

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

April 10, 2024, at 10:00 AM

NJEDA Board Room – 36 West State Street, Trenton, NJ 08625

PUBLIC DIAL-IN NUMBER: 877-692-8955

ACCESS CODE: 4204420

- 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: New Jersey Green Bank Subsidiary Approval

REQUEST: To approve the formation of a subsidiary to be called the New Jersey Green Bank of the NJEDA and created pursuant to the Subsidiary Act.

- 8. WIND INSTITUTE**

ITEM: New Jersey Green Workforce Training Grant Challenge

REQUEST: To approve the creation of the Green Workforce Training Grant Challenge, a competitive grant program to implement workforce and skills development programs to strengthen and diversify New Jersey's green economy talent pipeline. Funding from the program will be provided by initiatives approved under the Offshore Wind Sector Initiatives MOU between NJEDA and NJBPU from October 2023 and the Council on the Green Economy MOU between NJEDA and NJDEP from March 2024.

- 9. ECONOMIC SECURITY**

ITEM: Request for Additional Funds for the Child Care Facilities Improvement Program—Phase 1

REQUEST: To approve: (1) An amendment to the existing Memorandum of Understanding with DCA whereby the Authority will accept additional funding in ARP CSLFRF funds appropriated to the Authority pursuant to P.L. 2021, c. 144, to provide additional funds for the Child Care Facilities Improvement Pilot Program – Phase 1; (2) Utilization of State General Funds appropriated to the Authority pursuant to the supplemental appropriations act for State Fiscal Year 2024, P.L. 2023, c.66, to provide additional funds for the Child Care Facilities Improvement Pilot Program – Phase 1.

10. AUTHORITY MATTERS

ITEM: Predevelopment Agreement between NJEDA, Rutgers University and University Hospital for Collaboration and Funding for Activities Related to the Development of the UH/RBHS Academic Health Center Campus in Newark

REQUEST: To approve: (1) entering into a Predevelopment Agreement with Rutgers University and University Hospital whereby the Authority will collaborate with the Parties and commit in funding for specific Predevelopment Activities in furtherance of the UH/Rutgers Biomedical and Health Sciences Academic Health Center Campus in Newark; (2) delegation of authority to the CEO: a) additional Predevelopment Activities be identified that are necessary to the completion of Phase 1, or b) additional costs be incurred as part of the Predevelopment Activities; and (3) delegation of authority to the CEO to execute contracts as necessary to carry out the defined Predevelopment Activities.

ITEM: Recommendation for Award – 2023-RFP-169 Maternal and Infant Health Innovation Center - Lead Roles

REQUEST: To approve the Authority’s award recommendation for the Maternal and Infant Health Innovation Center (MIHIC) Lead Role 2023 Request for Proposal. The Members are further requested to delegate to the CEO the authority to finalize any remaining contract conditions as contained within the RFP documents.

ITEM: Recommendation for Award M4010 – Business and Information Technology Consulting and Advisory Services

REQUEST: To award a contract for Business and Information Technology Consulting and Advisory Services for six months of service to support the Information Technology workstream.

ITEM: Updated Delegation of Authority: Litigation and Compromise and Settlement of Claims

REQUEST: To approve settlement and compromise delegations of authority.

ITEM: Updates to Delegation of Authority - New Jersey Innovation Evergreen Fund Qualified Venture Firm Approvals

REQUEST: To approve an update to the New Jersey Innovation Evergreen Program delegations of authority to include approvals and non-discretionary declinations of Qualified Venture Firms.

11. INCENTIVES

ASPIRE

ITEM: Aspire Program- Product #00312575 SUW K Urban Renewal LLC

REQUEST: To approve the issuance of tax credits from the Aspire program for a residential project located in Newark, New Jersey, Essex County, up to 60% of the total project cost. Issuance of the Aspire tax credits are contingent upon the Applicant submitting documentation evidencing project financing and planning approvals with respect to the Project within the time one year after approval.

ITEM: Aspire Program- Product #00313059 - Fulton Street Newark LLC

REQUEST: To approve the issuance of tax credits from the Aspire program for a mixed-income residential project located in Newark, New Jersey, Essex County, up to 60% of the total project cost. Issuance of the Aspire tax credits are contingent upon the Applicant submitting documentation evidencing project financing and planning approvals with respect to the Project within the time one year after approval.

ERG

ITEM: Parking Authority of the City of Paterson – Modification - Mixed-Use Parking ERG P45229/Prod-00184674

REQUEST: To approve the modification application for Parking Authority of the City of Paterson, that it is consistent with eligibility requirements of the Act.

12. REAL ESTATE

ITEM: Film and Digital Media Studio Infrastructure Program Grant Awards and Declinations

REQUEST: To approve: (1) Grant awards to applicants for Film and Digital Media Studio Infrastructure Program projects; (2) declination of award to an applicant for Film and Digital Media Studio Infrastructure Program project.

ITEM: Proposed Rule Amendments: Professional Services Contracts (N.J.A.C. 19:30-8.1 through 8.3)

REQUEST: To approve: (1) proposed amendments to EDA’s Professional Services Contracts rules at N.J.A.C. 19:30-8.1 through 8.3 to permit professional service firms, as defined by N.J.A.C. 19:30-8.2, to submit to the Authority a current Professional Services Qualification Statement (“PSQS”), and supporting documentation, which is approved by another New Jersey State agency, authority, or bi/multi-state entity; and (2) authorize staff to (a) submit the proposed rule amendments to the Office of Administrative Law for publication in the New Jersey Register, subject to final review and approval by the Office of the Attorney General, the Governor’s Rules Office, and the Office of Administrative Law; and (b) submit the proposed rules to the Office of Administrative Law as final adopted rules for publication in the New Jersey Register if no substantive formal comments are received, subject to final review and approval by the Office of the Attorney General, the Governor’s Rules Office, and the Office of Administrative Law.

13. BOARD MEMORANDA

FYI ONLY: Real Estate Division Delegated Authority for Leases and Right of Entry (ROE)/ Licenses, January - February 2024