NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: January 13, 2009

SUBJECT: Agenda for Board Meeting of the Authority January 13, 2009

1. **Notice of Public Meeting**
2. **Roll Call**
3. **Approval of Previous Month's Minutes**
4. **Chief Executive Officer's Monthly Report to the Board**
5. **Bond Projects**
6. **Loans/Grants/Guarantees**
7. **Edison Innovation Fund**
8. **Incentive Programs**
9. **Board Memorandums**
10. **Real Estate**
11. **Public Comment**
12. **Adjournment**

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
December 9, 2008

MINUTES OF THE MEETING

Members of the Authority present: Joseph McNamara, Vice Chairman; James Kelly, representing the State Treasurer; Angie McGuire representing the Governor's Office; Dan Ryan representing the Acting Commissioner of the Department of Environment Protection; Michael Sheridan representing the Commissioner of the Department of Banking and Insurance; Joe Latoof representing the Commissioner of the Department of Labor and Workforce Development; Public Members: Steve Plofker, Timothy Carden, Charles Sarlo, Thomas Manning, Raymond Burke, First Alternate Public Member; Elliot M. Kosoffsky, Second Alternate Public Member; and Rodney Sadler, Non-Voting Member.

Absent from the meeting: Carl Van Horn, Chairman; and Public Members: Philip Kirschner, and Richard Tolson.

Also present: Caren Franzini, Chief Executive Officer of the Authority; bond counsel for the Authority; Bette Renaud, Deputy Attorney General, Robert Shane, Governor's Authorities Unit; and guests.

Vice Chairman McNamara called the meeting to order at 10 a.m.

Pursuant to the Internal Revenue Code of 1986, Ms. Franzini announced that this was a public hearing and comments are invited on any Private Activity bond projects presented today.

In accordance with the Open Public Meetings Act, Ms. Franzini announced that notice of this meeting has been sent to the *Star Ledger* and the *Trenton Times* at least 48 hours prior to the meeting, and that a meeting notice has been duly posted on the Secretary of State's bulletin board at the State House.

MINUTES OF AUTHORITY MEETING

The next item of business was the approval of the November 12, 2008 meeting minutes of the Board. A motion was made to approve the minutes by Mr. Manning, seconded by Mr. Sheridan and was approved by the 12 voting members present.

The next item was the presentation of the Chief Executive Officer's Monthly Report to the Board. **(For Informational Purposes Only)**

BOND RESOLUTIONS

PROJECT: Atlantic City Sewerage Company **APPL.#22952**

LOCATION: Atlantic City/Atlantic Cty.

PROCEEDS FOR: sewer pipe replacement

FINANCING: $6,000,000 Tax-Exempt Bond

MOTION TO APPROVE: Mr. Carden SECOND: Mr. Sheridan AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 1
PUBLIC HEARING: Yes

PUBLIC COMMENT: None

PROJECT: Longfield Brothers LLC **APPL.#23936**

LOCATION: Vineland/Cumberland Cty.

PROCEEDS FOR: building expansion

FINANCING: $7,000,000 Tax-Exempt Bond

MOTION TO APPROVE: Mr. Sheridan SECOND: Mr. Ryan AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 2

PROJECT: R.N. Foster Associates, LLC **APPL.#18944**

LOCATION: Edgewater/Bergen Cty.

PROCEEDS FOR: building acquisition and renovation

FINANCING: $2,200,000 Tax-Exempt Bond

MOTION TO APPROVE: Mr. Carden SECOND: Mr. Sheridan AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 3

COMBINATION PRELIMINARY AND BOND RESOLUTIONS

PROJECT: Boys & Girls Club of Camden County **APPL.#24302**

LOCATION: Camden/Camden Cty.

PROCEEDS FOR: refinance existing debt

FINANCING: $2,200,000 Tax-Exempt Bond
MOTION TO APPROVE: Mr. Sheridan SECOND: Mr. Carden AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 4
PUBLIC HEARING: Yes

PUBLIC COMMENT: None

PROJECT: Cooper Medical Services, Inc. or Cooper Medical Equipment **APPL.#24772**

LOCATION: Camden/Camden Cty.

PROCEEDS FOR: building construction

FINANCING: $10,182,592 Tax-Exempt Bond and $4,817,408 Tax-Exempt Bond
MOTION TO APPROVE: Mr. Carden SECOND: Mr. Manning AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 5
PUBLIC HEARING: Yes

PUBLIC COMMENT: None

PROJECT: The Moriah School of Englewood **APPL.#24620**

LOCATION: Englewood/Bergen Cty.

PROCEEDS FOR: refinance existing debt
FINANCING: $5,500,000 Tax-Exempt Bond
MOTION TO APPROVE: Mr. Carden SECOND: Mr. Plofker AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 6
PUBLIC HEARING: Yes

PUBLIC COMMENT: None

PRELIMINARY RESOLUTIONS

PROJECT: ACR Energy Partners, LLC **APPL.#24485**

LOCATION: Atlantic City/Atlantic Cty.

PROCEEDS FOR: building construction
MOTION TO APPROVE: Mr. Manning SECOND: Mr. Plofker AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 7

PROJECT: Halo Pharmaceutical Inc. (or LLC to be formed) **APPL.#24584**

LOCATION: Hanover Twp./Morris Cty.

PROCEEDS FOR: building purchase
MOTION TO APPROVE: Mr. Sheridan SECOND: Mr. Ryan AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 8

PUBLIC HEARING ONLY

PROJECT: EASCO Shower Doors Company **APPL.#23944**

LOCATION: Trenton/Mercer Cty.

PROCEEDS FOR: equipment purchase

PUBLIC HEARING: Yes

PUBLIC COMMENT: None

STATEWIDE LOAN POOL PROGRAM

PROJECT: Spa San Marco at Hamilton LLC **APPL.#24160**

LOCATION: Hamilton/Mercer Cty.

PROCEEDS FOR: renovation

FINANCING: $337,500 (50%) participation in a $675,000 bank loan
MOTION TO APPROVE: Mr. Carden SECOND: Mr. Sheridan AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 9

RENEWAL COMMUNITY COMMERCIAL REVITALIZATION DEDUCTION PROGRAM

The following projects were presented under the Commercial Revitalization Deduction Program.

PROJECT: Lincoln Park Redevelopment, LLC (450-460 Washington Street)

LOCATION: Newark/Essex Cty.

PROCEEDS FOR: building construction

FINANCING: $4,416,366 Commercial Revitalization Deduction

PROJECT: Lincoln Park Redevelopment, LLC (39-41 Beecher Street)

LOCATION: Newark/Essex Cty.

PROCEEDS FOR: building construction

FINANCING: $7,583,634 Commercial Revitalization Deduction

PROJECT: G & S LLC

LOCATION: Newark/Essex Cty.

PROCEEDS FOR: building construction

FINANCING: $3,618,726 Commercial Revitalization Deduction

PROJECT: 1895 Federal Street, LLC

LOCATION: Camden/Camden Cty.

PROCEEDS FOR: building acquisition

FINANCING: $718,500 Commercial Revitalization Deduction
MOTION TO APPROVE: Mr. Latoof SECOND: Mr. Sheridan AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 10

PETROLEUM UNDERGROUND STORAGE TANK PROGRAM

The following residential projects were presented under the Petroleum Underground Storage Tank Program.
MOTION TO APPROVE: Mr. Latoof SECOND: Mr. Carden AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 11

PROJECT: Domicele Amiano **APPL.#23109**

LOCATION: Freehold Twp./Monmouth Cty.

PROCEEDS FOR: site remediation

FINANCING: $159,070 Petroleum UST Remediation, Upgrade, & Closure Fund Grant

PROJECT: Estate of William Jimolka **APPL.#23492**

LOCATION: Shrewsbury/Monmouth Cty.

PROCEEDS FOR: site remediation

FINANCING: $179,072 Petroleum UST Remediation, Upgrade, & Closure Fund Grant

The next item was a summary of all Petroleum Underground Storage Tank Program Delegated Authority Approvals for the month of November 2008. **(For Informational Purposes Only)**

HAZARDOUS DISCHARGE SITE REMEDIATION FUND PROGRAM

The following projects presented under the Hazardous Discharge Site Remediation Fund Program (private and municipal projects).

MOTION TO APPROVE: Mr. Carden SECOND: Mr. Kosoffsky AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 12

PROJECT: Union Laboratories **APPL.#23643**

LOCATION: Marlboro/Monmouth Cty.

PROCEEDS FOR: remedial action

FINANCING: $58,116 Hazardous Discharge Site Remediation Fund

PROJECT: Township of Berkeley (Bayview Park) **APPL.#24038**
LOCATION: Berkeley/Ocean Cty.
PROCEEDS FOR: preliminary assessment, remedial/site investigation
FINANCING: $186,663 Hazardous Discharge Site Remediation Fund

PROJECT: Camden Redevelopment Agency (Former RCA Building 8) **APPL.#23772**
LOCATION: Camden/Camden Cty.
PROCEEDS FOR: remedial investigation
FINANCING: $47,660 Hazardous Discharge Site Remediation Fund

PROJECT: Camden Redevelopment Agency
(Harrison Avenue Landfill Park) **APPL.#24794**
LOCATION: Camden/Camden Cty.
PROCEEDS FOR: remedial investigation/action
FINANCING: $1,369,650 Hazardous Discharge Site Remediation Fund

PROJECT: Harrison Redevelopment Agency (Spiegel Trucking Inc.) **APPL.#24745**
LOCATION: Harrison/Hudson Cty.
PROCEEDS FOR: remedial action
FINANCING: $1,827,296 Hazardous Discharge Site Remediation Fund

PROJECT: Rahway Redevelopment Agency (Hamilton Laundry Site) **APPL.#23401**
LOCATION: Rahway/Union Cty.
PROCEEDS FOR: preliminary assessment, remedial investigation, site investigation
FINANCING: $544,137 Hazardous Discharge Site Remediation Fund

PROJECT: Sayreville Economic Redevelopment Agency
(Former National Lead) **APPL.#24787**
LOCATION: Sayreville/Middlesex Cty.
PROCEEDS FOR: remedial action
FINANCING: $3,757,897 Hazardous Discharge Site Remediation Fund

The next item was a summary of the Hazardous Discharge Site Remediation Fund Program Delegated Authority Approvals for the month of November 2008. **(For Informational Purposes Only)**

EDISON INNOVATION FUND

PROJECT: Evident Software Inc. **APPL.#22414**

LOCATION: Newark/Essex Cty.

PROCEEDS FOR: growth capital

FINANCING: $1,000,000 Edison Innovation Fund investment

MOTION TO APPROVE: Mr. Latoof SECOND: Mr. Sheridan AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 13

PROJECT: Princeton Power Systems, Inc. **APPL.#23579**

LOCATION: West Windsor/Mercer Cty.

PROCEEDS FOR: growth capital

FINANCING: $750,000 Edison Innovation Fund investment

MOTION TO APPROVE: Mr. Ryan SECOND: Mr. Carden AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 13

INCENTIVE PROGRAMS

BUSINESS INCENTIVE EMPLOYMENT PROGRAM

PROJECT: Linde Inc., Linde North America Inc., Linde Ener Energy **APPL.#24774**
LOCATION: Greenwich Twp./Warren **BUSINESS:** manufacturing
GRANT AWARD: 50% Business Employment Incentive grant, 10 years

MOTION TO APPROVE: Mr. Plofker SECOND: Ms. McGuire AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 14

BROWNFIELD REIMBURSEMENT PROGRAM

The next item was to approve the brownfield application of Revel Entertainment Group, LLC for reimbursement for clean-up costs for an Atlantic City redevelopment project under a Redevelopment Agreement with the New Jersey Economic Development Authority and the State Treasurer, pursuant to the Brownfield and Contaminated Site Remediation Act, P.L. 1997, c. 278 (N.J.S.A. 58:10B-1 et seq.). The recommended reimbursement is up to $4,253,390

MOTION TO APPROVE: Mr. Manning SECOND: Mr. Plofker AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 15

URBAN TRANSIT HUB TAX CREDIT PROGRAM

The next item was to approve the Urban Transit Hub Tax Credit Program application for SJP Properties Company as a developer of a proposed new office building at 221 River Street, Hoboken.

MOTION TO APPROVE: Mr. Plofker SECOND: Mr. Manning AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 16

BOARD MEMORANDUMS

PROJECT: The Gracie Movie, LLC **APPL.#016511 & #016522**

LOCATION: Princeton/Mercer Cty.

FINANCING: 33% Loan Guarantee ($1,500,000) and $500,000 Direct Loan

MODIFICATION: Write off the subject loans with recourse.

MOTION TO APPROVE: Mr. Latoof SECOND: Mr. Carden AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 17

The next item was to approve the following name changes to these pre-cap BEIPs without imposing the 20% cap because the ministerial nature of these changes are not expected to generate unanticipated growth in employment above jobs projected at the time of approval.

- Cendant Corporation/Cendant Finance Holding Corporation/Cendant Operations (P13712) to Wyndham Worldwide Corporation/Wyndham Worldwide Operations/Wyndham Hotel Group, LLC
- Cendant Car Rental Group (P13025) to Avis Budget Car Rental, LLC
- Galileo International, Inc./Cendant Financial Holding (P13685) to Travelport, Inc
- NRT, Incorporated (P14232) to NRT, LLC

MOTION TO APPROVE: Mr. Carden SECOND: Mr. Latoof AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 18

The next item was a summary of projects approved under Delegated Authority for November 2008. **(For Informational Purposes Only)**

New Jersey Business Growth Fund: Byram Laboratories, Inc. and Monte's Five Columbia; Exit Zero, Inc. t/a Fairthorne Bed & Breakfast and William and Diane Hutchinson; R. Rhee, MD & Gilson, MD, Partners; Wolfe-Dan, LLC.

Fast Start Direct Loan Program: RHB Acquisition LLC

Preferred Lender Program: 2 Bergen Turnpike, LLC; Flexabar Corporation, Flexdel Corporation, Flexabar-Aquatech

Camden ERB: On Time Staffing, LLC

Edison Innovation Fund: The Talk Market, Inc.

New Jersey Business Growth Modification: 1703 Valley Road, LLC.

The next item was to approve the addition of Citigroup Management Corp. and Citibank, N.A., Inc. to the Citigroup Global Markets, Inc., Citicorp N.A. Inc., and Citigroup Technology, Inc. and advise the members about a liability against Citigroup for violations of ERISA and request approval to continue the grant without disqualification.
MOTION TO APPROVE: Mr. Ryan SECOND: Mr. Burke AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 19

REAL ESTATE

The next item was to approve (i) the termination of master leases between the Authority and the City of Trenton; and (ii) the assignment and assumption of four subleases from the Authority to the City of Trenton.
MOTION TO APPROVE: Mr. Carden SECOND: Mr. Manning AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 20

The next item was to terminate the lease between the EDA and Novo Nordisk, Inc. at the Technology Centre of New Jersey (Tech Centre) for a termination payment of $3,500,000.
MOTION TO APPROVE: Mr. Plofker SECOND: Mr. Kosoffsky AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 21

The next item was to approve the 2009 Technology Centre of New Jersey Operating Budget.
MOTION TO APPROVE: Mr. Carden SECOND: Mr. Manning AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 22

AUTHORITY MATTERS

The next item was to approve the 2009-2010 Strategic Business Plan.
MOTION TO APPROVE: Mr. Carden SECOND: Mr. Latoof AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 23

The next item was to approve the 2009 Fiscal Plan.
MOTION TO APPROVE: Mr. Plofker SECOND: Mr. Carden AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 23

The next item was to make two changes to the Fund for Community Economic Development to assist development of grocery stores and supermarkets in urban areas. The changes include: 1) allowing up to $4 million within the Loans to Lenders component to be used for supermarket and grocery store development, with a maximum of $3 million per loan; and 2) reducing the interest rate for Loans to Lenders from 3% and two step-up periods of 4% and 5% to 2%, fixed for the term of the loan.

MOTION TO APPROVE: Mr. Carden SECOND: Mr. Plofker AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 24

The next item was to enter into a contract with The Fort Group to provide marketing services to the Authority's newly created Business Retention and Attraction Division, the former New Jersey Commerce Commission – Division of Business Assistance, Marketing and International Trade.

MOTION TO APPROVE: Mr. Plofker SECOND: Mr. Latoof AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 25

EXECUTIVE SESSION

The next item was to adjourn the public session of the meeting and to enter into Executive Session to discuss a potential settlement.

MOTION TO APPROVE: Mr. Carden SECOND: Mr. Latoof AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 26

The next item was to accept the recommendation to accept the settlement offer of $250,000 between James Gambacorto and his insurance carriers in exchange for a release by the NJEDA of its subrogation rights against the insurers.

MOTION TO APPROVE: Mr. Carden SECOND: Mr. Latoof AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 27

PUBLIC COMMENT

There was no comment from the public.

There being no further business, on a motion by Mr. Plofker, and seconded by Mr. Manning, the meeting was adjourned at 11:30 a.m.

Certification: The foregoing and attachments represent a true and complete summary of the actions taken by the New Jersey Economic Development Authority at its meeting.

Maureen Hassett

Maureen Hassett, Assistant Secretary

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
December 19, 2008

MINUTES OF THE SPECIAL MEETING

Members of the Authority present: James Kelly, representing the State Treasurer.

Present via phone: Joseph McNamara, Vice Chairman; Angie McGuire representing the Governor's Office; Eric Wachter representing the Commissioner of the Department of Environment Protection; Michael Sheridan representing the Commissioner of the Department of Banking and Insurance; Marilyn Davis representing the Commissioner of the Department of Labor and Workforce Development; Public Members: Philip Kirschner, Raymond Burke, First Alternate Public Member; and Rodney Sadler, Non-Voting Member.

Absent from the meeting: Carl Van Horn, Chairman; Public Members: Thomas Manning, Richard Tolson, Steve Plofker, Timothy Carden, Charles Sarlo, and Elliot M. Kosoffsky, Second Alternate Public Member.

Also present: Caren Franzini, Chief Executive Officer of the Authority; Bette Renaud, Deputy Attorney General; Robert Shane, Governor's Authorities Unit; and guests.

Vice Chairman McNamara called the meeting to order at 11:35 a.m.

Pursuant to the Internal Revenue Code of 1986, Ms. Franzini announced that this was a public hearing and comments are invited on any Private Activity bond projects presented today.

In accordance with the Open Public Meetings Act, Ms. Franzini announced that notice of this meeting has been sent to the *Star Ledger* and the *Trenton Times* at least 48 hours prior to the meeting, and that a meeting notice has been duly posted on the Secretary of State's bulletin board at the State House.

AUTHORITY MATTERS

The next item was to approve the implementation of a $120 million Invest NJ Business Grant Program, and to authorize the special adoption of rules through publication in the NJ Register.

MOTION TO APPROVE: Mr. Kirschner SECOND: Mr. Sheridan AYES: 8
RESOLUTION ATTACHED AND MARKED EXHIBIT: 1

The next item was to approve the implementation of a $50 million Main Street Business Assistance Program, and to authorize the special adoption of rules through publication in the NJ Register.

MOTION TO APPROVE: Ms. Davis SECOND: Mr. Kirschner AYES: 8
RESOLUTION ATTACHED AND MARKED EXHIBIT: 2

PUBLIC COMMENT

There was no comment from the public.

There being no further business, on a motion by Ms. Davis, and seconded by Mr. Sheridan, the meeting was adjourned at 11:55 a.m.

Certification: The foregoing and attachments represent a true and complete summary of the actions taken by the New Jersey Economic Development Authority at its meeting.

Maureen Hassett

Maureen Hassett, Assistant Secretary

New Jersey Economic Development Authority

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: January 13, 2009

RE: Chief Executive Officer's Report to the Board

I am pleased to share with you this month's report, which includes measurements of our results and accomplishments against our Strategic Plan for the full 12 months of 2008.

NEW JERSEY URBAN FUND

Through December, the EDA closed a total of 73 financings in the urban centers of Atlantic City, Camden, Elizabeth, Jersey City, Newark, Paterson and Trenton under the New Jersey Urban Fund, which provided financing and business incentives of nearly $192 million in these cities. This exceeded the $75 million we were seeking to deploy in the Fund's nine targeted cities by the end of 2008 under our Strategic Plan by more than 240 percent. These projects are expected to result in total investment of nearly $795 million and the creation of more than 3,000 new jobs.

Among the projects that closed in December was the $6 million in tax-exempt bond financing that will enable the Atlantic City Sewerage Company to complete the Southeast Inlet sewer infrastructure improvement project in Atlantic City, which will serve the new Revel Hotel and Casino that is scheduled to open in 2010.

OTHER URBAN ACTIVITY

Additionally, in calendar year 2008, the EDA finalized 73 projects in other Urban Aid cities, providing almost $106 million in bonds, loans, loan guarantees and environmental assistance grants for borrowers planning to invest almost $180 million in the state's economy. This support is expected to result in the creation of over 1,000 jobs and the maintenance of more than 100 existing jobs. The assistance represents about 85 percent of our goal of providing $125 million to Urban Aid cities under our Strategic Plan.

One of those projects, which closed in December, was an $8-million New Markets Tax Credits loan to Landis Theater Properties, which will be used to rehabilitate the historic Landis Theater and Mori Brothers Building complex in Vineland. The renovation will involve a larger foyer and lobby, new seating areas, an expanded stage and creation of backstage support at the theater, and the transformation of the Mori building into an upscale restaurant and banquet facility. The project is expected to result in the creation of 30 new, full-time jobs.

EDISON INNOVATION FUND

The EDA closed financing on 29 Edison Innovation Fund projects through the end of the year totaling more than $18.2 million. This assistance is expected to result in total project investments of almost $64 million in New Jersey, as well as the creation of an estimated 874 new jobs and support for 4,760 existing jobs.

Twelve of the projects involve direct, equity-like investments totaling $5.45 million, which represents just over one-third of our two-year Strategic Plan goal of $15 million. Several Edison projects continue to flow through our review and analysis pipeline, and we expect to finalize a number of additional direct investments in 2009.

The EDA closed three direct Edison Innovation Fund investments in December, the largest of which provided Xipto, Inc. with a five-year, $1-million loan to support the development of its cell phone advertising technology and staff a new call center. The Newark company plans to create 66 new jobs.

CORE ACTIVITY

Through December, core financing totaling more than $145 million was finalized with 131 other projects that plan to make total investments of over $438 million, create more than 1,350 new jobs and maintain nearly 550 jobs.

A $2.8-million Capital One Bank loan that includes a 25-percent EDA participation closed in December, which will enable Pac ‘n’ Wrap Supply Corp. to acquire a building in Union for its packaging materials distribution business and create 15 new jobs. Additionally, Envision Consultants, Ltd., a family-owned consulting services business serving the construction industry, borrowed $187,500 through the EDA’s FastStart for Small Business program that was combined with additional funding from Sun National Bank to acquire and renovate property in Harrison.

OTHER NEWS

Governor Corzine Signs Main Street, InvestNJ Legislation to Spur Business Growth

Governor Corzine utilized the lobby of EDA headquarters in Trenton as his venue when he signed legislation December 16 creating the New Jersey Main Street Business Assistance Program. The program, to be administered by the EDA, will enable qualified small and mid-size businesses and nonprofit organizations in New Jersey to access capital by providing state support for bank lending through loan participations and credit enhancements. The $50-million program will enable the EDA to offer guarantees for bank lines of credit for the first time.

Earlier in the month, the Governor signed into law InvestNJ, which authorized $120 million in grants to stimulate capital investment and job creation in the state. The job creation grant component will provide up to $50 million, not to exceed $500,000 per grantee, for each eligible job created after December 1, 2008 and before January 11, 2011. Another component of the program makes available up to $70 million for the payment of grants equal to seven percent of a business’s qualifying capital investment of at least $5,000 made prior to January 1, 2011. The EDA is also managing this program. More information and applications are available on the EDA website, www.njeda.com.

EDA Participates in Unveilings of Three Major Urban Redevelopment Projects

Three major urban development projects in New Jersey held special unveiling events during the month in which the EDA participated. On December 10, Clarke Caton Hintz (CCH), a Trenton architecture and planning firm renovating the third floor of the historic Masonic Temple on Barrack Street, showed off its soon-to-be new headquarters facility in the heart of the State House Historic District. CCH is making its move from West Trenton with the help of a $1.5-million loan from the EDA's Urban Plus program, which is part of a financing package that also includes funding from the state's Urban Enterprise Zone Program and The Bank of Princeton.

On December 16, the EDA joined other state and local government officials to celebrate the ceremonial groundbreaking of a large-scale redevelopment project in Neptune Township that has been undertaken by CityWorks, a nonprofit corporation facilitating real estate projects in economically distressed neighborhoods throughout New Jersey. The $18.75-million project consists of commercial and residential construction that will help to strengthen the Neptune community and stimulate economic growth in the city. State assistance included funding from the New Markets Tax Credits program as well as other EDA loans and an EDA loan guarantee of TD Bank financing. The project is expected to create nearly 100 new, full-time jobs when completed and more than 370 construction jobs.

A day earlier, the EDA joined Mountain Development Corp. and Public Service Electric and Gas Company to welcome new tenants to the Mountain Technology Center in Clifton. The facility was specifically designed to attract data users to the state and support the demand for data interconnections in a thriving New Jersey market.

Speaking Engagements:

EDA representatives also participated as attendees, exhibitors or speakers at 35 other events in December. These included the Governor's Conference on Workforce and Economic Development in Atlantic City, the Mid-Atlantic Capital Conference in Philadelphia, the New Jersey Business and Industry Association's "Making New Jersey a Better Place for Business" public policy forum in Iselin, the Building Contractors Association of New Jersey's annual membership meeting in Holmdel, the New Jersey Chapter meeting of the National Brownfields Association in Jersey City, the Chamber of Commerce Southern New Jersey's annual membership meeting in Voorhees, and the New Jersey State Chamber of Commerce annual economic policy forum in Princeton.

BOND RESOLUTIONS

New Jersey Economic Development Authority

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

SUBJECT: 2008 Carryforward Request

DATE: January 13, 2009

The State Treasurer allocated $150,000,000 to the New Jersey Economic Development Authority out of the State's 2008 Private Activity Bond Cap. In addition, the NJEDA received a special allocation of $98,500,000 of 2008 Volume Cap for a large Solid Waste Disposal Facility, for a total allocation of $248,500,000.

The Authority may elect to carryforward any unused portion of the above noted 2008 Private Activity Bond allocation with the U.S. Department of Treasury.

Because the Solid Waste Facility project did not move forward in 2008, the additional allocation of $98,500,000 was returned to Treasury. Out of the normal $150,000,000 allocation to the Authority, $50,387,500 closed against the Cap, resulting in $99,612,500 being unused and available for carryforward subject to the State Treasurer's approval.

The attached resolution approves the filing of the attached IRS Form 8328 by the Chief Executive Officer carrying forward unused 2008 Private Activity Bond Cap to be determined and approved by the State Treasurer for certain eligible exempt facility activities.

I recommend adoption of the attached Carryforward Resolution.

Prepared by: John J. Rosenfeld

RESOLUTION APPROVING CARRYFORWARD REQUEST

AUTHORIZING THE CHIEF EXECUTIVE OFFICER

TO MAKE CARRYFORWARD DETERMINATION

WHEREAS, the State Treasurer has confirmed allocating to the Authority $150,000,000 of the State's 2008 Private Activity Bond Volume Cap; and

WHEREAS, the Authority has issued $50,387,500 in private activity bonds in 2008 and would like to carryforward out of the statewide reserve the unused portion of the Authority's 2008 allocation together with any additional allocation which the State Treasurer may determine and make available to the Authority for carryforward purposes;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Authority hereby approves and ratifies the filing of the attached 2008 IRS Form 8328 entitled "Carryforward Election of Unused Private Activity Bond Volume Cap" by the Chief Executive Officer subject to the State Treasurer's approval of unused 2008 Volume Cap for carryforward purposes.

2. This resolution shall take effect immediately, but no action authorized herein shall take force and effect until 10 days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the Authority meeting at which this resolution was adopted has been delivered to the Governor of the State of New Jersey for his approval unless during such 10-day period the Governor of the State of New Jersey shall approve the same in which case such action shall become effective upon such approval, as provided by the Act.

