



We're There First

**PROGRAM GUIDELINES**  
**Small Business Lease Emergency Assistance Grant Program- ("SBL-EAGP")**

Total Funding Available: \$6,000,000

Maximum Grant Per Applicant: \$10,000

State Objective:

- Assist eligible small businesses with rent payments to property owners in the 64 New Jersey Redevelopment Authority ("NJRA") eligible communities impacted by COVID-19
- The need for these funds as per the COVID-19 pandemic is urgent

Distribution Requirements

- Grant will be awarded on a first come first serve basis

**OVERVIEW**

The NJRA has developed a grant program with the intended use of assisting applicants in the 64 NJRA eligible communities adversely impacted with business operations due to the COVID-19 pandemic. Legislatively, the NJRA is designated to provide financial resources and technical assistance to the 64 designated municipalities pursuant to chapter 62, 1996, "The Redevelopment Act." The SBL-EAGP is designed to leverage amongst several programs created by the State of New Jersey to assist small businesses affected during a declared NJ state of emergency.

This program will provide grants to:

- Tenants leasing commercial space in mixed-use buildings
- Tenants leasing space in commercial buildings
- Store front businesses that lease their space

Eligible applicants will need to supply:

- Current copy of executed lease outlining terms and conditions of said agreement
- Certification from tenant applicant confirming closure date of operations due to COVID-19
- Copy of current NJ tax clearance certificate
- Applicant must answer debarment questions included in the application

The applicant must provide:

- Verification from the landlord that the respective business is in good standing with monthly lease obligations prior to March 1, 2020

	<ul style="list-style-type: none"> <li>Landlord and tenant will need to sign a certification acknowledging amount of outstanding lease obligations, not to exceed \$10,000 (tenant will not be disqualified if monthly lease payments are current/up to date).</li> </ul> <p>As part of the grant agreement, both tenant and landlord are required to sign a commitment that once NJRA releases funds and “payment” is received for the lease obligations, the landlord must certify the tenant will not be displaced during this period of recovery (that is, for the time period for which the grant paid the lease obligations). Additionally, the landlord agrees not to seek any remedies against the tenant for not paying the lease obligations that were paid by the grant. In the event the landlord displaces tenant after receipt of lease payment, the Landlord will be responsible for reimbursing the NJRA for the total amount of the grant awarded.</p>
<b>Eligible Applicants</b>	<p>Commercial tenants located in NJRA eligible municipalities currently leasing commercial space in mixed-used buildings, tenants leasing space in commercial buildings, and store front businesses that lease their space. Non-profits entities with the following designations will also be permitted to receive grant funding: 501(c)(3), 501(c)(4), and 501(c)(7).</p> <p>To be eligible as a small business, the applicant’s leased premises must be less than 5,000 square feet of leasable space. Multiple locations leased by the same business shall be aggregated.</p>
<b>Eligible Business Locations</b>	<p>The business must be in one of the 64 NJRA eligible municipalities. All other locations do not qualify.</p>
<b>Eligible Types of Businesses</b>	<p>Most businesses are eligible to apply for this program but for: Gambling and gaming activities, the conduct or purveyance of “adult” (i.e., pornographic, lewd, prurient, obscene or otherwise similarly disreputable) activities, services, products or materials (including nude, or semi-nude performances or the sale of sexual aids or devices); any auction or bankruptcy or fire or “lost-our-lease” or “going-out-of-business” or similar sales; sales by transient merchants, Christmas tree sales or other outdoor storage; any activity constituting a nuisance; or any illegal purposes. Tattoo shops, vaping and marijuana dispensaries and any business involved in selling alcohol are also ineligible.</p>
<b>Eligible Use of Grant Proceeds</b>	<p>Applicants in need of assistance with monthly lease payments due to COVID 19. Applicant does not have to be delinquent on their lease payment(s) to apply for this program. As a small business owner, the applicant may have exhausted all their savings to avoid closure of the business. The NJRA will also assist applicants, delinquent as of March 1, 2020.</p>
<b>Selection Criteria</b>	<ul style="list-style-type: none"> <li>Applicants must be in good standing with the State of New Jersey per the state’s annual registration process</li> <li>Projects must meet the Corona Virus Relief Fund “CRF” eligibility guidelines*</li> <li>Applicant will need to provide a current tax clearance certificate (if tax clearance is not presented at the time of</li> </ul>

	<p>application submission, the NJRA will allow the applicant 72 hours to obtain a tax clearance certificate)</p> <p>***The CRF dated April 22, 2020 includes expenditures to allow the state (local government) to respond directly to the emergency by providing economic support to those suffering from employment or business operations due to Covid-19 related business closures. The expenditures of using fund payments from the CRF are considered “necessary” in addressing the current pandemic to avoid closure of small businesses located in the NJRA 64 eligible municipalities.</p>
<b>Fees</b>	Not applicable. This program does not entail any fees.
<b>Grant Amounts</b>	Not to exceed \$10,000
<b>Timing</b>	Applications will be handled on a first come, first served basis. The volume of applications anticipated during this period is expected to reach numbers that may result in additional review of applications to determine eligibility.

**NEW JERSEY REDEVELOPMENT AUTHORITY**  
**ELIGIBLE MUNICIPALITIES**

1. Asbury Park City
2. Atlantic City
3. Bayonne City
4. Belleville Township
5. Bergenfield Borough
6. Bloomfield Township
7. Brick Township
8. Bridgeton City
9. Burlington City
10. Camden City
11. Carteret Borough
12. Clifton City
13. East Orange City
14. Elizabeth City
15. Garfield City
16. Glassboro Borough
17. Gloucester City
18. Gloucester Township
19. Hackensack City
20. Harrison Town
21. Hillside Township
22. Hoboken City
23. Irvington Township
24. Jersey City
25. Keansburg Borough
26. Kearny Town
27. Lakewood Township
28. Lindenwold Borough
29. Lodi Borough
30. Long Branch City
31. Millville City
32. Monroe Township (Gloucester)
33. Montclair Township
34. Mount Holly Township
35. Neptune City Borough
36. Neptune Township
37. New Brunswick City
38. Newark City
39. North Bergen Township
40. Nutley Township
41. Old Bridge Township
42. Orange City
43. Passaic City
44. Paterson City
45. Pemberton Township

46. Penns Grove Borough
47. Pennsauken Township
48. Perth Amboy City
49. Phillipsburg Town
50. Plainfield City
51. Pleasantville City
52. Rahway City
53. Roselle Borough
54. Salem City
55. Sussex Borough
56. Trenton City
57. Union City
58. Vineland City
59. Weehawken Township
60. West New York Town
61. Willingboro Township
62. Winslow Township
63. Woodbridge Township
64. Woodbury City