

Stevens Institute of Technology Taps NJEFA to Finance the Construction of Student Housing and University Center

April 2, 2020

April 2, 2020, Princeton, New Jersey — On March 11, 2020, the New Jersey Educational Facilities Authority (NJEFA or the Authority) successfully closed its Stevens Institute of Technology (Stevens) 2020 Series A tax-exempt revenue bond issue in the amount of \$174,315,000. NJEFA also successfully closed its Stevens 2020 Series B financing a month earlier on February 12, 2020. The 2020 Series B Bonds were a direct placement of \$26,485,000 with PNC Bank, NA. Together, the 2020 Series A and B transactions have enabled Stevens to raise more than \$200 million in bond proceeds through NJEFA to finance transformative capital projects on Stevens' Hoboken campus that include student housing and a University Center.



Stevens Institute of Technology, University Center (left), Artist's rendering courtesy of Wallace Roberts Todd LLC and student housing towers (right), Artist's rendering courtesy of Design Collective, Inc.

The 75,000 square-foot University Center, which will be located at the base of the residential towers, will provide Stevens' students, faculty and staff with multi-purpose event space, dining facilities, retail space, a fitness center, study lounges, game rooms and more.

The two residential towers will be constructed with 19 and 21 stories, respectively, and will accommodate approximately 1,000 students in single, double, and suite-style units with panoramic views of the New York City skyline. The project is instrumental to increasing Stevens' on-campus housing capacity, which is a key priority of the University.

The student housing and University Center buildings are targeting LEED (Leadership in Energy and Environmental Design) Silver certification from the U.S. Green Building Council for design and construction. As a result, the 2020 Series A Bonds were marketed to investors as green bonds. Not only did this transaction represent the Authority's first designated green bond issuance but it is also NJEFA's largest single, new money financing in its history.

The 2020 Series A Bonds saw strong investor demand with \$3.3 billion in orders on \$174 million in bonds; a testament to the strength and future of Stevens Institute of Technology, the green bond designation, and acceleration of pricing in a week with lower supply in the municipal bond market.

"These projects represent a significant investment in higher education infrastructure and will enrich the student academic experience at Stevens Institute of Technology for generations to come," said NJEFA Executive Director Eric Brophy. "NJEFA is extremely pleased with the outcome of the financing and demonstrated investor interest in green bonds." Mr. Brophy continued, "the dedication and professionalism of the entire financing team was extraordinary, and the results speak for themselves."

Barclays Capital Inc. served as the Senior Managing Underwriter of the 2020 Series A Bond financing. Co-Managing Underwriters included J.P Morgan, Ramirez & Co., Inc., TD Securities, and Wells Fargo Securities. The bonds were issued as fixed-rate bonds with a 30-year final maturity of July 1, 2050 and achieved an all-in true interest cost of 3.13%. S&P Global Ratings assigned a BBB+ rating on the 2020 A Revenue Bonds with a stable outlook.

About NJEFA:

NJEFA is New Jersey's primary higher education infrastructure finance agency. Through low-cost financing options, NJEFA, as a conduit issuer, enables the development and preservation of college and university campus facilities. In this pivotal role, NJEFA supports the advancement of higher education and is a vital stakeholder in building the State's future. As of December 31, 2019, the Authority has completed 517 transactions totaling more than \$18 billion in financings for higher education infrastructure in New Jersey with zero defaults.

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