DATED: January 13, 2009

Form **8328**
(Rev. January 2003)
Department of the Treasury
Internal Revenue Service

Carryforward Election of Unused Private Activity Bond Volume Cap

(Under Sections 146(f) and 142(k))

OMB No. 1545-0874

Enter the calendar year for which the election is made ▶ 2008

Part I Reporting Authority

State name for qualifying public educational facility bond **or** issuer's name for all other bonds		Reporting Authority's EIN
New Jersey Economic Development Authority		22 : 2045817
Number, street (or P.O. box if mail is not delivered to street address)	Room/suite	Report number
36 West State Street, PO Box 990		9 -01

City or town, state, and ZIP code Trenton, NJ 08625-0990

Caution: *Part II is **only** for section 146(f) filers. Part III is **only** for qualifying public educational facility bond filers.*

Part II Unused Volume Cap and Carryforward under Section 146(f)

Computation of Unused Volume Cap

1	Total volume cap of the issuer for the calendar year			1	
2	Aggregate amount of private activity bonds issued to date that are taken into account under section 146 (see instructions)	2			
3	Total amount of volume cap exchanged for authority to issue mortgage credit certificates (see instructions)	3			
4	Total amount of volume cap allocated to private activity portion of governmental bonds (see instructions)	4			
5	Add lines 2 through 4			5	
6	Unused volume cap (subtract line 5 from line 1)			6	

Purpose and Amount of Each Carryforward

7	Qualified student loan bonds	7	
8	Qualified mortgage bonds or mortgage credit certificates	8	
9	Qualified redevelopment bonds	9	
10	Exempt facility bonds:		
a	Mass commuting facilities (section 142(a)(3))	10a	
b	Water furnishing facilities (section 142(a)(4))	10b	
c	Sewage facilities (section 142(a)(5))	10c	10,000,000
d	Solid waste disposal facilities (section 142(a)(6))	10d	29,612,500
e	Qualified residential rental projects (section 142(a)(7))	10e	10,000,000
f	Facilities for the local furnishing of electric energy or gas (section 142(a)(8))	10f	
g	Local district heating or cooling facilities (section 142(a)(9))	10g	50,000,000
h	Qualified hazardous waste facilities (section 142(a)(10))	10h	
i	25% of bonds for privately owned high-speed intercity rail facilities (section 142(a)(11))	10i	
j	Qualified enterprise zone facility bonds (section 1394)	10j	
11	Total carryforward amount (add lines 7 through 10j) (not to exceed line 6)	11	99,612,500

Part III Unused Volume Cap and Carryforward Under Section 142(k) (Qualifying Public Educational Facility Bonds)

12	Total volume cap for the calendar year	12	
13	Total amount of bonds issued under 142(k) for the calendar year	13	
14	Unused volume cap available for carryfoward (subtract line 13 from line 12)	14	
15	Amount elected to carryforward (not to exceed line 14)	15	

Sign Here

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete.

Signature of authorized public official	Date	Caren S. Franzini Chief Executive Officer Type or print name and title.

A Change To Note

Form 8328 has been revised for use by states to compute and carry forward unused volume cap for qualified public educational facility bonds. States will use **Part III** of Form 8328 to report under section 142(k)(5). Revised **Part II** of Form 8328 includes the computation of unused volume cap, and purpose and amount of each carryforward under section 146(f).

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

Form 8328 is filed by the issuing authority of private activity bonds to elect to carry forward its unused volume cap for one or more carryforward purposes (see section 146(f)). If the election is made, bonds issued with respect to a specified carryforward purpose are not subject to the volume cap under section 146(a) during the 3 calendar years following the calendar year in which the carryforward arose, but only to the extent that the amount of such bonds does not exceed the amount of the carryforward elected for that purpose.

Also, Form 8328 is used by a state to carry forward the unused volume cap under section 142(k). A state may elect to carry forward an unused limitation for any calendar year for 3 calendar years following the calendar year in which the unused limitation arose under rules similar to the rules of section 146(f). However, this election can only be made for the issuance of qualified public educational facility bonds. For definitions related to qualified public educational facilities, see section 142(k).

When To File

Form 8328 must be filed by the earlier of: **(1)** February 15 of the calendar year following the year in which the excess amount arises, or **(2)** the date of issue of bonds issued pursuant to the carryforward election.

Once Form 8328 is filed, the issuer may not revoke the carryforward election or amend the carryforward amounts shown on this form.

Where To File

File Form 8328 with the Internal Revenue Service Center, Ogden, UT 84201.

Bonds Taken Into Account Under Section 146

All private activity bonds issued during a calendar year are taken into account under section 146 **except:**

1. Qualified 501(c)(3) bonds.

2. Exempt facility bonds for governmentally owned airports, docks and wharves, environmental enhancements of hydroelectric generating facilities, and solid waste disposal facilities.

3. 75% of any exempt facility bonds for privately owned high-speed intercity rail facilities; 100% if governmentally owned.

4. Qualified veterans' mortgage bonds.

5. Bonds issued pursuant to a carryforward election. See section 146(f)(3)(A).

6. Certain current refundings. See section 146(i).

7. Certain bonds issued by Indian tribal governments for tribal manufacturing facilities. See section 7871(c)(3).

8. Qualified public educational facilities.

In addition, the private activity portion of governmental bonds is taken into account to the extent that the nonqualified amount exceeds $15 million. See sections 141(b)(5) and 146(m).

Bonds Eligible for Elections

- An election under section 146(f) may be made by the issuing authority for only the following types of tax-exempt bonds:

1. Qualified student loan bonds.

2. Qualified mortgage bonds (or mortgage credit certificates).

3. Qualified redevelopment bonds.

4. Exempt facility bonds taken into account under section 146.

- An election under section 142(k) may be made by the state for qualified public educational facility bonds.

Specific Instructions

Parts I and II of this form must be completed to properly elect the carryforward provisions under section 146(f).

Parts I and III must be completed to properly elect the carryforward provisions under section 142(k).

Part I. Reporting Authority

Name. Enter the name of the state if filing under section 142(k). For all others, enter the name of the entity issuing the bonds.

Report number. After the preprinted **9,** enter two self-designated numbers. Number reports consecutively during any calendar year (e.g., 928, 929, etc.).

Part II. Unused Volume Cap and Carryforward Under Section 146(f)

Computation of Unused Volume Cap

Line 1. Enter the issuing authority's volume cap under section 146 for the current calendar year. Take into account any reduction in the amount of the volume cap under section 25(f) (relating to the reduction in the aggregate amount of qualified mortgage bonds where certain requirements are not met). See section 146(n)(2).

Line 2. Enter the total amount of private activity bonds issued by the issuing authority during the current calendar year that are taken into account under section 146. See **Bonds Taken Into Account Under Section 146.**

Line 3. Enter the total amount of qualified mortgage bonds the issuing authority has elected not to issue under section 25(c)(2)(A)(ii) during the current calendar year. See section 146(n)(1).

Line 4. Enter the total amount of volume cap allocated by the issuer to the private activity portion of governmental bonds. See sections 141(b)(5) and 146(m).

Purpose and Amount of Each Carryforward

Enter the amount of unused volume cap the issuer elects to carry forward for each carryforward purpose and the total carryforward amount.

Part III. Unused Volume Cap and Carryforward Under Section 142(k) (Qualifying Public Educational Facility Bonds)

Complete lines 12 through 15 to compute the amount elected to carry forward under section 142(k).

Signature

Form 8328 must be signed by an authorized public official responsible for carrying forward unused volume cap.

Paperwork Reduction Act Notice. We ask for the information on this form to carry out the Internal Revenue laws of the United States. You are required to give us the information. We need it to ensure that you are complying with these laws.

You are not required to provide the information requested on a form that is subject to the Paperwork Reduction Act unless the form displays a valid OMB control number. Books or records relating to a form or its instructions must be retained as long as their contents may become material in the administration of any Internal Revenue law. Generally, tax returns and return information are confidential, as required by section 6103.

The time needed to complete and file this form will vary depending on individual circumstances. The estimated average time is:

Recordkeeping	7 hr., 24 min.
Learning about the law or the form	2 hr., 47 min.
Preparing and sending the form to the IRS	3 hr., 1 min.

If you have comments concerning the accuracy of these time estimates or suggestions for making this form simpler, we would be happy to hear from you. You can write to the Tax Forms Committee, Western Area Distribution Center, Rancho Cordova, CA 95743-0001. **Do not** send the form to this address. Instead, see **Where To File.**

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

SUBJECT: NJEDA/School Facilities Construction Bonds, 2009 Series
Par Amount Not to Exceed $1.2 billion

DATE: January 13, 2009

BACKGROUND

The Educational Facilities Construction and Financing Act, L. 2000, c.72 (the "Act"), as amended and supplemented by L. 2007, c. 137 and L. 2008, c.39, established a comprehensive program for the design, renovation, repair and new construction of primary and secondary schools throughout the State. The Act also authorizes the Authority to issue up to $8.6 billion of primarily tax-exempt state contract bonds to finance the acquisition, construction and/or renovations of K-12 school facilities throughout the State. The amount and timing of each series will correlate to the construction schedule of the School Facilities Construction Program. The Act was recently amended and supplemented in 2008 to authorize an additional $3.9 billion of bond authority for School Facilities Projects.

Since April 2001, the Authority has issued eighteen (18) series of tax-exempt School Facilities Construction Bonds totaling $7,325,000,000 under the Act. Also, $45,929,000 of such bonds were issued in three (3) series of taxable Qualified Zone Academy Bonds for a grand total of $7,370,929,000 in tax-exempt and taxable bonds. Additionally, the Authority issued four (4) series of refunding bonds in the par amount of $2,965,430,000 that restructured and refunded a portion of several Series of tax-exempt bonds previously issued under the Act.

APPROVAL REQUEST

The Members are requested to approve the adoption of the Twenty-First Supplemental School Facilities Construction Bond Resolution (the "Twenty-First Supplemental Resolution") authorizing the issuance in calendar year 2009 of one or more series of the 2009 School Facilities Construction Bonds (the "2009 Series Bonds") and one or more series of the 2009 School Facilities Construction Notes (the "2009 Series Notes") in lieu of or in anticipation of the issuance of Bonds, in an aggregate principal amount not to exceed $1.2 billion (not including any 2009 Series Bonds or 2009 Series Notes that may be issued to refund other 2009 Series Bonds or 2009 Series Notes). This amount, based on information provided by the School Development Authority, is needed to fund School Facilities Projects during the calendar year 2009. The first series issued in calendar year 2009 is expected to be issued in January and designated "2009

Series Z Bonds" and each series designation thereafter to be sequentially lettered commencing with Series AA. The 2009 Series Bonds and the 2009 Series Notes will be secured by a contract with the State Treasurer and payments will be directly remitted by the State Treasurer to pay the debt service on the bonds and the notes subject to appropriation by the State Legislature for this purpose.

The 2009 Series Bonds may be issued as fixed rate and/or variable interest rate bonds, as determined by an Authorized Officer of the Authority in consultation with the State Treasurer, Office of Public Finance, Attorney General's Office, Financial Advisor, and Bond Counsel. The final maturity of any 2009 Series Bond will not exceed 30 years and the true interest cost for fixed rate bonds will not exceed 8% and the maximum interest rate on any variable interest rate 2009 Series Bonds will not exceed 12%. It is currently contemplated that the first series to be issued, 2009 Series Z Bonds, will be issued at fixed rates of interest in the estimated principal amount of $175 million.

The 2009 Series Notes, if any, will be issued as fixed interest rate notes at a true interest cost not to exceed 6% and a final maturity not to exceed three (3) years. If the 2009 Series Notes are issued, the principal amount of such Notes will be payable in full on the maturity date (unless earlier redeemed pursuant to redemption provisions, if any, of the 2009 Series Notes) from amounts appropriated for payment under the State Contract or from proceeds of other notes or bonds issued under the Act.

Due to the uncertainty of market conditions, it is the intent of the Twenty-First Supplemental Resolution to authorize a broad range of actions as may be necessary or advisable in light of changing market conditions in order to issue the 2009 Series Bonds and the 2009 Series Notes on terms most favorable to the Authority. Therefore the Board is being asked to approve the following actions and delegation of actions to an Authorized Officer:

- Authorization of competitive or negotiated sale of bonds or notes. In event of a competitive sale, approval of a notice of sale and summary notice of sale. In the event of a negotiated sale, approval of a bond purchase agreement or note purchase agreement. In addition, approval of forms of continuing disclosure agreements for bonds and for notes and approval of the form of preliminary official statement.

- To permit the addition of a letter of credit and reimbursement agreement or a stand-by bond purchase agreement or other credit enhancement (the "Standby Agreement") to some or all series or sub-series of variable interest rate 2009 Series Bonds, in order to provide liquidity for the periodic optional and mandatory tenders for each series in variable interest rate mode, and approval of variable rate documents related to the issuance of variable interest rate bonds, in customary form. Each liquidity provider must have a long-term rating or short term rating by any two of the rating agencies of A2/VMIG-1/P-1, A/A-1 and A/F-1. The interest rate on bonds purchased by the standby purchaser as bank bonds shall not exceed the maximum rate in the Standby Agreement which shall not exceed the maximum interest rate permitted by applicable usury or similar law; the term of such facility cannot exceed 7 years and the term-out period for the Authority to repay amounts payable under the liquidity facility cannot be less than three years.

- To select one or more remarketing agents for any 2009 Series Bonds issued as variable rate bonds from the State's approved pool of remarketing agents in accordance with rules governing the selection from the pool. The amount of compensation to be paid to the remarketing agent will not exceed $1.20 per $1000 of the 2009 Series Bonds issued as variable interest rate bonds.

- To purchase one or more municipal bond insurance policies with respect to any or all of the maturities of the 2009 Series Bonds or 2009 Series Notes if determined that municipal bond insurance is necessary, available or desired.

- To select and appoint a firm from the State's approved pool of bidding agents to serve as bidding agent to solicit bids and to enter into or to purchase investment securities with proceeds of the 2009 Series Bonds or 2009 Series Notes in the event it is determined that it is advantageous to invest any proceeds of the 2009 Series Bonds or 2009 Series Notes in such investment securities.

- To solicit and purchase advertising in connection with the sale and issuance of the 2009 Series Bonds or 2009 Series Notes, including, without limitation, retaining the services of an advertising consultant to assist the Authority, or to direct the underwriters to obtain such advertising or advertising consultant on behalf of the Authority. The fees and expenses for such advertising or advertising consultant with respect to the 2009 Series Bonds and 2009 Series Notes shall not exceed $250,000 in the aggregate. However, any such fees or expenses incurred by the underwriters will be payable from the underwriter's compensation.

- In the event of the issuance of 2009 Series Bonds or 2009 Series Notes for the purpose of refunding other 2009 Series Notes, to approve and enter into an Escrow Deposit Agreement in customary form and to select an Escrow Agent pursuant to a competitive process and in accordance with applicable law.

In addition to the actions needed to issue the 2009 Series Bonds and/or 2009 Series Notes, the Board is also being asked to approve several actions and delegation of actions to an Authorized Officer:

- To permit amendments to or terminations of existing swaps related to School Facilities Construction Bonds or entering into new swaps, to assist in restructuring the cash flows under the existing swaps, including but not limited to: amendments to offset the cash flows under the swaps for a period of time; restructuring to manage the volatility in the existing swaps during a period when bonds are paying interest at a different frequency; and sale of a cancellation option to a counterparty.

  The notional amounts of any amended swaps may not exceed the notional amounts of such swaps prior to amendment, and the final maturity dates of any amended swap may not be later than the final maturity dates of such swaps prior to amendment. In addition, a new swap may be entered into to restructure the cash flow of an existing swap. In such case, the notional amount of the new swap shall not exceed the notional amount of the swap to which it relates and the final maturity date of such new swap shall not exceed the final maturity of the swap to which it relates. The fixed rate payable by the Authority with respect to any amended or new swap shall not exceed 5.00% per annum. The minimum rating on any new swap provider shall be Aa3/AA- from any two rating agencies.

- To renegotiate the fee structures of the remarketing agreements related to outstanding variable interest rate bonds. The amount of compensation paid to remarketing agents is currently $0.50 per $1000, which was agreed to prior to the global financial crisis. The continuation of remarketing agent services in this environment may require a different fee arrangement with remarketing agents. The amount of any renegotiated fee will not exceed $1.20 per $1000 of the related outstanding variable interest rate bonds. The Authority is not obligated to renegotiate remarketing fess with any remarketing agent.

In exercising the Authority's discretion to approve specific transactions authorized under the Twenty-First Supplemental Resolution, it is anticipated that the Authorized Officers of the Authority will make decisions on behalf of the Authority in consultation with the Treasurer and will select the option that makes the most financial sense for the State and its overall debt portfolio. The Board will be updated upon completion of each transaction.

Professionals for the 2009 Series Bonds and 2009 Series Notes were selected in compliance with Executive Order No. 26. Wolff & Samson was selected as Bond Counsel through a competitive RFP/RFQ process performed by the Attorney General's Office on behalf of Treasury for State appropriation backed transactions. Through Treasury's competitive RFP/RFQ process the following professionals were chosen: Banc of America Securities LLC as senior manager; Powell Capital Markets, Inc. as financial advisor for fixed rate bonds and fixed rate notes; Lamont Financial Services Corporation as financial advisor for variable interest rate bonds; and US Bank National Association as Trustee, Paying Agent, Bond Registrar, Tender Agent and Dissemination Agent. The Twenty-First Supplemental Resolution authorizes an Authorized Officer of the Authority to select new or additional professionals for subsequent series of the 2009 Series Bonds and 2009 Series Notes. In the event any of the aforementioned professionals change and/or as additional professionals are needed, the professionals will be selected from the State's available approved pools and in full compliance with the rules governing the selection from such pools, Executive Order No. 26 and if necessary, through Treasury's competitive RFP/RFQ process.

The Twenty-First Supplemental Resolution also authorizes Authority staff to take all necessary actions incidental to the issuance of the 2009 Series Bonds and the 2009 Series Notes subject to the State Treasurer's approval, including without limitation, the selection of additional underwriters and remarketing agents.

Pursuant to Subchapter 6.7 (Fee Waiver) of the Authority's rules, the Chief Executive Officer, with the approval of the Members, may waive, postpone or decrease the Authority's closing fees for State projects. Under existing regulations, the Authority bond closing fee on each series of the 2009 Series Bond and the 2009 Series Notes would be $300,000. Staff recommends the bond closing fee for each series of 2009 Series Bonds and the 2009 Series Notes be reduced to no less than half the regulatory bond closing fee.

RECOMMENDATION

Based upon the above description, the Members are requested to: (i) approve the adoption of the Twenty-First Supplemental Resolution authorizing the issuance of the 2009 Series Bonds and the 2009 Series Notes in the aggregate principal amount not to exceed $1.2 billion, as well as other matters in connection with the issuance and sale thereof; (ii) approve several actions and delegation of actions to an Authorized Officer as may be necessary or advisable in light of changing market conditions in order to issue the 2009 Series Bonds and the 2009 Series Notes on terms most favorable to the Authority; (iii) approve several actions and delegation of actions to an Authorized Officer to permit amendments to or terminations of existing swaps or entering into new swaps; (iv) authorize an Authorized Officer to renegotiate the fee structures of the remarketing agreements related to the outstanding variable interest rate bonds; (v) authorize the use of the aforementioned professionals; (vi) reduce the Authority's closing fee to no less than half the regulatory bond closing fee on each series of 2009 Series Bonds and each series of 2009 Series Notes; and (vii) authorize Authority staff to take all necessary actions incidental to the issuance of the 2009 Series Bonds and the 2009 Series Notes; subject to final review and approval of all terms and documentation by Bond Counsel and the Attorney General's Office.

Prepared by: Teresa Wells

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - STAND-ALONE BOND PROGRAM

APPLICANT: 633 Nassau Realty, LLC P23047

PROJECT USER(S): Dream Well Collections, Inc * * - indicates relation to applicant

PROJECT LOCATION: 633 Nassau Street North Brunswick Township (N) Middlesex

GOVERNOR'S INITIATIVES:

( ) Urban Fund ( ) Other Urban ( ) Edison (X) Core

APPLICANT BACKGROUND:

633 Nassau Realty, LLC. (633 Nassau), a newly formed real estate holding company, was created to acquire a manufacturing facility in North Brunswick, for use by Dream Well Collections, Inc. (Dream Well). Dream Well was started in 2001, in Brooklyn, N.Y., to manufacture and distribute mattresses, futons and bedsprings, to approximately 500 small furniture stores in the tri state area. The applicant and Dream Well are wholly owned by Edna Srour. Dream Well relocated from Brooklyn to the new facility as a tenant in March 2008, under a lease agreement with an option to purchase.

At the August 2008 Board meeting the Authority approved a $2.25 million tax-exempt bond for 633 Nassau Realty, LLC. The applicant was not able to close within the 90 day allocation period and is now requesting a new allocation, with closing scheduled prior to February 28, 2009.

APPROVAL REQUEST:

Authority assistance will enable the applicant to acquire an 83,000 s.f. building in North Brunswick, on 6.59 acres. The difference between the bond amount and the project costs will be funded by the applicant investing $768,000, and a $742,000 direct loan (P23037) from the Authority, approved in August 2008, to support the acquisition of the building, purchase equipment and fund minor renovations.

FINANCING SUMMARY:

BOND PURCHASER: Capital One, N.A. (Direct Purchase)

AMOUNT OF BOND: $2,225,000 Tax-Exempt Bond

TERMS OF BOND: 20 years; 10 year call option; variable interest rate equal to the tax-exempt equivalent of the one month Libor rate plus 200 basis points. On the closing date, the Borrower will enter into a 10 year swap agreement to a fixed rate. (As of January 5, 2009, the indicative fixed rate on the swap is 3.56%)

ENHANCEMENT: N/A

PROJECT COSTS:

Acquisition of existing building	$3,225,000
Renovation of existing building	$300,000
Purchase of equipment & machinery	$150,000
Legal fees	$20,000
Finance fees	$20,000
Accounting fees	$20,000
TOTAL COSTS	$3,735,000

JOBS: At Application 25 Within 2 years 25 Maintained 0 Construction 9

PUBLIC HEARING: 08/12/08 (Published 07/28/08) **BOND COUNSEL:** McManimon & Scotland

DEVELOPMENT OFFICER: M. Abraham **APPROVAL OFFICER:** M. Krug

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - STAND-ALONE BOND PROGRAM

APPLICANT: EASCO Shower Doors Company P23944

PROJECT USER(S): Mercer Glass Fab LLC *
* - indicates relation to applicant

PROJECT LOCATION: 600 Plum St Trenton City (T/UA) Mercer

GOVERNOR'S INITIATIVES:

(X) Urban Fund ( ) Other Urban ( ) Edison ( ) Core

APPLICANT BACKGROUND:

EASCO Shower Doors Company (EASCO), incorporated in 2001, is a custom shower enclosure manufacturer based in a 20,000 sf. facility in Vernon, NJ with approximately 35 employees. EASCO is a subsidiary of New Jersey Porcelain Co., Inc., a manufacturer and wholesale distributor of a line of porcelain bathroom accessories, electrical insulators, and cabinet hardware, which are sold nationwide. New Jersey Porcelain and its subsidiary, Lenape Products operate out of several buildings in Trenton, owned by NJ Porcelain.

EASCO has recently formed a new entity, Mercer Glass Fab LLC to fabricate and temper glass for use in EASCO's glass shower enclosures and to provide tempered glass to other tempered glass users in the tri-state area.

New Jersey Porcelain Co., Inc. has received prior Authority assistance under Appl. P9120, SLP participation of $80,860 in 1996 to acquire a 40,000 sq. ft. facility in Trenton and a $107,813 LDFF loan in 1998 for renovations to the Trenton manufacturing facilities. The loans have been paid in full.

APPROVAL REQUEST:

Authority assistance will enable the Applicant to purchase machinery and equipment, which will be leased to Mercer Glass Fab LLC, needed to manufacture the glass shower enclosures and tempered glass.

FINANCING SUMMARY:

BOND PURCHASER: TD Bank, N.A. (Direct Purchase)

AMOUNT OF BOND: $1,700,000 (Tax-exempt bond)

TERMS OF BOND: 15 years; Variable interest rate based on tax-exempt equivalent of 1-month LIBOR plus 175 basis points (LIBOR rate is .51% as of 12/18/2008); subject to call option every 5 years. On the closing date, the Borrower will enter into a 5-yr. swap agreement to a fixed rate estimated at 3.35%.

ENHANCEMENT: N/A

PROJECT COSTS:

Purchase of equipment & machinery	$1,700,000
Working capital	$250,000
Renovation of existing building	$100,000
Construction of roads, utilities, etc.	$80,000
Legal fees	$60,000
Accounting fees	$20,000
Finance fees	$5,000
TOTAL COSTS	$2,215,000

JOBS: At Application 0 Within 2 years 6 Maintained 0 Construction 5

PUBLIC HEARING: 12/09/08 (Published 11/25/08) **BOND COUNSEL:** Wolff & Samson

DEVELOPMENT OFFICER: P. Ceppi **APPROVAL OFFICER:** T. Wells

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - STAND-ALONE BOND PROGRAM

APPLICANT: ONB Holding Group LLC P23484

PROJECT USER(S): The Exhibit Company Inc. *   * - indicates relation to applicant

PROJECT LOCATION: 239 Old New Brunswick Road Piscataway (T) Middlesex County

GOVERNOR'S INITIATIVES:

( ) Urban Fund ( ) Other Urban ( ) Edison (X) Core

APPLICANT BACKGROUND:

ONB Holding Group LLC is a real estate holding company formed to acquire real estate for its operating company, The Exhibit Company, a manufacturer of custom-built exhibits and displays. The Exhibit Company provides detailed management, cutting-edge design, meticulous fabrication and attentive field service of custom-built exhibits and displays. The Exhibit Company is currently located in Long Island City, NY and intends to relocate into New Jersey.

On September 9, 2008, the Borrower received Board approval for tax- exempt bond financing in the amount of $4,639,000 Series A, $500,000 Series B and an EDA direct loan in the amount of $1,250,000 (Appl. P23554), to purchase land, building and equipment to relocate its operations into New Jersey.

The Project is being presented at the January 13, 2009 Board meeting for reallocation of volume cap and change in the banking relationship from Sovereign Bank to TD Bank, N.A., as the financing did not close before year end 2008.

APPROVAL REQUEST:

Authority assistance will enable the Applicant to purchase 5 acres of land and an 88,000 sq. ft. building; make renovations and purchase machinery and equipment to relocate its operations into New Jersey and create 40 new jobs.

Other sources of funds include EDA direct loan of $1,250,000 (Appl. P23554) and the Applicant's equity.

FINANCING SUMMARY:

BOND PURCHASER: TD Bank, N.A. (Direct Purchase)

AMOUNT OF BOND:	$4,639,000 Series A (Tax-exempt bond)	$500,000 Series B (Tax-exempt bond)
TERMS OF BOND:	25 years,6 mos.; Interest only for 6 mos.; Variable interest rate based on the tax exempt equivalent of 30-day LIBOR plus 185 basis points, subject to call option on 10th and 20th anniversaries. On the closing date, the Borrower will enter into a 10 year swap agreement, estimated interest rate is 4.37%.	10 years; Variable interest rate based on the tax exempt equivalent of 30-day LIBOR plus 185 basis points; subject to 5 yr. call option. On the closing date, the Borrower will enter into a 5 yr. swap agreement to a fixed rate, estimated at 3.70%.

ENHANCEMENT: N/A

PROJECT COSTS:

Acquisition of existing building	$6,139,000
Purchase of equipment & machinery	$500,000
Renovation of existing building	$361,000
Legal fees	$20,000
Finance fees	$20,000

Accounting fees	$20,000
TOTAL COSTS	$7,060,000

JOBS: At Application 0 Within 2 years 40 Maintained 0 Construction 11

PUBLIC HEARING: 09/09/08 (Published 08/26/08) **BOND COUNSEL:** Wolff & Samson

DEVELOPMENT OFFICER: M. Abraham **APPROVAL OFFICER:** T. Wells

COMBINATION PRELIMINARY AND BOND RESOLUTIONS

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - STAND-ALONE BOND PROGRAM

APPLICANT: 4 Over, Inc. P24727

PROJECT USER(S): Same as applicant * - indicates relation to applicant

PROJECT LOCATION: 4 Empire Boulevard Moonachie Borough (N) Bergen

GOVERNOR'S INITIATIVES:

( ) Urban Fund ( ) Other Urban ( ) Edison (X) Core

APPLICANT BACKGROUND:

Established in 2000, 4 Over, Inc. ("4over"), a California corporation, provides print order fulfillment for trade-only customers (primarily print brokers, graphic designers, photographers and other industry professionals) in the United States. The company provides printing services for business cards, magnets, postcards, presentation folders, multi-page booklets and a variety of other print products. The company also offers mailing services. This year they will be expanding into the large format print business by offering posters, banners, billboards and car wrap prints.

With a state-of-the-art print production facility and superior computer-controlled color quality, 4over has established itself with a tradition of quality and consistency. Because of the company's immense growth, 4over has expanded from a single building in 2001 to five fully operational facilities in California, Ohio and Texas. Their sixth facility is in Florida and is about to begin its print operations. This industry leader's production facilities range from 42,000 sf to 105,000 sf and are equipped with state of the art presses and finishing equipment.

4over is considering establishing their seventh facility in New Jersey. As part of this expansion, this Super Trade Printer seeks to purchase new equipment and make facility improvements in Moonachie, New Jersey. The equipment being purchased will consist of 2 Komori offset presses, Heidelberg post press equipment, Kodak pre press equipment and other post and pre press equipment. The remaining funding will be provided by a capital lease from Celtic Leasing Corp. (about $250,000 for Polar Cutters) and in the form of equity.

APPROVAL REQUEST:

Authority assistance will enable the acquisition of a 2008 Komori 5 color press and a 2008 Komori 6 color press for use in printing and print processing operations.

