

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

September 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. AUTHORITY MATTERS**

ITEM: EDA Annual Organization Meeting

REQUEST: To approve: (1) Election of a Vice Chair and Treasurer; (2) Appointment of Assistant Secretaries; (3) Committee appointments; (4) Reaffirmation of Board Officers, and (5) Adoption of the Calendar of Meetings through September 2027.

ITEM: SSBCI Reallocation and Program Modifications

REQUEST: To approve: (1) the proposed reallocation of New Jersey's State Small Business Credit Initiative ("SSBCI") capital allocation across approved programs; (2) approve the proposed program design and policy modifications; and (3) Delegate authority to the CEO to: a) Implement the SSBCI program reallocations and modifications approved by the Board; b) Execute or amend agreements, certifications, and the NJEDA-NJ Treasury MOU, and other documentation necessary to implement the approved modifications or satisfy U.S. Treasury requirements; c) Take other necessary administrative actions; and d) Authorize the use of eligible SSBCI capital for qualifying venture fund commitments selected through the Life Science / Healthcare Fund Notice of Investment Funding, subject to applicable SSBCI requirements and U.S. Treasury approval where required.

ITEM: Approval of Policies for RGGI Solar and Storage Investment

REQUEST: To approve: (1) Policies for utilizing Regional Greenhouse Gas Initiative Funds (RGGI) to undertake development of or invest in solar and energy storage projects to accelerate the development of clean energy and help meet the State's energy affordability needs; (2) The use of RGGI funds in accordance with the policies; (3) Termination of two Memoranda of Understanding between NJEDA and the New Jersey Green Bank (NJGB) for two discrete tranches of RGGI funds; and (4) Delegation of authority to the CEO to utilize RGGI funding for initial site assessment, due diligence, and related project feasibility studies.

8. INCENTIVES

ASPIRE

ITEM: Aspire Program- Choice Junior One LLC (Trenton, Mercer County)

REQUEST: To approve issuance of tax credits from the Aspire program for a residential project located in Trenton, New Jersey, Mercer County up to 85% of the eligible project cost.

NOL

ITEM: Technology Business Tax Certificate Transfer (NOL) Program: 2026 Program Approvals

REQUEST: To approve applicants that have been evaluated according to the criteria established by the program legislation.

9. DIGITAL MEDIA TAX CREDIT PROGRAM

Audible, Inc.

PROD-00326178

MAX AMOUNT OF TAX CREDITS: \$18,776,696

10. BONDS

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

APPLICANT: MUNificent Quadrant Human Services NJ, LLC* PROD-00326672

LOCATION: Seven (7) locations Mercer County, NJ

PROCEEDS FOR: Stand-Alone Bond

AMOUNT OF BOND: Not to exceed \$115,000,000 Tax-Exempt and Federally Taxable

ITEM: NJEDA School Facilities Construction Refunding Bonds, 2026 Series TTT and School Facilities Construction Refunding Bonds, 2026 Series UUU (Federally Taxable)

REQUEST: To approve the issuance of one or more series of 2026 School Facilities Construction Refunding Bonds (the “Series 2026 Bonds”) and various related actions. The Series 2026 Bonds, will be used to (i) refund all or a portion of certain currently outstanding School Facilities Construction Bonds or Notes, (ii) fund the purchase price of certain Prior Obligations to be tendered for purchase by the Authority in a tender offer executed coincident with the sale of the Series 2026 Bonds, and (iii) pay costs associated with the issuance of the Series 2026 Bonds, including the costs of the Tender Offer.

11. REAL ESTATE

ITEM: Liberty State Park Revitalization Program, Phase 2 - Request for Approval of Memorandum of Understanding Amendment No.1 & Revised Project Budget

REQUEST: To approve: (1) amending the MOU between the Authority and NJDEP to include new priority work activities and additional American Rescue Plan Act (ARPA) funds for the furtherance of Phase 2 of the of the Program; and (2) the revised Project Budget, which includes the utilization of funding from additional ARPA funds sourced by NJDEP.

12. LEGAL AFFAIRS

ITEM: ICMS Bros. LLC and Chaim Ehrman Request for Disqualification

REQUEST: To approve: (1) sending Applicant and its sole owner a notice proposing disqualification from receiving financial assistance from the Authority for a period of five years, in accordance with the Authority's Disqualification/Debarment regulations, N.J.A.C. 19:30-2.1 et seq., Executive Order 34 (Byrne 1976), and other applicable laws; (2) If no hearing is requested by the owner, the Board disqualifies the owner, and if the owner does request a hearing, that the Board approves transferring this case to the Office of Administrative Law pursuant to Disqualification/Debarment regulations, N.J.A.C. 19:30-2.1 et seq., Executive Order 34 (Byrne 1976), and other applicable laws.

13. BOARD MEMORANDA

FYI ONLY

- Economic Transformation - Delegated Authority Approvals, Declinations, & Other Actions, Q2 2026
- Credit and Finance Projects Approved Under Delegated Authority, August 2026
- Post-Closing Incentives Delegated Authority Memo, Q2, 2026