NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: June 8, 2010

SUBJECT: Agenda for Board Meeting of the Authority June 8, 2010

Notice of Public Meeting

Roll Call

Approval of Previous Month's Minutes

Chief Executive Officer's Monthly Report to the Board

Authority Matters

Bond Projects

Loans/Grants/Guarantees

Incentive Programs

Board Memorandums

Real Estate

Executive Session

Public Comment

Adjournment

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
May 10, 2010

MINUTES OF THE MEETING

Members of the Authority present: Al Koeppe, Chairman; Jim Kelly, representing the State Treasurer; Joe Latoof representing the Commissioner of the Department of Labor and Workforce Development; Ray Cantor representing the Commissioner of the Department of Environment Protection; Richard Poliner representing the Commissioner of the Department of Banking and Insurance; Public Members: Joseph McNamara, Vice Chairman; Charles Sarlo; Laurence Downes; Steve Plofker; Dr. Randal Pinkett; Marjorie Perry; Raymond Burke, First Alternate Public Member; Elliot M. Kosoffsky, Second Alternate Public Member; Kevin Brown, Third Alternate Public Member; and Rodney Sadler, Non-Voting Member.

Absent from the meeting: Public Member Timothy Carden.

Also present: Caren Franzini, Chief Executive Officer of the Authority; Bette Renaud, Deputy Attorney Generals, and guests.

Chairman Koeppe 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 April 13, 2010 meeting minutes, April 13, 2010 executive session minutes, April 15, 2010 special meeting minutes, and April 23, 2010 special meeting minutes of the Board. A motion was made to approve the minutes by Mr. Plofker, seconded by Mr. Burke, and was approved by the 14 voting members present.

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

The next item was a resolution acknowledging former Board members Jerry Zaro, Tom Manning, and Rich Tolson for their service.
MOTION TO APPROVE: Mr. Latoof SECOND: Ms. Perry AYES: 14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 1

AUTHORITY MATTERS

The next item was to inform the Board of changes to committee memberships.

(For Informational Purposes Only)

The next item was to approve the recommendation of members to serve on the Evaluation Committee for the selection of the Authority's next independent auditor.

MOTION TO APPROVE: Mr. Downes SECOND: Ms. Perry AYES:14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 2

The next item was to approve the proposed readoption and recodification of rules implementing the Business Retention and Relocation Assistance Grant (BRRAG) Program, the BRRAG Tax Credit Certificate Transfer Program, the Sales and Use Tax Exemption Program, and the Energy Sales Tax Exemption for Certain Counties and authorize staff to file the reproposal with the Office of Administrative Law, subject to the approval of the Office of the Attorney General with a request to the Office of Administrative Law to hold the filing pending further instruction. Consistent with Office of Administrative Law procedure, instructions regarding publication of the reproposal will follow subsequently, subject to review by the Office of Administrative Law of the Governor's Office, including compliance with Executive Order No. 2 and the recommendations of the Red Tape Review Group.

MOTION TO APPROVE: Mr. Downes SECOND: Mr. McNamara AYES:14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 3

The next item was to approve the proposed amendments of rules implementing recent statutory revisions to the Technology Business Tax Certificate Transfer Program and authorize staff to file the proposal with the Office of Administrative Law, subject to the approval of the Office of the Attorney General with a request to the Office of Administrative Law to hold the filing pending further instruction. Consistent with Office of Administrative Law procedure, instructions regarding publication of the reproposal will follow subsequently, subject to review by the Office of Administrative Law of the Governor's Office, including compliance with Executive Order No. 2 and the recommendations of the Red Tape Review Group. Finally, applicants to the program will be advised of the rule proposal in order to provide guidance as to how the EDA will implement the statutory changes in the 2010 application cycle.

MOTION TO APPROVE: Mr. Plofker SECOND: Ms. Perry AYES:14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 4

BOND RESOLUTIONS

The next item was to authorize the Authority's staff to approve Montclair State University's application to develop a 567,000 SF facility that will include a 1,978 bed student dormitory and a 25,000 SF student dining facility under the Higher Education Private Public Partnership Program, P.L. 2009, c. 90.

MOTION TO APPROVE: Mr. Latoof SECOND: Mr. Plofker AYES:14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 5

PROJECT: Provident Group – Montclair Properties L.L.C. **APPL.#30305**

LOCATION: Little Falls/Passaic Cty.

PROCEEDS FOR: building construction

FINANCING: $221,400,000 Tax-Exempt Bond and $23,600,000 Tax-Exempt Bond

MOTION TO APPROVE: Mr. Latoof SECOND: Mr. Downes AYES:14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 6

Dr. Susan A. Cole, President of Montclair State University, spoke in support of the project and thanked EDA staff.

COMBINATION PRELIMINARY AND BOND RESOLUTIONS

PROJECT: The Kintock Group of New Jersey Inc. **APPL.#31130**

LOCATION: Bridgeton/Cumberland Cty.

PROCEEDS FOR: refinance existing debt

FINANCING: $3,500,000 Tax-Exempt Bond and $300,000 Taxable Bond

MOTION TO APPROVE: Mr. Poliner SECOND: Dr. Pinkett AYES:14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 7

AMENDED BOND RESOLUTIONS

PROJECT: Register Lithographers, Ltd. **APPL.#18106**

LOCATION: Clifton/Passaic Cty.

FINANCING: $7,300,000 Tax-Exempt Bond

REQUEST: Approval of an amended bond to modify the terms of the tax exempt bond.

MOTION TO APPROVE: Dr. Pinkett SECOND: Mr. Downes AYES:14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 8

PROJECT: SJF CCRC, Inc. **APPL.#31407**

LOCATION: Voorhees/Camden Cty.

PROCEEDS FOR: refinance existing debt

FINANCING: $3,500,000 Tax-Exempt Bond

MOTION TO APPROVE: Mr. Latoof SECOND: Mr. Kosoffsky AYES: 14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 9

PUBLIC HEARING: Yes

PUBLIC COMMENT: None

PROJECT: Concordia Learning Center at St. Joseph's School **APPL.#31231**

LOCATION: Jersey City/ Hudson Cty.

PROCEEDS FOR: refinance existing debt

FINANCING: $10,500,000 max Tax-Exempt Bond

MOTION TO APPROVE: Mr. Plofker SECOND: Mr. Latoof AYES: 14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 10

PUBLIC HEARING: Yes

PUBLIC COMMENT: None

CLEAN ENERGY SOLUTIONS

PROJECT: Anheuser-Busch Inc. **APPL.#29177&#29646**

LOCATION: Newark/Essex Cty.

PROCEEDS FOR: installation of a 7.3 megawatt cogeneration unit

FINANCING: $4,000,000 Clean Energy Solutions Capital Investment Loan and $1,000,000 Clean Energy Solutions Capital Investment Grant

This item was held from consideration.

PROJECT: NRG Thermal LLC, et al **APPL.#29702&#30366**

LOCATION: Plainsboro/Middlesex Cty.

PROCEEDS FOR: purchase and installation of an on-site energy center

FINANCING: $3,000,000 Clean Energy Solutions Capital Investment Loan and $2,000,000 Clean Energy Solutions Capital Investment Grant

MOTION TO APPROVE: Mr. Poliner SECOND: Ms. Perry AYES: 14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 11

LOCAL DEVELOPMENT FINANCING FUND

The next item was a summary of the legal matter presented by ASA Apple, Inc. in their project occupant application which was filed in conjunction with the application by F. Greek Newco377, LLC a related entity which is seeking financial assistance from the Authority.

PROJECT: F. Greek Newco 377, LLC **APPL.#30383**

LOCATION: Carteret/Middlesex Cty.

PROCEEDS FOR: building construction

FINANCING: $1,250,000 Local Development Financing Fund loan
MOTION TO APPROVE: Dr. Pinkett SECOND: Ms. Perry AYES: 13
RESOLUTION ATTACHED AND MARKED EXHIBIT: 12
Mr. Kosoffsky recused himself because he works for the developer.

BROWNFIELD REIMBURSEMENT PROGRAM

PROJECT: F. Greek Newco 377, L.L.C.
LOCATION: Carteret/Middlesex Cty.
REIMBURSEMENT GRANT: Up to $2,411,692

MOTION TO APPROVE: Mr. Plofker SECOND: Dr. Pinkett AYES:13
RESOLUTION ATTACHED AND MARKED EXHIBIT: 13

Mr. Kosoffsky recused himself because he works for the developer.

CAMDEN ECONOMIC RECOVERY BOARD

PROJECT: New Jersey Housing and Mortgage Finance Agency **APPL.#16969**

LOCATION: Carteret/Middlesex Cty.

FINANCING: $3,500,000 Economic Recovery Board loan

REQUEST: Approve the funding authorization of a $3,500,000 increase to the $5,000,000 loan to the HMFA to fund subsequent phases of the Camden Home Improvement Program.

MOTION TO APPROVE: Mr. Latoof SECOND: Dr. Pinkett AYES:14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 14

PETROLEUM UNDERGROUND STORAGE TANK PROGRAM

The following projects were presented under the Petroleum Underground Storage Tank Program.
MOTION TO APPROVE: Mr. Poliner SECOND: Mr. Plofker AYES:14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 15

PROJECT: Estate of Clara Bowens **APPL.#28029**

LOCATION: Neptune/Monmouth Cty.

PROCEEDS FOR: upgrade, closure and site remediation

FINANCING: $122,796 Petroleum UST Remediation, Upgrade, & Closure Fund Grant

PROJECT: Fouad Nouri **APPL.#30257**

LOCATION: Paterson/Passaic Cty.

PROCEEDS FOR: upgrade, closure and site remediation

FINANCING: $72,036 Petroleum UST Remediation, Upgrade, & Closure Fund Grant

PROJECT: A.J. Leale **APPL.#28864**

LOCATION: Montclair Twp./Essex Cty.

PROCEEDS FOR: site remediation

FINANCING: $171,585 Petroleum UST Remediation, Upgrade, & Closure Fund Grant

PROJECT: Shore Point Marina & Yacht Sales **APPL.#28805**

LOCATION: Pine Beach/Ocean Cty.

PROCEEDS FOR: upgrade, closure and site remediation

FINANCING: $167,900 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 April 2010. **(For Informational Purposes Only)**

HAZARDOUS DISCHARGE SITE REMEDIATION FUND PROGRAM

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

MOTION TO APPROVE: Mr. Latoof SECOND: Dr. Pinkett AYES:14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 16

PROJECT: Township of Deptford (Frm Fazzio/Deptford Landfill) **APPL.#31397**

LOCATION: Deptford/Gloucester Cty.

PROCEEDS FOR: remedial action

FINANCING: $5,000,000 Hazardous Discharge Site Remediation Fund

PROJECT: City of Gloucester (BP/ARCO) **APPL.#29178**

LOCATION: Gloucester/Camden Cty.