FINANCING SUMMARY:

BOND PURCHASER: People's Capital and Leasing Corp. (Direct Purchase)

AMOUNT OF BOND: $3,049,790 (maximum) Tax-Exempt Bond

TERMS OF BOND: 7 year term; fixed rate at PCLC's cost of funds (3.99% as of 09/12/2008) plus 88 basis points (indicative t/e fixed rate as of 09/12/2008 is 4.87%).

ENHANCEMENT: N/A

PROJECT COSTS:

Purchase of equipment & machinery	$3,549,970
Renovation of existing building	$325,000
Finance fees	$80,000
Working capital	$75,000
Legal fees	$40,000
Accounting fees	$10,000

TOTAL COSTS	$4,079,970

JOBS: At Application 0 Within 2 years 50 Maintained 0 Construction 10

PUBLIC HEARING: 01/13/09 (Published 12/30/08) **BOND COUNSEL:** Wolff & Samson

DEVELOPMENT OFFICER: M. Abraham **APPROVAL OFFICER:** D. Sucsuz

PUBLIC HEARING ONLY

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - BOND WITH AUTHORITY EXPOSURE

APPLICANT: SWP Real Estate, LLC P23722

PROJECT USER(S): East Coast Panelboard, Inc * * - indicates relation to applicant
East Coast Control & Automation, LLC, *
East Coast Power Services, LLC *
East Coast Power Systems, LLC *

PROJECT LOCATION: 1457 Shafto Road Tinton Falls Borough (N) Monmouth

GOVERNOR'S INITIATIVES:

( ) Urban Fund ( ) Other Urban ( ) Edison (X) Core

APPLICANT BACKGROUND:

SWP Real Estate, LLC (SWP), a real estate holding company, will own the property to be occupied by its related operating company, East Coast Panelboard, Inc and affiliates (tenants). East Coast Panelboard, Inc was formed in 1983 by Salvatore and Mary Rinaldi & their children Salvatore III and Maria Rahner, as a reseller of electrical components and builder of small assembled parts. In January 1999, East Coast Power Systems, LLC (ECPS) was formed as the new parent company for East Coast Panelboard, Inc, the original core company, East Coast Control & Automation, LLC, and East Coast Power Services, LLC. Today, the primary business is building lighting panelboard and switchboards to protect and distribute electricity in commercial buildings. The applicant and tenant's continue to be family owned businesses, with Salvatore III as the CEO. ECPS' doubling in size over the past few years is driving the need to move to a larger facility.

At the May 2008 Board meeting, the Authority approved a preliminary bond for East Coast Power Services and affiliates (P21955) to acquire new metal working machines, storage systems and a powder coat paint system, rather than moving outdated machines to a new facility.

At the January 2009 Board meeting, the applicant will be requesting the Authority approve a $1 million direct loan for East Coast Power Services, LLC. (P24962) to acquire equipment, and $1.25 million for SWP Real Estate, LLC. (P24966) to buy land and building.

APPROVAL REQUEST:

Authority assistance will enable the applicant to acquire and renovate the 92,179 s.f. building, situated on 10 acres, they are currently leasing. The applicant leased the building, with an option to purchase, in August 2007, enabling them to move from a 22,000 s.f. facility to the new facility. It is anticipated that the applicant will utilize 50% for immediate occupancy, with room to grow.

The Authority's aggregate assistance to SWP Real Estate, LLC, and East Coast Power Services, LLC., will be $11,750,000 with total project cost of $13,611,686:

Tax-Exempt Bonds:	$ 8,750,000
Direct Loans:	$ 2,250,000
Guarantee:	$ 750,000

This project is being presented for Public Hearing Only at the January 13, 2009 Board Meeting.

FINANCING SUMMARY:

BOND PURCHASER:

AMOUNT OF BOND:

TERMS OF BOND:

ENHANCEMENT: N/A

PROJECT COSTS:

Renovation of existing building	$4,805,643
Acquisition of existing building	$2,400,000
Land	$2,200,000
Closing Costs	$508,759
Construction of roads, utilities, etc.	$476,798
TOTAL COSTS	$10,391,200

JOBS:	At Application	Within 2 years	Maintained	Construction
	0	0	0	0
Jobs on Related 21955	41	23	0	0

PUBLIC HEARING: 01/13/09 (Published 12/29/08) **BOND COUNSEL:** Gluck Walrath, LLP

DEVELOPMENT OFFICER: R. Fischer **APPROVAL OFFICER:** M. Krug / M. Conte

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - STAND-ALONE BOND PROGRAM

APPLICANT: East Coast Power Services, LLC, East Coast Power Systems, P21955

* - indicates relation to applicant

PROJECT USER(S): Same as applicant

PROJECT LOCATION: 1457 Shafto Rd Tinton Falls Borough (N) Monmouth

GOVERNOR'S INITIATIVES:

( ) Urban Fund ( ) Other Urban ( ) Edison (X) Core

APPLICANT BACKGROUND:

East Coast Power Systems, LLC (ECPS) was formed in January 1999 as the new parent company for East Coast Panelboard, Inc., the original core company, East Coast Control & Automation, LLC, and East Coast Power Services, LLC. East Coast Panelboard, Inc. was formed in 1983 by Salvatore and Mary Rinaldi, with their two children Salvatore III and Maria Rahner, as a reseller of electrical components and builder of small assembled parts. Today, the co-applicant's primary business is building lighting panelboard and switchboards to protect and distribute electricity in commercial buildings. The co-applicants continue to be family owned businesses, with Salvatore III as the CEO. ECPS' doubling in size over the past few years is driving the need to move to a larger facility.

At the October 2008 Board meeting, the Authority approved a preliminary bond for SWP Real Estate, LLC (P23722) to acquire and renovate a 92,179 s.f. building, situated on 10 acres, that they are currently leasing.

At the January 2009 Board meeting the applicant will be requesting the Authority approve a $1 million direct loan for East Coast Power Services, LLC. and affiliates (P24962)to acquire equipment, and $1.25 million for SWP Real Estate, LLC. (P24966) to buy land and building.

APPROVAL REQUEST:

Authority assistance will enable the co-borrowers to acquire new metal working machines, storage systems and a powder coat paint system, rather than moving outdated machines. The applicant will be moving from a 22,000 s.f. facility to a 92,179 s.f. facility, utilizing 50% for immediate occupancy, with room to grow. ECPS negotiated a very favorable lease, with an option to purchase the building any time before lease termination in 2013 for $4.6 million.

The Authority's aggregate assistance to SWP Real Estate, LLC, and East Coast Power Services, LLC., will be $11,750,000 with total project cost of $13,611,686:

Tax-Exempt Bonds:	$ 8,750,000
Direct Loans:	$ 2,250,000
Guarantee:	$ 750,000

This project is being presented for Public Hearing Only at the January 13, 2009 Board Meeting.

FINANCING SUMMARY:

BOND PURCHASER:

AMOUNT OF BOND:

TERMS OF BOND:

ENHANCEMENT: N/A

PROJECT COSTS:

Purchase of equipment & machinery	$3,182,486
Finance fees	$23,000
Legal fees	$15,000
TOTAL COSTS	$3,220,486

JOBS: At Application 41 Within 2 years 23 Maintained 0 Construction 0

PUBLIC HEARING: 01/13/09 (Published 12/29/08) **BOND COUNSEL:** Gluck Walrath, LLP

DEVELOPMENT OFFICER: R. Fischer **APPROVAL OFFICER:** M. Krug

DIRECT LOANS

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - DIRECT LOAN PROGRAM

APPLICANT: ILS GRAND, LLC d/b/a Karlan Services Inc. P24246

PROJECT USER(S): Same as applicant * - indicates relation to applicant

PROJECT LOCATION: 187 - 203 East 7th Street Paterson City (T/UA) Passaic

GOVERNOR'S INITIATIVES:

(X) Urban Fund ( ) Other Urban ( ) Edison ( ) Core

APPLICANT BACKGROUND:

ILS Grand, LLC d/b/a Karlan Services, Inc. was established in 1984 and is currently owned by Karl Mock. Upon approval and sale, Yung Bae Kim will own 85% of the business with 3 other individuals owning 5% each. Karlan is licensed by the NJDEP to haul, treat and dispose of aluminum litho plates, film, paper, photographic solution, wash water and other products. It has been in the precious metal recovery business specializing in recovering gold, silver and platinum since 1984.

The applicant is seeking to purchase the company and all its assets.

APPROVAL REQUEST:

Approve a $615,000 Authority term loan.

FINANCING SUMMARY:

LENDER: NJEDA

AMOUNT OF LOAN: $615,000 Direct Term Loan

TERMS OF LOAN: 10-Year Term/10-Year Amortization
Fixed rate of 5-Year UST + 50 bps
After year-5 rate will reset at the same index

PROJECT COSTS:

Acquisition of existing building	$950,000
Purchase of equipment & machinery	$550,000
Legal/Finance Fees	$199,000
Working capital	$116,000
TOTAL COSTS	$1,815,000

JOBS: At Application 6 Within 2 years 25 Maintained 0 Construction 0

DEVELOPMENT OFFICER: K. Durand **APPROVAL OFFICER:** J. Wentzel

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - DIRECT LOAN PROGRAM

APPLICANT: SWP Real Estate, LLC P24966

PROJECT USER(S): East Coast Panelboard, Inc. *
East Coast Control & Automation, LLC *
East Coast Power Systems, LLC *
East Coast Power Services, LLC *

* - indicates relation to applicant

PROJECT LOCATION: 1457 Shafto Road Tinton Falls Borough (N) Monmouth

GOVERNOR'S INITIATIVES:

( ) Urban Fund ( ) Other Urban ( ) Edison (X) Core

APPLICANT BACKGROUND:

SWP Real Estate, LLC is a newly formed entity that will be the borrower and owner of a 92,179 square foot building, which will be occupied by four project users noted above. Ownership of all entities are held within the Rinaldi family and current employment is forty-one with the expectation to reach sixty-four within the next twenty-four months (as the firm is relocating from 22,000 square feet of leased space in Keyport which is fifteen minutes from the new site).

East Coast Panelboard, Inc. was founded in 1983 by Salvatore Rinaldi, Jr. and operates as a manufacturer of electric power systems. In 1999, three other related entities were formed which sell ancillary products associated with building and assembling panelboards and switchboards to protect and distribute electricity in commercial buildings. These four operating entities will be purchasing new metal working machines, storage systems and a powder coat paint system.

APPROVAL REQUEST:

NJEDA will be providing assistance to this project in several forms;
1] Tax-exempt bond issue of $2.2 million (P 21955) to buy equipment - purchased by Provident Bank.
2] Tax exempt bond issue of $6.55 million (P 23722) to buy land and building - purchased by Provident Bank. The NJEDA will provide an 11.45% guarantee (which equates to a maximum exposure of $750,000 should the entire $6.55 million bond be outstanding, P 24993).
3] NJEDA direct loan of $1 million (P 24962) to buy equipment.
4] NJEDA direct loan of $1.25 million (P24966) to buy land and building.

FINANCING SUMMARY:

LENDER: NJEDA

AMOUNT OF LOAN: $1,250,000

TERMS OF LOAN: Borrowers option of: a] fixed for 5 years at time of closing at 5-year US Treasury plus 1% with a floor of 3% or b] floating at Wall Street Journal Prime minus 2% with a floor of 2%, adjusted on the first day of each calendar quarter with a 5% maximum increase over a five-year period for the calculated interest rate at closing. At the end of year five, rate is reset for an additional five years at the same index. Loan term is 10 years and amortization is 25 years.

PROJECT COSTS:

Renovation of existing building	$4,805,643
Acquisition of existing building	$2,400,000
Land	$2,200,000
Closing Costs	$508,759
Construction of roads, utilities, etc.	$476,798
TOTAL COSTS	$10,391,200

JOBS: At Application	0	Within 2 years	0	Maintained	0	Construction	0
Jobs on Related 24962	41		23		0		0

DEVELOPMENT OFFICER: R. Fischer **APPROVAL OFFICER:** M. Conte

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - DIRECT LOAN PROGRAM

APPLICANT: East Coast Power Services, LLC, East Coast Power Systems, P24962

PROJECT USER(S): Same as applicant * - indicates relation to applicant

PROJECT LOCATION: 1457 Shafto Road Tinton Falls Borough (N) Monmouth

GOVERNOR'S INITIATIVES:

( ) Urban Fund ( ) Other Urban ( ) Edison (X) Core

APPLICANT BACKGROUND:

East Coast Panelboard, Inc. was founded in 1983 by Salvatore Rinaldi, Jr. and operates as a manufacturer of electric power systems. In 1999, three other related entities were formed which sell ancillary products associated with building and assembling panelboards and switchboards to protect and distribute electricity in commercial buildings. SWP Real Estate, LLC is a newly formed entity that is buying a 92,179 square foot building (and being financed under separate facilities which are being concurrently presented for approval), which will be occupied by the four operating companies.

Borrowers are purchasing new metal working machines, storage systems and a powder coat paint system.

APPROVAL REQUEST:

NJEDA assistance to this project is several forms;
1] Tax-exempt bond issue of $2.2 million (P 21955) to buy equipment - purchased by Provident Bank.
2] Tax exempt bond issue of $6.55 million (P 23722) to buy land and building - purchased by Provident Bank. The NJEDA will provide an 11.45% guarantee (which equates to a maximum exposure of $750,000 should the entire $6.55 million bond be outstanding, P 24993).
3] NJEDA direct loan of $1 million (P 24962) to buy equipment.
4] NJEDA direct loan of $1.25 million (P24966) to buy land and building.

FINANCING SUMMARY:

LENDER: NJEDA

AMOUNT OF LOAN: $1,000,000

TERMS OF LOAN: Borrowers option of: a] fixed for 5 years at time of closing at 5-year US Treasury plus 1% with a floor of 3% or b] floating at Wall Street Journal Prime minus 2% with a floor of 2%, adjusted on the first day of each calendar quarter with a 5% maximum increase over a five-year period for the calculated interest rate at closing. At the end of year five, rate is reset for an additional five years at the same index. Loan term and amortization is 10 years.

PROJECT COSTS:

Purchase of equipment & machinery	$3,182,486
Finance fees	$23,000
Legal fees	$15,000
TOTAL COSTS	$3,220,486

JOBS: At Application 41 Within 2 years 23 Maintained 0 Construction 0

DEVELOPMENT OFFICER: R. Fischer **APPROVAL OFFICER:** M. Conte

STATEWIDE LOAN POOL PROGRAM

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - STATEWIDE LOAN POOL PROGRAM

APPLICANT: Regus Holdings, LLC P24911

PROJECT USER(S): DCI Metro, Inc. * * - indicates relation to applicant

PROJECT LOCATION: 825 Lehigh Avenue Union Township (T) Union

GOVERNOR'S INITIATIVES:

( ) Urban Fund ( ) Other Urban ( ) Edison (X) Core

APPLICANT BACKGROUND:

DCI Metro, Inc. ("DCI") was formed in 1995 (formerly known as Vision Builders Hardware) by Joseph Pellagatti and William Mihatov. The company is a provider of custom metal office doors for commercial applications and currently has 12 employees. DCI is seeking to relocate from a 16,000 square-foot facility to a 26,000 square-foot property to facilitate business expansion. The related real estate holding company, Regus Holdings, LLC ("RHL"), has entered into an agreement to purchase the property located at 825 Lehigh Avenue in Union for $1,858,333. In addition, DCI will complete $200,000 in renovations. Provident Bank has approved a $1,925,000 mortgage contingent upon a $425,000 participation.

APPROVAL REQUEST:

Approval is requested for a $425,000 participation loan as proposed.

FINANCING SUMMARY:

LENDER: Provident Bank

AMOUNT OF LOAN: $1,925,000 with a $425,000 (22.08%) participation.

TERMS OF LOAN: Rate fixed at the 10-year Treasury plus 265 basis points with a floor of 6.3%. 20-year term and amortization with a rate reset at the end of the tenth year.

TERMS OF PARTICIPATION: Rate will be fixed at the 5-year Treasury plus 50 basis points with a floor of 3% or floating at Prime minus 300 basis points with a floor of 2%. 10-year term, 20-year amortization with a rate reset at the end of year five at the same index if fixed rate is selected.

PROJECT COSTS:

Acquisition of existing building	$1,858,333
Renovation of existing building	$200,000
Refinancing	$200,000
Finance fees	$15,000
TOTAL COSTS	$2,273,333

JOBS: At Application 12 Within 2 years 10 Maintained 0 Construction 6

DEVELOPMENT OFFICER: M. Abraham **APPROVAL OFFICER:** S. Brady

LOCAL DEVELOPMENT FINANCING FUND

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - LOCAL DEVELOPMENT FINANCING FUND PROGRAM

APPLICANT: Passaic Family Head Start, Inc. P24883

PROJECT USER(S): Same as applicant * - indicates relation to applicant

PROJECT LOCATION: 68 Third Street Passaic City (T/UA) Passaic

GOVERNOR'S INITIATIVES:

( ) Urban Fund (X) Other Urban ( ) Edison ( ) Core

APPLICANT BACKGROUND:

Passaic Family Head Start, Inc. ("PFHS") is a quasi-public, nonprofit organization, which administers preschool programs for children ages three to four. PFHS began serving the community of Passaic in 1974 with funding of the Head Start program as part of the City's Human Services Department. In 2001 the Mayor and City Council decided to separate the program from the municipal government operations. The organization then received its 501 (c) (3) designation in July of 2002 and receives the bulk of their funding from the US Department of Health and Human Services (and also receives funding from NJ Department of Human Services, NJ Department of Education, and the US Department of Agriculture).

PFHS is seeking financing for the purchase of a 15,424 square foot building which they presently are leasing from the City of Passaic.

APPROVAL REQUEST:

Approval is requested for $300,000 in funding from the NJEDA under the LDFF program. The other components of the project include a $600,000 conventional mortgage loan from PNC Bank and applicant equity of $15,000.

FINANCING SUMMARY:

LENDER: NJEDA - LDFF

AMOUNT OF LOAN: $300,000

TERMS OF LOAN: Fixed at closing at 50% of the Federal Discount Rate or 2% whichever is greater. Five year fixed rate based on a fifteen-year amortization.

PROJECT COSTS:

Acquisition of existing building	$600,000
Land	$300,000
Finance fees	$15,000
TOTAL COSTS	$915,000

JOBS: At Application 45 Within 2 years 4 Maintained 0 Construction 0

DEVELOPMENT OFFICER: M. Abraham **APPROVAL OFFICER:** M. Conte

FUND FOR COMMUNITY ECONOMIC DEVELOPMENT

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - COMMUNITY ECONOMIC DEVELOPMENT PROGRAM

APPLICANT: Cooperative Business Assistance Corporation P24533

PROJECT USER(S): Same as applicant * - indicates relation to applicant

PROJECT LOCATION: 328 Market Street Camden City (T/UA) Camden

GOVERNOR'S INITIATIVES:

(X) Urban Fund ( ) Other Urban ( ) Edison ( ) Core

APPLICANT BACKGROUND:

Cooperative Business Assistance Corporation ("CBAC") is a micro lender servicing the small business community in the Southern New Jersey market. The companies they assist create jobs and stimulate local economies. CBAC is seeking a $500,000 loan to lenders to refinance an existing loan to lender loan ($262,000) and provide new financing for its lending activities ($238,000).

APPROVAL REQUEST:

Approval is requested for a $500,000 loan as proposed.

FINANCING SUMMARY:

LENDER: Fund for Community Economic Development

AMOUNT OF LOAN: $500,000

TERMS OF LOAN: Rate fixed at 2%. Interest-only for the first five years, then five years P&I. 10-year term, 15-year amortization.

PROJECT COSTS:

Refinancing	$262,000
Loan Funding	$238,000
Finance fees	$3,000
TOTAL COSTS	$503,000

JOBS: At Application 6 Within 2 years 30 Maintained 0 Construction 0

DEVELOPMENT OFFICER: L. Wallick **APPROVAL OFFICER:** S. Brady

CAMDEN ECONOMIC RECOVERY BOARD

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: January 13, 2009

RE: Heart of Camden - P16954
Environmental Mitigation and Landscape Master Plan - Phase I

Request

The Members of the Authority are asked to approve a modification to extend the grant term to May 31, 2009 for the $1,150,000 infrastructure grant to the Heart of Camden ("HOC") to fund Phase I of the Environmental Mitigation and Landscape Master Plan ("EMLMP") for the Waterfront South neighborhood of Camden. In addition, the Members are asked to approve a reallocation of $50,000 in project management fees from the Camden Redevelopment Agency to the HOC.

Background

The Camden Waterfront South Restoration Project ("Project") is a multi-year effort to restore the historic Waterfront South neighborhood ("neighborhood") while addressing the issues that have caused its decline. Several non-profits, the City of Camden ("City") and State are working with the citizens of Waterfront South to improve the quality of life for residents while mitigating the effects of Waterfront South's industrial neighborhoods.

The project implements Phase I of a comprehensive three-phase EMLMP that will total over $3.5 million. The EMLMP will help revitalize the South Camden community. The EMLMP involved identifying specific sources of a particulate matter in the neighborhood and using best practices in landscape design to mitigate the effects. The effort was comprised of three main areas of focus: 1) creating buffers between residential and industrial users; 2) vegetating vacant lots; and 3) increasing planting cover on walls and roofs, and creating sinks to absorb swirling particulate matter from poorly maintained roadways.

MAILING ADDRESS: | PO BOX 990 | TRENTON, NJ 08625-0990
SHIPPING ADDRESS: | 36 WEST STATE STREET | TRENTON, NJ 08625 | 609.292.1800 | e-mail: njeda@njeda.com | www.njeda.com

The Heart of Camden – P16954
Environmental Mitigation and Landscape Master Plan – Phase I

Project Applicant and Development Team

HOC is a nonprofit 501(c)(3) community-based organization that was established in 1984 in response to the desperate need for decent affordable housing in the South Camden neighborhood. Its goals are 1) to renew and maintain the housing stock in Waterfront South and increase the opportunity for homeownership for as many families as possible in a neighborhood that is safe and secure; 2) to work with the existing businesses, expand business development and provide jobs and job training to the residents of South Camden; 3) to make the services needed by the families and children available to the residents of the community; and 4) to work with the City and the residents to make Waterfront South an attractive, healthy and safe physical and social environment.

Originally, HOC planned to work with the City and the Camden Redevelopment Agency ("CRA") to identify the ownership status of land parcels to be landscaped and to coordinate a streamlined process for implementation. However, HOC has been administering these activities independently. HOC will continue to oversee the administrative duties and project management of the implementation of Phase I of EMLMP.

HOC hired LGA Engineering, Inc. to perform the architectural and engineering services for the EMLMP. LGA is subsidiary of Birdsall Services Group, which assisted Vita Nuova LLC and Hudson & Pacific on the initial concept and development of the EMLMP. LGA was responsible for A&E Professional Services - design and development of comprehensive plans and specifications for the EMLMP. More specifically, these services include construction administration, construction documents, schematics, maintenance plan, design development, permitting, site/utility surveys, and other general environmental services.

Project Summary and Update

The EMLMP is a comprehensive pilot plan consisting of linear buffers between the neighborhood and industry, streetscaping along key routes throughout the community, as well as landscaping of open space within the core residential neighborhood. The project is bounded by Atlantic Avenue to the north, I-676 to the east, Ferry and Jefferson Streets to the south and west to the Delaware River.

Phase I of III Phases of the EMLMP provides a basis for long-term improvement to the restoration of this area. Phase I includes 1) 100% linear tree buffers between the neighborhood and industry to the west and consists of using trees and shrubs to maximize the effectiveness of visual screen and air purification capability of sloped areas and also the maintenance for a period of 2 years; 2) streetscape construction on Ferry Avenue between Broadway and 4th Streets which involves concrete and curb removal, installing new curbs and sidewalks, mulching, installing shrubs and lighting; and 3) 20% of the open space construction planned for the Delaware-Atlantic Greenway Millenium Trail, which includes planting various trees and shrubs, removing existing trees and vegetation, seeding, earth work, fencing, lighting, installing benches and trellises and paving.

The project has taken longer than two years, mainly due to the tranche disbursement conditions. (Each component of Phase I had to be completed prior to disbursement for the next component.) To date, all architectural and engineering plans, property permissions and agreements, landscaping and streetscaping have been complete. The final component is the greenscaping of the open space, which will be completed by May 31, 2009. The total project cost remains at $1,350,000.

Uses of Funds

$	619,616	Linear Buffer Construction
	239,120	Streetscape Construction
	196,512	Open Space Construction
	188,751	Project Management Fees
	106,001	Architectural Fees
$	**1,350,000**	**Total Uses of Funds**

Sources of Funds

$	1,150,000	Camden ERB non-recoverable infrastructure grant
	100,000	Camden County Municipal Utilities Authority
	75,000	Sacred Hearth Cathedral
	25,000	South Jersey Port Corporation
$	**1,350,000**	**Total Sources of Funds**

HOC is requesting that the grant agreement be extended to May 31, 2009 to allow for the completion of Phase I of the EMLMP, as well as to be allowed to retain the $50,000 project management fee that was originally envisioned for the CRA.

Security and Repayment
The NJEDA will not require security or repayment of the ERB funds because the funding is a non-recoverable grant. As previously required, the NJEDA has received the Letter of Credit and Performance/Maintenance Bond from Newfield National Bank for Bud Concrete, the tree vendor, for two years.

Disbursement of Funds
ERB funds have been disbursed based on submission of invoices submitted by HOC, of which 10% is withheld for each tranche, until receipt of satisfactory inspection and sign-off by the architect. The ERB funding has been disbursed in tranches. The initial tranche was used to implement the linear buffering throughout the industrial areas The second tranche has been disbursed for the residential streetscaping. The third tranche of funding will be disbursed for vegetating lots and planting wall coverings. To date, the ERB has disbursement a total of $817,821.

Recommendation:
Staff has reviewed the modification for consistency with the Act, the Master Plan and the Strategic Revitalization Plan adopted by the Board at its June 20, 2003 meeting. The project meets the eligibility and statutory requirements and will enhance the overall revitalization of the City of Camden.

The Heart of Camden – P16954
Environmental Mitigation and Landscape Master Plan – Phase I

The Members of the ERB approved this project at its meeting on December 16, 2008.
Accordingly, the Members of the Authority are asked to approve the modification to extend the grant term to May 31, 2009 for the $1,150,000 infrastructure grant, and allow the HOC to retain $50,000 in project management fees originally allocated to the CRA.

Caren S. Franzini

Prepared By:
Mujiba Salaam Parker, Business Development Officer

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: January 13, 2009

RE: Rutgers, The State University of New Jersey – Camden Campus
P18292

Request

The Members of the Authority are asked to approve a modification to extend the grant term to September 31, 2010 for the $1,000,000 public purpose grant to Rutgers, The State University of New Jersey – Camden Campus ("Rutgers Camden"). This grant is to fund a portion of the $8.5 million Rutgers Early Learning Research Academy (ELRA) that will serve Camden children, ages birth to five, by transitioning them into primary schools.

Background

This project represents the most recent effort of Rutgers-Camden, under the leadership of Professor Gloria Bonilla-Santiago, to extend university and community resources to enhance quality education for vulnerable children. The ELRA will include an Early Care and Education Program, a Research Unit, an Academic Component, a Professional Development and Training Center, a Health Center, and a Parent Development and Resource Center. ELRA will build on activities LEAP Academy began three years ago to enhance teaching, improve children's language skills, empower parents and transform the culture of preschool centers.

Project Applicant and Development Team

Dr. Gloria Bonilla-Santiago will serve as the project director and the main staff person overseeing the development. Rutgers Camden has worked with Becica & Associates to prepare the schematic designs of the facility. The University, through it Office of Facilities staff, has completed Phases I and II Environmental Studies and finalized the construction budget. Currently, bids have been issued in order to enter into A&E, construction, and construction contracts for the building. The timeline for construction documents and permit/local planning approvals is expected by March 2009. The construction contracts should be finalized by April 2009.

Project Update

The ELRA project location has changed from 421 Cooper Street to the property located at 5^{th} & Cooper Streets in Camden. This parcel is also owned by Rutgers Camden, which will provide a ground lease to ELRA for $1 per year. The new 1-acre site has two buildings that will be demolished in order to construct the new facility.

The new facility will now be 25,908 sq.ft. versus the original plan for 16,000 sq. ft. The school will include three floors for instructional use, a basement with a kitchen, conference, break and activity rooms, a cyber café, research labs, play areas, and a roof garden. The construction of the school is estimated to begin by June 2009 and be completed by September 2010.

The ELRA program, is currently being operating in trailers and the LEAP academy school, excluding infant care. The ELRA school will have the six major components originally envisioned and will serve approximately 126 children: 16 infants (6-18 months); 20 toddlers (1 and 2 years old); and 90 preschoolers (3 and 4 years old). Operating revenue is expected to continue to come from the Board of Education Abbott Program, and Department of Human Services NJ Cares for Kids. The funding for infant care will derive from grant vouchers, and tuition. All revenue is projected at a total of $1,864,333 for fiscal year 2010 to 2011.

