

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
Urban Transit Hub Tax Credit Program
Approved Projects



COMMERCIAL PROJECTS

Project Name	Municipality	County	Approved \$	Total Capital Investment	Total Eligible Capital Investment	Estimated New Jobs	Estimated Construction Jobs	Total Existing Jobs	Post Construction Retained Jobs (at-risk)	Residential or Commercial	Date Approved	Date Closed	NET BENEFIT ANALYSIS	
													Estimated Aggregate Net Benefit Over Term (Commercial Projects only)	Term (in years - commercial projects only)
Daily News, L.P.	Jersey City	Hudson	\$ 41,650,000	\$ 100,695,000	\$ 100,695,000	117	120	450	450	Commercial	5/10/10	12/2011	\$ 63,060,000	20
Newark Farmers Market, LLC	Newark	Essex	\$ 15,750,000	\$ 65,000,000	\$ 55,000,000	138	550	317		Commercial	8/10/10		\$ 60,800,000	20
Wakefern Food Corp. (1)	Newark	Essex	\$ 29,250,000	see Newark Farmers Mkt.	see Newark Farmers Mkt.	150	see Newark Farmers Mkt.			Commercial	8/10/10		see Newark Farmers Mkt.	see Newark Farmers Mkt.
Wakefern Food Corp. (2)	Elizabeth	Union	\$ 58,000,000	\$ 89,885,000	\$ 65,385,000	350	821	345		Commercial	12/1/10		\$ 99,210,000	20
Campbell Soup Company	Camden	Camden	\$ 34,191,809	\$ 52,000,000	\$ 51,998,000	50	388	1,250		Commercial	2/8/11		\$ 58,840,000	20
Panasonic Corporation of North America	Newark	Essex	\$ 102,408,062	\$ 125,828,566	\$ 102,408,062	250	939	806	806	Commercial	2/16/11		\$ 315,620,000	11.25
Pearson Inc. and related entities	Hoboken	Hudson	\$ 82,548,489	\$ 90,025,766	\$ 82,548,489		578	646	646	Commercial	9/14/11	12/17/12	\$ 156,510,000	11.625
Goya Foods, Inc.	Jersey City	Hudson	\$ 81,901,205	\$ 127,003,692	\$ 100,441,239	175	750	411	369	Commercial	10/11/11		\$ 99,720,000	20
Prudential Financial Inc., and/or Affiliates	Newark	Essex	\$ 210,828,357	\$ 444,000,000	\$ 393,000,000	400	1,343	2050		Commercial	Original - 11/9/2011 Modified 6/1/2012		\$ 303,537,868	20
Ahold eCommerce Sales Company LLC	Jersey City	Hudson	\$ 34,561,347	\$ 94,284,941	\$ 90,706,585	380	242		90	Commercial	5/8/12		\$ 38,017,748	7.5
CSC TKR, LLC	Newark	Essex	\$ 37,451,378	\$ 50,388,750	\$ 46,814,223	150	277	2987	574	Commercial	6/12/12		\$ 63,298,103	14.25
MMC-DB Group LLC	Paterson	Passaic	\$ 105,559,214	\$ 138,593,446	\$ 105,559,214	321	416			Commercial	12/10/13		\$ 80,000,000	30
12 projects			\$ 834,099,861	\$ 1,377,705,161	\$ 1,194,555,812	2,481	6,424	9,262	2,935				\$ 1,338,613,719	

RESIDENTIAL PROJECTS Note - Residential projects do not require a net benefit analysis.

Project Name	Municipality	County	Approved \$	Total Capital Investment	Total Eligible Capital Investment	Estimated New Jobs	Estimated Construction Jobs	Total Existing Jobs	Post Construction Retained Jobs (at-risk)	Housing Units	Residential or Commercial	Date Approved	Date Closed
36-54 Rector Street, LLC - Boraie Development, LLC	Newark	Essex	\$ 20,666,625	\$ 63,897,500	\$ 59,047,500	25	675			152	Residential	Original - 2/10/2010 Modified - 4/10/12	
Transit Village	New Brunswick	Middlesex	\$ 76,600,000	\$ 326,000,000	\$ 275,500,000	250	200	75		192	Residential	Original - 5/10/2010 Modified - 11/9/2011	
Boraie Development LLC of a New Entity to be formed (133 Somerset & Albany Sts)	New Brunswick	Middlesex	\$ 23,810,360	\$ 77,229,600	\$ 68,029,600	50	1000			287	Residential	Original - 7/10/2010 Modified - 3/15/12	

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RBH-TRB Newark Holdings, LLC	Newark	Essex	\$ 39,456,741	\$ 124,260,313	\$ 112,733,545	329	450			205	Residential	Original - 7/10/2010 Modified - 1/17/12	
Grand LHN I Urban Renewal LLC	Jersey City	Hudson	\$ 42,015,207	\$ 140,926,699	\$ 120,043,449	50	600			422	Residential	12/13/11	
70 Columbus Co., LLC	Jersey City	Hudson	\$ 28,317,582	\$ 162,615,199	\$ 141,587,910	30	350			495	Residential	1/17/12	
Pennrose Properties LLC (Carl Miller Homes)	Trenton	Mercer	\$ 17,716,713	\$ 60,048,457	\$ 50,619,179	16	546			204	Residential	2/14/12	
College Avenue Redevelopment Associates	New Brunswick	Middlesex	\$ 33,000,000	\$ 297,707,632	\$ 238,732,821	32	1,200			130	Residential	4/9/13	
Beacon Redevelopment LLC or nominee	Jersey City	Hudson	\$ 33,000,000	\$ 124,848,872	\$ 113,046,339	27	318			479	Residential	4/9/13	
Journal Square Associates	Jersey City	Hudson	\$ 33,000,000	\$ 202,672,571	\$ 172,476,250	17	711			540	Residential	4/9/13	
TDAF I Springfield Avenue Holding Urban Renewal Company LLC	Newark	Essex	\$ 23,831,845	\$ 91,750,000	\$ 68,090,985	97	240			152	Residential	10/8/13	
Harborside Unit A LLC	Jersey City	Hudson	\$ 33,000,000	\$ 291,434,024	\$ 259,118,101	18	700			763	Residential	10/8/13	
Matrix Upper Lot Urban Renewal, LLC	New Brunswick	Middlesex	\$ 28,429,000	\$ 107,988,420	\$ 88,296,217	100	450			393	Residential	10/8/13	
Two Center Street Urban Renewal, L.L.C.	Newark	Essex	\$ 33,000,000	\$ 106,000,000	\$ 98,850,000	10	200			244	Residential	11/15/13	
PHMII Associates, L.L.C.	Jersey City	Hudson	\$ 19,776,911	\$ 75,641,001	\$ 61,007,001	8	400			240	Residential	12/10/13	
15 projects			\$ 485,620,984	\$ 2,253,020,288	\$ 1,927,178,897	1,059	8,040	75	0	4,898			

ALL PROJECTS

27 projects			\$ 1,319,720,845	\$ 3,630,725,449	\$ 3,121,734,709	3,540	14,464	9,337	2,935	4,898			
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