PROCEEDS FOR: remedial investigation

FINANCING: $302,440 Hazardous Discharge Site Remediation Fund

PROJECT: City of Paterson (Belmont Apartments) **APPL.#31400**

LOCATION: Paterson/Passaic Cty.

PROCEEDS FOR: remedial action

FINANCING: $305,743 Hazardous Discharge Site Remediation Fund

PROJECT: City of Salem (Tri County Oil) **APPL.#28391**

LOCATION: Salem/Salem Cty.

PROCEEDS FOR: remedial investigation

FINANCING: $81,798 Hazardous Discharge Site Remediation Fund

PROJECT: Sayreville Economic Redevelopment Agency (Former National Lead) **APPL.#31417**
LOCATION: Sayreville/Middlesex Cty.
PROCEEDS FOR: remedial action
FINANCING: $5,000,000 Hazardous Discharge Site Remediation Fund

PROJECT: Township of Woodbridge (Spector) **APPL.#30791**
LOCATION: Woodbridge/Middlesex Cty.
PROCEEDS FOR: site investigation
FINANCING: $256,908 Hazardous Discharge Site Remediation Fund

PROJECT: C. Richard Barfuss **APPL.#30610**
LOCATION: Orange/Essex Cty.
PROCEEDS FOR: remedial investigation
FINANCING: $101,000 Hazardous Discharge Site Remediation Fund

PROJECT: Haskell Products Inc./American Candle Company **APPL.#30192**
LOCATION: Totowa/Passaic Cty.
PROCEEDS FOR: remedial action
FINANCING: $113,738 Hazardous Discharge Site Remediation Fund

PROJECT: Metuchen Assembly of God **APPL.#30525**
LOCATION: Metuchen/Middlesex Cty.
PROCEEDS FOR: remedial action/investigation
FINANCING: $102,925 Hazardous Discharge Site Remediation Fund

PROJECT: NTM Properties, Inc. **APPL.#30198**
LOCATION: Kenilworth/Union Cty.
PROCEEDS FOR: remedial action
FINANCING: $65,000 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 April 2010. **(For Informational Purposes Only)**

INCENTIVE PROGRAMS

BUSINESS INCENTIVE EMPLOYMENT PROGRAM

PROJECT: Dr. Reddy's Laboratories, Inc. **APPL.#31275**
LOCATION: TBD **BUSINESS:** pharmaceuticals
GRANT AWARD: 45% Business Employment Incentive grant, 10 years

MOTION TO APPROVE: Mr. Plofker SECOND: Mr. Kosoffsky AYES:13
RESOLUTION ATTACHED AND MARKED EXHIBIT: 17

Mr. Sarlo abstained because Dr. Reddy's is a client of his firm.

PROJECT: JFC International Inc. **APPL.#31239**
LOCATION: Carteret/Middlesex Cty. **BUSINESS:** transportation & logisitcs
GRANT AWARD: 75% Business Employment Incentive grant, 10 years

MOTION TO APPROVE: Mr. Downes SECOND: Mr. Poliner AYES: 14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 17

PROJECT: Inter-Governmental Philatelic Corporation and Ideal Stamp Co. **APPL.#31055**
LOCATION: South Planfield/Middlesex Cty. **BUSINESS:** wholesale
GRANT AWARD: 50% Business Employment Incentive grant, 10 years

MOTION TO APPROVE: Mr. Downes SECOND: Mr. Latoof AYES: 14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 17

PROJECT: Scientific Design Company, Inc. **APPL.#31316**
LOCATION: Little Ferry/Bergen Cty. **BUSINESS:** advanced materials
GRANT AWARD: 65% Business Employment Incentive grant, 10 years

MOTION TO APPROVE: Mr. Plofker SECOND: Mr. Downes AYES:14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 17

Mr. Burke left the meeting at this time.

PROJECT: Shionogi USA, Inc. **APPL.#31293**
LOCATION: TBD **BUSINESS:** pharmaceuticals
GRANT AWARD: 35% Business Employment Incentive grant, 10 years

MOTION TO APPROVE: Mr. Plofker SECOND: Mr. Latoof AYES:13
RESOLUTION ATTACHED AND MARKED EXHIBIT: 17

Mr. Burke re-entered the meeting at this time.

URBAN TRANSIT HUB TAX CREDIT PROGRAM

PROJECT: Daily News, L.P.
LOCATION: Jersey City/Hudson Cty.
MAX AMOUNT OF TAX CREDITS: Not to exceed $41,650,000

MOTION TO APPROVE: Dr. Pinkett SECOND: Mr. Latoof AYES:14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 18

PROJECT: Transit Village Associates, LLC
LOCATION: New Brunswick/Middlesex Cty.
MAX AMOUNT OF TAX CREDITS: Not to exceed $55,100,000
MOTION TO APPROVE: Mr. Downes SECOND: Ms. Perry AYES:14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 19

ECONOMIC REDEVELOPMENT AND GROWTH (ERG) GRANT PROGRAM

PROJECT: Saker ShopRites, Inc.
LOCATION: Somerville/Somerset Cty.
REIMBURSEMENT GRANT: Up to $5,000,000

MOTION TO APPROVE: Mr. Plofker SECOND: Mr. Downes AYES:14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 20

BUSINESS RETENTION AND RELOCATION ASSISTANCE GRANT

PROJECT: Scientific Design Company, Inc.
LOCATION: Little Ferry/Bergen Cty. **BUSINESS:** advanced materials
GRANT AWARD: $152,100 (estimate), 5 years Business Retention and Relocation Assistance Grant

MOTION TO APPROVE: Mr. Latoof SECOND: Mr. McNamara AYES:14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 21

UEZ/SALEM SALES TAX EXEMPTION PROGRAM

The next item was to approve the Salem County Energy Sales Tax Exemption Renewal Application of PolyOne Corporation, a manufacturer that is located in Pedricktown. The estimated annualized STX benefit is $527,000.

MOTION TO APPROVE: Mr. Downes SECOND: Dr. Pinkett AYES:14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 22

The next item was to approve the Salem County Energy Sales Tax Exemption Renewal Application of J.E. Berkowitz, LP, a manufacturer that is located in Pedricktown. The estimated annualized U-STX benefit is $79,000.

MOTION TO APPROVE: Mr. Latoof SECOND: Mr. Downes AYES:14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 22

The next item was to delegate approval authority to staff at Level 3, defined as recommending officer with Director of Portfolio or Credit Underwriting with the SVP – Operations or alternately any SVP with both Directors, to extend the sales and use tax exemption under the UEZ Sales Tax Exemption for Manufacturers Program and the Salem County Sales Tax Exemption for Manufacturers Program.

MOTION TO APPROVE: Mr. Latoof SECOND: Dr. Pinkett AYES:14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 23

BOARD MEMORANDUMS

PROJECT: Alphion Corporation **APPL.#26084**

LOCATION: Princeton Junction/Mercer Cty.

FINANCING: $1,000,000 Edison Innovation Fund Loan with warrants

REQUEST: Consent to 1) a $10,000,000 line of credit and a $5,000,000 term loan from Silicon Valley Bank; 2) to subordinate EDA's second lien on corporate assets to both credit facilities; and 3) to permit a shared lien in intellectual property.

MOTION TO APPROVE: Mr. Plofker SECOND: Mr. Brown AYES:14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 24

The next item was a summary of projects approved under Delegated Authority in April 2010. **(For Informational Purposes Only)**

New Jersey Business Growth Fund: CAD Signs, LLC or Nominee; Morris Graphics, Inc. and Jeffrey Morris; Prima Pain Relief, LLC or Nominee.

NJ Main Street Program: Bach Associates PC; Global Essence, Inc.

Small Business Fund: Ludwig Enterprises LLC

Camden ERB: Elee Porter Rotando

Small Business Fund Program - Modification: Hoboken Children's Academy II, LLC

PNC Business Growth Fund - Modifications: Peek a Boo Toys and 2901 Boardwalk LLC; South Jersey Water Test, LLC; WDDS Enterprises, Inc. and WD Associates

PUBLIC COMMENT

There was no comment from the public.

There being no further business, on a motion by Mr. Kosoffsky, and seconded by Mr. Latoof, the meeting was adjourned at 12:28 pm.

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 (KE)

Maureen Hassett, Assistant Secretary

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: June 8, 2010

RE: Chief Executive Officer's Report to the Board

EDA NEWS

Two Life Sciences Businesses Announce Plans to Grow in New Jersey

Intrasphere Technologies, Inc., a life sciences consulting firm, and **Watson Pharmaceuticals, Inc.**, a global specialty pharmaceutical company, announced in May that they will continue their growth in New Jersey.

Intrasphere will relocate its headquarters to Jersey City when its New York City lease expires at the end of this month, moving 120 existing jobs to the Harborside Plaza 10 building and creating 180 new jobs over the next two years. It expects to invest $965,000 in its relocation project. In support of the job creation, the EDA approved a BEIP grant worth an estimated $12.4 million over 10 years. Watson will expand into a new administrative headquarters in Parsippany that will bring together separate operations currently there and in Morristown. It plans to create 300 new jobs while investing about $15 million in its expansion. Watson also was approved for a 10-year BEIP grant worth an estimated $7.3 million and a $290,000 BRRAG to support the retention of 200 jobs in the state.

New Jersey is already recognized as the global epicenter of the pharmaceutical industry and we are thrilled that Intrasphere and Watson have chosen to continue their growth in the state and join so many of the world's leading life sciences businesses that already call New Jersey home.

EDA Earns Awards from New Jersey Chapters of NAIOP, USGBC

The work of EDA employees was honored by two important New Jersey organizations in May. First, the New Jersey Chapter of the National Association of Industrial and Office Properties recognized the Depository Trust & Clearing Corporation's planned relocation of 1,600 jobs from Manhattan to the Newport Office Center in Jersey City with its Creative Deal of Year Award at the organization's 23rd annual Gala held May 18 in Somerset. The project was cited for the creative use of lease and government incentives to conclude the transaction, including the initial use of the new Economic Redevelopment and Growth Grant Program.

Two days later, the U.S. Green Building Council – New Jersey presented the EDA with its Green Policy Award in New Brunswick. In honoring the EDA, the USGBC-NJ recognized several EDA projects, including our work to secure LEED certification at the Waterfront Technology Center at Camden and the new Biotechnology Development Center in North Brunswick, as well as our efforts to create and implement a broad portfolio of energy-related programs.

EDA Commercialization Center Hosts Bergen Students in Unique Program

Students from Bergen County Academies visited the Commercialization Center for Innovative Technologies in North Brunswick in May as part of the school's entrepreneurial science program. The collaboration between the EDA life sciences incubator and the magnet high school was launched last year and involves students presenting their virtual biotechnology business to a panel of chief executive officers from New Jersey biotechnology companies, including Commercialization Center tenants. Approximately 25 sophomores and juniors participated in the Bergen program this year, which is centered on the continued development of a student-run biotech company focus on products to treat hemophilia.