Due to the increase in size of the building and the costs of construction, the sources and uses of funds have been modified. Below are the original and revised sources and uses of funds for the project.

Original Uses of Funds

$ 890,000	Site Work, General Conditions, Soft Costs
570,000	Concrete, Masonry, Moisture, Steel
406,500	Contingency
390,000	Finishes, Specialties, Furnishings
350,000	Playground
328,500	Building Fixtures, Equipment
325,000	Mechanical
300,000	Carpentry

195,000	Electrical
150,000	Doors/Windows
95,000	Conveying Systems
800,000	Engineering and Architectural Fees
200,000	Acquisition of Furniture and Equipment
$5,000,000	Total Use of Funds

Revised Uses of Funds

$ 6,896,751	Building Construction
224,080	Furniture, Fixtures, & Equipment
46,666	Roof Garden
720,000	Contingency
390,000	Engineering and Architectural Fees
218,160	Construction Management Fee
$ 8,495,657	Total

Original Source of Funds

$2,000,000	Knight Foundation
2,000,000	U.S. Department of Housing and Urban Development (Congressional Appropriation) - expected
1,000,000	ERB Public Purpose Grant
$5,000,000	Total Source of Funds

Revised Sources of Funds

$2,000,000	Knight Foundation
1,000,000	ERB Public Purpose Grant
448,500	U.S. Dept. of HUD Congressional Appropriation
500,000	Robert Wood Johnson Foundation
4,547,157	TD Bank Bonds
$8,495,657	Total

Commitments

To date, the ERB has received commitment letters for $2,000,000 from the Knight Foundation, and grants totaling in excess of $448,500 from the U.S. Department of Housing and Urban Development. In addition, the Camden County Improvement Authority has approved a resolution authorizing the issuance of up to $5,000,000 in tax-exempt bonds for the ELRA project and Commerce Bank, now "TD Bank", issued a commitment letter to purchase the bonds.

Security and Repayment

The ERB funding is a public purpose grant. The NJEDA will require a performance mortgage on the property as security of the ERB funds. The mortgage will be forgiven by 10% each year for a total of (10) ten years.

Disbursement of Funds

Funding is contingent upon receipt of commitments for the balance of funding for the project. Disbursement of ERB funds is contingent upon receipt of a permanent certificate of occupancy and an executed Annual Service Charge agreement with the City of Camden. Rutgers has negotiated to pay an annual service charge of 2% of the ERB grant amount.

Recommendation

Staff has reviewed the modification for consistency with the Act, the Master Plan and the Strategic Revitalization Plan adopted by the Board at its June 20, 2003 meeting. The project meets the eligibility and statutory requirements and will enhance the overall revitalization of the City of Camden.

The Members of the ERB approved this project at its meeting on December 16, 2008. Accordingly, the Members of the Authority are asked to approve a modification to extend the grant term to September 31, 2010 for the $1,000,000 public purpose grant to Rutgers Camden.

Caren S. Franzini

Prepared By:
Mujiba Salaam Parker, Business Development Officer

PETROLEUM UNDERGROUND STORAGE TANK PROGRAM

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: January 13, 2009

SUBJECT: NJDEP Petroleum UST Remediation, Upgrade & Closure Fund Program

The following grant project has been approved by the Department of Environmental Protection to perform upgrade, closure and site remediation. The scope of work is described on the attached project summaries:

Private Grant:
Salvatore Corvino **$189,992**

Total UST funding for January 2009.....................................**$189,992**

Prepared by: Lisa Petrizzi

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - UNDERGROUND STORAGE TANK GRANT

APPLICANT: Salvatore Corvino P23214

PROJECT USER(S): Corvino Enterprises * * - indicates relation to applicant

PROJECT LOCATION: 57 Washington St. West Orange Township (N) Essex

GOVERNOR'S INITIATIVES:

( ) Urban Fund ( ) Other Urban ( ) Edison ( ) Core

APPLICANT BACKGROUND:

Salvatore Corvino is the owner of the project site and Corvino Enterprises Inc and is seeking to perform soil remediation for the closure of six underground storage tanks (UST's) at the project site. The tanks will be decommissioned in accordance with NJDEP requirements. The NJDEP has determined that the project costs are technically eligible.

Financial statements provided by the applicant demonstrate that the applicant's financial condition conforms to the financial hardship test for a conditional hardship grant.

APPROVAL REQUEST:

The applicant is requesting grant funding in the amount of $189,992 to perform the approved scope of work at the project site.

The NJDEP oversight fee of $18,999 is the customary 10% of the grant amount. This assumes that the work will not require a high level of NJDEP involvement and that reports of an acceptable quality will be submitted to the NJDEP.

FINANCING SUMMARY:

GRANTOR: Petroleum UST Remediation, Upgrade & Closure Fund

AMOUNT OF GRANT$189,992

TERMS OF GRANT: No Interest; 5 year repayment provision on a pro-rata basis

PROJECT COSTS:

Upgrade,Closure,Remediation	$189,992
NJDEP oversight cost	$18,999
EDA administrative cost	$500
TOTAL COSTS	$209,491

APPROVAL OFFICER: L. Petrizzi

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: January 13, 2009

SUBJECT: Petroleum Underground Storage Tank Program - Delegated Authority Approvals (For Informational Purposes Only)

Pursuant to the Boards approval on May 9, 2006, the Chief Executive Officer ("CEO") and Sr. Vice-President("SVP") of Operations have been given the authority to approve initial grants under the Hazardous Discharge Site Remediation Fund and Petroleum Storage Tank programs up to $100,000 and supplemental grants up to an aggregate of $100,000.

In August 2006, the Petroleum Underground Storage Tank Program legislation was amended to allow funding for the removal/closure and replacement of non-leaking residential underground storage tanks. The limits allowed under the amended legislation are $1,200 for the removal/closure and $3,000 for the removal/closure and replacement of a non-leaking residential underground storage tank.

Below is a summary of the Delegated Authority approvals processed by Program Services for the period December 01, 2008 to December 31, 2008

Summary:

	# of Grants	$ Amount
Leaking tank grants awarded	69	$963,492
Non-leaking tank grants awarded	128	$330,233

Applicant	Description	Grant Amount	Awarded to Date
Andersen, Paul (P24647)	Supplemental grant for upgrade, closure and remediation	$2,163	$24,003
Apgar, William (P24530)	Initial grant for upgrade, closure and remediation	$11,708	$11,708
Arteglier, Cynthia (P24349)	Initial grant for upgrade, closure and remediation	$10,775	$10,775
BNF New Jersey LLC (P24276)	Supplemental grant for upgrade, closure and remediation	$73,381	$176,296*
Bagley, Matthew and Shannon (P24193)	Initial grant for upgrade, closure and remediation	$7,857	$7,857
Bains, Gurprit S. (P23578)	50% Initial grant for upgrade, closure and remediation	$7,219	$7,219
Barnes, Annie (P23866)	Initial grant for upgrade, closure and remediation	$10,524	$10,524
Barnett, Edward (P24119)	Supplemental grant for upgrade, closure and remediation	$5,245	$27,643
Barrow, John (P24244)	50% Initial grant for upgrade, closure and remediation	$2,632	$2,632
Bednarczyk, John (P24093)	Initial grant for upgrade, closure and remediation	$13,560	$13,560

Applicant	Description	Grant Amount	Awarded to Date
Blazejewski, Isabel (P24129)	Initial grant for upgrade, closure and remediation	$11,061	$11,061
Bojar, Kathleen (P24522)	Initial grant for upgrade, closure and remediation	$7,085	$7,085
Borkowski, Thomas (P24179)	Initial grant for upgrade, closure and remediation	$5,723	$5,723
Bowie, Andrew (P24653)	Initial grant for upgrade, closure and remediation	$11,113	$11,113
Brighton, Fred (P23923)	Initial grant for upgrade, closure and remediation	$27,695	$27,695
Bulicki, Robyn C. (P22742)	Initial grant for upgrade, closure and remediation	$3,593	$3,593
Can, Sevim and Faris (P23558)	Initial grant for upgrade, closure and remediation	$15,043	$15,043
Conley, Rita (P24634)	Initial grant for upgrade, closure and remediation	$19,978	$19,978
DeLeo, Eugene and Margaret Edeiken (P23777)	Initial grant for upgrade, closure and remediation	$2,546	$2,546
DeMasi, Peter and Ellen (P24661)	Initial grant for upgrade, closure and remediation	$6,129	$6,129
DePoto, Rose and Thomas (P24652)	Initial grant for upgrade, closure and remediation	$3,497	$3,497
Deak, Alan (P23538)	Initial grant for upgrade, closure and remediation	$8,184	$8,184
DiStefano, Michael (P24475)	Initial grant for upgrade, closure and remediation	$4,350	$4,350
Dopieralski, Pauline (P23850)	Initial grant for upgrade, closure and remediation	$14,912	$14,912
Drayton, John C. (P23803)	Initial grant for upgrade, closure and remediation	$11,584	$11,584
Farago, Margaret (P24528)	Initial grant for upgrade, closure and remediation	$11,788	$11,788
Fiel, Joseph (P24224)	Initial grant for upgrade, closure and remediation	$23,788	$23,788
File, David (P24173)	Initial grant for upgrade, closure and remediation	$10,045	$10,045
First Presbyterian Church (P23716)	Initial grant for upgrade, closure and remediation	$14,305	$14,305
Garcia, Brenda (P24541)	Initial grant for upgrade, closure and remediation	$9,146	$9,146
Gorman, Donald and Dorothy (P23925)	Initial grant for upgrade, closure and remediation	$9,527	$9,527
Gottfried, Brenda (P23491)	Initial grant for upgrade, closure and remediation	$9,747	$9,747
Helmstetter, Barbara	Initial grant for upgrade,	$7,874	$7,874

Applicant	Description	Grant Amount	Awarded to Date
(P24380)	closure and remediation		
Higham, Mary Ann (P24644)	Supplemental grant for upgrade, closure and remediation	$28,029	$33,699
Holloway, Janet (P24176)	Initial grant for upgrade, closure and remediation	$10,922	$10,922
Hopp, Frank (P24250)	Initial grant for upgrade, closure and remediation	$1,682	$1,682
James, Susan (P24348)	Initial grant for upgrade, closure and remediation	$58,026	$58,026
Khan, MD Mahabub (P24356)	Initial grant for upgrade, closure and remediation	$18,857	$18,857
L'Estrange, Fiona (P24767)	Initial grant for upgrade, closure and remediation	$11,810	$11,810
Leggieri, Jeannette (P24125)	Initial grant for upgrade, closure and remediation	$14,973	$14,973
Lopanik, Darlene (P24531)	Initial grant for upgrade, closure and remediation	$10,927	$10,927
Lynch, Christine (P24379)	Initial grant for upgrade, closure and remediation	$13,560	$13,560
McBride, Susan (P22048)	Initial grant for upgrade, closure and remediation	$3,581	$3,581
Merrill, Everett W. (P24364)	Initial grant for site remediation	$4,078	$4,078
Metelski, Joseph H. (P24628)	50% Initial grant for upgrade, closure and remediation	$1,449	$1,449
Monrad, Jan-Michael (P24102)	Initial grant for upgrade, closure and remediation	$31,171	$31,171
Monto, Denise (P24181)	Initial grant for upgrade, closure and remediation	$3,395	$3,395
Morris, Diane (P24251)	Initial grant for upgrade, closure and remediation	$6,501	$6,501
Morrison, Eileen (P24737)	Initial grant for upgrade, closure and remediation	$7,837	$7,837
Murphy, William (P24489)	Initial grant for upgrade, closure and remediation	$14,746	$14,746
Murray, Mark (P24494)	Initial grant for upgrade, closure and remediation	$4,503	$4,503
Penuela, Alexander and Teresa Wilson (P24736)	Initial grant for upgrade, closure and remediation	$10,858	$10,858
Perez, Daniel (P24242)	Initial grant for upgrade, closure and remediation	$11,344	$11,344
Peterson, Edward (P22754)	Initial grant for upgrade, closure and remediation	$29,967	$29,967
Poli, Grace (P24361)	Initial grant for upgrade, closure and remediation	$11,278	$11,278

Applicant	Description	Grant Amount	Awarded to Date
Post, Gary and Kathleen (P24463)	Initial grant for upgrade, closure and remediation	$10,535	$10,535
Powers, John and Carol (P24240)	Initial grant for upgrade, closure and remediation	$12,372	$12,372
Rosen, Janet Silver (P23535)	Initial grant for upgrade, closure and remediation	$8,969	$8,969
Rubinov, Leonid and Tatyana (P23180)	Initial grant for upgrade, closure and remediation	$97,644	$97,644
Salvini, Robert (P24098)	Initial grant for upgrade, closure and remediation	$22,777	$22,777
Shih, Julie (P24580)	Initial grant for upgrade, closure and remediation	$11,264	$11,264
Sianipar, Humisar (P24374)	Initial grant for upgrade, closure and remediation	$16,331	$16,331
Staerker, Kimberly (P24005)	Initial grant for upgrade, closure and remediation	$11,616	$11,616
Szpilnzer, Steven (P23657)	Initial grant for upgrade, closure and remediation	$5,485	$5,485
Tosches, Charles and Frances (P24194)	Initial grant for upgrade, closure and remediation	$19,778	$19,778
Van Zile, Mary (P24378)	Initial grant for upgrade, closure and remediation	$26,303	$26,303
Vennell, Barbara (P24521)	Initial grant for upgrade, closure and remediation	$5,885	$5,885
Vicinio, Linda (P23922)	Initial grant for upgrade, closure and remediation	$5,565	$5,565
Wright, Leon (P22384)	Initial grant for upgrade, closure and remediation	$5,697	$5,697
69 Grants	**Total Delegated Authority funding for Leaking applications.**	**$963,492**	

Alfano, Margaret A. (P24799)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
AngeLucci, Sr., Albert (P24148)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Annett, Mark and Miriam (P23977)	Grant to remove an underground storage tank	$1,200	$1,200
Barrientos,Jorge (P24189)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Bauers, Jr., Robert W. and Michele N. (P24801)	Grant to remove an underground storage tank	$1,200	$1,200

Applicant	Description	Grant Amount	Awarded to Date
Bermingham, Dorman (P24895)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Blasi, Vincent and Cheryl (P24758)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Bonora, Louis and Linda (P24537)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Brennan, David and Leslie (P24445)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Brincat, Anthony and Josephine (P24454)	Grant to remove an underground storage tank and install an above ground storage tank	$2,797	$2,797
Bruce, Robert N. (P24418)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Bunn, Thelma (P24823)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Chiurazzi, Lisa (P24792)	Grant to remove an underground storage tank and install an above ground storage tank	$2,999	$2,999
Cicalese, Carmen and Beverly (P24498)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Ciesielski, Agnes (P23754)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Clawson, Katherine (P24812)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Cocilovo, Deborah (P23828)	Grant to remove an underground storage tank	$1,200	$1,200
Contella, Benjamin and Cynthia (P24304)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Craig, Barbara A. (P24696)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Cruz, Miguel A. and Yvette (P24666)	Grant to remove an underground storage tank and install an above ground storage tank	$2,917	$2,917
D'Angelo, Glenn and Kathleen (P24672)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Desider, Sylvia L. (P24751)	Grant to remove an underground	$2,899	$2,899

Applicant	Description	Grant Amount	Awarded to Date
	storage tank and install an above ground storage tank		
DiBuono, Anthony S. and Janet M. (P24358)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Dixon, Nancy and Mark (P24553)	Grant to remove an underground storage tank	$1,200	$1,200
Ferrone, Harry T. (P24157)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Floyd, Myrtle (P24519)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Frauenhoffer, Joseph and Mary (P24702)	Grant to remove an underground storage tank and install an above ground storage tank	$2,449	$2,449
Gallagher, Kenneth and Eileen (P24814)	Grant to remove an underground storage tank and install an above ground storage tank	$2,275	$2,275
Garcia, Ylbert and Amalia (P24846)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
George, Shirley A. and Joseph J. (P24845)	Grant to remove an underground storage tank	$1,200	$1,200
Geyer, Dale Ellen and George R. (P24198)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Gottheiner, Kelly and Kevin (P24663)	Grant to remove an underground storage tank and install an above ground storage tank	$2,750	$2,750
Gray, Margaret and John (P24407)	Grant to remove an underground storage tank and install an above ground storage tank	$2,736	$2,736
Haakmeester, Robert W. and Leona (P24922)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Hagedoorn, Peter and Maria D. (P24212)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Hatch, Lynn and Richard (P24594)	Grant to remove an underground storage tank and install an above ground storage tank	$2,695	$2,695
Hathaway, Joseph and Diane (P24589)	Grant to remove an underground storage tank	$1,200	$1,200
Heisserman, Harold L. (P24408)	Grant to remove an underground storage tank and install an above ground storage tank	$2,500	$2,500

Applicant	Description	Grant Amount	Awarded to Date
Hess Sr., Jon E. and Mary (P24920)	Grant to remove an underground storage tank	$1,200	$1,200
Hipp, Karl and Elsa (P23911)	Grant to remove an underground storage tank and install an above ground storage tank	$2,927	$2,927
Hudson, John J. (P24596)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Hurley, Kevin (P24059)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Ireland, David M. and Joyce H. (P24333)	Grant to remove an underground storage tank and install an above ground storage tank	$2,855	$2,855
Iuliano, Mary Joan (P24830)	Grant to remove an underground storage tank	$1,200	$1,200
Jackson, Paul H. and Teresa (P22865)	Grant to remove an underground storage tank and install an above ground storage tank	$2,400	$2,400
Jitnarine, Sammy (P24393)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Johnson, Edward A. and Janice F. (P24694)	Grant to remove an underground storage tank	$1,200	$1,200
Justesen, Ronald David and Linda Louise (P24897)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Karlsen, Oyvind and Kim Gluckler (P24424)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Kennedy, Donna (P24791)	Grant to remove an underground storage tank	$1,200	$1,200
Kerr, Stacey and Christopher (P24405)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Klos, Jr., Richard A. and Dina (P24400)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Knape, Ernestine (P24502)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Kosmich, Joseph (P24566)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Kosminsky, Ila M. (P24819)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000

Applicant	Description	Grant Amount	Awarded to Date
Kowalski, Anthony and Susanne (P24798)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Kunze, Erich H. and Judith M. (P24600)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Kurshenoff, Guy and Susan Itkin (P24662) Tank A	Grant to remove an underground storage tank and install an above ground storage tank	$2,100	$2,100
LaVorgna, Robert A. and Phyllis G. (P24892)	Grant to remove an underground storage tank and install an above ground storage tank	$2,748	$2,748
Lattig, Peter and Katherine A. (P24625)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Lavelle, Kathy (P24687)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Limon, Gregory and Regina (P24763)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Lion, Walter H. and Elizabeth A. (P24688)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Livingston, Roger and Bernadette (P24765)	Grant to remove an underground storage tank and install an above ground storage tank	$2,936	$2,936
Maltz, Robert and Teresa (P24699)	Grant to remove an underground storage tank	$1,157	$1,157
Mariasy, Karen (P24308)	Grant to remove an underground storage tank and install an above ground storage tank	$2,900	$2,900
Marlow, Phyllis (P24618)	Grant to remove an underground storage tank and install an above ground storage tank	$2,877	$2,877
Mathis, Sheila (P24623)	Grant to remove an underground storage tank and install an above ground storage tank	$2,749	$2,749
Mayberry, Gary (P24474)	Grant to remove an underground storage tank	$1,200	$1,200
Mazzola, Anthony and Irene (P24678)	Grant to remove an underground storage tank	$1,200	$1,200
McMahon, Thomas and Elaine (P24925)	Grant to remove an underground storage tank and install an above ground storage tank	$2,980	$2,980
McPherson, Joan A. (P24506)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000

Applicant	Description	Grant Amount	Awarded to Date
Megna, James and Stacy (P23826)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Melia, Mary Michele and Allan (P24592)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Meziane, Abderrahim (P23991)	Grant to remove an underground storage tank	$1,200	$1,200
Miller, Erik and Leanne Workman (P24918)	Grant to remove an underground storage tank and install an above ground storage tank	$2,682	$2,682
Miniere, Matthew S. and Josephine (P24448)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Monzo, Debra A. (P24427)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Morris, Jeffrey and Stephanie (P24174)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Moses, Harold K. and Irene (P24949)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Mull, Raymond C. and Lucille P. (P24627)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Murphy, Carol and Richard (P24387)	50 % grant to remove an underground storage tank	$550	$550
Nersesian, Robert and Allyn Sitjar-Nersesian (P24415)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Parin, Edward and Ruth (P24811)	Grant to remove an underground storage tank	$1,200	$1,200
Park, Robert and Helene (P24147)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Passerini, Rocco (P24540)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Patrick, Jerrilyn and Frank (P24455)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Petescia, Gary G. and Mary Jane C. (P24749) Tank A	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Piell, Terrie and Kevin (P24818)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000

Applicant	Description	Grant Amount	Awarded to Date
Prero, Shaul and Toba (P24842)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Ramirez, Daniel T. and Susan Moresi (P24835)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Reilly, John J. and Eileen M. (P24422)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Reiman, David and Loreen (P24138)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Ritter, John C. and JoAnn (P24809)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Robinson, William J. and Suzanne T. (P24896)	Grant to remove an underground storage tank and install an above ground storage tank	$2,700	$2,700
Rommel, Robert and Carol (P24709)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Savvides, Thomas and Lynne (P24590)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Schlosser, Matthew and Brooke (P24839)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Schneider, Leon H. and Tamara K. (P24140)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Sease, Jr., Willie and Janice Panzye (P24806)	Grant to remove an underground storage tank	$1,200	$1,200
Seckinger, Sharon (P24453)	Grant to remove an underground storage tank	$1,200	$1,200
Shevchenko, Tamila (P24808)	Grant to remove an underground storage tank	$1,200	$1,200
Shigo, George (P24926)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Silvestri, Jeffrey and Allison (P24957)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Smith, Robert and Mildred (P24700)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Sosnicki, Edith (P24706)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000

Applicant	Description	Grant Amount	Awarded to Date
Stec, Francis J. and Anita T. (P24675)	Grant to remove an underground storage tank	$1,200	$1,200
Stiuso, Patricia and Michael (P24458)	Grant to remove an underground storage tank	$1,200	$1,200
Stradomski, Louis and Kelly (P24323)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Strauss, Walter (P24587)	Grant to remove an underground storage tank	$1,200	$1,200
Suthar, Harihar and Meenaben (P24467)	Grant to remove an underground storage tank	$1,200	$1,200
Tash, David (P24710)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Taylor, Joseph (P23731)	Grant to remove an underground storage tank	$1,200	$1,200
Tozzi, Jean and Mario (P24766)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Uszenski, Mary (P24555)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Vallone, Joseph and Stephanie (P24851)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Varesio, Albert W. and Lisa (P24821)	Grant to remove an underground storage tank and install an above ground storage tank	$2,485	$2,485
Varga, Valentine III and Donna (P23662)	Grant to remove an underground storage tank and install an above ground storage tank	$2,016	$2,016
Veith, Ronald and Sally (P24433)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Vricella, Madeline and Brian King (P24329)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Warren, Joseph H. and Catherine C. (P23780)	50 % grant to remove an underground storage tank and install an above ground storage tank	$1,453	$1,453
Wason, John (P24805)	Grant to remove an underground storage tank and install an above ground storage tank	$2,328	$2,328
Weber, Denise (P24396)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000

Applicant	Description	Grant Amount	Awarded to Date
Welch, William and Darlene (P24741)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Whitman, Scott and Emily (P24595)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Wozowicz, Edward E. (P24900)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Wright, David A. (P24325)	Grant to install an above ground storage tank	$3,000	$3,000
Zubenko, Jaroslaw and JoAnn (P24680)	Grant to remove an underground storage tank and install an above ground storage tank	$2,973	$2,973
128 Grants	**Total Delegated Authority funding for Non-Leaking applications.**	**$330,233**	

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*This amount includes grants approved previously by the Board and this award does not exceed the supplemental aggregate limit.

Caren S. Franzini

Prepared by: Lisa Petrizzi, Finance Officer

HAZARDOUS DISCHARGE SITE REMEDIATION FUND PROGRAM

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: January 13, 2009

SUBJECT: Hazardous Discharge Site Remediation Fund Program

The following municipal projects and commercial loan have been approved by the Department of Environmental Protection for grants to perform site remediation and remedial investigation activities. The scope of work is described on the attached project summaries.

Municipal Grants:

Township of Bridgewater (Dept Public Works Muni Garage)............**$109,054**
Township of Carney's Point (A. Clemente Asphalt Plant)............**$24,092**
City of Newark (Internati Metallurgical Svcs)............**$158,187**
City of Paterson (Apollo Dye House)............**$705,018**

Commercial Loan:

G & N Partnership............**$204,399**

Total HDSRF funding for January 2009 ....$1,200,750

Prepared by: Lisa Petrizzi

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - HAZARDOUS SITE REMEDIATION - MUNICIPAL GRANT

APPLICANT: Township of Bridgewater (Dept Public Works Muni Garage) P24813

PROJECT USER(S): Same as applicant * - indicates relation to applicant

PROJECT LOCATION: 100 Hanlon Drive Bridgewater Township (N) Somerset

GOVERNOR'S INITIATIVES:

( ) Urban Fund ( ) Other Urban ( ) Edison (X) Core

APPLICANT BACKGROUND:

The project site, identified as Block 411.01 and Lot 41.01 is the Public Works Municipal Garage which has potential environmental areas of concern (AOC's). The Township of Bridgewater currently owns the project site and has satisfied Proof of Site Control. It is the Township's intent, upon completion of the environmental investigation activities, to redevelop the project site for recreation.

NJDEP has approved this request for Site Investigation (SI) grant funding on the above-referenced project site and finds the project technically eligible under the HDSRF program, Category 2, Series A.

APPROVAL REQUEST:

The Township of Bridgewater is requesting grant funding to perform SI in the amount of $109,054 at the Dept Public Works Muni Garage project site.

FINANCING SUMMARY:

GRANTOR: Hazardous Discharge Site Remediation Fund

AMOUNT OF GRANT: $109,054

TERMS OF GRANT: No Interest; No Repayment

PROJECT COSTS:

Site investigation	$99,140
NJDEP oversight cost	$9,914
EDA administrative cost	$500
TOTAL COSTS	$109,554

APPROVAL OFFICER: K. Junghans

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - HAZARDOUS SITE REMEDIATION - MUNICIPAL GRANT

APPLICANT: Township of Carney's Point (A. Clemente Asphalt Plant) P23644

PROJECT USER(S): Same as applicant * - indicates relation to applicant

PROJECT LOCATION: 61-211 S. Pennsville-Auburn Carneys Point Township (T) Salem

GOVERNOR'S INITIATIVES:

( ) Urban Fund ( ) Other Urban ( ) Edison (X) Core

APPLICANT BACKGROUND:

The Township of Carneys Point received a grant in the amount of $170,254 in January 2001 under P12671 to perform a Preliminary Assessment (PA) and Site Investigation (SI), a grant in the amount of $269,138 in January 2004 under P12671s to perform additional SI and a grant in the amount of $82,013 in May 2008 under P18036 to perform RI. The project site, identified as Block 247, Lots 1&2, is a former asphalt plant which consists of two lots totaling 151 acres. The Township currently holds a tax sale certificate on the project site and has satisfied Proof of Site Control. It is the Township's intent, upon completion of the environmental investigation activities, to redevelop the project site as an Industrial Park as outlined in the Township's site specific redevelopment plan.

NJDEP has approved Remedial Investigation (RI) grant funding on the above-referenced project site and finds the project technically eligible under the HDSRF Program, Category 2, Series A.

APPROVAL REQUEST:

The Township of Carneys Point is requesting additional to perform additional RI activities required by NJDEP in the amount of $24,092 at the A. Clemente Asphalt Plant project site, for total funding to date of $545,497.

FINANCING SUMMARY:

GRANTOR: Hazardous Discharge Site Remediation Fund

AMOUNT OF GRANT$24,092

TERMS OF GRANT: No Interest; No Repayment

PROJECT COSTS:

Remedial investigation	$21,902
NJDEP oversight cost	$2,190
EDA administrative cost	$500
TOTAL COSTS	$24,592

APPROVAL OFFICER: K. Junghans

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: January 13, 2009

SUBJECT: Hazardous Discharge Site Remediation Fund Program

The following municipal projects and commercial loan have been approved by the Department of Environmental Protection for grants to perform site remediation and remedial investigation activities. The scope of work is described on the attached project summaries.

