

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

October 22, 2026, at 10:00 AM

H-1 Tower at THE HELIX - 20 French St, New Brunswick, NJ 08901

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: 2025 Authority Activities Annual Report

REQUEST: To approve the Authority’s 2025 Activities Annual Report as required under N.J.S.A. 34:1B-4 and Executive Order No. 37 (2006).

ITEM: Authority’s Audited Financial Statements for the year ending December 31, 2025

REQUEST: To approve the Authority’s Audited Financial Statements for the year ending December 31, 2025.

ITEM: Microsoft Software and Services Enterprise Agreement (2027–2030)

REQUEST: To approve the renewal of the Microsoft Enterprise Agreement for 2027-20230 in accordance with the specifications, terms and conditions of the State Contract.

ITEM: New Jersey State Small Business Credit Initiative (SSBCI) Life Science and Healthcare Fund Manager Approvals

REQUEST: To approve investment commitments to enable the fund managers to make investments into a portfolio of early- and growth-stage healthcare and life sciences companies in New Jersey.

ITEM: Discretionary Declinations for NJ BASE

REQUEST: To approve discretionary declinations for the New Jersey Business Acceleration and Softlanding Ecosystem (NJ BASE) program.

8. INCENTIVES

CAFÉ

ITEM: Save Lucy Committee, Inc. (“Applicant”), Lucy the Elephant Interpretive Visitor Center and Elephant Interior Rehabilitation Project (Margate City, Atlantic County)

REQUEST: To approve a tax credit award of 100% of the eligible project cost, under the Cultural Arts Facilities Expansion (CAFE) Program for the Save Lucy Committee, Inc. cultural arts facilities project located in Margate City, Atlantic County.

NEXT NJ

ITEM: Amneal Pharmaceuticals LLC, Next NJ Manufacturing Program Application (Piscataway, Middlesex County)

REQUEST: To approve a tax credit award under the Next New Jersey Manufacturing Program.

ASPIRE

ITEM: Cottage Place Apartments LLC, (“Applicant”), SPE ULEC Cottage Place Partners LLC, (“Co-Applicant”) (Newark, Essex County)

REQUEST: To approve issuance of tax credits from the Aspire program for a residential project located in Newark, New Jersey, Essex County, New Jersey up to 60% of the eligible project cost.

ITEM: Crown Village BLDG 1 LLC (“Applicant”), Passaic Affordable Housing Coalition, Inc., (“Co-Applicant”) (Newark, Essex County)

REQUEST: To approve issuance of tax credits from the Aspire program for a residential project located in Newark, Essex County, New Jersey, New Jersey up to 60% of the eligible project cost.

ITEM: Crown Village BLDG 4 LLC (“Applicant”), Passaic Affordable Housing Coalition, Inc., (“Co-Applicant”) (Newark, Essex County)

REQUEST: To approve issuance of tax credits from the Aspire program for a residential project located in Newark, Essex County, New Jersey, New Jersey up to 60% of the eligible project cost.

9. REAL ESTATE

ITEM: First Amendment to the Restated and Amended Lease between Ascendia Pharmaceuticals, Inc. and the Authority

REQUEST: To approve a permanent rent reduction for unfinished space; (2) temporary net rent deferral; (3) Extension of Lease Term; (4) tenant’s release of claims; and (5) delegated authority to the CEO to execute the amendment.

10. EXECUTIVE SESSION

11. RETURN TO PUBLIC SESSION

12. AUTHORITY MATTERS

ITEM: Procurement for Investment Banking Advisory Services

REQUEST: To approve Procurement for Investment Banking Advisory Services

13. BOARD MEMORANDA

FYI ONLY

- Community Development Products - Delegated Authority Approvals, Q3 2026
- Credit and Finance Projects – Delegated Authority Approvals, September 2026
- Real Estate Division Delegated Authority for Leases and Right of Entry (ROE)/ Licenses for April 2026