We consider this program to be unique in the United States and one that encourages entrepreneurship and enables the many assets of our business incubator here at the Technology Centre of New Jersey to be utilized in a different kind of way. It is our hope that the ideas, concepts and skills that students are learning here will one day help some of them become future founders and leaders of New Jersey life sciences companies.

FINANCING ACTIVITY

The EDA closed financing and incentives totaling nearly $83 million for 111 projects through the end of May. These projects are expected to spur the creation of more than 1,500 new jobs and involve total investment of over $164 million in New Jersey's economy. Just over half of the closings were with projects in New Jersey's urban communities. Among the financings that closed in May:

Tribeca Oven, Inc. of Carlstadt finalized $4 million in tax-exempt bonds to acquire a modern thermal oil oven. The oven is expected to reduce the company's energy bill for baking by 25 percent and allow it to triple production to 35,000 loaves of bread per day. Tribeca Oven is in the process of leasing 30,000 square feet of additional space adjacent to its present 53,000-square-foot building to house its latest expansion. The company expects to add 20 employees to its 160-person staff. The EDA previously assisted the company with bond financing in 2009 and a BEIP grant in 2005.

Another wholesale commercial bakery, **Artisan Oven, Inc.**, closed a $250,000 Small Business Fund loan with the EDA to finance new equipment that it plans to use to expand into more high-end products at a new facility in Hackensack.

Quidsi, Inc., an online baby care product business based in Montclair, executed a BEIP grant worth an estimated $412,000 over 10 years in connection with its plans to create 100 new jobs.

Merlin Industries, Inc., a manufacturer of pool covers and liners, closed a $1-million Clean Energy Solutions Capital Investment loan to purchase a solar electric system for its Hamilton facility that is expected to save the company $50,000 annually in energy expenses. The financing is part of a funding package that also includes a federal grant and a loan from the Bank of America.

AppliCAD, Inc. of Farmingdale, an electronic product designer and developer, finalized an $885,000 loan and a $97,000 grant through the Clean Energy Manufacturing Fund to purchase inventory and equipment associated with its plans to manufacture a new line of power meters. The EDA previously assisted the company in 2005 with a loan guarantee through the New Jersey Business Growth Fund.

EVENTS/SPEAKING ENGAGEMENTS/PROACTIVE OUTREACH

EDA representatives participated as attendees, exhibitors or speakers at 37 events in May. These included a New Jersey Business & Industry Association/New Jersey Business Incubator Network event in Bordentown; the Rutgers University's annual Energy Symposium in New Brunswick; a New Jersey State League of Municipalities Economic Development Task Force meeting and redevelopment seminar held in Hamilton Township and Holmdel, respectively; the Governor's Conference on Women in Atlantic City, the Monmouth-Ocean Development Council's awards dinner in Neptune; the New Jersey Chapter of the National Association of Industrial and Office Properties' annual Gala in Somerset; the New Jersey Technology Council's Boot Camp in Newark; a Southern New Jersey Development Council Small Business Roundtable in Folsom; the New Jersey Chapter of the U.S. Green Building Council's Building a Greener New Jersey program in New Brunswick, and an Energy Futures Forum in Trenton.

Additionally, the EDA's International Trade Team held a seminar in Trenton for New Jersey companies interested in learning from experts how to evaluate a company's product readiness for export and how to determine if a company is ready to turn export opportunities into real sales.

AUTHORITY MATTERS

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: June 8, 2010

SUBJECT: New Memorandum of Understanding entitled "The Sharing of International Representation Services between the New Jersey Economic Development Authority and The Port Authority of New York and New Jersey"

Request:

The Authority is requested to approve the attached Memorandum of Understanding (MOU) with the Port Authority of New York and New Jersey (PANYNJ) that provides for new overseas representation for New Jersey designed to stimulate investment from global sources into the State and to expand State exports to markets abroad.

Background:

The NJEDA and the PANYNJ share complementary goals as we both promote trade and economic development. The success of both in the regional economy is heavily dependent on our ability to participate in and expand global trade and business opportunities. The MOU supports the economic development goals of Governor Christie and Lt. Governor Guadagno as it enhances the State's ability to create jobs and revenues through global trade; as a way to partner and leverage State resources, especially in these tough economic times; to tangibly demonstrate the State's commitment to the benefits of global trade to NJ's economy; and as furtherance of the State's Partnership NJ initiative.

Numerous statistics from authoritative sources, including those from the U.S. Government, attest to the benefits of global investment to the receiving location and the value of exports to the local

economy. For example, every $ one billion of exports supports 15,000 jobs which, by this measure, signifies that NJ's exporters supported over 530,000 jobs in 2008. In 2009, however, the State's exports decreased and thus NJ exporters supported about 408,000 jobs. We expect this number can and should increase with overseas representation focused on advocating on behalf of NJ's competitiveness and value-added exports. Further, NJ companies will benefit from the expanding demand for exports world-wide --- 95 percent of the world's consumers live outside the U.S. -- if they have the advantage of overseas representation in these two markets of importance to State businesses.

For its part, FDI (Foreign Direct Investment) through American subsidiaries of companies headquartered abroad support an average compensation per worker of $ 73,124 which is 34.7 percent higher than compensation at all U.S. companies. FDI companies spent an aggregate of nearly $ 40 billion in research and development in 2009 and, compared year-over-year , paid a record high $ 50 billion in taxes in 2006 (latest year for which IRS has released data) which was a tripling of their tax liabilities from 2002. Further there is a recognized correlation between success in inducing FDI and increases in exports with American subsidiaries of foreign companies that manufacture in the U.S. accounting for nearly 18.5 percent of all American exports or $ 215.6 billion in 2009.

The PANYNJ currently funds four overseas offices in: 1) the U.K. which covers Europe, Africa and the Middle East (collectively known as "EMEA"); 2) Shanghai; 3) Hong Kong and 4) Tokyo.

The PANYNJ has agreed to partner with NJEDA to expand the roles and responsibilities of two of these representatives, those currently located in Shanghai and the U.K. under existing contractual relationships with the PANYNJ. Proposed new roles and responsibilities are based on additional qualifications, functions, performance measures and benchmarks created by NJEDA with the expectation of increasing foreign investment and exports for New Jersey. Both organizations strongly believe that by adding these new parameters of performance outlined in the MOU to the current work output of the Port's overseas locations, significant trade and business advantages will ensue for NJEDA, PANYNJ, and New Jersey companies as well as create jobs and generate revenues for the State.

Adding these responsibilities to PANYNJ's existing arrangements at its overseas offices covering EMEA and Shanghai will be achieved for the first year through a $ 150,000 payment to PANYNJ, made in two equal payments. The source of the funds comes from a pre-existing grant from the PANYNJ to support economic development in the region. The first payment of $75,000 will be made upon signing of this MOU and the second payment of $ 75,000 will be made six months from that date, after and provided that NJEDA's review of benchmark achievements is satisfactory.

NJEDA has carefully vetted and analyzed these costs against figures provided by PANYNJ for their current existing overseas offices and against figures made available to NJEDA regarding the expenses of other states that have overseas representation. We find that the $ 150,000 per year NJEDA will pay PANYNJ under this MOU for coverage of these two regions, EMEA and Shanghai, is well within the range and even under the amounts paid by other states for similar overseas representation. For comparison's sake, the following states among many others in the U.S. have made significant investments in overseas representation (number of overseas state offices for each in parentheses): Pennsylvania (25); New York (9); Florida (14); Massachusetts (5); Maryland (5); Delaware (5); Ohio (14); Virginia (5).

We believe solid new leads for global investment attraction and export sales will result from the MOU within the 12 month start up timeframe for MOU implementation. PANYNJ has consistently affirmed its commitment to the success of this MOU. Both organizations anticipate that the new functions which are closely aligned with the State's economic development strategies, focus and direction, also will serve as an important business multiplier for Port operations and facilities given the more extensive focus on business and trade responsibilities and performance measures of the representatives called for under the MOU.

Intent and Description of MOU:

Given the current economic climate, intense global competition, especially from New Jersey's benchmarked states for foreign investment and export opportunities, and the on-going mutually supportive missions of both organizations, NJEDA and PANYNJ view the MOU as an excellent opportunity to cooperate and collaborate in the pooling of resources for vital international representation services.

These new services to be delivered to New Jersey companies at the specified overseas locations will enhance the relationship between NJEDA and PANYNJ and the State, provide support for expanded service to PANYNJ facilities, and explore and increase trade and business opportunities between international markets and New Jersey. Specifically, through shared overseas representation, both organizations expect to maintain and enhance New Jersey's international competitiveness, and facilitate and promote inward investment and exports to bring business and public awareness of New Jersey's many advantages as a global business partner including showcasing State financing and incentive programs managed by the NJEDA for New Jersey.

A. Essential Functions of Representatives

1. Assist New Jersey companies to identify and conclude export sales especially for the State's flagship industries including the pharmaceuticals, biotech, energy, health

care and environmental sectors. This function requires proactive networking with businesses, industry associations, and government agencies in the Market;

2. Provide business assistance for potential global investors especially for the State's flagship industries including the pharmaceuticals, biotech, energy, health care and environmental sectors, to include arrangement of in-State site visits, attend State trade shows, events and business meetings;
3. Find and pre-qualify potential agents and distributors to buy from New Jersey manufacturers and resell to customers in the Market;
4. Produce market research studies to determine whether a particular product can be sold in the Market, at what price level, and to which customer groups; evaluate suppliers/manufacturers; and determine competition, potential sales volumes and market barriers;
5. Support New Jersey trade promotion activities in the Market to include incoming purchasing missions and outgoing trade missions and trade shows;
6. Assist in resolution of general trade issues in the Market to include ongoing advice on market developments, regulations, licensing, labeling, and other requirements related to exporting;
7. Utilize PANYNJ/NJEDA approved press releases and other media outreach materials to promote identified State, PANYNJ and NJEDA goals targeting both trade and general media in the Market; and
8. Provide monthly, quarterly, annual, and end of contract reports to the PANYNJ/International Programs GM and NJEDA/International Trade Director detailing performance benchmarks related to investment attraction and export promotion.

B. Necessary Qualifications of Representatives

1. Proven ability and demonstrated success in promoting U.S. industries and/or marketing of U.S. products in the Market;
2. Experience in assisting U.S. federal, state, or local government agencies and/or U.S. companies to conduct export promotion and inbound investment attraction activities in the Market;
3. Knowledge and experience in conducting market research relevant to exporting to the Market and attracting foreign direct investment from companies in the Market;
4. Knowledge and experience in the area of export sales promotion, including trade mission organization and trade show participation in the Market;
5. Knowledge of key companies, trade associations, chambers of commerce, government agencies, and other groups relevant to conducting business in the Market
6. Experience with U.S. and local market business practices and country customs;
7. Knowledge of and experience with the Market's trade policies and regulations;
8. In-depth knowledge of one or more of New Jersey's key industries;
9. Knowledge of successful site selection to attract inbound investment to New Jersey;
10. Professional skills, experience, characteristics and approaches to export promotion and/or inbound investment attraction that support exceptional performance;
11. Proficiency in oral/written English as well as oral/written local language(s);

12. Ability to devise professional methodologies for promoting New Jersey exports and attracting inward investment to New Jersey;
13. Submission of three professional references, examples of work performed, and complete contact information for each reference; and
14. Pledge of absolute fiduciary responsibility in protecting and promoting the interests of New Jersey, PANYNJ, NJEDA, New Jersey companies and the Governor of New Jersey's trade agenda.