Municipal Grants:

Township of Bridgewater (Dept Public Works Muni Garage)........**$109,054**
Township of Carney's Point (A. Clemente Asphalt Plant)........**$24,092**
Borough of Neptune City (East Coast Ice Company)........**$571,978**
City of Newark (Internati Metallurgical Svcs)........**$158,187**
City of Paterson (Apollo Dye House)........**$705,018**

Commercial Loan:

G & N Partnership........**$204,399**

Total HDSRF funding for January 2009........$1,772,728

Prepared by: Lisa Petrizzi

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - HAZARDOUS SITE REMEDIATION - MUNICIPAL GRANT

APPLICANT: Borough of Neptune City (East Coast Ice Company) P24888

PROJECT USER(S): Same as applicant * - indicates relation to applicant

PROJECT LOCATION: 87 Rosewood Place Neptune City Borough (T/UA) Monmouth

GOVERNOR'S INITIATIVES:

( ) Urban Fund (X) Other Urban ( ) Edison ( ) Core

APPLICANT BACKGROUND:

Borough of Neptune City received a grant in the amount of $6,000 in April 2005 under P16147 to perform Preliminary Assessment (PA) activities, a grant in the amount of $73,496 in February 2007 under P16147s to perform Site Investigation (SI) and a grant in the amount of $57,952 in April 2008 under P21318. The project site, identified as Block 13, Lot 1 is a vacant building which has potential environmental areas of concern (AOC's). The Borough of Neptune City currently holds a Tax Sale Certificate on the project site and has satisfied Proof of Site Control. It is the Borough's intent, upon completion of the environmental investigation activities, to redevelop the project site for commercial and residential use as outlined in the Borough's site specific redevelopment plan.

NJDEP has approved this supplemental request for Remedial Investigation (RI) grant funding on the above-referenced project site and finds the project technically eligible under the HDSRF program, Category 2, Series A.

APPROVAL REQUEST:

The Borough of Neptune City is requesting supplemental grant funding to perform a RI in the amount of $571,978 at the Former East Coast Ice Company project site, for a total funding to date of $709,426.

FINANCING SUMMARY:

GRANTOR: Hazardous Discharge Site Remediation Fund

AMOUNT OF GRANT $571,978

TERMS OF GRANT: No Interest; No Repayment

PROJECT COSTS:

Remedial investigation	$519,980
NJDEP oversight cost	$51,998
EDA administrative cost	$500
TOTAL COSTS	$572,478

APPROVAL OFFICER: K. Junghans

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - HAZARDOUS SITE REMEDIATION - MUNICIPAL GRANT

APPLICANT: City of Newark (Internatl Metallurgical Svcs) P24884

PROJECT USER(S): Same as applicant * - indicates relation to applicant

PROJECT LOCATION: 190-202 Blanchard Street Newark City (T/UA) Essex

GOVERNOR'S INITIATIVES:

(X) Urban Fund ( ) Other Urban ( ) Edison ( ) Core

APPLICANT BACKGROUND:

City of Newark received a grant in July 1995 under P8305 in the amount of $62,408 to perform a Preliminary Assessment (PA) and Site Investigation (SI) at the project site. The project site, identified as Block 5001 and Lot 50 is vacant historically used for chemical manufacturing which has potential environmental areas of concern (AOC's). The City of Newark currently owns the project site and has satisfied Proof of Site Control. It is the City's intent, upon completion of the environmental investigation activities, to redevelop the project site for industrial use.

NJDEP has approved this supplemental request for Remedial Investigation (RI) grant funding on the above-referenced project site and finds the project technically eligible under the HDSRF program, Category 2, Series A.

APPROVAL REQUEST:

The City of Newark is requesting supplemental grant funding to perform RI in the amount of $158,187 at the International Metallurgical Svc project site, for a total funding to date of $220,595.

FINANCING SUMMARY:

GRANTOR: Hazardous Discharge Site Remediation Fund

AMOUNT OF GRANT $158,187

TERMS OF GRANT: No Interest; No Repayment

PROJECT COSTS:

Remedial investigation	$143,806
NJDEP oversight cost	$14,381
EDA administrative cost	$500
TOTAL COSTS	$158,687

APPROVAL OFFICER: K. Junghans

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - HAZARDOUS SITE REMEDIATION - MUNICIPAL GRANT

APPLICANT: City of Paterson (Apollo Dye House) P24886

PROJECT USER(S): Same as applicant * - indicates relation to applicant

PROJECT LOCATION: 69-83 Straight Street Paterson City (T/UA) Passaic

GOVERNOR'S INITIATIVES:

(X) Urban Fund ( ) Other Urban ( ) Edison ( ) Core

APPLICANT BACKGROUND:

City of Paterson received a grant in July 2008 under P21522 in the amount of $1,720,855 to perform Remedial Investigation (RI) activities. The project site, identified as Block D-0542, Lot 2 is an abandoned building historically used as a brewery, silk company and a dye and finishing manufacturer which has potential environmental areas of concern (AOC's). The City of Paterson currently owns the project site and has satisfied Proof of Site Control. It is the City's intent, upon completion of the environmental investigation activities, to redevelop the project site as affordable housing.

NJDEP has approved this supplemental request for additional RI grant funding on the above-referenced project site and finds the project technically eligible under the HDSRF program, Category 2, Series A.

APPROVAL REQUEST:

The City of Paterson is requesting supplemental grant funding to perform RI in the amount of $705,018 at the Apollo Dye House project site, for a total funding to date of $2,425,873.

FINANCING SUMMARY:

GRANTOR: Hazardous Discharge Site Remediation Fund

AMOUNT OF GRANT: $705,018

TERMS OF GRANT: No Interest; No Repayment

PROJECT COSTS:

Remedial investigation	$640,926
NJDEP oversight cost	$64,092
EDA administrative cost	$500
TOTAL COSTS	$705,518

APPROVAL OFFICER: L. Petrizzi

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - HAZARDOUS DISCHARGE SITE REMEDIAT'N PROG PROGRAM

APPLICANT: G & N Partnership P21430

PROJECT USER(S): Gas N Go #3 * - indicates relation to applicant

PROJECT LOCATION: 1174 Route 46 East Roxbury Township (N) Morris

GOVERNOR'S INITIATIVES:

( ) Urban Fund ( ) Other Urban ( ) Edison (X) Core

APPLICANT BACKGROUND:

G&N Partnership was formed in 1993 by Constantinos Canticas and Nick Bardis, who each own 50% of the company. The property located at 1174 Route 46 East, Ledgewood, NJ is rented to a third party that operates a gas station on the site. This property has been the site of a gas station since 1939.

APPROVAL REQUEST:

Approval of a $204,399 HDSRF loan in recommended.

FINANCING SUMMARY:

LENDER: Hazardous Discharge Site Remediation Fund

AMOUNT OF LOAN: $204,399

TERMS OF LOAN: 5-Year Term/5-Year Amortization
Fixed Rate of 5%

PROJECT COSTS:

Remedial Action	$121,780
Remedial investigation	$64,037
NJDEP oversight cost	$18,582
EDA administrative cost	$2,544
TOTAL COSTS	$206,943

APPROVAL OFFICER: J. Wentzel

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: January 13, 2009

SUBJECT: Hazardous Discharge Site Remediation Fund - Delegated Authority Approvals (For Informational Purposes Only)

Pursuant to the Board's approval on May 9, 2006, the Chief Executive Officer ("CEO") and Sr. Vice-President of Operations ("SVP") have been given the authority to approve initial grants under the Hazardous Discharge Site Remediation Fund and Petroleum Underground Storage Tank programs up to $100,000 and supplemental grants up to an aggregate of $100,000.

Below is a summary of the Delegated Authority approval processed by the Division of Program Services for the month of December, 2008.

Applicant	Description	Grant Amount	Awarded to Date
Charles Capaci and Elois Capaci P24161	Initial 25% grant to perform remedial action activities	$6,261	$6,261
Jersey City Redevelopment Agency (Proposed Berry Lane Park) P24790	Initial grant to perform site investigation to redevelop the project site as a public parkland	$80,146	$80,146
2 Grants	**Approved in November 2008**	**$86,407**	

Caren S. Franzini

Prepared by: Lisa Petrizzi, Finance Officer

EDISON INNOVATION FUND

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - EDISON INNOVATION FUND PROGRAM

APPLICANT: GlobalPrint Systems, Inc. P24708

PROJECT USER(S): Same as applicant * - indicates relation to applicant

PROJECT LOCATION: 525 Lincoln Drive & Route 73 Evesham Township (N) Burlington

GOVERNOR'S INITIATIVES:

( ) Urban Fund ( ) Other Urban (X) Edison ( ) Core

APPLICANT BACKGROUND:

Formed in January 2005, GlobalPrint Systems, Inc., ("GPS" or the "Company") develops, markets, and sells Internet based mobile printing solutions. Such printing solutions are targeted primarily to traveling/mobile professionals but will also include the general public.

GPS is an existing company within the Authority's Edison portfolio. In February 2008 under delegated authority, the EDA approved a $200,000 convertible loan (P20027) to the Company under the commercialization fund. The Authority's aggregate exposure to GPS including this proposed loan will be $646,000.

APPROVAL REQUEST:

A $446,000 investment from the Edison Innovation Fund is recommended.

FINANCING SUMMARY:

LENDER: NJEDA

AMOUNT OF LOAN: $446,000

TERMS OF LOAN: Five-year term at a fixed interest rate of 8.00%. During the first two years, the loan will not require any principal or interest payments. Interest during this period will accrue and will be capitalized. The remaining 36 months will require equal principal plus interest payments in amounts adequate to fully repay the investment.

PROJECT COSTS:

Growth Capital	$446,000
Finance Fees	$4,460
TOTAL COSTS	$450,460

JOBS: At Application 7 Within 3 years 12 Maintained 0 Construction 0

DEVELOPMENT OFFICER: M. Wiley **APPROVAL OFFICER:** D. Lawyer

INCENTIVE PROGRAMS

BUSINESS EMPLOYMENT INCENTIVE PROGRAM

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - BUSINESS EMPLOYMENT INCENTIVE PROGRAM

APPLICANT: Albany Pipe and Nipple Manufacturing, Inc P25079

PROJECT LOCATION: 1000 Amboy Avenue Perth Amboy City (T/UA) Middlesex County

GOVERNOR'S INITIATIVES:

( ) Urban Fund (X) Other Urban ( ) Edison ( ) Core

APPLICANT BACKGROUND/ECONOMIC VIABILITY:

Albany Pipe and Nipple Manufacturing, Inc., a subsidiary of Long Island Pipe Supply, Inc., was formed in 2002 to manufacture threaded pipe and pipe nipples sold in bulk quantities for fire protection accessories. Long Island Pipe Supply, Inc., founded in 1982, originally started out selling fire protection products to contractors and fabricating pipe for fire protection in Massachusetts and has since grown to 13 companies and 10 physical locations in Massachusetts, New Hampshire, New York and Rhode Island, with approximately 140 employees. Since 1975 the owner Robert Moss has been driven to be the premier supplier of fire sprinkler pipes, valves, fittings, devices and accessories. The Company is economically viable.

MATERIAL FACTOR:

Albany Pipe and Nipple Manufacturing, Inc. is seeking a BEIP grant to support the relocation of the manufacturing business from leased space in New York to New Jersey. The alternative is remaining at its existing site in New York. A favorable decision by the Authority to award the BEIP grant is a material factor in the applicant's decision to expand in New Jersey.

APPROVAL REQUEST:

PERCENTAGE: 65%
TERM: 10 years

The Members of the Authority are asked to approve the proposed BEIP grant and award percentage to encourage Albany Pipe and Nipple Manufacturing, Inc to increase employment in New Jersey. The recommended award percentage is based on the company meeting the criteria as set forth on the attached Formula Evaluation and is contingent upon receipt by the Authority of evidence that the company has met said criteria to substantiate the recommended award percentage. If the criteria met by the company differs from that shown on the Formula Evaluation, the award percentage will be raised or lowered to reflect the award percentage that corresponds to the actual criteria that have been met.

TOTAL ESTIMATED GRANT AWARD OVER TERM OF GRANT: $ 111,371
(not to exceed an average of $50,000 per new employee over the term of the grant)

NJ EMPLOYMENT AT APPLICATION: 0

ELIGIBLE BEIP JOBS: **Year 1** 26 **Year 2** 0 **Base Years Total =** 26

ANTICIPATED AVERAGE WAGES: $37,000

ESTIMATED PROJECT COSTS: $500,000

ESTIMATED GROSS NEW STATE INCOME TAX - DURING 10 $171,340

ESTIMATED NET NEW STATE INCOME TAX - DURING 15 $145,639

PROJECT IS: ( ) Expansion (X) Relocation New York

CONSTRUCTION: ( ) Yes (X) No

PROJECT OWNERSHIP HEADQUARTERED IN: New York

APPLICANT OWNERSHIP: (X) Domestic ( ) Foreign

DEVELOPMENT OFFICER: K. Durand **APPROVAL OFFICER:** T. Wells

Applicant : Albany Pipe and Nipple Manufacturing, Inc Project # : P25079

FORMULA EVALUATION

Criteria		Score
1. Location:	Perth Amboy City	N/A
2. Job Creation	26	1
Targeted : ______ Non-Targeted : X		
3. Job at Risk:	0	0
4. Industry:	industrial/electrical equipment	0
Designated : ______ Non-Designated : X		
5. Leverage:	3 to 1 and up	2
6. Capital Investment:	$500,000	1
7. Average Wage:	$ 37,000	2
	TOTAL:	6

Bonus Increases (up to 80%):

Located in Planning Area 1 or 2 of the State's Development and Redevelopment Plan	20%	20%
Located in Planning Area 1 or 2 of the State's Development and Redevelopment Plan AND creation of 500 or more jobs	30%	
Located in a former Urban Coordinating Council or other distressed municipality as defined by Department of Community Affairs	20%	20%
Located in a brownfield site (defined as the first occupants of the site after issuance of a new no-further action letter)	20%	
Located in a center designated by the State Planning Commission, or in a municipality with an endorsed plan	15%	
10% or more of the employees of the business receive a qualified transportation fringe of $ 30.00 or greater.	15%	
Located in an area designated by the locality as an "area in need of redevelopment"	10%	
Jobs-creating development is linked with housing production or renovation (market or affordable) utilizing at least 25% of total buildable area of the site	10%	
Company is within 5 miles of and working cooperatively with a public or non-profit university on research and development	10%	

Total Bonus Points: 40 %

Total Score :

Total Score per formula:	6 = 25 %
Construction/Renovation :	0 %
Bonus Increases :	40 %
Total Score (not to exceed 80 %):	65 %

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - BUSINESS EMPLOYMENT INCENTIVE PROGRAM

APPLICANT: Elephant Group, Inc., dba Saveology.com LLC P25194

PROJECT LOCATION: 425 Raritan Center Parkway Edison Township (N) Middlesex County

GOVERNOR'S INITIATIVES:
( ) Urban Fund ( ) Other Urban ( ) Edison (X) Core

APPLICANT BACKGROUND/ECONOMIC VIABILITY:
Elephant Group, Inc., dba Saveology.com LLC, (Elephant) formed in 1996, started in the business of advertising and marketing digital satellite entertainment subscriptions to individual consumers throughout the United States via print, media, direct mail and telemarketing through its call centers in Florida and New Jersey. In 2007 the applicant diversified its business model by expanding into related cable and telecommunication markets, branding its services under the name Saveology.com, LLC. Today, Saveology.com is a leading internet consumer destination, focused on providing consumers with the ability to comparison shop satellite television, digital cable, related high tech services, and consumer products. Recently, Echostar, a satelite entertainment service, became a shareholder of the applicant. The applicant is economically viable.

MATERIAL FACTOR:
Elephant is seeking a BEIP grant to support its growth and plans to create 425 new jobs within the next two years. Under consideration is Edison, N.J. or Austin, Texas. The applicant is estimating project cost will be approximately $250,000. The applicant has also submitted to the Authority a BRRAG grant application, for consideration at the January 2009 Board meeting, for the 150 at risk positions in South Plainfield. Management has indicated that the award of the BEIP and BRRAG grants are material factors in their decision to expand in New Jersey.

APPROVAL REQUEST: **PERCENTAGE:** 55%
TERM: 10 years

The Members of the Authority are asked to approve the proposed BEIP grant and award percentage to encourage Elephant Group, Inc., dba Saveology.com LLC to increase employment in New Jersey. The recommended award percentage is based on the company meeting the criteria as set forth on the attached Formula Evaluation and is contingent upon receipt by the Authority of evidence that the company has met said criteria to substantiate the recommended award percentage. If the criteria met by the company differs from that shown on the Formula Evaluation, the award percentage will be raised or lowered to reflect the award percentage that corresponds to the actual criteria that have been met.

TOTAL ESTIMATED GRANT AWARD OVER TERM OF GRANT: $ 1,051,875
(not to exceed an average of $50,000 per new employee over the term of the grant)

NJ EMPLOYMENT AT APPLICATION: 150

ELIGIBLE BEIP JOBS: **Year 1** 150 **Year 2** 275 **Base Years Total =** 425

ANTICIPATED AVERAGE WAGES: $27,500

ESTIMATED PROJECT COSTS: $250,000

ESTIMATED GROSS NEW STATE INCOME TAX - DURING 10 $1,912,500

ESTIMATED NET NEW STATE INCOME TAX - DURING 15 $1,816,875

PROJECT IS: (X) Expansion ( ) Relocation

CONSTRUCTION: (X) Yes ( ) No

PROJECT OWNERSHIP HEADQUARTERED IN: Florida

APPLICANT OWNERSHIP: (X) Domestic ( ) Foreign

DEVELOPMENT OFFICER: P. Ceppi **APPROVAL OFFICER:** M. Krug

Applicant : Elephant Group, Inc., dba Saveology.com LLC **Project # : P25194**

FORMULA EVALUATION

Criteria		Score
1. Location:	**Edison Township**	**N/A**
2. Job Creation	**425**	**4**
Targeted : ______	Non-Targeted : X	
3. Job at Risk:	**150**	**1**
4. Industry:	**professional services**	**0**
Designated : ______	Non-Designated : X	
5. Leverage:	**3 to 1 and up**	**2**
6. Capital Investment:	**$250,000**	**0**
7. Average Wage:	**$ 27,500**	**1**
	TOTAL:	**8**

Bonus Increases (up to 80%):

Located in Planning Area 1 or 2 of the State's Development and Redevelopment Plan	20%	20%
Located in Planning Area 1 or 2 of the State's Development and Redevelopment Plan AND creation of 500 or more jobs	30%	
Located in a former Urban Coordinating Council or other distressed municipality as defined by Department of Community Affairs	20%	
Located in a brownfield site (defined as the first occupants of the site after issuance of a new no-further action letter)	20%	
Located in a center designated by the State Planning Commission, or in a municipality with an endorsed plan	15%	
10% or more of the employees of the business receive a qualified transportation fringe of $ 30.00 or greater.	15%	
Located in an area designated by the locality as an "area in need of redevelopment"	10%	
Jobs-creating development is linked with housing production or renovation (market or affordable) utilizing at least 25% of total buildable area of the site	10%	
Company is within 5 miles of and working cooperatively with a public or non-profit university on research and development	10%	

Total Bonus Points: 20 %

Total Score :

Total Score per formula:	8 = 30 %
Construction/Renovation :	5 %
Bonus Increases :	20 %
Total Score (not to exceed 80 %):	55 %

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: January 13, 2009

SUBJECT: ITT Corporation
Application Number P24065

This memorandum addresses previous legal action taken by U.S. government against ITT Corporation ("ITT"), the parent company of the applicant for BEIP assistance, for violations of the Arms Control Act through the actions of managers of its subsidiary, ITT Night Vision (ITT NV), located in Roanoke, Virginia, as well as ongoing mitigation efforts taken by the company. Investigation by the Federal Government found a pattern of conduct in violation of the export laws of the United States, spanning from the 1980's to 2006. ITT agreed to plead guilty to two criminal counts and to enter a deferred prosecution agreement to a third.

Please note that the applicant for this project is a separate ITT subsidiary, ITT Space Systems, LLC ("SSD") headquartered in Rochester, NY. The applicant reports that it was an operating unit of Eastman Kodak acquired by the parent in February 2004 and that its officers, employees and officials had no role whatsoever in connection with the actions that led to the Enforcement Agreement detailed below.

<u>Company Background</u>

ITT was founded in 1920 to build the first worldwide system of interconnected telephone lines. Today, the company plays an important role in vital markets including water and fluids management, global defense and security, and motion and flow controls. The applicant employs nearly 40,000 people and is known for engineering and operational excellence, product innovation and superior customer satisfaction in each of the markets it serves. ITT is the world's largest supplier of pumps and systems to transport, treat and control water and other fluids, and is among the top 10 U.S. defense contractors providing defense and security systems, advanced technologies and operational services for military and civilian customers, and highly engineered, mission-critical components for the aerospace, defense, marine, transportation and industrial markets.

Analysis of Litigation Matters

Pursuant to the Authority's regulations regarding disqualification, (N.J.A.C. 19:30-2.1 et seq), the Authority may decline to give financial assistance, or approval as a tenant in any Authority financed project, or contract with any persons for certain reasons which include: commission of an offense indicating a lack of business integrity; violation of any law governing the occupations or professions of regulated industries; and violation of any law which may bear upon a lack of responsibility or moral integrity. Disqualification would also affect the existing BEIP for ITT Corporation, f/k/a/ ITT Industries, which was approved at the March 2001 Board meeting. **(**To date, under the existing grant, ITT has created 371 jobs through 2006 and received $1,744,939.**)**

Violations within the Board's Discretion to Disqualify

Discussed below are the facts describing the criminal actions, including the fine assessed and paid, as provided by ITT and reviewed by staff with the assistance of the Attorney General's Office. These violations are within the Board's discretion to seek to disqualify ITT from receiving or continuing to receive a BEIP grant.

In 2007, ITT was convicted of willful violation of the federal Arms Export Control Act by illegally sending classified and/or export controlled information relating to night vision technology to foreign countries, including the United Kingdom, Singapore and China in 2001, and for knowingly and willfully omitting material facts from reports to the Department of State with the intent to obstruct a State Department investigation from 2000-2004. ITT also entered a deferred prosecution wherein it acknowledged that it illegally sent export controlled information to China, Singapore and Japan from 1996-2006. These violations stemmed from the actions of certain Night Vision Division officials outsourcing component production to overseas companies without first obtaining requisite approval from US export authorities in order to produce such components more competitively. This pattern of activity occurred for approximately 10 years while it was servicing U.S. government contracts for night vision equipment. The government maintained that ITT was motivated by a desire to cut costs and avoid export laws and regulations thereby increasing its profits. In addition, ITT failed to take corrective actions to stop the ongoing violations and report them to the Department of State.

Under the Enforcement Agreements with the Federal Government ITT's sentence included 5 years of probation, a $28 million forfeiture and $72 million in fines and penalties. Strict monitoring, oversight, compliance, reporting to the government and training standards were also imposed on the company. It is noted however, that the federal government has agreed to suspend the payment of $50 million of fines for the 5 years and will allow ITT to reduce on a dollar for dollar basis the $50 million for monies spent to accelerate and further develop the most advanced night vision technology so that members of the U.S. Armed Forces can maintain the battlefield advantage of having the most capable night vision equipment in the world. Pursuant to the Deferred Prosecution Agreement, ITT will be subject to monitoring for five years beginning in 2007; however, after three years the government will review compliance and may dismiss the deferred charge at such time.

Pursuant to federal law after a conviction for violations of the Arms Export Control Act, a statutory debarment is imposed against the offender to prevent it from trafficking in defense materials. The effect of this debarment concerning these convictions appears by exception to be limited only to ITT NV and to only prohibit it from importing or exporting certain defense information or products without getting high level government permission to do so. This prohibition extends to sending defense information to its own subcontractors. It is noted that any company must seek a license to import or export this material so the debarment effect here does not appear to be substantial. Shortly after the debarment notice was issued, the US Army entered a compliance agreement with ITT in which the Army agreed that debarment of ITT was not necessary so long as it met the requirements of this agreement.

ITT continues to be engaged by the federal government in providing night vision technology and has numerous other US government contracts since its convictions and acceptance of the Enforcement Agreements. According to ITT and the Assistant US Attorney ("AUSA") who prosecuted this matter on behalf of the federal government, ITT has not been disqualified from doing business with any government entity in the United States and is in compliance with the remediation requirements.

It is noted that ITT reports that since the convictions, ITT has been offered incentives from other states for recent projects.

<u>Mitigating Factors</u>

1. The applicant was acquired by ITT from Eastman Kodak in February 2004 and the conduct for which the convictions and deferred prosecution are based occurred from 1996-2006. The applicant and the current BEIP recipient were not implicated regarding the criminal conduct for which their parent ITT was prosecuted or their affiliate ITT NV was involved.

2. Despite ITT NV's lack of cooperation with the early investigation of these crimes, in 2005 ITT's new CEO when confronted by the federal government, shut down operations at the facility for two weeks to conduct a thorough internal investigation. Subsequently ITT, self-notified Federal authorities of the suspected violations of the export controls act and cooperated with federal officials as part of a comprehensive federal investigation into the matter.

3. The leadership team at the Night Vision Division was fired and replaced in its entirety, ITT entered into the Enforcement Agreements and developed a comprehensive Ethics and Compliance program as recommended by the U.S. Sentencing Guidelines. The Agreements required training, monitoring and reporting obligations. ITT reports that although the Enforcement Agreements centered on "import/export and classified material handling" ITT has initiated a far more comprehensive program extending to all aspects of its business. ITT believes that regardless of the

system to "detect and prevent" criminal wrongdoing in any organization, it is also critical that measures are in place to ensure appropriate reaction to detected offenses. This critical element is the cornerstone of ITT's new comprehensive Ethics and Compliance program. ITT developed a completely new infrastructure for this purpose which has been established in both its commercial and defense sectors companywide.

ITT describes the compliance program as follows: Each business unit within ITT (i.e., SSD) has hired a Compliance Manager reporting directly to the parent company to ensure the elements outlined in the Enforcement Agreements and the U.S. Sentencing Guidelines are firmly entrenched in ITT policy, no matter the product or customer. Further, ITT has engaged several highly accredited outside independent monitors, who have also been approved by the federal government, to serve as monitors for ITT's company wide activities and to ensure compliance with the federal government's requirements as outlined in the Enforcement Agreements.

Some of the key specific remediation steps with the Ethics and Compliance program ITT has undertaken are as follows:

A. Conducted audits and inventories of all classified materials and relevant business units in ITT's possession, custody, or control with appropriate reporting to the government;

B. It was determined that all export controlled materials have been sufficiently marked by ITT personnel for all of its foreign agents, subcontractors and corporate partners to provide notice of the export controlled nature of the materials provided;

C. Implemented a comprehensive automated export compliance system to strengthen ITT internal controls for ensuring compliance with the law.

D. Provided training to all employees regarding ITT's Corporate Code of Conduct ("Code");

E. Provided information regarding use and access for the toll-free compliance hotline available to all employees in work areas;

F. Incorporated the Code in management performance assessments with significant consideration given to compliance when evaluating competency for advancement within ITT, as well as for compensation purposes;

G. Issued a wallet-size card with emergency contact information for compliance officials to assist in violation reporting;

H. Updated written policies and procedures regarding the Contractor Responsibility Plan; and

I. Completed specialized training on laws, regulations, and contractor policies and procedures related to government contracting for all employees directly involved with formation and performance of government contracts;

4. ITT continues to be a major supplier to the federal government in providing night vision technology and has numerous other US government contracts since the convictions, most recently a significant contract to upgrade the GPS satellites, which will be a substantial portion of this proposed economic development project.

5. ITT has not been disqualified from doing business with any government entity in the United States. The effect of the statutory debarment is limited in effect to ITT NV. Even as to ITT NV, the effect is limited to its ability to export and import defense information, services or products without getting high level government permission to do so. All companies are required to have a license to engage in this activity. Moreover, a Compliance Agreement between the US Army and ITT requiring training, monitoring and reporting provided that if its terms and agreements were complied with, debarment of ITT was not necessary.

6. The AUSA noted that the company is being monitored by the US Departments of Defense and State as a result of this conduct and they have recently and successfully concluded the first year of this process without incident. He also advised that none of the individuals involved in these crimes were prosecuted due to statute of limitation legal issues which ITT waived. The AUSA is impressed with the compliance of ITT to date and its current CEO, and thinks that the procedures in place are likely to prevent similar problems from occurring in the future.

7. ITT reports that the industry has also taken note of this new management structure and focus on compliance and process controls as recently, Forbes.com has named ITT Corporation to its list of "America's Best Managed Companies" for 2008, and awarded the company the top spot in the conglomerates category. ITT was also included on Forbes' list of the "400 Best Big Companies in America," the company's ninth appearance on the list.

Conclusion

Staff has performed a review of this criminal conduct with assistance from the Attorney General's Office. Staff has considered the violations and mitigating factors presented by ITT and does not believe disqualification is warranted. Staff notes, in particular, (1) the division creating the jobs under the BEIP grant request, ITT Space Systems was acquired from Eastman Kodak in 2004 and was not involved in the criminal action; (2) the current compliance of the company under strict government monitoring and (3) the government's willingness to continue to contract with ITT.

