLIC COMMENT**
- 7. CLEAN ENERGY**

**ITEM: RETROFIT NJ Program**

**REQUEST:** To approve: (1) The Reducing Emissions through Retrofits, Optimization, Fuel-Switching, and Innovative Technologies Grant Program, a pilot initiative designed to support large, complex building decarbonization projects that are not well served by existing state programs; (2) Utilization of Regional Greenhouse Gas Initiative (RGGI) Funds to capitalize the Program; (3) Delegation of Authority to the CEO to increase funding based on available RGGI funding if application demand exceeds the initial funding allocation; and (4) Delegation of Authority to the CEO to adjust: (a) construction initiation and completion timeline requirements; and (b) submission timeline for financial documentation.

**ITEM: MOU with New Jersey Transit (NJT) to expand the Camden Bus Electrification Program**

**REQUEST:** To approve: (1) Entering into a MOU with NJT to support the purchase of electric buses for and expansion of electric vehicle charging infrastructure at NJ Transit's Newton Avenue Garage in Camden, NJ; (2) Utilization of RGGI funds provided by NJEDA to NJ Transit to complete the Project.

**8. WORKFORCE INNOVATION PARTNERSHIPS**

**ITEM: Addendum One to Council on the Green Economy with NJ Department of Environmental Protection**

**REQUEST:** To approve an addendum to the MOU between the NJEDA and the NJ Department of Environmental Protection (NJDEP). This Addendum to the MOU (Addendum One) will enable the NJDEP to provide funding to NJEDA to continue supporting the efforts of the Governor's Council on the Green Economy.

**ITEM: New Jersey Film Works Grant Program Awards and Declinations**

**REQUEST:** To approve five (5) applications and their respective grant awards for the NJ Film Works Grant Program, utilizing funding from the FY '23 State Appropriation for Film Industry Strategic Support Fund (Grants-In-Aid); and to decline all other applications.

**9. COMMUNITY DEVELOPMENT**

**ITEM: Asset Activation Planning Grant Program - Round Four Funding and Revisions**

**REQUEST:** To approve: (1) Utilization of remaining funds from the NJ Asset Activation Planning Grant Program to offer a fourth round of applications; (2) Program revision to extend the applicant cure period from 5 days to 15 days; (3) Program revision to extend the application window from 90 days to 12 months, or until funds are fully obligated, whichever comes first; and (4) Program revision to increase the maximum grant award.

**10. AUTHORITY MATTERS**

**ITEM: Authority's Audited Financial Statements for the year ending December 31, 2024, Annual Report**

**REQUEST:** To approve the Authority's Audited Financial Statements for the year ending December 31, 2024, Annual Report as required under N.J.S.A. 34:1B-4 and Executive Order No. 37 (2006).

**ITEM: Recommendation for Contract Award - 2025-RFP-249 Independent Auditor Services**

**REQUEST:** To approve entering into a contract to provide Independent Auditor Services to the Authority's Board and its Audit Committee for a term of three (3) years, with two (2), twelve (12) month extension options.

**11. BONDS**

\*A Public Hearing is being conducted for this project for Final Approval.

**APPLICANT: Second Street Youth Center, Inc.\***

PROD-00322344

**LOCATION:** Plainfield City, Union County

**PROCEEDS FOR:** To purchase the 25,000 square foot facility.

**AMOUNT OF BOND:** \$5,400,000 Tax-Exempt Bond.

**12. INCENTIVES**

**FILM AND DIGITAL MEDIA TAX CREDIT PROGRAM**

**ITEM: Notice of Final Adoption of the Readopted Specially Adopted Amendments and New Rules to the Garden State Film & Digital Media Tax Credit Program (N.J.A.C. 19:31T-1.1, et seq.)**

**REQUEST:** To approve the submission of a Notice of Final Adoption of the readopted specially adopted rule amendments and new rules for the Garden State Film & Digital Media Tax Credit Program pursuant to P.L. 2019, c. 506; P.L. 2020, c. 156; P.L. 2021, c. 160; P.L. 2021, c. 367; P.L. 2023, c. 97; and P.L. 2024, c.33, as approved by the Office of

the Attorney General and the Governor's Rules Office, to the Office of Administrative Law for publication in the New Jersey Register.

**FILM TAX CREDIT PROGRAM**

**Camp Blood Productions LLC**

PROD-00320839

**MAX AMOUNT OF TAX CREDITS: \$26,939,818**

**13. BOARD MEMORANDA**

**FYI ONLY**

- Credit Underwriting Projects Approved Under Delegated Authority – September 2025  
- For Informational Purposes Only
- Real Estate Division Delegated Authority for leases and Right of Entry (ROE)/  
Licenses for the Second Quarter 2025