C. Performance Measures and Benchmarks for Representatives: Both Parties agree that benchmarks may change upon revaluation by Parties.

1. New Leads/Contacts Generated – 5 per month
2. Active Leads/Prospects contacted – 10 per month
3. Multipliers Contacted – 3 per month
4. Special Projects – 1 per quarter
5. Success Stories concluded (inward investment and export sale) – 12 per year
6. Trade Shows/Missions Participated or Initiated – 2 per year
7. Media Placements – 3 per quarter
8. Market research – 1 per quarter

Recommendation:

The members are asked to approve the implementation of this new partnership whose benefits are detailed in the attached Memorandum of Understanding and to expend $ 150,000 (One Hundred and Fifty Thousand Dollars) in accordance with the terms of the Agreement. The MOU has been reviewed by the Attorney General's Office.

Caren S. Franzini
Chief Executive Officer

Prepared by: Camille E. Sailer, Director, International Trade

MEMORANDUM OF UNDERSTANDING

for

THE SHARING OF INTERNATIONAL REPRESENTATION SERVICES

between

New Jersey Economic Development Authority

and

The Port Authority of New York and New Jersey
(April 2010)

This MEMORANDUM OF UNDERSTANDING ("MOU") is hereby made and entered into by and between the New Jersey Economic Development Authority (hereinafter referred to as "NJEDA") and the Port Authority of New York and New Jersey (hereinafter referred to as "PANYNJ").

I. Purpose & Summary

As two of the New York-New Jersey Region's most important and influential agencies linked to trade, transportation and economic development, NJEDA and PANYNJ share complementary goals. Each organization is heavily dependent on its ability to participate in and expand trade and business opportunities between New Jersey and international markets. Given the current economic climate and intense global competition for investment and exports especially from New Jersey's benchmark states, the NJEDA and the PANYNJ "(collectively, the "Parties") see an opportunity to cooperate and collaborate in the pooling of resources for shared international representation services.

Overseas representation will enhance the relationship between the Parties and the State, provide support for expanded service to PANYNJ facilities, and explore and increase trade and business opportunities between international markets and New Jersey. This MOU sets forth the understandings and intentions of the NJEDA and PANYNJ with regard to these shared goals for overseas representation. The MOU also sets forth first year costs that NJEDA will pay to PANYNJ for expansion of the goals, functions and performance benchmarks of two PANYNJ existing overseas offices: Shanghai and EMEA (Europe, Middle East and Asia) coverage located in the U.K. These costs represent a sum of $ 150,000 and have been carefully analyzed and vetted against figures provided by PANYNJ for their current existing overseas offices and confidential figures NJEDA obtained regarding the expenses of other states that have overseas representation. The initial duration of this MOU is established for one year from signing, with payment in two equal installments; the first payment will be made by NJEDA upon signing and the second payment six months from that date, after and provided that NJEDA's review of PANYNJ's administration of this MOU as well as performance achievements measured and enumerated under Section VII "Mutual Understanding of Shared Representation Services" (below) is satisfactory.

II. Introduction

NJEDA's mission is to strengthen New Jersey's economy by retaining and growing businesses through financial assistance, by renewing communities, and by promoting the State's strategic advantages to attract domestic and international businesses to invest, create jobs and do business in the State. PANYNJ's mission is to identify and meet the critical transportation infrastructure needs of the bi-state region's businesses, residents and visitors: providing the highest quality, most efficient transportation and port commerce facilities and services that move people and goods within the region, providing access to the rest of the nation and to the world, while strengthening the economic competitiveness of the New York-New Jersey metropolitan region.

Specifically, through shared overseas representation, both Parties wish to maintain and enhance the State of New Jersey's international competitiveness, further develop and expand international markets, and facilitate and promote inward investment and exports to bring business and public awareness of New Jersey's many advantages as a global business partner. In addition, the Parties seek to promote the usage of PANYNJ port and airport facilities, and increase international knowledge of New Jersey and PANYNJ facilities, programs and commercial connections as well as NJEDA financing and incentive programs managed for New Jersey.

III. Background

NJEDA is an independent, self-supporting state entity that offers a broad range of financing programs, real estate development tools and technical support to stimulate business development, job creation and community revitalization in New Jersey. NJEDA helps small, medium and large companies as well as not-for-profit organizations to build new facilities, purchase equipment and develop new products. It also offers incentives for companies to relocate and expand in New Jersey and encourage investments in areas of the state that have been economically or environmentally depressed.

PANYNJ is an agency of the States of New York and New Jersey, created and existing by virtue of the Compact of April 30, 1921, made by and between the two States, and thereafter consented to by the Congress of the United States. It is financially self-supporting, receiving no tax revenue from either state. It is charged with providing transportation, terminal and other facilities of trade and commerce within the Port District. The Port District comprises an area of about 1,500 square miles in both States, centering about New York Harbor. The Port District includes the Cities of New York and Yonkers in New York State, and the cities of Newark, Jersey City, Bayonne, Hoboken and Elizabeth in the State of New Jersey, and over 200 other municipalities, including all or part of seventeen counties, in the two States. The Authority manages and/or operates all of the region's major commercial airports (Newark Liberty International, John F.

Kennedy International, LaGuardia, Teterboro and Stewart International Airports), marine terminals in both New Jersey and New York (Port Newark and Elizabeth, Howland Hook and Brooklyn Piers); and its interstate tunnels and bridges (the Lincoln and Holland Tunnels; the George Washington, Bayonne, and Goethals Bridges; and the Outerbridge Crossing), which are

vital "Gateways to the Nation." The agency also owns the 16-acre World Trade Center site in Lower Manhattan.

IV. Definitions

For the purposes of this MOU, the following definitions apply:

A. "***Market.***" The regions of coverage for the overseas representation to be shared by NJEDA and PANYNJ provided for in this MOU consist of a total of two overseas representatives: one sited in the U.K. and covering Europe, the Middle East/South Asia, Africa (collectively, "EMEASA") and the second overseas representative working from and covering Shanghai, the People's Republic of China..

B. *"**Parties.**"* Both NJEDA and PANYNJ, the signatories to this MOU.

C. "***Representatives.***" The overseas consultants providing representation services for NJEDA and PANYNJ in the Market. Such consultants are selected periodically through a Request for Proposals ("RFP") process administered by PANYNJ. The "EMEASA" contract option period started in September 2009 and will end in August 2012; the "HKTPRC" sole source contract will end in August 2010 and an RFP will be issued in the spring of 2010 for the period starting in September 2010. A current PANYNJ contract employee covers Japan, following the EMEASA and HKTPRC scopes of work. Brazil is not yet covered, and any agreed upon representation will follow the same RFP process.

V. Roles of Both Parties

A. Role of NJEDA

NJEDA shall provide PANYNJ an amount not to exceed the funds indicated in Section V hereof for the administration of shared representation services for the Market. NJEDA, through its International Trade Director, shall also actively communicate with the Representatives, through PANYNJ, about specific goals for the State of New Jersey to promote inward investment and assist New Jersey firms develop export and trade partners, and provide feedback on deliverables submitted by the Representatives.

B. Role of PANYNJ

PANYNJ, through its General Manager of International Programs, shall oversee the work of the Representatives covering the Market for both NJEDA and PANYNJ, and administer the terms of the Consulting Agreement entered into between PANYNJ and the Representatives. PANYNJ shall also facilitate all communications between NJEDA and PANYNJ (collectively, the

"Clients") and the Representatives, and work with NJEDA on a close and direct basis to ensure that the Representatives perform the Benchmarks listed within this MOU.

VI. Monetary Terms

NJEDA shall provide to PANYNJ funding in the amount of $ 150,000 for the first year to cover the costs of retaining shared representation services for the Market. Such funding shall be provided to PANYNJ in two equal installments at six-month intervals, the first of which in the amount of $75,000 shall be made at the signing of this MOU and the second installment of $ 75,000 paid six months from that date, after and provided that NJEDA review of PANYNJ administration of the MOU and its benchmark achievements is satisfactory. PANYNJ shall administer the distribution of these funds to the Representatives providing overseas representation services to both NJEDA and PANYNJ in the Market.

VII. Mutual Understanding of Shared Representation Services

A. Essential Functions of Representatives

1. Assist New Jersey companies to identify and conclude export sales especially for the State's flagship industries including the pharmaceuticals, biotech, energy, health care, and environmental sectors. This function requires proactive networking with businesses, industry associations, and government agencies in the Market;
2. Provide business assistance for potential global investors, especially for the State's flagship industries including the pharmaceuticals, biotech, energy, health care and environmental sectors to include arrangement of in-State site visits, attend State trade shows, events and business meetings;
3. Find and pre-qualify potential agents and distributors to buy from New Jersey manufacturers and resell to customers in the Market;
4. Produce market research studies to determine whether a particular product can be sold in the Market, at what price level, and to which customer groups; evaluate suppliers/manufacturers; and determine competition, potential sales volumes and market barriers;
5. Support New Jersey trade promotion activities in the Market to include incoming purchasing missions and outgoing trade missions and trade shows; Assist in resolution of general trade issues in the Market to include ongoing advice on market developments, regulations, licensing, labeling, and other requirements related to exporting;
6. Utilize PANYNJ/NJEDA approved press releases and other media outreach materials to promote identified State, PANYNJ and NJEDA goals targeting both trade and general media in the Market; and
7. Provide monthly, quarterly, annual, and end of contract reports to the PANYNJ/International Programs GM and NJEDA/International Trade Director detailing performance benchmarks related to investment attraction and export promotion.

B. Necessary Qualifications of Representatives

1. Proven ability and demonstrated success in promoting U.S. industries and/or marketing of U.S. products in the Market;
2. Experience in assisting U.S. federal, state, or local government agencies and/or U.S. companies to conduct export promotion and inbound investment attraction activities in the Market;
3. Knowledge and experience in conducting market research relevant to exporting to the Market and attracting foreign direct investment from companies in the Market;
4. Knowledge and experience in the area of export sales promotion, including trade mission organization and trade show participation in the Market;
5. Knowledge of key companies, trade associations, chambers of commerce, government agencies, and other groups relevant to conducting business in the Market
6. Experience with U.S. and local market business practices and country customs;
7. Knowledge of and experience with the Market's trade policies and regulations;
8. In-depth knowledge of one or more of New Jersey's key industries;
9. Knowledge of successful site selection to attract inbound investment to New Jersey;
10. Professional skills, experience, characteristics and approaches to export promotion and/or inbound investment attraction that support exceptional performance;
11. Proficiency in oral/written English as well as oral/written local language(s);
12. Ability to devise professional methodologies for promoting New Jersey exports and attracting inward investment to New Jersey;
13. Submission of three professional references, examples of work performed, and complete contact information for each reference; and
14. Pledge of absolute fiduciary responsibility in protecting and promoting the interests of New Jersey, PANYNJ, NJEDA, New Jersey companies and the Governor of New Jersey's trade agenda.