Prepared by: M. Krug

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - BUSINESS EMPLOYMENT INCENTIVE PROGRAM

APPLICANT: ITT Corporation P24065

PROJECT LOCATION: 77 River Road Clifton City (T/UA) Passaic County

GOVERNOR'S INITIATIVES:

( ) Urban Fund (X) Other Urban ( ) Edison ( ) Core

APPLICANT BACKGROUND/ECONOMIC VIABILITY:

ITT Corporation (ITT) was created in 1920 to build the first worldwide system of interconnected telephone lines. Today, the company plays an important role in vital markets including water and fluids management, global defense and security, and motion and flow control. The applicant employs nearly 40,000 people and is known for engineering and operational excellence, product innovation and superior customer satisfaction in each of the markets it serves. ITT is the world's largest supplier of pumps and systems to transport, treat and control water and other fluids, among the top 10 U.S. defense contractor providing defense and security systems, advanced technologies and operational services for military and civilian customers, providing highly engineered, mission-critical components for the aerospace, defense, marine, transportation and industrial markets. The applicant is economically viable.

At the March 2001 Board meeting, the Authority approved for ITT Industries, a $1.4 million BEIP grant to support creating 130 new jobs, and retention of 50 jobs. At the time ITT was investing $8.4 million in its Clifton facility to reconfigure, renovate and equiq its 1,000,000 s.f. facility. To date, ITT has created 371 jobs through 2006 and received $1,744,939. The estimated award for Beip related jobs in 2007 is $546,000.

MATERIAL FACTOR:

ITT is requesting a BEIP grant to create 175 new jobs at its Clifton facility to support its significant growth. Also under consideration are other ITT sites where they have capacity; Rochester, NY, Fort Wayne, IN or Van Nuys, California. The applicant is estimating project cost will be $2 million. A favorable decision by the Authority to award the BEIP grant is a material factor in the applicant's decision to consolidate corporate operations in New Jersey.

APPROVAL REQUEST:

PERCENTAGE: 65%
TERM: 10 years

The Members of the Authority are asked to approve the proposed BEIP grant and award percentage to encourage ITT Corporation to increase employment in New Jersey. The recommended award percentage is based on the company meeting the criteria as set forth on the attached Formula Evaluation and is contingent upon receipt by the Authority of evidence that the company has met said criteria to substantiate the recommended award percentage. If the criteria met by the company differs from that shown on the Formula Evaluation, the award percentage will be raised or lowered to reflect the award percentage that corresponds to the actual criteria that have been met.

TOTAL ESTIMATED GRANT AWARD OVER TERM OF GRANT: $ 3,190,554
(not to exceed an average of $50,000 per new employee over the term of the grant)

NJ EMPLOYMENT AT APPLICATION: 207

ELIGIBLE BEIP JOBS: **Year 1** 75 **Year 2** 100 **Base Years Total =** 175

ANTICIPATED AVERAGE WAGES: $83,815

ESTIMATED PROJECT COSTS: $2,000,000

ESTIMATED GROSS NEW STATE INCOME TAX - DURING 10 $4,908,544

ESTIMATED NET NEW STATE INCOME TAX - DURING 15 $4,172,263

PROJECT IS: (X) Expansion ( ) Relocation

CONSTRUCTION: (X) Yes ( ) No

PROJECT OWNERSHIP HEADQUARTERED IN: New York

APPLICANT OWNERSHIP:(X) Domestic ( ) Foreign

DEVELOPMENT OFFICER: M. Abraham **APPROVAL OFFICER:** M. Krug

Applicant : ITT Corporation

Project # : P24065

FORMULA EVALUATION

Criteria		Score
1. Location:	Clifton City	N/A
2. Job Creation	175	3
Targeted : X	Non-Targeted :	
3. Job at Risk:	0	0
4. Industry:	Advanced materials	2
Designated : X	Non-Designated :	
5. Leverage:	3 to 1 and up	2
6. Capital Investment:	$2,000,000	1
7. Average Wage:	$ 83,815	4
	TOTAL:	12

Bonus Increases (up to 80%):

Located in Planning Area 1 or 2 of the State's Development and Redevelopment Plan	20%	20%
Located in Planning Area 1 or 2 of the State's Development and Redevelopment Plan AND creation of 500 or more jobs	30%	
Located in a former Urban Coordinating Council or other distressed municipality as defined by Department of Community Affairs	20%	
Located in a brownfield site (defined as the first occupants of the site after issuance of a new no-further action letter)	20%	
Located in a center designated by the State Planning Commission, or in a municipality with an endorsed plan	15%	
10% or more of the employees of the business receive a qualified transportation fringe of $ 30.00 or greater.	15%	
Located in an area designated by the locality as an "area in need of redevelopment"	10%	
Jobs-creating development is linked with housing production or renovation (market or affordable) utilizing at least 25% of total buildable area of the site	10%	
Company is within 5 miles of and working cooperatively with a public or non-profit university on research and development	10%	

Total Bonus Points: 20 %

Total Score :

Total Score per formula:	12 = 40 %
Construction/Renovation :	5 %
Bonus Increases :	20 %
Total Score (not to exceed 80 %):	65 %

BRRAG

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

To: Members of the Board

From: Caren S. Franzini
Chief Executive Officer

Date: January 13, 2009

Subject: Business Retention and Relocation Assistance Grant Tax Credits from Deloitte LLP to Johnson & Johnson International

Request:
The Members are asked to grant final approval of the Business Retention and Relocation Assistance Grant Tax Credit Certificate Transfer Program (Transfer Program) application of Deloitte LLP to Johnson & Johnson International.

Background:
In October 2008, the Board granted preliminary approval to Deloitte LLP for a grant of tax credits under the BRRAG program. The original BRRAG incentive was issued to Deloitte to retain and relocate 822 full-time jobs from offices in Summit and Parsippany, NJ, to leased space at 100 Kimball Drive, also in Parsippany.

Although Deloitte received tax credits valued at $1,233,000 from the New Jersey Division of Taxation, the company is unable to use these credits. As a result, Deloitte is seeking final approval to sell these credits as permitted under the Transfer Program to Johnson & Johnson.

Deloitte LLP and Johnson & Johnson have successfully completed all of the required sections and forms within the Transfer Program application package, a copy of which has been shared with the New Jersey Division of Taxation. The application package indicates that Deloitte has agreed to sell its unused BRRAG tax credits to Johnson & Johnson for $924,750.

Recommendation:
Based on the above, staff recommends the Members grant final approval of the Transfer Program application of Deloitte LLP to sell unused BRRAG tax credits to Johnson & Johnson.

Prepared by: Teresa Wells

Attachment

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
BRRAG Tax Credit Certificate Transfer Program
Applicant/Project Summary, 10/14/08

Applicant:

- Deloitte LLP and subsidiaries, 1100 Walnut Street, Suite 3300, Kansas City, MO and 100 Kimball Drive, Parsippany, Morris County, NJ.
- Deloitte provides audit, consulting, financial advisory, risk management, and tax services to selected clients throughout the world.

Applying for:

- BRRAG Tax Credit Certificate Transfer Program (Transfer Program) – This program allows businesses with unused BRRAG tax credits to sell those credits to offset the costs of relocation. Unused tax credits must be sold for at least 75 percent of their value.

Background:

- In July 2007, the Commerce Commission Board of Directors approved an application from Deloitte LLP and subsidiaries for a grant of tax credits under the Business Retention and Relocation Assistance Grant (BRRAG) program and the Sales and Use Tax Exemption (STX) Program.
- With help from the BRRAG and STX programs, Deloitte consolidated locations in Summit and Parsippany, NJ, to a new, leased facility at 100 Kimball Drive, Parsippany, NJ.
- The relocation prompted more than $39 million in capital spending at the company's new location in Parsippany.
- After retaining and relocating 822 employees as a result of this project, the New Jersey Division of Taxation issued BRRAG tax credits to Deloitte in the amount of $1,233,000.
- On September 3, 2008, the NJEDA received an application from Deloitte to participate in the BRRAG Tax Credit Certificate Transfer Program.

Qualification – This application satisfies the following eligibility criteria:

- Deloitte entered into a BRRAG Project Agreement with the NJEDA on August 29, 2008.
- Deloitte certifies that it is not in default of its BRRAG Project Agreement.
- Deloitte has unused BRRAG tax credits and certifies that it cannot use the BRRAG tax credits issued by the New Jersey Division of Taxation.
- Deloitte has incurred expenses for items such as furniture, fixtures, leasehold improvements, and technology upgrades as a result of its retention/relocation project in New Jersey.

Benefit:

- Deloitte's BRRAG tax credits are valued at $1,233,000, therefore the company must sell these credits for at least 75 percent of their value or $924,750.

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY – BUSINESS RETENTION AND RELOCATION ASSISTANCE GRANT

APPLICANT: Elephant Group, Inc., dba Saveology.com LLC

COMPANY ADDRESS:	901 Hadley Road	South Plainfield	Middlesex County
PROJECT LOCATION:	425 Raritan Center Parkway	Edison	Middlesex County

GOVERNOR'S INITIATIVES:
( ) NJ Urban Fund ( ) Edison Innovation Fund (X) Core

APPLICANT BACKGROUND: Elephant Group, Inc., dba Saveology.com LLC (Elephant) , formed in 1996, started in the business of advertising and marketing digital satellite entertainment subscriptions to individual consumers throughout the United States via print, media, direct mail and telemarketing through its call centers in Florida and New Jersey. In 2007 the applicant diversified its business model by expanding into related cable and telecommunication markets, branding its services under the name Saveology.com, LLC. Today, Saveology.com is a leading internet consumer destination, focused on providing consumers with the ability to comparison shop satellite television, digital cable, high-speed internet, various phone and wireless service, insurance, home security, and moving services. Included in the client base are the major players in the cable TV and telecommunications industry. Recently, Echostar, a satellite entertainment service, became a shareholder of the applicant. Using proprietary back end technologies and trusted third-party applications, the applicant is able to offer partners sophisticated tracking of valuable marketing demographics.

MATERIAL FACTOR: Elephant currently leases 12,500 s. f. in South Plainfield, employing 150 individuals, with the lease expiring in 2009. Under consideration is leasing a new facility in Edison, approximately 26,000 s. f., which will accommodate the existing 150 employees, and provide space to support the applicant's growth projections for up to an additional 425 employees within the next two years. Under consideration is establishing a new call center in Austin, Texas. The applicant is estimating project cost will be approximately $250,000. The applicant has also submitted to the Authority, for consideration at its January 2009 Board meeting, a BEIP application for the 425 new positions to be created within the next two years,. Management has indicated that the award of the BRRAG and BEIP grants are material factors in their decision to expand in New Jersey.

APPROVAL REQUEST: **TERM**: 5 years

TOTAL ESTIMATED GRANT AWARD OVER TERM OF GRANT:	$ 165,000
GRANT AMOUNT PER RETAINED EMPLOYEE (see attached scoresheet):	$ 1,100
NEW JERSEY EMPLOYMENT AT APPLICATION:	150
ELIGIBLE BRRAG JOBS:	150
ANTICIPATED AVERAGE WAGES:	$ 27,500
ESTIMATED PROJECT COST:	$ 250,000
ESTIMATED TOTAL GROSS PAYROLL:	$ 4,125,000
ESTIMATED TOTAL GROSS STATE WITHOLDINGS (5YRS)	$ 337,500

PROJECT IS: (X) Expansion ( ) Relocation
CONSTRUCTION: (X) Yes ( ) No
APPROVAL OFFICER: M. Krug

Company: Elephant Group, Inc., dba Saveology.com LLC

This scoring system is used to determine the award amount for BRRAG projects retaining 50 to 499 jobs. The award amount determined under the project evaluation factors is an initial determination and is subject to adjustment under the Act, the regulations thereunder, and the terms and conditions of the Project Agreement. Project Evaluation Factors (NJAC 12A:2-1.8)

1. Full-time jobs retained – maximum points = 5

Range	Eligible Jobs Retained	Score
5 = 410 – 499		
4 = 320 – 409		
3 = 230 – 319		
2 = 140 – 229	150	2
1 = 50 – 139		

2. Quality of the retained jobs (based on average salary of retained jobs) – maximum points = 4

Range	Avg. Salary	Score
4 = $75,001 +		
3 = $50.001 - $75,000		
2 = $30,001 - $50,000		
1 = $19,001 - $30,000	$27,500	1
0 = up to $19,000		

3. Capital investment by the applicant in project – maximum points = 5

Range	Capital Investment	Score
5 = $3,500,000 to $19,000,000+		
4 = $2,900,000 to $3,499,000		
3 = $2,200,000 to $2,899,000		
2 = $1,500,000 to 2,199,000		
1 = $700,000 to $1,499,000		
0 = $0 to $699,000	$250,000	0

4. Designated industry type – maximum points = 3

Range	Industry	Score
3 = manufacturing		
2 = targeted = (life science/biotech)		
0 = non-targeted	Marketing	0

5. Job creation/attraction component (impact on the state if the project moved to another state) maximum points = 5

Range	New Jobs	Score
5 =100 or more new jobs	150	5
4 = 80-99		
3 = 70-79		
2 = 60-69		
1 = 50-59		
0= <50		

Company: Elephant Group, Inc., dba Saveology.com LLC

6. Smart Growth Targeted Areas – maximum points = 4

Description	Type	Score
4 = located in an area targeted for growth pursuant to the State Development and Redevelopment Plan, the Pinelands Comprehensive Management Plan, Highlands Commission Management Plan, and the Meadowlands Development Commission Plan. This includes brownfield sites.		
0 = non- growth area	Edison	0

7. Retained jobs average at least 1.5 times the hourly minimum wage – maximum points = 2

		Score
2 = yes	Yes	2
0 = no		

8a. Commitment to the State of New Jersey - Duration of operations - maximum points = 3

Range of Years	Year Started in NJ	Score
3 = 20 plus years of operation in the state		
2 = 15-19 years		
1 = 10-14 years	12 years	1

8 b. Total employees in New Jersey – maximum points = 3

Range	Number of Employees in NJ	Score
3 = 350 or greater		
2 = 200-349		
1 = 50-199	150	1

9. Urban Enterprise Zone – maximum points = 3

		Score
3= if relocating from non-UEZ site to a site within an UEZ		
0 = no	No	0

Company: Elephant Group, Inc., dba Saveology.com LLC

Totals – Value Per Retained Job and Score

Range	Value Per Retained Job	Score
31-36 = $1,500		
25-30 = $1,400		
19-24 = $1,300		
13-18 = $1,200		
7-12 = $1,100	$1,100	12
0 – 6 =$1,000		

BROWNFIELD REIMBURSEMENT PROGRAM

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

To: Members of the Board

From: Caren Franzini
Chief Executive Officer

Date: January 13, 2009

Subject: Park Willow LLC ("Park Willow")– Brownfield Contaminated Site Reimbursement

Summary:

The Members are asked to approve the brownfield application of Park Willow LLC for reimbursement of clean-up costs for a Hoboken redevelopment project under a Redevelopment Agreement with the New Jersey Economic Development Authority ("Authority") and the State Treasurer, pursuant to the Brownfield and Contaminated Site Remediation Act, P.L. 1997, c. 278 (N.J.S.A. 58:10B-1 et seq.) (the "Act"). The recommended reimbursement is up to $750,000.

Project Description:

- The Hoboken Waterfront Project will comprise approximately 4.88 acres covering nearly four (4) city blocks in an underutilized and contaminated section of Hoboken which, upon completion of the investigation and remediation, will be an ideal location for a proposed mixed-use residential and commercial project.
- Park Willow LLC anticipates that the Hoboken Waterfront Project will comprise approximately 1,800,000 square feet of office space, 300 residential condominium units, ground floor retail of 85,000 square feet, and 1,400 parking spaces.
- Park Willow LLC anticipates that the remedial actions will include the removal of several underground storage tanks, the delineation and removal of contaminated soil, the monitoring of contaminated groundwater, the construction of engineering controls to remedy historic fill located throughout the Site, and the entry into one or more institutional controls.
- It is anticipated that the Hoboken Waterfront Project will produce a minimum of $11.2 million in new State taxes
- Total development costs are anticipated to be $1,123,515,000 while the total remediation costs are expected to be $1,000,000 (not including capping or disposal of soil).

Anticipated remediation costs: $1,000,000
Recommended reimbursement: Up to $750,000 (75% of $1,000,000)

The Authority received an application for a Brownfield Redevelopment Agreement from Park Willow, LLC requesting the reimbursement of up to 75% of approved remediation costs for a Redevelopment Project. In accordance with the Act, approval of the application by the Authority and the State Treasurer requires finding that the site, the redevelopment project and the clean-up meet statutory economic development and fiscal requirements. Reimbursement under the Redevelopment Agreement is contingent upon the Department of the Treasury ("Treasury") finding that the Project generates sufficient tax revenue to exceed the reimbursement amount and upon the Department of Environmental Protection (DEP) determination that the remediation costs are eligible under the Act and the Agreement.

Reimbursement starts once the project has been constructed on the remediated site only after eligible costs have been approved by DEP and new tax revenues have been generated. Treasury annually tracks taxes received from the job site and remits reimbursement equal to a percentage of funds collected during the year.

Recommendation:

Authority staff has reviewed the Park Willow, LLC application and finds that it is consistent with eligibility requirements of the Act. Treasury, in reviewing the application, has notified the Authority of the adequacy of the Project's estimated tax revenues and specified the percentage reimbursement of remediation costs. Therefore, it is recommended that the Members approve the Park Willow, LLC application and authorize the CEO of the Authority to execute a Brownfield Redevelopment Agreement with Park Willow, LLC and the State Treasurer.

Caren S. Franzini

Prepared by: Alex Pavlovsky

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
BROWNFIELD AND CONTAMINATED SITE
REMEDIATION ACT PROGRAM (BCSRP)
PROJECT SUMMARY
PARK WILLOW LLC
JANUARY 13, 2009

Applicant:

- Park Willow LLC ("Hoboken Waterfront Project"), Block 123, Lots 7 through 14 (inclusive), Block 125, Lots 7 through 10 (inclusive), Block 133, Lots 1 through 17 (inclusive), Block 134, Lots 1, 2, 3.1, and 3.2, Hoboken, Hudson County, NJ.
- DEP PI Numbers: 425743, 477133, 425397, 439015, 451453, 435458, 026339, 232484, 009110, G000013306

Programs:

- The Brownfield and Contaminated Site Remediation Program (BCSRP). This benefit will be administered as a reimbursement of approved remediation costs based on the collection of applicable taxes from the project Site. Exclusive of soil disposal and capping, the remediation costs eligible for reimbursement are estimated to be **$1,000,000**.

Project:

- On June 10th, 2008, Park Willow LLC closed on the purchase of title to the referenced parcels located in Blocks 125, 133, and 134. As of the date of this project summary, the referenced parcels comprising Block 123 remain under contract but title has not yet closed.
- The Hoboken Waterfront Project will comprise approximately 4.88 acres covering nearly four (4) city blocks in an underutilized and contaminated section of Hoboken which, upon completion of the investigation and remediation, will be an ideal location for a proposed mixed-use residential and commercial project.
- Park Willow LLC anticipates that the Hoboken Waterfront Project will comprise approximately 1,800,000 square feet of office space, 300 residential condominium units, ground floor retail of 85,000 square feet, and 1,400 parking spaces.
- Park Willow LLC anticipates that the remedial actions will include the removal of several underground storage tanks, the delineation and removal of contaminated soil, the monitoring of contaminated groundwater, the construction of engineering controls to remedy historic fill located throughout the Site, and the entry into one or more institutional controls.
- The Project site is located within the Underbridge Economic Development Zone which is an area of Hoboken created as part of the Master Plan to create and

promote new investment in the City to include mixed-use retail, service commercial, and residential.

- The Hoboken Waterfront Project is expected to include 300 residential condominium units. Park Willow LLC will comply with any applicable COAH regulations once the regulatory review process has been completed.
- It is anticipated that the Hoboken Waterfront Project will produce a minimum of $11.2 million in new State taxes, which is significantly greater than 75 percent of the anticipated cost of remediation.
- Total development costs are anticipated to be $1,123,515,000 while the total remediation costs are expected to be $750,000 - $1,000,000 (not including capping or disposal of soil).

Description of Jobs:

- The Hoboken Waterfront Project is projected to generate 5,000 – 8,000 new jobs throughout the course of the Project. Initial projections indicate that during construction of the Hoboken Waterfront Project, which is expected to take 27-33 months, over 2,000 construction related jobs will be created. Once the Project has been completed, it is expected that the occupation of the new office buildings will create 5,000 – 7,000 new permanent jobs.

Qualifications:

- Park Willow LLC qualifies as an applicant for the Brownfield and Contaminated Site Remediation Program (BCSRP), pursuant to N.J.S.A 58:10B-27, as the entity is not in any way responsible for causing the contamination at the site proposed to be in the redevelopment agreement, and is not a corporate successor to any entity that discharged any contaminant at the site. N.J.S.A. 58:10B-27 further requires the Authority to consider seven statutory factors in determining whether or not to enter into a redevelopment agreement, and based upon the following consideration, it is recommended that the Authority enter into a redevelopment agreement:

1. **The Economic feasibility of the redevelopment project.**

- Park Willow LLC is a special purpose entity ("SPE") created by an international commercial real estate developer to redevelop the Site and construct the Hoboken Waterfront Project. The parent entity has been in the real estate industry for more than 70 years and owns and/or manages by itself or through other SPE's, properties throughout the United States and internationally with millions of square feet of space in various stages of development.
- The parent entity has significant long-term real estate holdings that generate substantial free cash flow that has traditionally funded the company's equity investments in new projects.

- Park Willow LLC has the experience, resources, and economic support to make the Hoboken Waterfront Project feasible. The characteristics of the local market and Site further support the feasibility of the project.
- The economic feasibility of the Hoboken Waterfront Project will be significantly enhanced through reimbursement of anticipated remediation costs. Park Willow LLC's ability to receive reimbursement of remediation costs will allow the project to be more competitive by allowing lower rents to be offered in order to incentivize tenants currently residing or working in New York City.

2. **<u>The extent of the economic and related social distress in the municipality.</u>**

- Hoboken was historically dominated by a very strong manufacturing base, which has diminished significantly during the past several decades. This exodus of the manufacturing sector has left a legacy of underutilized and contaminated industrial properties, and this Site is no exception.
- In recent years portions of the Site have become vacant or underutilized, and as a result, Hoboken and New Jersey are losing a significant source of local and state tax revenues.
- Exacerbating the underutilization of the Site is the presence of soil and groundwater contamination, numerous out-of-service and in-service underground storage tanks, and historic fill which likely would not be remediated without an economic stimulus to incentivize a developer to take the risk for a redevelopment project of this magnitude.

3. **<u>The degree to which the redevelopment project will advance State, regional, and local development and planning strategies.</u>**

- Under the New Jersey State development and redevelopment Plan, the Site and surrounding area is designated as a Metropolitan Planning Area (Planning Area 1) and is also within an area designated as an Urban Complex.
- It is the State's intention for areas designated as PA1 to:

  Provide for much of the State's future redevelopment;
  Revitalize cities and towns;
  Promote growth in compact forms;
  Stabilize older suburbs;
  Redesign areas of sprawl; and
  Protect the character of existing stable communities

The Hoboken Waterfront Project is consistent with these goals and the policies the State has established for Urban Centers. The project further satisfies the criteria set forth in Hoboken's Master Plan and the designation of the area of the Site as the Underbridge Economic Development Zone.

4. **<u>The likelihood that the redevelopment project shall upon completion be capable of generating new tax revenue in an amount in excess of the amount</u>**

necessary to reimburse the developer for the remediation costs as provided in the redevelopment agreement.

The Authority has received a letter from the Treasurer stating that an independent review of the Park Willow, LLC application was completed with a focus on determining whether new tax revenues derived from the project site would be in excess of the requested reimbursement amount. The Division of Taxation has determined that the developers requested reimbursement of $750,000 to $1,000,000, compared with the projected first year new tax revenues of $11.2 million is reasonable and economically feasible.

5. **The relationship of the development project to a comprehensive local development strategy, including other major projects undertaken within the municipality.**

In April 2004, Hoboken adopted its Master Plan which included the designation of the Underbridge Economic Development Zone, which covers the entire area of the Site and generally encompasses the area west of Park Avenue between 14th and 17th Streets.

The overall goal of the UED Zone is to encourage new investment in this section of Hoboken with uses that will benefit the City's residents, business community, and tax base. This area is intended to be redeveloped with a mix of uses, anchored by retail uses on lower floors and office, light industrial, or live/work space on upper floors.

The Hoboken Waterfront Project will support and participate in the continued growth of the local market consistent with Hoboken's Master Plan.

6. **The need of the redevelopment agreement to the viability of the redevelopment project.**

At the time Park Willow LLC was exploring development opportunities in this part of New Jersey, it sought contaminated and underutilized properties with the anticipation that Brownfield reimbursement money would be available to offset the risk inherent with developing on contaminated properties.

Due to the highly desirable location of the Site in an area that is poised for continued growth, Park Willow LLC paid a premium for the Site which it is anticipating to offset in part with reimbursement of remediation costs pursuant to a redevelopment agreement.

7. **The degree to which the redevelopment project enhances and promotes job creation and economic development**

The Site is currently underutilized, however development of the Site is projected to create 5,000 – 8,000 new jobs. In addition to the creation of new taxes and jobs, employee spending of disposable income due to salaries related to the employment created by the development of the Site will spur further economic activity. The Site will be economically productive, maximize the property tax potential and generate new revenue for the State of New Jersey.

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

To: Members of the Board

From: Caren Franzini
Chief Executive Officer

Date: January 13, 2009

Subject: Ridgewood 120, LLC ("Ridgewood 120 LLC") – Brownfield Contaminated Site Reimbursement

Summary:

The Members are asked to approve the brownfield application of Ridgewood 120, LLC for reimbursement of clean-up costs for a Ridgewood redevelopment project under a Redevelopment Agreement with the New Jersey Economic Development Authority ("Authority") and the State Treasurer, pursuant to the Brownfield and Contaminated Site Remediation Act, P.L. 1997, c. 278 (N.J.S.A. 58:10B-1 et seq.) (the "Act"). The recommended reimbursement is up to $203,250.

Project Description:

- The Project Site is approximately .22 acres in Ridgewood, NJ that the developer plans to develop into a Dunkin Donuts and Enterprise Car Rental facility.
- The planned improvements require the renovation of approximately 2,100 square feet of building space and construction of 2,000 square feet of new commercial space
- Ridgewood 120 LLC will be remediating all areas of concern, which will include contaminated soil removal, underground storage tank removal and groundwater sampling
- Ridgewood 120, LLC has recently taken title to the properties and is not liable for any of the contamination as it has not previously owned or operated any of the properties nor has it discharged contaminants or contributed to the contamination of this property.
- The anticipated annual gross sales revenue from the retail portion of the project is estimated to be between $675,000 and $1,300,000 annually, which is anticipated to generate between $47,000 and $91,000 in annual sales tax.
- The total development cost is estimated to be in excess of **$800,000**.

Anticipated remediation costs: $271,000
Recommended reimbursement: Up to $203,250 (75% of $271,000)

The Authority received an application for a Brownfield Redevelopment Agreement from Ridgewood 120, LLC requesting the reimbursement of up to 75% of approved remediation costs for a Redevelopment Project. In accordance with the Act, approval of the application by the Authority and the State Treasurer requires finding that the site, the redevelopment project and the clean-up meet statutory economic development and fiscal requirements. Reimbursement under the Redevelopment Agreement is contingent upon the Department of the Treasury ("Treasury") finding that the Project generates sufficient tax revenue to exceed the reimbursement amount and upon the Department of Environmental Protection (DEP) determination that the remediation costs are eligible under the Act and the Agreement.

Reimbursement starts once the project has been constructed on the remediated site only after eligible costs have been approved by DEP and new tax revenues have been generated. Treasury annually tracks taxes received from the job site and remits reimbursement equal to a percentage of funds collected during the year.

Recommendation:

Authority staff has reviewed the Ridgewood 120, LLC application and finds that it is consistent with eligibility requirements of the Act. Treasury, in reviewing the application, has notified the Authority of the adequacy of the Project's estimated tax revenues and specified the percentage reimbursement of remediation costs. Therefore, it is recommended that the Members approve the Ridgewood 120, LLC application and authorize the CEO of the Authority to execute a Brownfield Redevelopment Agreement with Ridgewood 120, LLC and the State Treasurer.

Caren S. Franzini

Prepared by: Alex Pavlovsky

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
BROWNFIELD AND CONTAMINATED SITE
REMEDIATION ACT PROGRAM (BCSRP)
PROJECT SUMMARY
Ridgewood 120, LLC
JANUARY 13, 2009

Applicant:

- **Ridgewood 120 LLC ("Ridgewood 120 LLC")** property known as Block 3806 Lot 2, Ridgewood, Bergen County, New Jersey
- The site is a Brownfield property with contamination resulting from petroleum discharges from several former UST's, and AST's as well as soil and groundwater contamination

Programs:

- The Brownfield and Contaminated Site Remediation Program (BCSRP). This benefit will be administered as a reimbursement of approved remediation costs based on the collection of applicable taxes from the project site. Total remediation costs eligible for reimbursement are estimated to be **$271,000**.

