

**NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
VIRTUAL AND TELEPHONIC SPECIAL BOARD MEETING
AGENDA**

August 20, 2026, at 10:00 AM

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. PUBLIC COMMENT

6. AUTHORITY MATTERS

ITEM: MOU with NJ Innovation Authority on Technology Initiatives

REQUEST: To approve an MOU between the New Jersey Innovation Authority (NJIA) and the Authority pertaining to technology initiatives and related delegated authority.

7. STRATEGIC INNOVATION CENTER

ITEM: Life Sciences Fund Investment

REQUEST: To approve a life sciences fund investment.

8. CLEAN ENERGY

ITEM: Modifications to the Take Charge Program

REQUEST: To approve modifications to the Take Charge Program pertaining to program funding amount and changes to the scope of eligible projects to better align with current clean energy goals in New Jersey and associated delegated authority.

ITEM: NJ Cool Pilot Program Phase 2

REQUEST: To approve: (1) The creation of Phase 2 of the NJ Cool Pilot Program, that will provide grants to retrofit projects in existing small businesses, non-profit organizations, municipalities, and K-12 schools in New Jersey to reduce operating greenhouse gas emissions, increase renewable energy generation and energy storage capacity, and reduce energy demand in New Jersey; (2) The utilization of Regional Greenhouse Gas Initiative funds; and (3) related delegated authority.

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

REQUEST: To approve a clarification to a definition pertaining to program eligibility under the RETROFIT NJ Program.

9. INCENTIVES

CAFÉ

ITEM: Madison Asbury Retail LLC: Asbury Park Convention Hall Music & Performance Venues Restoration, Revitalization & Modernization

REQUEST: To approve a tax credit award of eligible project costs under the Cultural Arts Facilities Expansion Program for the Madison Asbury Retail LLC cultural arts facilities project, located in the City of Asbury Park, Monmouth County.

10. DIGITAL MEDIA TAX CREDIT PROGRAM

NBA Properties, Inc.

PROD-00324405

MAX AMOUNT OF TAX CREDITS: \$ \$16,239,229

Audible, Inc.

PROD-00325522

MAX AMOUNT OF TAX CREDITS: \$14,295,255

11. ASPIRE

ITEM: Notice of Final Adoption of the Specially Adopted and Concurrently Proposed Rules to the Aspire Program (N.J.A.C. 19:31V) from July 2025

REQUEST: To approve: (1) The submission of a Notice of Final Adoption of the July 2025 specially adopted and concurrently proposed rules for the Aspire Program to the Office of Administrative Law for publication in the New Jersey Register; (2) A policy establishing a non-exhaustive list of categories included in the Aspire Program definition of “Individuals with Special Needs”.

ITEM: 533 Main St LLC (Applicant), NSI Aspire LLC (Co-Applicant) - Modification

REQUEST: To approve changes to an approved Aspire transformative residential mixed-use project.

12. BOARD MEMORANDA

FYI ONLY

- Credit Underwriting Delegated Authority Approvals, August 2026
- Real Estate Delegated Authority August 2026