C. Performance Measures and Benchmarks for Representatives: Both Parties agree that benchmarks may change upon revaluation by Parties.

1. New Leads/Contacts Generated – 5 per month
2. Active Leads/Prospects contacted – 10 per month
3. Multipliers Contacted – 3 per month
4. Special Projects – 1 per quarter
5. Success Stories concluded (inward investment and export sale) – 12 per year
6. Trade Shows/Missions Participated or Initiated – 2 per year
7. Media Placements – 3 per quarter
8. Market research – 1 per quarter

D. Non-exclusivity Clause

The Parties agree that Representation Services provided by the Representatives pursuant to this MOU shall be non-exclusive.

VIII. Effective Date and Duration

This MOU shall be effective when signed by both Parties. The initial duration of this MOU is established for one (1) year from signing. However, the duration may be extended beyond this period if both Parties agree in writing and funding is available.

IX. Termination

This MOU may be revoked at any time by either party, with or without cause, upon thirty (30) days written notice to the other party. Revocation shall not relieve either Party of any liabilities or obligations hereunder which shall have accrued prior to the date of revocation or which shall mature on such date. In the event of revocation or termination, pursuant to this paragraph, the effective period of the permission granted hereunder shall cease and expire as if the effective date of revocation or termination stated in the notice were the date originally set forth herein for the expiration of the effective period of the permission granted hereunder. The Parties understand and agree that monthly payments of approximately $ 12,500 will be made by the NJEDA to the PANYNJ. If/When this MOU is terminated, NJEDA will make monthly payment for the 30 days notice and cease any and all future monthly payments.

X. Power and Authority to Execute

Each party represents and warrants to the other party that it has the power and authority to execute and deliver such agreements to bind the party on whose behalf he/she executes this MOU.

XI. No Commissioner Liability

Neither the Commissioners of the Port Authority, nor any officer, agent or employee thereof shall be charged personally with any liability or held liable under any term or provision of this License or because of its execution or attempted execution or because of any breach or attempted or alleged breach thereof.

XII. Amendments

This MOU constitutes the entire agreement between the Parties. This MOU may not be modified, amended, altered or supplemented except by written agreement executed and delivered by the Parties.

XIII. Choice of Law

This MOU shall be governed by and construed in accordance with the laws of the State of New Jersey.

IN WITNESS WHEREOF, the Parties, each acting through their duly authorized representatives, have caused this MOU to be signed in their names and delivered as of this _____ day of _____, 2010.

New Jersey Economic Development Authority

By:_____
(Signature)

Name:
Title:

Date:_____

The Port Authority of New York and New Jersey

By:_____
(Signature)

Name:
Title:

Date:_____

AMENDED BOND RESOLUTIONS

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - REFUNDING BOND PROGRAM

APPLICANT: Concordia Learning Center at St. Joseph's School P31231

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

PROJECT LOCATION: 761 Summit Avenue Jersey City (T/UA) Hudson

GOVERNOR'S INITIATIVES: (X) Urban ( ) Edison ( ) Core ( ) Clean Energy

APPLICANT BACKGROUND:

Concordia Learning Center at St. Joseph's School for the Blind had its beginning in 1891 as an outgrowth of the Home for the Blind, owned and operated by the Sisters of St. Joseph of Peace. Concordia Learning Center, led by Executive Director Judy Ortman, is a multi-program provider for individuals with special needs. Programming includes educational services to students ranging from birth to age twenty-one who are blind or visually impaired. The school is a non-profit, non-sectarian agency accepting children of every race, creed, and national origin.

In 2005, the Authority issued tax-exempt bonds in the amount of $15,000,000 (P#14808) on behalf of St. Joseph's School for the Blind to build Concordia Learning Center. Concordia, which opened to students in February 2007, occupies a 75,000 sq ft facility on 2.8 acres of land in Jersey City. The Authority also helped to finance the construction of a 63,500 sq ft addition to an existing nursing home at St. Joseph's. The original EDA bond of $17,000,000 (P#12004) closed in March of 2000. Both bonds are in compliance.

The applicant is a not-for-profit, 501(c)(3) entity for which the Authority may issue tax-exempt bonds as permitted under Section 103 and Section 145 of the Internal Revenue Code, as amended, and is not subject to the State Volume Cap limitation, pursuant to Section 146(g) of the Code.

REFUNDING REQUEST:

In May 2010, Concordia was granted approval by the Authority to refinance the 2005 Bonds through Provident Bank. In the interim, however, Concordia has negotiated more favorable terms with the original lender, TD Bank, which includes a longer maturity, a lower interest rate, less collateral, and no interest rate floor for the first ten years. Concordia is now seeking approval to refinance the Bonds with TD instead.

Authority assistance will enable the applicant to refund the $12,962,000 outstanding on the 2005 Bonds. The applicant will use funds held as collateral by TD to pay down the principal on the original bond and will issue a refunding bond for the balance plus costs of issuance. This will result in a total tax-exempt financing of approximately $8,350,000.

FINANCING SUMMARY:

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

AMOUNT OF BOND: $8,350,000 max Tax-Exempt Bond

TERMS OF BOND: 25 years; Interest rate based on the tax-exempt equivalent of the ten-year US Treasury Note plus 200 basis points. The rate will be reset at years ten and twenty at the greater of (i) the tax-exempt equivalent of the ten-year US Treasury Note plus 200 basis points or (ii) 3.66%. The indicative rate as of 5/28/2010 is 3.66%.

ENHANCEMENT: N/A

PROJECT COSTS:

Principal amount of bond to be refunded	$12,962,000
Redemption premium	$200,000
Finance fees	$100,000
Legal fees	$60,000
Other	$40,000
TOTAL COSTS	$13,362,000

PUBLIC HEARING: 05/10/10 (Published 04/26/10) **BOND COUNSEL:** Wolff & Samson

DEVELOPMENT OFFICER: K. Durand **APPROVAL OFFICER:** K. McCullough

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - REFUNDING BOND PROGRAM

APPLICANT: New Jersey-American Water Company, Inc. P30553

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

PROJECT LOCATION: Various Statewide (N) Multi Count

GOVERNOR'S INITIATIVES: ( ) Urban ( ) Edison (X) Core ( ) Clean Energy

APPLICANT BACKGROUND:

New Jersey-American Water Company, Inc., ("NJAWC") incorporated in 1988, is a wholly-owned subsidiary of American Water Works Company, Inc., the largest investor-owned U.S. water and wastewater utility company, with headquarters in Voorhees, N.J. NJAWC is a regulated public utility corporation, engaged in the production, treatment and distribution of water and collection of sewage within its defined service territory within the State of New Jersey. NJAWC's service territory includes portions of the following counties: Atlantic, Burlington, Camden, Cape May, Essex, Gloucester, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Ocean, Passaic, Somerset, Union and Warren. Within its territory, NJAWC serves approximately 640,000 water customers and approximately 27,000 sewer customers in 177 municipalities.

The NJAWC has been a long-standing EDA applicant since 1979 with over $500 million in tax-exempt bond financing. The outstanding bond financings which are the subject of this refunding request are:

	CLOSED	AMOUNT	PURPOSE
P6596 & P6786	6/29/93	$24,700,000	Purchase of land and machinery & equipment and construction and installation of pipelines, sewers and hydrants.
P6641 & P6518	6/29/93	$15,300,000	Refunding of 1980 Series bonds for Commonwealth Water Co.
P6992	11/8/94	$65,000,000	Construct and upgrade treatment facilities in various municipalities within 13 counties
P8191	12/8/94	$35,000,000	Refunding of prior bonds to construct water treatment plants
P6688	12/12/95	$40,000,000	Construction of Canal Road Treatment Plant in Franklin Twp.
P8923	5/30/96	$45,000,000	Construct and upgrade treatment facilities within 13 counties
P9578	5/30/97	$30,000,000	Refunding of prior bonds for improvement of water treatment facilities within 10 counties
P9055	5/30/97	$30,000,000	Acquisition of the integrated water systems operations in Howell Twp. and Ortley Beach
P10015	7/28/98	$40,000,000	Upgrade and improvement of water supply and water distribution pipeline systems within 15 counties

The prior bonds were publicly offered with fixed interest rates ranging from 5.35% to 6.875% and final maturities from 2023 to 2038.

This project qualifies for Authority assistance as an Exempt Public Facility (water furnishing) under Section 142(a)(4) of the Internal Revenue Code of 1986 as amended and is exempt from the $20 million capital expenditure limitation.

Authority assistance will enable the Applicant to refund the outstanding balance of one or more of the existing Water Facilities Bonds: 1993 Series A and B, 1994 Series A and B, 1995 series, 1996 Series, 1997 Series B, 1998 Series A (the "Prior Bonds"), to reduce annual interest expense subject to favorable market conditions. The 2010 Bonds will also be issued in one or more series, on different issue dates during the calendar year 2010, to coincide with the first optional redemption dates of the respective Prior Bonds. The 2010 bond issue is expected to be rated "A2" by Moody's and "A" by Standard & Poors. BPU approval of the proposed refunding was received on January 21, 2010.

The difference between the bond amount and project costs will be funded with Applicant's equity.

FINANCING SUMMARY:

BOND PURCHASER: Morgan Stanley & Co. Inc. and Sturdivant & Co. (Co-Underwriters)

AMOUNT OF BOND: up to $325,000,000 (Tax-exempt)

TERMS OF BOND: 30 years; One or more series of term bonds with fixed interest rates initially not to exceed 6.75%

ENHANCEMENT: N/A

PROJECT COSTS:

Principal amount of bond to be refunded	$325,000,000
Finance fees	$2,303,750
Legal fees	$125,000
Accounting fees	$50,000
TOTAL COSTS	$327,478,750

PUBLIC HEARING: 06/08/10 (Published 05/25/10) **BOND COUNSEL:** Wolff & Samson

DEVELOPMENT OFFICER: R. Fischer **APPROVAL OFFICER:** T. Wells

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: June 8, 2010

SUBJECT: Springpoint Senior Living, Inc. Obligated Group
(formerly Presbyterian Homes & Services of New Jersey Obligated Group)
Application P10254
Various, Various Counties

MODIFICATION REQUEST

Springpoint Senior Living, Inc. requests Board approval of a supplemental loan and trust agreement to modify the interest rate of the tax exempt bond.