Project:

- The Project Site is approximately .22 acres and is located on Franklin Avenue in the Village of Ridgewood, Bergen County, New Jersey
- Ridgewood 120 LLC plans to develop the site into a 4,100 sq ft retail facility consisting of a Dunkin Donuts and an Enterprise Car Rental
- Ridgewood 120 LLC has taken title to the property and has entered into a Memorandum of Understanding agreement with the DEP and will be implementing a permanent site wide remediation to obtain an unrestricted site wide No further Action Letter (NFA)
- Ridgewood 120 LLC will be remediating all areas of concern, which will include underground storage tank and contaminated soil removal as well as groundwater monitoring
- The anticipated annual gross sales revenue from the retail portion of the project is estimated to be between $676,000 and $1,300,000 which is anticipated to generate between $47,000 and $91,000 in annual sales tax.
- The total development costs is estimated to be over **$800,000**

Description of Jobs

- It is anticipated that the Project will create approximately **5** temporary jobs related to the remediation and construction and an estimated **18** new permanent jobs related to the operation of the development.

Qualifications:

Ridgewood 120 LLC qualifies as an applicant for the Brownfield and Contaminated Site Remediation Program (BCSRP), pursuant to <u>N.J.S.A</u> 58:10B-27, as the entity is not in any way responsible for causing the contamination at the site proposed to be in the redevelopment agreement, and is not a corporate successor to any entity that discharged any contaminant at the site. N.J.S.A. 58:10B-27 further requires the New Jersey Economic Development Authority ("Authority") to consider seven statutory factors in determining whether or not to enter into a redevelopment agreement, and based upon the following consideration, it is recommended that the Authority enter into a redevelopment agreement:

1. **The economic feasibility of the redevelopment project**

- The project is economically feasible as the developer has strong economic resources and financial ability to commit resources to complete redevelopment of the site.
- The location is best suited for a small retail center and total redevelopment costs are relatively small at under $1 Million

2. **The extent of the economic and related social distress in the municipality**

- This facility, which formerly housed auto repair operations, has fallen into disrepair and is the only property in the immediate vicinity that is in need of redevelopment.
- The site is currently unutilized and is not contributing to the economic growth of the community. The proposed project will bring social and economic benefits as well as new employment opportunities.

3. **The degree to which the redevelopment project will advance State, regional, and local development and planning strategies**

- This property is located in a mixed-use/retail zoning district where permitted uses include retail shops, stores and banks
- The redevelopment of this property will be in compliance with local planning objectives that include enhanced beneficial services to the downtown business district

4. **The likelihood that the redevelopment project shall upon completion be capable of generating new tax revenue in an amount in excess of the amount necessary to reimburse the developer for the remediation costs as provided in the redevelopment agreement**

- The Authority has received a letter from the Treasurer stating that an independent review of the **Ridgewood 120 LLC** application was completed with a focus on determining whether new tax revenues derived from the project site would be in excess of the requested reimbursement amount. The Division of Taxation has determined that the developers requested reimbursement of **$207,250** is reasonable and economically feasible. The projected payout period is between 3 and 4.5 years.

5. **The relationship of the development project to a comprehensive local development strategy, including other major projects undertaken within the municipality**

- Redevelopment of the site is supported by the Village of Ridgewood in its initiative to enhance the downtown business district
- The proposed use is in compliance with the Village of Ridgewood Zoning Plan

6. **The need of the redevelopment agreement to the viability of the redevelopment project**

- The Brownfield reimbursement agreement was an important factor in Ridgewood 120 LLC's decision to commit to remediation of the property in a timely manner
- A financial analysis was performed by the company during its due diligence, one that included an estimate of remediation costs to be reimbursed as a result of successfully obtaining a Redevelopment Agreement with EDA and Treasury.

7. **The degree to which the redevelopment project enhances and promotes job creation and economic development.**

- Ridgewood 120 LLC projects that the Project will generate approximately 5 temporary jobs in connection with the remediation and construction of the project.
- It is also projected that the operation of the development will create 18 new permanent jobs.

Recommended Reimbursement

After completing an independent review of the application, the Treasurer recommends authorizing **Ridgewood 120 LLC** to be eligible for reimbursement of up to $**203,250** (75% of $271,000) of approved remediation costs, pending the issuance of a No Further Action Letter (NFA) from the Department of Environmental Protection (DEP).

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

To: Members of the Board

From: Caren Franzini
Chief Executive Officer

Date: January 13, 2009

Subject: Sayreville Seaport Associates, L.P. ("SSA") – Brownfield Contaminated Site Reimbursement

Summary:

The Members are asked to approve the brownfield application of Sayreville Seaport Associates, L.P. for reimbursement of clean-up costs for a Sayreville redevelopment project under a Redevelopment Agreement with the New Jersey Economic Development Authority ("Authority") and the State Treasurer, pursuant to the Brownfield and Contaminated Site Remediation Act, P.L. 1997, c. 278 (N.J.S.A. 58:10B-1 et seq.) (the "Act"). The recommended reimbursement is up to $29,879,890.

Project Description:

- The 440 Acre site will be redeveloped into a mixed-use community of office, retail and residential space along with various recreational opportunities
- Sayreville Seaport Associates, L.P. anticipates that the Redevelopment Project will comprise over 1,000,000 square feet of retail space, 1,250 residential apartment units, town center retail and a movie theatre totaling over 1,100,000 square feet, and 360,000 square feet of office space.
- Sayreville Seaport Associates, L.P. anticipates that the remedial actions will include the remediation of over 200,000 cubic yards of contaminated soil, the removal of 78,000 tons of radiological contaminated soil, groundwater treatment, and tertiary lagoon system remediation with a 1 foot cap.
- It is anticipated that this Sayreville Waterfront Project will produce $98.5 million in annual retail sales taxes, as well as another $16 million in tax revenue from the Hotel
- Total development costs are anticipated to be $863,000,000 while the total remediation costs are expected to be $39,839,853

Anticipated remediation costs: $39,839,853
Recommended reimbursement: Up to $29,879,890 (75% of $39,839,853)

The Authority received an application for a Brownfield Redevelopment Agreement from Sayreville Seaport Associates, L.P. requesting the reimbursement of up to 75% of approved remediation costs for a Redevelopment Project. In accordance with the Act, approval of the application by the Authority and the State Treasurer requires finding that the site, the redevelopment project and the clean-up meet statutory economic development and fiscal requirements. Reimbursement under the Redevelopment Agreement is contingent upon the Department of the Treasury ("Treasury") finding that the Project generates sufficient tax revenue to exceed the reimbursement amount and upon the Department of Environmental Protection (DEP) determination that the remediation costs are eligible under the Act and the Agreement.

Reimbursement starts once the project has been constructed on the remediated site only after eligible costs have been approved by DEP and new tax revenues have been generated. Treasury annually tracks taxes received from the job site and remits reimbursement equal to a percentage of funds collected during the year.

Recommendation:

Authority staff has reviewed the Sayreville Seaport Associates, L.P. application and finds that it is consistent with eligibility requirements of the Act. Treasury, in reviewing the application, has notified the Authority of the adequacy of the Project's estimated tax revenues and specified the percentage reimbursement of remediation costs. Therefore, it is recommended that the Members approve the Sayreville Seaport Associates, L.P. application and authorize the CEO of the Authority to execute a Brownfield Redevelopment Agreement with Sayreville Seaport Associates, L.P. and the State Treasurer.

Caren S. Franzini

Prepared by: Alex Pavlovsky

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
BROWNFIELD AND CONTAMINATED SITE
REMEDIATION ACT PROGRAM (BCSRP)
PROJECT SUMMARY
Sayreville Seaport Associates, L.P.
JANUARY 13, 2009

Applicant:

- Sayreville Seaport Associates, L.P. ("National Lead Site Redevelopment Project"), Block 123, Lots 7 through 14 (inclusive), Block 125, Lots 7 through 10 (inclusive), Block 133, Lots 1 through 17 (inclusive), Block 134, Lots 1, 2, 3.1, and 3.2, Sayreville, Middlesex County, NJ.
- DEP PI Numbers: 425743, 477133, 425397, 439015, 451453, 435458, 026339, 232484, 009110, G000013306

Programs:

- The Brownfield and Contaminated Site Remediation Program (BCSRP). This benefit will be administered as a reimbursement of approved remediation costs based on the collection of applicable taxes from the project Site. The remediation costs eligible for reimbursement are estimated to be **$39,839,853**.

Project:

- On October 15th, 2008, the Sayreville Economic and Redevelopment Agency, (SERA), Sayreville Seaport Associates, L.P., and Middlesex County completed the initial closing of the largest of the three sections of the National Lead Site. The two subsequent closings call for SSA to acquire the remainder of the site on April 2009, and October 2010 respectively.
- The National Lead Site Redevelopment Project will comprise approximately 440 acres of underutilized and radiologically contaminated land in Sayreville, which, upon completion of the investigation and remediation, will be an ideal location for a proposed mixed-use residential and commercial project.
- Sayreville Seaport Associates, L.P. anticipates that the Redevelopment Project will comprise over 1,000,000 square feet of retail space, 1,250 residential apartment units, town center retail and a movie theatre totaling over 1,100,000 square feet, and 360,000 square feet of office space.
- Sayreville Seaport Associates, L.P. anticipates that the remedial actions will include the remediation of over 200,000 cubic yards of contaminated soil, the removal of 78,000 tons of radiological contaminated soil, groundwater treatment, and tertiary lagoon system remediation with a 1 foot cap.
- It is anticipated that this Sayreville Waterfront Project will produce $98.5 million in annual retail sales taxes, as well as another $16 million in tax revenue from the Hotel

- Total development costs are anticipated to be $863,000,000 while the total remediation costs are expected to be $39,839,853

Description of Jobs:

- Sayreville Seaport Associates, L.P. anticipates that this project will generate thousands of construction and permanent jobs. A project of this scale and magnitude usually generates a large number of employment opportunities in the retail and hotel industry

Qualifications:

- Sayreville Seaport Associates, L.P. qualifies as an applicant for the Brownfield and Contaminated Site Remediation Program (BCSRP), pursuant to N.J.S.A 58:10B-27, as the entity is not in any way responsible for causing the contamination at the site proposed to be in the redevelopment agreement, and is not a corporate successor to any entity that discharged any contaminant at the site. N.J.S.A. 58:10B-27 further requires the Authority to consider seven statutory factors in determining whether or not to enter into a redevelopment agreement, and based upon the following consideration, it is recommended that the Authority enter into a redevelopment agreement:

1. **The Economic feasibility of the redevelopment project.**

- Sayreville Seaport Associates, L.P. is a special purpose entity ("SPE") created by O'Neill Properties, a nationally recognized expert in Brownfield Redevelopment. The company has worked on numerous EPA Superfund, NJDEP and PADEP sites
- O'Neill Properties Group has developed and redeveloped over 13 million square feet of office, 1,200 apartments and 108 condos over the last 20 years
- Having completed over $2 Billion dollars in similar projects, O'Neill Properties Group has the experience, resources, and economic support to make the National Lead Site Redevelopment Project feasible.
- The economic feasibility of the National Lead Site Redevelopment Project will be significantly enhanced through reimbursement of anticipated remediation costs.

2. **The extent of the economic and related social distress in the municipality.**

- The NL site is located in Sayreville Borough, Middlesex County, an area with numerous underutilized former industrial properties. The regional industrial decline has had a drastic adverse effect on Sayreville Borough and Middlesex County. It has created an economic drain on tax revenues, as well as employment opportunities for local residents.

3. **<u>The degree to which the redevelopment project will advance State, regional, and local development and planning strategies.</u>**

- The National Lead site is located in a state Designated Smart Growth area, and will therefore advance State, as well as local and regional development strategies
- The property is also located within an "area in need of redevelopment" and is part of the redevelopment plan for Sayreville.

4. **<u>The likelihood that the redevelopment project shall upon completion be capable of generating new tax revenue in an amount in excess of the amount necessary to reimburse the developer for the remediation costs as provided in the redevelopment agreement.</u>**

The Authority has received a letter from the Treasurer stating that an independent review of the Sayreville Seaport Associates, L.P. application was completed with a focus on determining whether new tax revenues derived from the project site would be in excess of the requested reimbursement amount. The Division of Taxation has determined that the developers requested reimbursement of $29,879,890, compared with the projected new annual tax revenues of $98.5 million is reasonable and economically feasible.

5. **<u>The relationship of the development project to a comprehensive local development strategy, including other major projects undertaken within the municipality.</u>**

The Redevelopment Project is consistent with the comprehensive local development strategy and other major projects planned for Sayreville Borough. The NL site is located in a state designated Smart Growth area. Lastly, it is consistent with the redevelopment plan for the waterfront area adopted by Sayreville Borough.

6. **<u>The need of the redevelopment agreement to the viability of the redevelopment project.</u>**

Access to BSRP funds is needed to make the project economically viable. Given the extent of contamination on the site and the associated high cost of remediation o the site, the redevelopment would most likely not occur without the reimbursement available under the BSRP program.

7. **<u>The degree to which the redevelopment project enhances and promotes job creation and economic development</u>**

The Site is located in an area that has suffered significant adverse economic impact due to the recent industrial decline. The loss of industry has significantly reduced the employment opportunities for local residents as well as the tax revenues for local municipalities. It is expected that this redevelopment project will create thousands of construction and permanent jobs.

UEZ/SALEM SALES TAX EXEMPTION

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: January 13, 2009

SUBJECT: General Mills Operations, Inc.

The members are asked to approve the Urban Enterprise Zone ("UEZ") Energy Sales Tax Exemption ("U-STX") Renewal Application of General Mills Operations, Inc. ("GMI"), a manufacturer that is located in Vineland. The estimated annualized U-STX benefit to GMI is $225,000.

To qualify for a U-STX, a company must be a UEZ-certified manufacturer with at least 250 full-time employees, at least 50% of whom are involved in the manufacturing process. In addition, the company must certify that it is not in default with any other State program.

GMI has a UEZ certified facility in Vineland with 500 employees of whom 85% are involved in the manufacturing process. In addition, the company has certified that it is not in default under any State program and the Department of Labor and Workforce Development and the Division of Taxation attest that they are not aware of any defaults. Having met all statutory and regulatory requirements, it is recommended that GMI be granted a renewal, which would continue through December 31, 2009.

Caren S. Franzini

Prepared by: Sean V.M. Brady

URBAN ENTERPRISE ZONE ENERGY SALES TAX EXEMPTION PROGRAM
PROJECT SUMMARY

January 13, 2009

Company

1. GMI is a manufacturer located in Vineland.
2. Company is UEZ-Certified.

Exemption Eligibility

GMI meets the eligibility requirements as follows:

1. GMI submitted its renewal application to continue through 12/31/09. Its application for UEZ re-certification was approved on 12/12/08.
2. GMI has a workforce of 500 with 85% involved in the manufacturing process, which exceeds the 50% requirement.
3. Company has certified that it is not in default under any State program and the Department of Labor and Workforce Development and the Division of Taxation attest that they are not aware of any defaults.

Benefit

The estimated annual value of the U-STX is $225,000 based upon natural gas consumption of $3.2 million.

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: January 13, 2009

SUBJECT: Leone Industries

The members are asked to approve the Urban Enterprise Zone ("UEZ") Energy Sales Tax Exemption ("U-STX") Renewal Application of Leone Industries ("LI"), a manufacturer that is located in Bridgeton. The estimated annualized U-STX benefit to LI is $900,000.

To qualify for a U-STX, a company must be a UEZ-certified manufacturer with at least 250 full-time employees, at least 50% of whom are involved in the manufacturing process. In addition, the company must certify that it is not in default with any other State program.

LI has a UEZ certified facility in Vineland with 324 employees of whom 88% are involved in the manufacturing process. In addition, the company has certified that it is not in default under any State program and the Department of Labor and Workforce Development and the Division of Taxation attest that they are not aware of any defaults. Having met all statutory and regulatory requirements, it is recommended that LI be granted a renewal, which would continue through December 31, 2009.

Caren S. Franzini

Prepared by: Sean V.M. Brady

URBAN ENTERPRISE ZONE ENERGY SALES TAX EXEMPTION PROGRAM
PROJECT SUMMARY

January 13, 2009

Company

1. LI is a manufacturer located in Vineland.
2. Company is UEZ-Certified.

Exemption Eligibility

LI meets the eligibility requirements as follows:

1. LI submitted its renewal application to continue through 12/31/09. Its application for UEZ re-certification was approved on 12/19/08.
2. LI has a workforce of 324 with 88% involved in the manufacturing process, which exceeds the 50% requirement.
3. Company has certified that it is not in default under any State program and the Department of Labor and Workforce Development and the Division of Taxation attest that they are not aware of any defaults.

Benefit

The estimated annual value of the U-STX is $900,000 based upon natural gas consumption of $7.5 million and electric consumption of $5.3 million.

BOARD MEMORANDUMS

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: January 13, 2009

SUBJECT: Roebling Urban Renewal Associates, LLC
P00559 LDFF **$851,071**

Request:
Extend the LDFF loan maturity from 08/01/2011 to 03/01/2015, which is critical to the Borrower's ability to renew its first mortgage loan with Sovereign Bank.

Background:
Roebling Urban Renewal Associates, LLC ("Roebling") was formed in 1994 to develop retail and office space at the former John A. Roebling & Sons facility. The Roebling Market project was a public/private partnership between TRI/Berman Development Group, the City of Trenton, Casino Reinvestment Development Authority and EDA. TRI/Berman is a partnership of developer Ron Berman, and Joseph and William Stavola, Inc., owners of Trap Rock Industries, one of the largest quarry operators and suppliers of road building materials in NJ.

The project included construction of a 52,300 sf supermarket and tenant fit-out for 80,269 sf of mixed-use space within a 262,000 sf building. The $17 million project was financed with a $6.9 million loan from Sovereign Bank, $3.3 million loan from CRDA, a $1.35 million LDFF loan and a $2 million loan from the City of Trenton, and equity. The LDFF loan closed in July 1996 upon completion of construction and is current being repaid based on a 25-year amortization. The loan has been repaid as agreed.

In 2005, anchor tenant Super G supermarket, closed. Thrift Drug store, which occupied 7,200 sf, also ceased operations. The parent companies of both tenants continued making payments as required under the lease agreements and the property remained vacant for 3 years. In January 2008, Roebling obtained a new lease with Bogopa-Trenton, LLC doing business as Food Bazaar. Bogopa is a privately held company that owns and operates 14 full-service supermarkets in the NY/NJ metropolitan area. Founded in 1988, Bogopa operates in urban communities, and provides both foods found in mainstream supermarkets and imported goods serving ethnically diverse customers. Bogopa Enterprises contributed more than $2MM for improvements to the property and Food Bazaar opened for business in June 2008.

Sovereign Bank's first mortgage matured on October 1, 2008, with an outstanding balance of approximately $4,400,000. The bank provided an interim extension to 03/01/2009, and recently committed to extend its loan for 5 years subject to CRDA and EDA extending their loan maturities. Roebling has requested CRDA and EDA to extend the loan maturities to March 1, 2015. The loan from Trenton matures in February 2020 and is not affected by this transaction. On December 17, 2008 CRDA approved the extension of its loan maturity as requested.

Recommendation:

Staff recommends extending the LDFF loan maturity from 08/01/2011 to 03/01/2015 as it is critical for the borrower to renew Sovereign Bank's loan. EDA will support the continued operation of a retail shopping center, including a supermarket, in the urban aid City of Trenton. Although prior tenants have been unsuccessful, Bogopa has experience operating in urban locations and has made significant investment in the success of this location.

Prepared by: Natalia Nagovsky

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: January 13, 2009

SUBJECT: Delegated Authority Approvals – 4th Quarter 2008
For Informational Purposes Only

Below is a summary of the Delegated Authority approvals prepared by Portfolio Services during for the 4th Quarter of 2008:

Project Name	EDA Exposure	Action
Corporate Duplication Solutions, Inc.	$269,943	Write off loan with recourse.
Atlantic Realty Group, LLC	$177,904	Extend the balloon loan maturity for five years to 10/01/13 with a fifteen-year amortization.
Royalox International, Inc.	$161,750	Write off loan with recourse.
833 Cass Street, LLC	$86,200	Extend the maturity loan from 09/01/08 to 06/01/09.
Faye Bannister	$22,350	Accept settlement offer of $15,645.

Prepared by: Daniel Weick and Jon Maticka

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: January 13, 2009

SUBJECT: United States Trust Company of New York and
U.S. Trust Technology and Support Services, Inc. ("Grantees")
499 Washington Boulevard, Jersey City, New Jersey
BEIP Grant - P10503

Modification Request:

The members are asked to approve:

- The name change of UST Co to USTC-NA resulting from the conversion from a New York chartered bank to a national bank;

- The sale of the stock of U.S. Trust Corporation ("UST Corp"), the parent company of UST Co, to Bank of America Corporation ("BOA"), and the subsequent merger of UST Corp into N B Holdings Corporation ("NBHC"), a wholly owned subsidiary of BOA;

- The removal of USTC-NA, which was dissolved in 2008 from the grant and whose functions at the Project Site have been replaced by Bank of America NA, a subsidiary of NBHC;

- The reduction of the grant award percentage from 80% to 60% for grant year 2008 and going forward; and

- The institution of a 20% cap above the dollar amount of the withholdings attributed to the new employment commitment.

Background

On December 8, 1998, the EDA approved a 80% BEIP Grant for a term of 10 years to support UST Co and U.S. Technology and Support Services, Inc. ("TSSI") with its relocation efforts from New York to Jersey City. The BEIP grant closed on December 18, 1998. To date, a total of $6,029,909 has been disbursed under the grant. The New Employment Commitment at board approval was 300. As of 12/31/07, 267 eligible positions had been created.

Incorporated in 1853, UST Co was a New York chartered bank and trust company. The company provides select financial services to its clients including personal investment management and related wealth management services, and corporate trust and institutional investment management.

On March 31, 2006, UST Co converted from a New York chartered bank to a national bank under the name of USTC-NA. On November 19, 2006, an agreement was reached to sell all of the stock of UST Corp to BOA. The grantees, USTC-NA and U.S. Trust Technology and Support Services, Inc. ("TSSI"), were both wholly owned subsidiaries of UST Corp. This transaction was closed on July 1, 2007. Shortly thereafter, UST Corp was merged into NBHC, a wholly owned subsidiary of BOA, and as a result, USTC-NA and TSSI became wholly owned subsidiaries of NBHC.

After BOA acquired UST Corp on July 1, 2007, BOA made a decision to integrate its operating and technology functions located in Jersey City to other Bank locations in and out of state. In addition, in May 2008, USTC-NA was dissolved and replaced with Bank of America NA, also a subsidiary of NBHC, who will continue, USTC-NA's functions at the project site. As a result of both of these re-organizations, unit operations were scaled down at the Jersey City location between August 3, 2008 and September 29, 2008. The Grantees will retain a presence at the Jersey City location, wherein they plan to sublet the space that they are no longer utilizing. The Grantees are also retaining over 100 associates in Jersey City, of which at least 25 will be BEIP eligible. Being that this grant was approved in 1998, it is not subject to the regulations that require this Grantee and its affiliates to maintain 80% of its statewide base employment.

Pursuant to the regulations, N.J.A.C. 13:31-10.5(c), the Authority's approval of the mergers and consolidation will be conditioned upon the growth of the number of new employees under the grant and the grantee being subject to the 20% cap above the dollar amount of the withholdings attributed to the new employment commitment.

Recommendation:

The Members of the Authority are asked to approve the name change from United States Trust Company of NY to USTC-NA, as a result of the conversion from a chartered bank to a national bank, the change of ownership of United States Trust Company of New York and U.S. Trust Technology and Support Services, Inc. to N B Holding Corporation, the removal of USTC-NA from the grant to be replaced by Bank of America NA, the grant award percentage reduction from 80% to 60% and the institution of the 20% cap.

Prepared by: Charlene Craddock

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini, Chief Executive Officer

DATE: January 13, 2009

SUBJECT: NBC, Inc.; CNBC, Inc; and CNBC.com, LLC
Englewood Cliffs, New Jersey
BEIP Grant – P11113

Modification Request:

NBC, Inc.; CNBC, Inc. and CNBC.com are requesting approval of:

I. The merger between NBC, Inc. and Vivendi Universal Entertainment
II. The name change from NBC, Inc. to NBC Universal, Inc.
III. The addition of the following entities to the NBC, Inc.; CNBC, Inc. and CNBC.com, LLC Grant Agreement:

- Bravo Company
- HealthCentersOnline, Inc.
- Healthology, Inc.
- iVillage, Inc.
- iVillage Parenting Network, Inc.
- KnowledgeWeb, Inc.
- Lamaze Publishing Company
- MSNBC Super Desk, Inc.
- NBC Facilities, Inc.
- NBC Telemundo License Co.
- NBC TV Stations Sales and Marketing, Inc.
- NBC Weather Plus Network LLC
- NBC West, LLC
- NBCU Emerging Networks, Inc.
- Promotions.com, Inc.
- Universal City Studios LLLP
- Universal Television Networks
- USA Cable Entertainment LLC
- Vivendi Universal Entertainment LLLP
- WNJU-TV Broadcasting Corp.

Background:

NBC, a leading provider of news and entertainment, has created CNBC.com to enhance the strength of its wholly owned subsidiary, CNBC, Inc., a leading provider of business and finance related news through its CNBC Cable Channel. CNBC.com provides investors with company information, stock quotes, data and analyses.

In September 1999, the EDA approved an 80% BEIP Grant for a term of 10 years with a NEC of 160 to encourage NBC, Inc.; CNBC, Inc; and CNBC.com, LLC. to expand and locate its new business New Jersey. The MET of 75 was reached in January 2005. To date, no disbursements have been made under the grant. As of December 2007, 400 eligible positions have been created and the certification of grant years 2005 through 2007 in the approximate amount of $2.9 million are pending the approval of this modification request.

The aforementioned grant is related to an 80% BEIP awarded to MSNBC Cable L.L.C. in 1996 that provided the company with $7.8 Million over 8 years. In May 2006, MSNBC Cable L.L.C. notified the EDA that they were vacating the approved site in Secaucus, NJ. The EDA and MSNBC Cable L.L.C. reached an agreement to allow the company to transfer at least 50 MSNBC employees to the NBC project site and these employees are to remain at the site for the commitment duration of the grant.

It was agreed the funds that were owed for the job creation for calendar years 2005 and 2006 would not be disbursed and the EDA will accept payment of $2.3 Million as payment in full, which will be repaid by crediting monies that the EDA would otherwise have paid to NBC under the CNBC agreement.

This matter under consideration today relating to NBC, Inc.; CNBC, Inc. and CNBC.com, LLC, which dates back to 2007, could not be finalized until the MSNBC agreement was signed. This agreement was finalized and executed in November 2008.

I. Merger & II. Name Change

The members are now being asked to approve the following changes:

In 2003, General Electric, the parent company of NBC, and Vivendi Universal, the parent company of Vivendi Universal Entertainment, signed an agreement for the merger of NBC and Vivendi Universal Entertainment. The new company, NBC Universal is 80% owned by GE, with 20% held by the shareholders of Vivendi Universal Entertainment. The grantees are requesting EDA's consent to the merger and a name change from NBC to NBC Universal.

III. Additional Entities:

The grantees are requesting that the entities listed above in section III be added to their current BEIP grant as additional grantees.

The above entities are affiliates of NBC, Inc.; CNBC, Inc. and CNBC.com, LLC and are being added to the grant as a result of all of these entities gradually relocating employees from New York and other out-of-state locations to the project site at Englewood Cliffs, New Jersey. The addition of several of these entities thus far has resulted in an approximate increase of 35 eligible employees in aggregate at the project site from calendar year 2005 through 2007. The company has indicated the addition of all the entities will not create additional significant job growth.

The Board has approved policy recommendations regarding the implementation of a 20% cap to pre-cap BEIP companies; however, the 20% cap is not being applied to this modification request because the merger and addition of entities occurred prior to the Board's adoption of the 20% cap policy.

Recommendation:

Staff recommends that the Members of the Authority approve the following:

I. The merger between NBC, Inc. and Vivendi Universal Entertainment;
II. The name change of NBC, Inc. to NBC Universal, Inc.; and
III. The addition of the entities listed above to the NBC, Inc., CNBC, Inc. and CNBC.com, LLC Grant Agreement to accommodate the relocation of the out-of-state employees to the project site.

Prepared by: C. Craddock

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: January 13, 2009

SUBJECT: AT&T New Cingular Wireless PCS, LLC and
Cingular Wireless Employee Services, LLC
BRRAG Income Tax Credit Program

Modification Request:

Cingular Wireless ("Cingular") is requesting approval of the following:

I. Approval of the reduction in the number of eligible retained/relocated employees in the original BRRAG application from 1,634 to 1,106 employees.

II. Reduction in estimated BRRAG tax credit benefit for Cingular from $2,451,000 (1,634 x $1,500) to $1,659,000 (1,106 x $1,500).

Background:

On May 4, 2005, the Commerce Commission Board of Directors approved an application from Cingular to receive a tax credit under the Business Retention and Relocation Assistance Grant (BRRAG) program.

