

**Integrity Monitor Report  
Category 3**

Integrity Monitor Firm Name: K2 Integrity  
Quarter Ending: December 31, 2025  
Expected Engagement End Date: December 31, 2026

**A. General Info**

1. Recovery Program Participant:

New Jersey Economic Development Authority (“NJEDA”).

2. Federal Funding Source (e.g. CARES, HUD, FEMA, ARPA):

American Rescue Plan State and Local Fiscal Recovery Funds (“ARP SLFRF”).

3. State Funding Source (if applicable):

State Appropriation Local Property Acquisition Fund - \$704,742.

4. Deadline for Use of State or Federal Funding by Recovery Program Participant:

December 31, 2026.

5. Accountability Officer:

Elizabeth George-Cheniara, Director Legal Compliance.

6. Program(s) under Review/Subject to Engagement:

Activation, Revitalization, and Transformation (A.R.T.) Real Estate Rehabilitation and Development (RERD) and Public Space Activation Program.

7. Brief Description, Purpose, and Rationale of Integrity Monitor Project/Program:

The purpose of the Activation, Revitalization, and Transformation (A.R.T.) Program—comprising the Real Estate Rehabilitation and Development (RERD) and Public Space Activation (PSA) components—is to stimulate economic growth and community revitalization in New Jersey’s commuter hub cities, specifically Newark and Atlantic City. The program aims to

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invest in commercial corridors that generate local employment, support small businesses, and enhance public spaces to improve quality of life for residents. Through the RERD component, the program provides grants for commercial or mixed-use real estate rehabilitation, new construction, and property acquisition. The PSA component supports nonprofit-led initiatives such as placemaking, public art, streetscape improvements, and community events. Together, these efforts are designed to circulate money within local economies, activate underutilized spaces, and foster inclusive, vibrant urban environments.

8. Amount Allocated to Program(s) under Review:

\$28,173,685

This includes \$5 million from the Casino Reinvestment Development Authority (CRDA) and \$22,468,943 from the New Jersey Department of Community Affairs (DCA) for the broader ART Program. Of that amount, \$704,742 is from FY 23 State Appropriation Local Property Acquisition Fund. Additionally, \$3 million is specifically allocated to support the PSA component.

9. Amount Expended by Recovery Program Participant to Date on Program(s) under Review:

\$11,293,585.50 as of December 2025 noted in current balance on CRM and \$28,173,685 as of December 2025 noted in amount balance on CRM for Products with a Closed and Closing Status.

10. Amount Provided to Other State or Local Entities:

N/A.

11. Completion Status of Program (e.g. planning phase, application review, post-payment):

The program has moved into the implementation phase with approvals and some disbursements however, a significant portion of the funding is

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still pending distribution, and oversight activities are actively being planned and executed.

As of December 2025, the status of the Activation, Revitalization, and Transformation (A.R.T.) Program is as follows: Seventeen (17) RERD applicants have been approved, ten (10) in Newark and seven (7) in Atlantic City. Six (6) grantees have received 100% of their funds. Five (5) grantees have received 50% of their funds.

Four (4) Public Space Activation (PSA) applicants have been approved, and funds have been disbursed to four (4) participants.

The application period closed on Tuesday, August 22, 2023.

All projects must be fully completed by December 31, 2026.

12. Completion Status of Integrity Monitor Engagement:

On-going.

**B. Monitoring Activities**

13. If FEMA funded, brief description of the status of the project worksheet and its support:

a) IM Response

N/A.

b) Recovery Program Participant Comments

N/A.

14. Description of the services provided to the Recovery Program Participant during the quarter (i.e. activities conducted, such as meetings, document review, staff training, etc.):

a) IM Response

During the quarter, the Monitor developed a detailed testing plan that outlined Task Order Request (TOR) eligibility requirements, ineligibility

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criteria, NJEDA internal controls, and assessment procedures used by the TOR team. In addition, the Monitor reviewed the CRM system to identify documentation submitted to date, verify monies spent to date, and check application statuses.

b) Recovery Program Participant Comments

N/A.

15. Description to confirm appropriate data/information has been provided by the Recovery Program Participant and description of activities taken to review the project/program:

a) IM Response

See response to Question 14.

b) Recovery Program Participant Comments

N/A.

16. Description of quarterly auditing activities conducted to ensure procurement compliance with terms and conditions of contracts and agreements:

a) IM Response

See response to Question 14.

b) Recovery Program Participant Comments

N/A

17. If payment documentation in connection with the contract/program has been reviewed, provide description.

a) IM Response

N/A.

b) Recovery Program Participant Comments

N/A.

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18. Description of quarterly activity to prevent and detect waste, fraud, and/or abuse:

a) IM Response

See response to Question 14.

b) Recovery Program Participant Comments

N/A.

19. Details of any integrity issues/findings, including findings of waste, fraud, and/or abuse:

a) IM Response

None.

b) Recovery Program Participant Comments

N/A.

20. Details of any other items of note that have occurred in the past quarter:

a) IM Response

None.

b) Recovery Program Participant Comments

N/A.

21. Details of any actions taken to remediate waste, fraud, and/or abuse noted in past quarters:

a) IM Response

N/A.

b) Recovery Program Participant Comments

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N/A.

**C. Miscellaneous**

22. List of hours (by employee) and expenses incurred to perform quarterly integrity monitoring review:

a) IM Response

Bradley Sussman	0.50 hours, no expenses
Tejah Duckworth	1.00 hours, no expenses
Michael Bernstein	2.00 hours, no expenses
Naomi Pena	1.50 hours, no expenses
Michael Quevedo	16.75 hours, no expenses
Lucy Gonzales	0.00 hours, no expenses
Bruce Archer	0.75 hours, no expenses

b) Recovery Program Participant Comments

N/A.

23. Add any item, issue, or comment not covered in previous sections but deemed pertinent to monitoring program:

a) IM Response

None.

b) Recovery Program Participant Comments

None.

Name of Integrity Monitor:

K2 Integrity

Name of Report Preparer:

Tejah Duckworth



Signature:

Date:

12/31/2025