BACKGROUND

In 1998, the Authority issued its $29,600,000 tax-exempt bond for the benefit of the Presbyterian Homes and Services, Inc. and several other affiliates, The Presbyterian Home at Crestwood, Inc., The Presbyterian Home at Meadow Lakes, Inc., The Presbyterian Home at Monroe, Inc., The Springpoint Foundation, Inc., The Presbyterian Homes of Southern NJ, Inc. and The Presbyterian Homes of Northern NJ, Inc. ("collectively the Obligated Group"). The bond proceeds were used to finance or refinance various facilities including continuing care retirement communities, long term nursing homes and other housing/health care related projects operated by the Obligated Group. The Bank of America (originally Summit Bank) purchased the 1998 Series A Bonds for 20 years at a fixed rate of 4.31%. The projects are in compliance with Authority requirements.

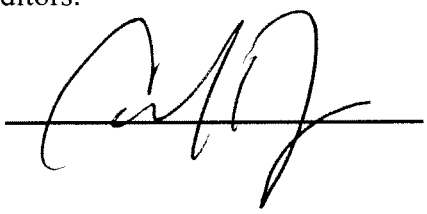
Effective February 1, 2010, Presbyterian Homes and Services Inc. changed its name, brand and logo to Springpoint Senior Living, Inc. The 501(c)(3) organization and its management remain the same.

Recently, Springpoint Senior Living received the consent of the Authority (delegated to Staff) and Bank of America as bondholder, to amend certain financial covenants such as the debt service coverage ratio, liquidity ratio and occupancy targets in the Loan and Trust Agreement, as well as to permit the 1998 Obligated Group to provide an unsecured debt service guaranty to TD Bank in connection with a proposed line of credit in the amount of $15 million to one of its affiliates, Presbyterian Homes of Red Bank. Bank of America agreed to these changes provided that the interest rate on the 1998 Series A Bonds increase by 100 basis points per annum from 4.31% to 5.31%. The Obligated Group has agreed to the interest rate change.

Bond counsel, McCarter and English, has reviewed the transaction and advises that the increase in the interest rate will constitute a reissuance under the IRS Code.

RECOMMENDATION

It is recommended that the Board approve the requested Modification Request to the increase in the interest rate on the 1998 Series A Bonds, which will support a not-for-profit organization and allow the Obligated Group to manage its debt among its creditors.



Prepared By: Teresa Wells

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

APPLICANT: Yeshiva Orchos Chaim, Inc. P28879

PROJECT USER(S): Bnos Orchos Chaim * * - indicates relation to applicant

PROJECT LOCATION: Oberlin Ave. & Chestnut St. Lakewood Township (T/UA) Ocean

GOVERNOR'S INITIATIVES: (X) Urban ( ) Edison ( ) Core ( ) Clean Energy

APPLICANT BACKGROUND:

Yeshiva Orchos Chaim, Inc., a 501(c)(3) not-for-profit organization established in 2001, is an elementary school including Kindergarten through eighth grade. The School, started by a group of parents with 87 boys in a rented facility, has experienced exponential growth and today includes over 640 boys in a 42,000 sq. ft. facility situated on a ten acre campus on Oberlin Avenue in Lakewood, Ocean County. The School has completed construction of a 40,000 sq. ft. addition, which will give the School plenty of room to grow, expecting an additional 200 students, both boys and girls in the next year and creation of 40 new jobs. The School also operates the Bnos Orchos Chaim, for girls in grades kindergarten to second grade, located on Chestnut Street in Lakewood. Mr. Joseph Teichman is the President of the organization.

The School is a 501(c)(3), not-for-profit entity for which the Authority may issue tax exempt bonds as permitted under Section 103 and Section 145 of the Internal Revenue Code, as amended, and is not subject to the State Volume Cap limitation, pursuant to Section 146(g) of the Code.

APPROVAL REQUEST:

Authority assistance will enable the Applicant to refinance and consolidate its existing debt of approximately $4 million with Amboy Bank at 5.5% for 10 years and an additional approximately $2 million to private lenders; the proceeds of which were used to acquire land and building and construct the addition to the Oberlin Ave. School and construct the addition to the Chestnut St. School. The Applicant is attempting to consolidate the debt into a manageable financial structure with a more favorable interest rate, reducing interest rate from 5.5% to estimated swapped fixed rate of 4.7%.

This project is being presented at the June 8, 2010 Board meeting for a Public Hearing and an Amended Bond Resolution to add the Chestnut Street facility to the Project.

FINANCING SUMMARY:

BOND PURCHASER: TD Bank (Direct Purchase)

AMOUNT OF BOND: $6,000,000 (max.) (Tax-exempt)

TERMS OF BOND: 25 years; Variable interest rate based on tax-exempt equivalent of 1 month LIBOR plus 280 basis points (indicative rate of 2.09% as of 3/29/10); subject to call options on 10th and 20th anniversaries. On the closing date, the borrower has the option to enter into a swap agreement to a fixed rate of 4.7058% (indicative as of 3/29/10) for 10 years.

ENHANCEMENT: N/A

PROJECT COSTS:

Refinancing	$5,850,000
Finance fees	$90,000
Legal fees	$60,000
TOTAL COSTS	$6,000,000

JOBS: At Application 80 Within 2 years 40 Maintained 0 Construction 0

PUBLIC HEARING: 06/08/10 (Published 05/25/10) **BOND COUNSEL:** Wolff & Samson
DEVELOPMENT OFFICER: R. Fischer **APPROVAL OFFICER:** T. Wells

COMBINATION PRELIMINARY AND BOND RESOLUTIONS

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

APPLICANT: Family Service of Burlington County, New Jersey P31723

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

PROJECT LOCATION: Various Statewide (N) Multi Count

GOVERNOR'S INITIATIVES: ( ) Urban ( ) Edison (X) Core ( ) Clean Energy

APPLICANT BACKGROUND:

Family Service of Burlington County, New Jersey, a 501(c)(3) organization established in 1962, provides behavioral health and wellness services to adults, children and families in nine counties throughout southern and central New Jersey. Family Service has over 60 programs that focus on community integration, integrated substance abuse treatment, strengthening families, preventing hospitalization and improving long term outcomes. Besides counseling and support services, Family Service provides programs for adoption support, teenage parents programs, day programs for developmentally disabled adults with special needs, partial care mental health services and group homes services. Family Service employs over 850 full and part-time employees to provide its services.

Authority assistance via a $1,600,000 tax-exempt bond (Appl. P7368) enabled the applicant to acquire a one story, campus style building of 43,188 sq. ft. on 5.5. acres for use as a comprehensive community mental health facility in Mount Holly and to refinance a conventional loan on its Mount Laurel facility. The 1994 Bond was part of the Economic Growth Composite Bond Issue with National Westminster Bank, now Bank of America, providing the letter of credit, with fixed interest rates ranging from 4.5% to 6.375% due 8/1/2014.

In 2009, Authority assistance also enabled the Applicant to refinance several existing conventional loans used to finance or refinance the acquisition and improvement of group homes, permanent supportive apartment facilities and office buildings; refund the 1994 Bond and to pay costs of issuance (Appl. P25802 & P25363). TD Bank directly purchased the 2009 Bond in the amount of $3,283,000 at variable interest rate based on the tax exempt equivalent of 1 month LIBOR plus 200 basis points for 25 years. Family Service entered into a 10 yr. swap agreement to a fixed rate of 4%. The 2009 Bond is in compliance with Authority's requirements.

The applicant is a not-for-profit, 501(c)(3) entity for which the Authority may issue tax-exempt bonds as permitted under Section 103 and Section 145 of the 1986 Internal Revenue Code as amended, and is not subject to the State Volume Cap limitation, pursuant to Section 146(g) of the Code.

APPROVAL REQUEST:

Authority assistance will enable the Applicant to refinance approximately $4,585,000 outstanding on several existing conventional loans with Liberty Bell Bank and Beneficial Savings, used to finance or refinance the acquisition and improvement of group homes, permanent supportive apartment facilities and office buildings and to pay costs of issuance. The conventional mortgage loans range in interest rates of 4.5% to 6.125% for 30 years. The Applicant is attempting to consolidate the debt with a more favorable interest rate, reducing interest rate from as high as 6.125% to estimated swapped fixed rate as low as 3.37%.

FINANCING SUMMARY:

BOND PURCHASER: TD Bank (Direct Purchase)

AMOUNT OF BOND: up to $4,675,000 (Bank Qualified Tax-exempt bond)

TERMS OF BOND: 20 years; Variable interest rate based on the tax-exempt equivalent of 1 month LIBOR plus 200 basis points, with call option in year 5 or 10 based on the term of the swap agreement. On the closing date, the borrower has option to enter into a swap agreement with estimated fixed rates of 3.37% for 5 years or 3.95% for 10 years (estimated rates as of 5/27/10).

ENHANCEMENT: N/A

PROJECT COSTS:

Refinancing	$4,585,000
Legal fees	$55,000
Finance fees	$35,000
TOTAL COSTS	$4,675,000

JOBS: At Application 17 Within 2 years 10 Maintained 0 Construction 0

PUBLIC HEARING: 06/08/10 (Published 05/25/10) **BOND COUNSEL:** Wolff & Samson

DEVELOPMENT OFFICER: H. Friedberg **APPROVAL OFFICER:** T. Wells

PRELIMINARY RESOLUTIONS

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

APPLICANT: Mercer Street Friends P31916

PROJECT USER(S): Village Charter School * * - indicates relation to applicant

PROJECT LOCATION: 101 Sullivan Way Ewing Township (N) Mercer

GOVERNOR'S INITIATIVES: ( ) Urban ( ) Edison (X) Core ( ) Clean Energy

APPLICANT BACKGROUND:

Mercer Street Friends (Mercer) is a Quaker-affiliated, nonsectarian human care organization opened in 1958, providing practical solutions to the problems of poverty and health in Mercer County. The applicant serves more than 30,000 people a year from seven locations and 15 program sites. Programs range from day care and intervention for children ages 9 to 17, to programs for special needs children, employment support, parent training and home healthcare. Mercer's annual budget for fiscal 2010 is more than $13 million, and it employs over 200 employees, with support from 550 dedicated volunteers. The programs are funded by a combination of private donations, government funds, foundation grants and user fees.

In September 1999, Mercer opened Village Charter School in Trenton with 153 students in kindergarten to 2nd grade. Today the school has 360 students in kindergarten to 8th grade, with a staff of 58 people. The school is in good standing with the NJ Department of Education.

Authority issuance of several tax-exempt bond financings, all purchased by Sun National Bank, was utilized by Village Charter School to acquire and renovate historic designated buildings, formerly used by the NJ State Hospital, for the school. The initial bond closed in February 1999 at $4.1 million (P10238) with a 21 year term having a 5.42% fixed interest rate, with a 5 year rate reset. In December 2002, Mercer closed on two series of tax-exempt bonds totalling $6.8 million, both with a 5.37% fixed interest rate with a 5 year rate reset; Series A, $3.4 million (P14677), to refund the bonds issued in 1999 (P10238) with an 18 year 2 month maturity, and Series B, $3.4 million (P14491) with a 21 year maturity, to expand existing facility by 15,000 s.f. to 47,000 s.f. As part of the financing to expand the facility, the Authority also closed on a $400,000 EDA direct loan (P10514) with a 6% interest rate, a 10 year initial term with a 20 year amortization.