The above BRRAG recipient was approved for a relocation of 1,634 employees according to the relocation plan of the Program Agreement. Phase 3 of the project plan included the renovation of space and the relocation of 528 employees at 140 Ridgewood Avenue, Paramus, New Jersey. Phase 3 was not executed as planned. The renovation work at the project site was minimal and therefore did not require the issuance of a Certificate of Occupancy as required by the Program.

This modification requests approval to amend the above referenced Agreement to reflect the reduction in the number of eligible retained/relocated employees in the original BRRAG application from 1,634 to 1,106 employees. The available credit would be revised to $1,500 x 1,106 or $1,659,000.

Recommendation:

I. Staff recommends that the Members of the Authority approve (i) reduction in the number of eligible retained/relocated employees in the original BRRAG application from 1,634 to 1,106 employees.

II. Staff also recommends that the Members of the Authority approve (ii) a reduction in estimated BRRAG tax credit benefit for Cingular from $2,451,000 (1,634 x $1,500) to $1,659,000 (1,106 x $1,500).

Prepared by: Karen Gallagher

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Director

DATE: January 13, 2009

Re: Cooper Medical Services, Inc. (P24772)
For Informational Purposes Only

At the October 2008 Board meeting the Authority approved the issuance of three series of tax-exempt bonds, totaling $65,000,000, for Cooper Health System. The Series A bonds for $50,000,000 (P22290) closed November 4, 2008.

At the December 2008 Board meeting the Authority subsequently reapproved the issuance of Series B & Series C New Market Tax Credit related Bonds, in the name of Cooper Medical Services, Inc. (P24772), a "qualified active low income community business" (QALICB), as required by the New Market Tax Credit program. Subsequent to the approval of Series B & C, which closed on December 31, 2008, they were restructured as taxable bonds for the first seven years of the term and automatically convert to tax-exempt bonds at the beginning of the 8th year, when the New Market Tax Credit has been fully utilized. The need to issue the bonds on a taxable basis for the first seven years is a result of the flow of interest payments from Cooper Medical Services, Inc. (QALICB) to a for profit investment fund intermediary, who then pays it to TD Bank. The need to close by December 31, 2008 was to preserve the NMTC benefits.

The Cooper Health System Obligated Group continues to guarantee the Bond Series B and C.

Prepared by: M. Krug

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: January 13, 2009

SUBJECT: Preferred Lender Program

Request:

The Members are asked to approve the addition of Citizens Bank as a Preferred Lender.

Background:

Citizens Bank of Pennsylvania ("Citizens Bank") is one of two wholly owned banking subsidiaries of Citizens Financial Group. Citizens Financial Group is a wholly owned subsidiary of The Royal Bank of Scotland Group plc ("RBS"). Citizens Financial Group is headquartered in Providence, Rhode Island. The company is not a publicly traded entity. The two banking subsidiaries combined, operate in 13-states and have more than 1,600 branch locations.

As of 11/20/2008, Citizens Bank operated 15 banking offices in Camden and Burlington counties in New Jersey and 404 in Pennsylvania. The executive offices are located in Philadelphia, PA. Citizens Bank is a Pennsylvania chartered bank and is regulated by the Pennsylvania Department of Banking and the Federal Reserve Board. Citizens Bank had total assets of $38.17 billion at 6/30/2008, with $19.2 billion being loans and leases and generated revenues of $871 million through six months of operations in FY08. As of 6/30/2008, Citizens Bank had domestic deposits totaling $24 billion.

Citizens Bank and the Authority completed a conference call on 10/29/2008 in regards to the Bank's credit policy. Topics addressed in the conversation included Commercial Lending Area, Regulatory Limitations, Asset Concentration, Lending Authority, Unacceptable Credits, Collateral, Underwriting and Portfolio Monitoring. In addition, Citizens Bank provided two commercial loan-underwriting samples, which were consistent with its loan policy and the Authority's credit standards.

On November 28, 2008, Citizens Bank parent company, RBS, received a 20 billion pound ($31 billion) infusion from the British government. RBS was in the midst of a Rights Offering, when financial institution stock prices dropped dramatically in November and the offering failed to raise any capital. The British government's capital infusion came in the form of preferred stock and the purchase of the common stock the Rights Offering failed to sell. The British government now owns 58% of RBS and will hold one or two seats on the board of directors. The capital infusion in the form of preferred stock is similar to the US TARP program. All the large British financial institutions participated in the program. RBS had some sub-prime exposure through its acquisition of a part of ABN Amro earlier in FY08. The capital infusion has strengthened the company's balance sheet to offset increasing loss reserves. Citizen's Bank did not have any sub-prime exposure in either its loan portfolio or investment portfolio. It should also be noted that Citizens Bank does not qualify for TARP money because it is owned by a foreign parent, but the Bank did not feel it needed TARP money. A call with Bryan Freeman, SVP at Citizens provided the details above, which further explained the original news articles in November.

Recommendation:

Based on the above, it is recommended that Citizens Bank be added as a Preferred Lender.

Prepared by: Jay M. Wentzel, Credit Underwriter

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini, Chief Executive Officer

DATE: January 13, 2009

SUBJECT: Projects Approved Under Delegated Authority - **For Informational Purposes Only**

The following projects were approved under Delegated Authority in December 2008:

New Jersey Business Growth Fund:

1) Colmen Realty, LLC (P24735), located in Holmdel Township, Monmouth County, is a real estate holding company that owns the project property. The operating company, Bayshore Ophthalmology, LLC, is a full service eye care provider, including fitting contact lenses and glasses. PNC Bank approved a $453,000 loan with a five-year, 25% guarantee, not to exceed $113,250. Loan proceeds will be used to refinance an existing mortgage. The company has ten employees and plans to create an additional nine positions within the next two years.

2) G&J Solutions, Inc. and 419 Madison, LLC (P24942), located in Woodbine Borough, Cape May County, was formed in 1971 as a manufacturer of canvas awnings for commercial and residential applications. PNC Bank approved a $682,000 loan with a five-year, 25% guarantee, not to exceed $170,500. Loan proceeds will be used to refinance two existing mortgages to improve cash flow. The company currently has fifteen employees and plans to create an additional seven new jobs over the next two years.

3) LLC to be formed (Camden Flooring Company) (P25034), is located in Berlin Township, Camden County. The operating company, Camden Flooring Company, was established in 1926 as a wholesaler and distributor of various floor coverings. PNC Bank approved a $1,125,000 loan with a five-year, 25% guarantee, not to exceed $281,250. Loan proceeds will be used to purchase a new operating location. The company currently has 32 employees and plans to create an additional fifteen new jobs over the next two years.

4) Neta Scientific, Inc. (P24899), located in Hainesport Township, Burlington County, was formed in 1985 as a manufacturer and wholesaler of scientific instruments, semiconductors, optical networking devices and electronic test equipment. PNC Bank approved a $600,000 loan with a five-year, 25% guarantee, not to exceed $150,000. Loan proceeds will be used to purchase the project property. The company currently has ten employees and plans to create six additional positions within the next two years.

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5) Watt Electric, Inc. (P24996), located in Southampton Township, Burlington County, formed in 1953, specializes in high voltage electric utility applications including setting utility poles, installing utility lines and communication cables. PNC Bank approved a $109,000 loan with a five-year, 25% guarantee, not to exceed $27,250. Loan proceeds will be used to purchase equipment. The company currently has ten employees and plans to create an additional two positions within the next two years.

Fast Start Direct Loan Program:

1) JMAC Properties Limited Liability Company (P24773), located in Hamilton Township, Mercer County, is the real estate holding company for the project property. The operating company, J. MAC Embroidery, specializes in all custom embroidered, heat pressing and silk screening decorated items such as shirts, jackets, bags, mugs, banners, signs, etc. The NJEDA approved a $175,000 loan to be used to purchase the project property. The company currently has one employee and plans to create an additional four jobs within the next two years.

Edison Innovation Fund Program:

1) Biopticon Corporation (P24218), located in Camden City, Camden County, was formed in 2004 to develop laser scanning technology for three-dimensional imaging of surface features on live tissue such as tumors, lesions and wounds. A $200,000 loan under the Edison Innovation Fund was approved. Loan proceeds will be used to support growth capital. The company currently has one employee and plans to create an additional eleven jobs within the next two years.

2) Urovalve, Inc. (P25055), located in Newark City, Essex County, formed in 1999, developed and patented a technology called "The Surinate" catheter that controls the flow of urine through the male urethra using a magnetically controlled valve incorporated into a small diameter flexible tube. This catheter addresses incontinence problems in individuals living with spinal cord injuries or neurological diseases. A $100,000 loan under the Edison Innovation Fund was approved. Loan proceeds will be used to support growth capital. The company currently has four employees and plans to create an additional fifteen jobs within the next three years.

Prepared by: S. Mania

REAL ESTATE

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

RE: Additional Legal Fees
BIL Management v. NJEDA

DATE: January 13, 2009

Summary

The purpose of this memo is to request the Members to increase the litigation budget relating to the defense of BIL v. New Jersey Economic Development Authority to an amount not to exceed $821,570 and to authorize the Chief Executive Officer to pay additional legal fees to Dilworth Paxson for outside counsel services.

Background

The Authority was named as a defendant in a lawsuit filed by BIL Management ("BIL") arising out of the Authority's termination of a Ground Lease Agreement due to BIL's failure to timely commence construction and obtain construction financing for an IMAX theater project at the Camden waterfront.

In November 2007, the Members established a litigation budget of $493,500 to defend this matter which was increased in April 2008 to $751,570, $597,250 for legal fees and $154,320 for the expert witness. The case failed to settle and proceeded to trial. The trial was held for nineteen days over a six month period which resulted in higher than anticipated hours for legal services. On December 12, 2008, an Order was issued by Robert G. Millenky, J.S.C. which found no cause of action on the plaintiff's compliant and entered judgment dismissing the action against the defendant, EDA. The plaintiff, BIL Management, has 45 days to appeal the Order. EDA requested, but was not granted, a reimbursement of its legal fees.

The increased legal fees are estimated to be $70,000, which does not include additional legal fees if the plaintiff appeals. The revised budget includes all of the legal costs of the trial and represents a cap of $667,250 to be paid to Dilworth Paxson. The work performed by Dilworth Paxson was monitored on behalf of EDA by the Attorney General's Office. Expert witness fees payable to Willamette Management Associates are not being increased, since they are within the previously approved budgeted amount.

<u>Recommendation</u>
The Members are asked to increase the <u>BIL</u> litigation budget to an amount not to exceed $821,570 and to authorize the CEO to pay additional legal fees not to exceed $70,000 to Dilworth Paxson.

Caren S. Franzini

Prepared by: Donna Sullivan
Development Manager

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

RE: Due Diligence Extension - Ground Lease between L'Oreal USA Products, Inc. and the New Jersey Economic Development Authority ("Ground Lease")

DATE: January 13, 2009

Summary:
I am requesting that the Members authorize an amendment to the December 18, 2007 Ground Lease with L'Oreal USA Products, Inc. providing L'Oreal the option of extending its Due Diligence Period through March 6, 2009 for certain limited items that remain outstanding.

Background:
At the November 2007 meeting of the Authority, the Members authorized execution of a Ground Lease with L'Oreal to develop a first phase, 200,000 to 300,000 sq. ft. R&D U.S. headquarters in North Brunswick. The Ground Lease provides that numerous conditions precedent must be met to confirm that the property is suitable for L'Oreal's intended use. At the September 2008 meeting of the Authority, the Members authorized an extension of the Due Diligence Period to January 30, 2009. Most of the conditions required in the Ground Lease have been satisfied, however, a few items, including off-site easements, the applicability of an affordable housing construction fee, and re-negotiation of highway and roadway improvement agreements with NJDOT and a neighboring property owner, remain outstanding. While the parties have made considerable progress in satisfying these conditions, L'Oreal seeks the option to extend the Due Diligence Period through March 6, 2009 if necessary to allow sufficient time to satisfy and document all of the outstanding due diligence conditions contained in the Ground Lease.

Recommendation:
I am asking that the Members authorize the Chief Executive Officer to execute an amendment to the Ground Lease between L'Oreal USA Products, Inc. and the New Jersey Economic Development Authority extending L'Oreal's Due Diligence Period through March 6, 2009 on final terms acceptable to the CEO and the Attorney General's Office.

Caren S. Franzini

Prepared by: Donna T. Sullivan
Development Manager

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

RE: Memorandum of Understanding and Feasibility Budget
Purchase and Rehabilitation of Six State Police Barracks

DATE: January 13, 2009

Summary
The Members are asked to approve a Memorandum of Understanding ("MOU") to facilitate the acquisition and rehabilitation of six State Police Barracks (the "Project"). In this MOU with Treasury, the Authority will provide the services necessary to prepare the feasibility study and basis of design for the acquisition and rehabilitation of the six barracks. Accordingly, I am requesting the Members' approval to enter into the MOU and to establish a feasibility budget to advance the Project.

Background
In November 2007, Treasury completed five property condition assessment reports for leased State Police Barrack facilities located at Bellmawr, Bridgeton, Hope, Perryville, and Willburtha. These reports concluded that the five stations required approximately $1.2 million to fund deferred maintenance. Subsequently in 2008, Treasury completed a preliminary lease versus purchase analysis for the five barracks. In this analysis, Treasury concluded that the purchase and rehabilitation of the five barracks would be more economically beneficial to the State than to continue leasing these five facilities. A sixth station located at Sussex may also be included in the Project after a property condition report is completed and the lease versus purchase analysis is updated to include the Sussex facility.

Based on the property condition reports and the lease versus purchase analysis for the five barracks, Treasury has requested that the Authority investigate acquiring and rehabilitating these six barracks using a capital lease to underwrite lease revenue bonds that would be issued by the Authority.

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To this memorandum I have attached the following:

- Proposed MOU between the Authority and Treasury. The MOU between Treasury and the Authority outlines the tasks to be performed by the Authority in further assessing the Project's feasibility. The attached MOU is in substantially final form. The final document may be subject to revision, although the basic terms and conditions will remain consistent with the attachment. The final terms of the MOU will be subject to the approval of the Chief Executive Officer and the Attorney General's Office, as well as, Treasury.

- Proposed feasibility budget in the amount of $155,000. The budget, which will be funded by Treasury, will cover the Authority's out-of-pocket pre-construction costs associated with preparing the feasibility study for the Project, which will include, but not be limited to: title, architectural, engineering, environmental, and planning, necessary to assess the existing facilities for the proposed Project's acquisition and rehabilitation.

Recommendation

In summary, I ask for the Members' consent to enter into Memorandum of Understanding with Treasury generally consistent with the form attached, and to establish a feasibility budget funded by Treasury in the amount of $155,000.

Caren S. Franzini
Chief Executive Officer

Attachments

Prepared by: David E. Nuse
Juan Burgos

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding dated the [month] day of [day], 2008, will confirm the mutual understanding and intention between the New Jersey Department of the Treasury, Division of Property Management & Construction ("DPMC") and the New Jersey Economic Development Authority ("EDA") regarding the feasibility study, bond financing, design, acquisition, and rehabilitation of certain facilities for DPMC. DPMC and EDA are collectively referred to herein as the "Parties."

DPMC recently completed a lease versus purchase analysis ("analysis") that recommends the acquisition and rehabilitation of six (6) leased Division of State Police Barracks: Bellmawr, Bridgeton, Hope, Perryville, Sussex, and Willburtha Stations. The financing, acquisition, and rehabilitation of these six stations are referred to herein as the "Project."

1. **DPMC's Role and Responsibilities**. DMPC will be responsible for performing the following tasks under this MOU:

    a. Fund the Deposit, held by EDA, to pay for the costs related to the Pre-Acquisition Services.
    b. Provide information, as requested by EDA, to complete the Feasibility Study.
    c. Perform other tasks as identified by the Parties to assist in the completion of the Feasibility Study.
    d. Approve the Project's:

        i. Feasibility Study and budget
        ii. Acquisition price
        iii. Rehabilitation drawings and specifications, and
        iv. Sources and uses statement
        v. Rehabilitation budget.

2. **EDA Role and Responsibilities**. EDA will be responsible for the following tasks under this MOU:

    a. Contractors and Consultants. It is agreed that EDA may retain and enter into agreements and contracts with consultants and contractors (including other State agencies) to assist EDA in connection with the Feasibility Study. To the extent allowable and consistent with applicable selection procedures, the Parties will jointly approve the selection of all consultants and contractors prior to contract execution. DPMC authorizes EDA to select and engage consultants and contractors for the Project and further authorizes such consultants and contractors to begin and complete work under the direction of

EDA. Any and all contracts with consultants or contractors entered into by EDA in connection with the Project shall be advertised, solicited and selected by EDA in accordance with applicable procurement requirements. The general terms and conditions of such contracts shall be consistent with agreements typically entered into by EDA and shall provide for the termination by EDA, in consultation and with the consent of DPMC at any time. It is the intention of the Parties that EDA, in consultation and with the consent of DPMC, shall contract for design and pre-construction consulting services upon full execution of this MOU.

b. Pre-Acquisition Services. The EDA will prepare a Feasibility Study ("Feasibility Study"). The objectives of the Feasibility Study will be to confirm that the existing buildings are suitable for their intended use and rehabilitation, and to produce a basis of design cost estimate, preliminary sources and uses statement, and a schedule for the Project. The Feasibility Study will include the following:

   i. Site Due Diligence. The due diligence investigation will include an analysis of the suitability of the existing sites and buildings; the diligence investigations may also include, but will not be limited to, financial analysis, review of potential legal structures, and environmental conditions. Should the parties determine that the existing site and buildings are not suitable for the Project, DPMC may, subject to the availability of additional funds, request that EDA investigate the feasibility of developing the Project on alternate sites.

   ii. Basis of Design. The Basis of Design may include, but not be limited to, infrastructure assessment, site planning, conceptual design and schematics, and construction cost estimating. EDA will review and supplement the initial program, evaluate various site constraints and rehabilitation options, consider civil engineering and subsurface conditions, investigate environmental impacts, determine basis of structural/mechanical/architectural design, and formulate a conceptual rehabilitation plan.

   iii. Project Schedule. The Feasibility Study will include an estimated project schedule that includes permitting and any necessary approvals, construction start, construction completion, and placed-in-service/ continuation of use during the rehabilitation.

   iv. Preliminary Project Budgets. The Feasibility Study will include a preliminary sources and uses statement and construction cost estimate. The final sources and uses statement and construction estimate will be prepared during the Rehabilitation Services Phase of the Project.

c. Acquisition Services. Upon DPMC and EDA jointly negotiating the sales terms and conditions with the property owner(s), and receiving all necessary approvals and bond financing, EDA will acquire the Project sites.

d. Rehabilitation Services. Upon completion of the Feasibility Study, the Parties will jointly determine whether to proceed with rehabilitation design plans and specifications, and the financing and rehabilitation of the Project ("Rehabilitation Services"). Rehabilitation Services will include, but not be limited to, the following:

   i. Preparing the rehabilitation drawings and specifications
   ii. Preparing the final construction estimate and sources and uses statement
   iii. Obtaining all necessary permits and approvals
   iv. Supervising the rehabilitation
   v. Performing any additional work that is not anticipated by the construction documents and that is necessary to complete the Project after the additional work is requested and approved by DPMC.

3. **Joint DPMC/EDA Responsibilities**. Concurrently with EDA's Pre-Acquisition Services, DPMC and EDA will jointly engage in negotiations with the property owners(s) for the purpose of reaching agreement over sales terms and conditions, that will be subject to the completion of due diligence, approval of the State Treasurer and the EDA Board, and obtaining financing. In lieu of obtaining appraisals, the Parties agree that the valuations prepared by qualified DPMC staff shall be used for acquisition purposes.

4. **Pre-Acquisition Services Budget**. DPMC has provided EDA with $155,000 to fund estimated Pre-Acquisition Services expenses (the "Deposit") as set forth on Exhibit "A" attached hereto. EDA believes that the Deposit is sufficient to fund Pre-Acquisition Services Phase expenses. In the event that Pre-Acquisition Services expenses actually expended or incurred in connection with the Pre-Acquisition Services are less than the estimated expenses, the balance of the Deposit shall be refunded to DPMC upon completion of the Pre-Acquisition Services. In the event EDA anticipates expending or incurring Pre-Acquisition Services expenses that will exceed the balance of the Deposit, EDA may submit a supplemental requisition

request to DPMC, with appropriate documentation, which shall be paid by DPMC to EDA within thirty (30) days of any such request.

5. **Compensation and Payment**.

a. EDA's Fees and Expenses.

i. Pre-Acquisition and Acquisition Services. To acquire the sites and engage the required professionals and complete the Feasibility Study, EDA's fee will be one-percent (1%) of the aggregate purchase price for the sites, payable from project financing.

ii. Rehabilitation Services. After DPMC approves the final rehabilitation drawings and specifications, construction budget, and sources and uses statement, EDA's fee to provide construction services will be six-percent (6%) of the rehabilitation costs.

iii. Additional Services. EDA's fee for additional services requested by DPMC during and after construction will be governed by the Rehabilitation Services fee schedule established in Section 5.a.ii. above.

iv. Fees and Expenses Exclude Bond Related Fees and Expenses. The fees and expenses included in this MOU are in addition to any fees and expenses related to EDA issuing the bonds for the Project; fees and expenses for issuing the bonds are governed by EDA's bond application process and applicable laws or regulations.

v. Expenses. DPMC shall pay the actual cost, with no mark-up, except for EDA's fee, of EDA's expenses, which include, but are not limited to: EDA's consultant costs, out-of-pocket expenses and costs, and any incidental costs actually expended or incurred by EDA in connection with the Project.

b. Payment Terms of EDA's Fees and Expenses.

i. Pre-Acquisition and Acquisition Services. Upon EDA acquiring title to the sites, the 1% fee shall be paid.

ii. Rehabilitation Services. Ten percent (10%) of the Rehabilitation Services fee shall be paid upon the bond closing that will fund the

Project's acquisition and rehabilitation. The remaining portion of the Rehabilitation Services fee shall be paid according to the percentage of project completion included in the construction draw requests.

iii. Additional Services. This fee shall be paid according to the percentage of completion of the Additional Services requested or as outlined in the agreements governing the leasehold interest or any amendments thereto.

iv. Expenses. On a monthly basis, EDA will provide DPMC with an itemized expense report setting forth the date of the expense, the vendor, the amount and the purpose of each expense as well as such other and further information DPMC may reasonably request.

v. Deposit. The Deposit will be used by EDA to pay for EDA's expenses and Fees (if applicable). In the event that the Deposit is insufficient to pay for the expenses and Fees, EDA will submit a requisition as permitted under Section 4.

6. **Bond Financing**.

a. Approval of Financing. The Parties understand that EDA's issuance of bonds for the Acquisition Services Phase and the Rehabilitation Services Phase will be subject to the approval of the State Treasurer (or designee) and EDA's Board Members in their sole discretion, a favorable opinion of bond counsel, and market conditions (the "Project Approval"). Nothing contained herein shall be construed as an agreement or indication of intent on the part of any party hereto that EDA shall proceed to sell or issue bonds by competitive or negotiated sale, via public offering or private placement to the extent that no assurance can be given that the State Treasurer or EDA's Board Members will authorize the issuance of bonds to finance the Project.

b. Lease Revenue Bonds. If the Project proceeds to the Acquisition Services Phase and the Rehabilitation Services Phase, the Parties intend that EDA will enter into a capital lease with the Department of the Treasury ("Treasury") for the financing of the Project through lease revenue bonds, with Treasury's lease payments to equal the debt service on the bonds, and that EDA acquire and rehabilitate the Project sites. DPMC and EDA agree that, upon expiration of any such lease term and certification by the trustee that all of the bonds have been paid in full, EDA will convey the SOB to Treasury for nominal consideration.

c. Bond Issuance Not Governed by MOU. This MOU does not govern the terms and conditions under which EDA will issue bonds for the Project.

7. **Additional Provisions**.

a. Environmental Liability. It is expressly understood that this MOU and all subsequent, associated agreements will not obligate EDA to incur any liability for any known or unknown pre-existing environmental conditions on the Project Site.

b. Sufficient Funds. It is agreed that nothing in this Memorandum of Understanding shall obligate or require EDA to enter into or continue any agreement or contract for the Project or to expend EDA personnel time or other administrative costs for the Project unless sufficient funds are readily available to EDA for expenses and Fees that would be incurred in connection with the Project. EDA shall at all times have the right to terminate or discontinue any agreement, contract or work for the Project if EDA determines that sufficient funds are not readily available to EDA for the expenses and Fees that would be incurred in connection with the Project.

c. Right of Entry. EDA's agreement to perform the Pre-Acquisition Services is subject to the New Jersey State Police granting EDA, its employees, officers, agents, consultants and contractors access to all portions of the Project sites.

d. Document Approvals. This MOU is not intended to create a binding agreement to acquire property, design or construct the Project, or obtain bond financing unless and until final forms of documents have been approved by the EDA Board, the State Leasing Space Utilization Committee and the Department of the Treasury and executed and delivered by the Parties.

e. Other Approvals. Each Party will obtain all applicable governmental approvals, permits, and authorizations necessary to effectuate their respective responsibilities under this MOU.

f. Commencement and Duration. Subject to receipt of the Deposit in accordance with the Feasibility Budget, this MOU will commence immediately upon execution by the Parties. Unless terminated earlier, this MOU shall remain in effect for three (3) years from the date and year first written above, and may be amended by a writing executed by the Parties.

g. New Jersey Law. This MOU will be governed by and construed under the laws of the State of New Jersey. Any and all claims based on contract law shall be made in accordance with and subject to the provisions of the New Jersey Contractual Liability Act (N.J.S.A. 59:13-1 et seq.). Any and all claims based on tort law shall be made in accordance with and subject to the provisions of the New Jersey Tort Claims Act (N.J.S.A. 59:1-1 et seq.)

h. Severability. If any of the provisions of this MOU will be invalid or unenforceable, the remainder of this MOU will not be affected thereby, and every provision of this MOU will be valid and enforceable to the fullest extent permitted by law.

i. Amendments. This MOU may be amended in a writing executed by the Parties.

j. Termination. Any Party shall have the right to terminate this Memorandum of Understanding upon written notice to the other party. Upon termination, EDA shall make reasonable efforts not to incur any additional expenses or administrative costs; provided, however, EDA shall be permitted to continue to use the Deposit and any supplemental amounts subsequently requisitioned to pay for any expenses or fees actually incurred in connection with the Project.

k. Notices. All notices required to be served or given hereunder shall be in writing and will be deemed given when received by personal delivery, by an overnight delivery service which issues a receipt from delivery, or three business days after having been mailed by certified mail, return receipt requested, and addressed as follows:

If to EDA: New Jersey Economic Development Authority
36 West State Street
P.O. Box 990
Trenton, New Jersey 08625-0990
Attention: David E. Nuse, Director
Real Estate Division

If to DMPC: Department of Treasury
Division of Property Management & Construction
33 W. State Street
Trenton, New Jersey 08625-0990
Attention: Steven Sutkin, Director
Division of Property Management & Construction

l. Good Faith. Each of the Parties will act with reasonable diligence and in good faith for the purpose of satisfying the conditions set forth herein. However, this MOU is not intended to create a binding agreement to begin or complete the Acquisition Services Phase or the Rehabilitation Services Phase or undertake the acquisition or rehabilitation of the Project unless and until: Project Approval is obtained, sufficient bonds are issued, and the Parties agree to proceed with the Acquisition Services Phase and the Rehabilitation Services Phase in accordance with Section 2 of this MOU, and final forms of documents have been approved by EDA's Board and the State Treasurer, in their sole discretion, and executed and delivered by both Parties.

m. Open Public Records Act. EDA will work to maintain confidentiality of information received under this MOU; however, EDA is subject to the provisions of the New Jersey Open Public Meetings Act and the New Jersey Open Public Records Act and are bound by the requirements of both and relevant case law.

n. No Interpretative Presumptions. The Parties waive any statutory or common law presumption that would serve to have this document construed in favor and against either party as the drafter.

o. Titles and Headings. Titles and headings are included for convenience only and shall not be used to interpret the MOU.

The foregoing correctly reflects the Parties' understanding and intent.

IN WITNESS WHEREOF, the Parties have caused this Memorandum of Understanding to be duly executed and delivered as of the date and year first above written and by so executing, represent and warrant they have the authority to do so.

STATE OF NEW JERSEY
DEPARTMENT OF TREASURY
DIVISION OF PROPERTY
MANAGEMENT & CONSTRUCTION

______________________ Attest

By: ______________________
Steven Sutkin
Director

NEW JERSEY ECONOMIC
REHABILITATION AUTHORITY

______________________ Attest
David. E. Nuse, Director
New Jersey Economic
Development Authority
Real Estate Division

By: ______________________
Caren S. Franzini
Chief Executive Officer

EXHIBIT "A"

ESTIMATED FEASIBILITY STUDY BUDGET

Feasibility Budget		
Title		3,000
Survey		36,000
Environmental		60,000
Architectural/Engineering		36,000
Construction Management		20,000
	Total	**155,000**