In addition, $1.35 million in 20 year variable rate tax-exempt bonds (P8889), were issued for Mercer in November 1996 to acquire and expand 3 community service centers.

The applicant is a 501(c)(3) not-for-profit entity for which the Authority may issue tax-exempt bonds as permitted under Section 103 and Section 145 of the 1986 Internal Revenue Code, as amended, and is not subject to the State Volume Cap limitation, pursuant to Section 146(g) of the Code.

APPROVAL REQUEST:
Authority assistance will allow the applicant to refinance approximately $1.67 million in outstanding debt with PNC Bank ($1.4 million), and an EDA direct loan ($270,000 - P10514). In addition, when seeking final approval on this financing , Mercer will request approval to refund $5.3 million (P10238 & P14491) in outstanding tax-exempt bonds, resulting in an estimated $100,000 annual interest savings.

FINANCING SUMMARY:

BOND PURCHASER:

AMOUNT OF BOND:

TERMS OF BOND:

ENHANCEMENT: N/A

PROJECT COSTS:

Refinancing	$1,670,000
Legal fees	$21,500
Finance fees	$8,500
TOTAL COSTS	$1,700,000

JOBS: At Application 58 Within 2 years 20 Maintained 0 Construction 0

PUBLIC HEARING:

BOND COUNSEL: McManimon & Scotland

DEVELOPMENT OFFICER: K. Durand

APPROVAL OFFICER: M. Krug

PETROLEUM UNDERGROUND STORAGE TANK PROGRAM

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: June 8, 2010

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

The following grant and loan projects have 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 summary:

Private Grants:

Mary E. George..... **$113,214**
Isles Properties, Inc..... **$115,862**
Jenny Lussa..... **$132,664**
Joseph R. LaRose..... **$154,286**
William P. Lyng..... **$138,447**
Sparta United Methodist Church..... **$318,467**

Private Loan:

Geraldine Sulish..... **$21,908**

Total UST funding for June 2010..... **$994,848**

Prepared by: Lisa Petrizzi

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

APPLICANT: Mary E. George P31030

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

PROJECT LOCATION: 32 Lafayette Lane Cherry Hill Township (N) Camden

GOVERNOR'S INITIATIVES: ( ) Urban ( ) Edison ( ) Core ( ) Clean Energy

APPLICANT BACKGROUND:

Mary E. George is a homeowner seeking to remove a leaking 550-gallon residential #2 heating underground storage tank (UST) and perform the required remediation. The tank will be decommissioned and removed 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 $113,214 to perform the approved scope of work at the project site.

The NJDEP oversight fee of $11,321 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 $113,214

TERMS OF GRANT: No Interest; No Repayment

PROJECT COSTS:

Upgrade,Closure,Remediation	$113,214
NJDEP oversight cost	$11,321
EDA administrative cost	$250
TOTAL COSTS	$124,785

APPROVAL OFFICER: L. Petrizzi

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

APPLICANT: Isles Properties, Inc. P30803

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

PROJECT LOCATION: 33 Tucker Street Trenton City (T/UA) Mercer

GOVERNOR'S INITIATIVES: ( ) Urban ( ) Edison ( ) Core ( ) Clean Energy

APPLICANT BACKGROUND:
Isles Properties, Inc., a 501(c)(2) not for profit entity, owns the project site and is seeking to close a regulated tank and perform the required remediation. The tank 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 $115,862 to perform the approved scope of work at the project site.

The NJDEP oversight fee of $11,586 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 $115,862

TERMS OF GRANT: No Interest; 5 year repayment provision on a pro-rata basis in accordance with the PUST Act

PROJECT COSTS:

Upgrade,Closure,Remediation	$115,862
NJDEP oversight cost	$11,586
EDA administrative cost	$500
TOTAL COSTS	$127,948

APPROVAL OFFICER: L. Petrizzi

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

APPLICANT: Jenny Lussa P31175

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

PROJECT LOCATION: 1779 Bridge Street Rahway City (T/UA) Union

GOVERNOR'S INITIATIVES: ( ) Urban ( ) Edison ( ) Core ( ) Clean Energy

APPLICANT BACKGROUND:

Jenny Lussa received a grant in April 2009 in the amount of $25,490 under P26272 to remove a leaking 550-gallon residential #2 heating underground storage tank (UST) and perform the required remediation. The tank was decommissioned and removed in accordance with NJDEP requirements. The NJDEP has determined that these supplemental project costs are technically eligible to perform additional remediation activities.

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 additional grant funding in the amount of $132,664 to perform the approved scope of work at the project site, for a total funding to date of $158,154.

The NJDEP oversight fee of $13,266 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 $132,664

TERMS OF GRANT: No Interest; No Repayment

PROJECT COSTS:

Upgrade,Closure,Remediation	$132,664
NJDEP oversight cost	$13,266
EDA administrative cost	$250
TOTAL COSTS	$146,180

APPROVAL OFFICER: R. Doyle

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

APPLICANT: Joseph R. LaRose P30925

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

PROJECT LOCATION: 1676 Lark Lane Cherry Hill Township (N) Camden

GOVERNOR'S INITIATIVES: ( ) Urban ( ) Edison ( ) Core ( ) Clean Energy

APPLICANT BACKGROUND:

Joseph LaRose is a homeowner seeking to remove a leaking 550-gallon residential #2 heating underground storage tank (UST) and perform the required soil delineation and soil remediation. The tank will be decommissioned and removed 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 $154,286 to perform the approved scope of work at the project site.

The NJDEP oversight fee of $15,429 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 $154,286

TERMS OF GRANT: No Interest; No Repayment

PROJECT COSTS:

Upgrade,Closure,Remediation	$154,286
NJDEP oversight cost	$15,429
EDA administrative cost	$250
TOTAL COSTS	$169,965

APPROVAL OFFICER: C. Cope

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

APPLICANT: William P. Lyng P30387

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

PROJECT LOCATION: 339 Willow Grove Street Hackettstown Town (T) Warren

GOVERNOR'S INITIATIVES: ( ) Urban ( ) Edison ( ) Core ( ) Clean Energy

APPLICANT BACKGROUND:

William P. Lyng is the owner of the project site, which is unoccupied, and is seeking to remove a leaking 550-gallon residential #2 heating underground storage tank (UST) and perform the required remediation. The tank will be decommissioned and removed 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 $138,447 to perform the approved scope of work at the project site.

The NJDEP oversight fee of $13,845 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 $138,447

TERMS OF GRANT: No Interest; Five-year repayment provision on a pro-rata basis in accordance with the PUST act

PROJECT COSTS:

Upgrade,Closure,Remediation	$138,447
NJDEP oversight cost	$13,845
EDA administrative cost	$250
TOTAL COSTS	$152,542

APPROVAL OFFICER: C. Cope

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

APPLICANT: Sparta United Methodist Church P30668

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

PROJECT LOCATION: 69 Summit Rd. Sparta Township (N) Sussex

GOVERNOR'S INITIATIVES: ( ) Urban ( ) Edison ( ) Core ( ) Clean Energy

APPLICANT BACKGROUND:
Sparta United Methodist Church is the owner seeking to remove a leaking 550-gallon residential #2 heating underground storage tank (UST) and perform the required remediation. The tank will be decommissioned and removed 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 $318,467 to perform the approved scope of work at the project site.

The NJDEP oversight fee of $31,847 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 $318,467

TERMS OF GRANT: No Interest; 5 year repayment provision on a pro-rata basis in accordance with the PUST Act.

PROJECT COSTS:

Upgrade,Closure,Remediation	$318,467
NJDEP oversight cost	$31,847
EDA administrative cost	$250
TOTAL COSTS	$350,564

APPROVAL OFFICER: K. Junghans

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

APPLICANT: Geraldine Sulish P30084

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

PROJECT LOCATION: 1037 Potts Mill Road Bordentown City (N) Burlington

GOVERNOR'S INITIATIVES: ( ) Urban ( ) Edison ( ) Core ( ) Clean Energy

APPLICANT BACKGROUND:

Geraldine Sulish is a homeowner seeking to remove a leaking 550-gallon residential #2 heating underground storage tank (UST) and perform the required remediation. The tank will be decommissioned and removed in accordance with NJDEP requirements. The NJDEP has determined that the project costs are technically eligible.

APPROVAL REQUEST:

The applicant is requesting loan funding in the amount of $21,908 to perform the approved scope of work at the project site.

The NJDEP oversight fee of $2,191 is the customary 10% of the loan 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:

LENDER: Petroleum UST Remediation, Upgrade & Closure Fund

AMOUNT OF LOAN: $21,908

TERMS OF LOAN: 8 year loan, at an interest rate of 5%. Monthly payments of principal plus interest required.

PROJECT COSTS:

Upgrade,Closure,Remediation	$21,908
NJDEP oversight cost	$2,191
Finance fees	$1,250
EDA administrative cost	$250
TOTAL COSTS	$25,599

APPROVAL OFFICER: K. Tolly

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: June 08, 2010

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 May 01, 2010 to May 31, 2010

Summary:

	# of Grants	$ Amount
Leaking tank grants awarded	99	$1,446,000
Non-leaking tank grants awarded	168	$482,550

Applicant	Description	Grant Amount	Awarded to Date
Abarca, Francisco (P30804)	Initial grant for upgrade, closure and remediation	$1,419	$1,419
Acton, John (P30567)	Initial grant for site remediation	$7,406	$7,406
Altarboush, Elsa (P30630)	Initial grant for upgrade, closure and remediation	$12,887	$12,887
Andes, James (P30945)	Initial grant for upgrade, closure and remediation	$18,806	$18,806
Andino, Felix and Maria (P30975)	Initial grant for upgrade, closure and remediation	$9,310	$9,310
Aquiles, Paulo (P30620)	Initial grant for site remediation	$9,000	$9,000
Azuri, Encarnacion (P29193)	Initial grant for upgrade, closure and remediation	$25,128	$25,128
Bil, Kazimierz and Catherine (P31148)	Initial grant for upgrade, closure and remediation	$57,281	$57,281
Binter, Dorothy (P31074)	Initial grant for upgrade, closure and remediation	$95,041	$95,041
Bird, Charles and Virginia	Supplemental grant for site	$4,631	$32,606

Applicant	Description	Grant Amount	Awarded to Date
(P30607)	remediation		
Bourke, Dennis and Christine (P30994)	Initial grant for upgrade, closure and remediation	$4,545	$4,545
Boyd, George (P30807)	Initial grant for upgrade, closure and remediation	$4,870	$4,870
Buchheim, Charles (P30861)	Partial supplemental grant for site remediation	$5,425	$35,390
Burrell, Linell (P28257)	Partial supplemental grant for upgrade, closure and remediation	$38,938	$45,632
Byrnes, Joseph (P30667)	Partial initial grant for upgrade, closure and remediation	$40,318	$40,318
Cabreira, Edgar (P31041)	Initial grant for upgrade, closure and remediation	$2,391	$2,391
Cerrato, Anna (P31193)	Initial grant for upgrade, closure and remediation	$15,359	$15,359
Clarritt, Gail (P31082)	Initial grant for upgrade, closure and remediation	$4,240	$4,240
Cohl, William (P31078)	Initial grant for upgrade, closure and remediation	$20,015	$20,015
Conard, Patricia (P31098)	Initial grant for upgrade, closure and remediation	$26,958	$26,958
Denafo, Janice (P30629)	Initial grant for upgrade, closure and remediation	$5,553	$5,553
Dietz, Eric (P29733)	Initial grant for upgrade, closure and remediation	$9,942	$9,942
Dolce, Joe (P30863)	Initial grant for upgrade, closure and remediation	$13,994	$13,994
Dorenbush, Martin (P31046)	Initial grant for upgrade, closure and remediation	$10,295	$10,295
Dragon, Kellie (P30801)	Initial grant for upgrade, closure and remediation	$4,309	$4,309
Drew, Beatrice (P30716)	Initial grant for upgrade, closure and remediation	$7,891	$7,891
Dunleavy, Mike (P31092)	Initial grant for upgrade, closure and remediation	$5,676	$5,676
Dusheck, Brian and Cheryl (P29203)	Initial grant for site remediation	$3,802	$3,802
Eppedio, Mark (P28165)	Initial grant for upgrade, closure and remediation	$23,157	$23,157
Estenes, Paul and Dawne (P30948)	Initial grant for upgrade, closure and remediation	$37,365	$37,365
Ferguson, Bruce and Dawn (P29564)	Initial grant for upgrade, closure and remediation	$11,965	$11,965
Figuerlli, David (P30933)	Initial grant for upgrade,	$4,850	$4,850

Applicant	Description	Grant Amount	Awarded to Date
	closure and remediation		
Fowler, Thomas and Susan (P30571)	Initial grant for upgrade, closure and remediation	$22,110	$22,110
Garguillo, Javier (P30718)	Initial grant for upgrade, closure and remediation	$3,749	$3,749
Giugliano, Louis (P28908)	Initial grant for site remediation	$3,748	$3,748
Gjyriqi, Sami (P30617)	Initial grant for site remediation	$18,532	$18,532
Gleason, Michael (P31197)	Initial grant for upgrade, closure and remediation	$4,549	$4,549
Gruca, Dariusz (P30125)	Initial grant for upgrade, closure and remediation	$12,876	$12,876
Hamer, Jeffrey (P28189)	Initial grant for upgrade, closure and remediation	$32,417	$32,417
Hanley, James (P30035)	Initial grant for upgrade, closure and remediation	$6,917	$6,917
Hefter, Tom (P30802)	Initial grant for upgrade, closure and remediation	$14,200	$14,200
Holcomb, Burton (P31095)	Initial grant for upgrade, closure and remediation	$1,395	$1,395
Hood, Wendy (P30051)	Initial grant for upgrade, closure and remediation	$36,002	$36,002
Iglesia Evangelica Hispana of the Christian (P29620)	Initial grant for site remediation	$22,005	$22,005
Innis, William and Arline (P29983)	Initial grant for upgrade, closure and remediation	$8,938	$8,938
Iosso, John (P30550)	Initial grant for upgrade, closure and remediation	$7,270	$7,270
Jackson, Peter (P30300)	Initial grant for upgrade, closure and remediation	$4,894	$4,894
Jankowski, Glen (P30847)	Initial grant for upgrade, closure and remediation	$5,012	$5,012
Jansen, Stephen (P30391)	Initial grant for upgrade, closure and remediation	$20,495	$20,495
Kaczor, John (P30460)	Supplemental grant for site remediation	$9,570	$12,692
Kijek, Theodore (P31032)	Initial grant for upgrade, closure and remediation	$12,278	$12,278
Kinney, Ralph (P30846)	Initial grant for upgrade, closure and remediation	$16,446	$16,446
Koontz, Alma (P30050)	Initial grant for upgrade, closure and remediation	$4,233	$4,233
Kurilla, Elaine (P31027)	Initial grant for upgrade,	$3,716	$3,716

Applicant	Description	Grant Amount	Awarded to Date
	closure and remediation		
Lanterman, Ken and Brenda (P30849)	Initial grant for upgrade, closure and remediation	$10,262	$10,262
Lenhart, James (P30241)	Initial grant for upgrade, closure and remediation	$11,145	$11,145
Love, Patrick (P29058)	Initial grant for upgrade, closure and remediation	$25,689	$25,689
Madsen, Edward R. and Bonnie (P31024)	Initial grant for upgrade, closure and remediation	$6,989	$6,989
Marandola, Ronald L. and Margaret A. (P29622)	Initial grant for upgrade, closure and remediation	$9,351	$9,351
Maxwell, Mabel (P30811)	Initial grant for upgrade, closure and remediation	$21,136	$21,136
McGrath, Robert (P30710)	Initial grant for site remediation	$47,863	$47,863
McMahon, John and JoAnn (P30389)	Initial grant for upgrade, closure and remediation	$6,337	$6,337
Miller, Margaret (P29607)	Initial grant for upgrade, closure and remediation	$7,904	$7,904
Miller, Paul (P30915)	Initial grant for upgrade, closure and remediation	$5,124	$5,124
Mnich, Edward (P30796)	Initial grant for upgrade, closure and remediation	$4,500	$4,500
Moen, Susan M. and Edward M. Moen, Jr. (P30021)	Initial grant for upgrade, closure and remediation	$6,457	$6,457
Moore, Barbara (P30042)	Supplemental grant for upgrade, closure and remediation	$9,278	$25,044
Mucchiello, Peter and Monique (P27664)	Initial grant for site remediation	$5,685	$5,685
Murch, Francis (P29601)	Initial grant for upgrade, closure and remediation	$2,915	$2,915
Nafziger, Lynne A. (P30698)	Supplemental grant for site remediation	$20,975	$25,435
Naurant, Moonilall (P29565)	Initial grant for upgrade, closure and remediation	$8,163	$8,163
Nellis, Gary (P29752)	Initial grant for upgrade, closure and remediation	$4,727	$4,727
Niechwiadowicz, Derrick (P31033)	Initial grant for upgrade, closure and remediation	$15,084	$15,084
Noll, Nora (P30937)	Initial grant for upgrade, closure and remediation	$15,481	$15,481
O'Neil, Judith S. (P30665)	Initial grant for upgrade, closure and remediation	$5,818	$5,818
Pepe, Alfred (P29259)	Initial grant for upgrade,	$14,634	$14,634

Applicant	Description	Grant Amount	Awarded to Date
	closure and remediation		
Price, Shellie (P30608)	Initial grant for site remediation	$14,921	$14,921
Pruestel, Debra (P30569)	Initial grant for upgrade, closure and remediation	$14,564	$14,564
Quadrel, Patricia (P31038)	Initial grant for upgrade, closure and remediation	$5,515	$5,515
Ravino, Owen (P31053)	Initial grant for upgrade, closure and remediation	$28,632	$28,632
Rizzuto, Patrick (P30819)	Initial grant for upgrade, closure and remediation	$34,662	$34,662
Robinson, Huey and Brandon (P29303)	Initial grant for upgrade, closure and remediation	$12,308	$12,308
Rzeznik, Thomas (P30631)	Initial grant for upgrade, closure and remediation	$24,704	$24,704
Sabato, Mary Anne (P31356)	Initial grant for upgrade, closure and remediation	$8,788	$8,788
Salinas, Ambrose (P29979)	Initial grant for upgrade, closure and remediation	$11,102	$11,102
Sanchez, Nelson (P30253)	Initial grant for upgrade, closure and remediation	$16,117	$16,117
Schimpf, Audrey B. (P30626)	Initial grant for upgrade, closure and remediation	$25,050	$25,050
Scott's Auto, LLC (P30045)	Supplemental grant for site remediation	$32,622	$96,705
Shetty, Satish (P30939)	Initial grant for upgrade, closure and remediation	$31,382	$31,382
Shine, William (P31301)	Initial grant for upgrade, closure and remediation	$18,600	$18,600
Shoemaker, Tom and Maureen (P30738)	Supplemental grant for site remediation	$3,194	$29,266
Sievers, Marilyn and Cecil (P30564)	Initial grant for site remediation	$1,378	$1,378
Sikoryak, Steven and Susan (P31047)	Initial grant for upgrade, closure and remediation	$21,325	$21,325
Soltys, Stephen (P31091)	Initial grant for upgrade, closure and remediation	$4,646	$4,646
Sullivan, Kelly and Douglas Steen (P30797)	Initial grant for upgrade, closure and remediation	$14,797	$14,797
Theophanous, Andreas (P30570)	Initial grant for upgrade, closure and remediation	$21,568	$21,568
Thompson, Albert D. (P30649)	Initial grant for upgrade, closure and remediation	$12,759	$12,759
Tisi, Robert (P30612)	Initial grant for site	$3,059	$3,059

Applicant	Description	Grant Amount	Awarded to Date
	remediation		
Voitcu, Michael and Heather (P30695)	Initial grant for site remediation	$4,671	$4,671
99 Grants	**Total Delegated Authority funding for Leaking applications.**	**$1,446,000**	

Abbate, Michael and Kristen (P30745)	Grant to remove an underground storage tank and install an above ground storage tank	$2,850	$2,850
Ackerman, Jr., Howard W. and Susan J. (P30844)	Grant to remove an underground storage tank and install an above ground storage tank	$3,022	$3,022
Adams, Samuel and Jennifer (P30769)	Grant to remove an underground storage tank	$1,500	$1,500
Adler, Paul D. and Margaret M. (P31279)	Grant to remove an underground storage tank and install an above ground storage tank	$3,808	$3,808
Ainsworth, John (P31267)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Aller, Richard E. and June M. (P31121)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Annone, John T. and Donna M. (P31265)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Anstett, Barbara (P30922)	Grant to remove an underground storage tank	$1,500	$1,500
Antomattei, Sonia M. (P30000)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Bachert, Susan R. (P30920)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Bahnuk, Tim and Linda (P30443)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Bailis, Frank and Florence (P29766)	Grant to remove an underground storage tank and install an above ground storage tank	$3,288	$3,288
Barca, Jorge C. and Donna A. (P31556)	Grant to remove an underground storage tank and install an above ground storage tank	$2,850	$2,850
Berkebile, Kenneth and Shirley (P30475)	Grant to remove an underground storage tank and install an above	$3,288	$3,288

Applicant	Description	Grant Amount	Awarded to Date
	ground storage tank		
Best, Cheryl (P30887)	Grant to remove an underground storage tank and install an above ground storage tank	$3,222	$3,222
Bianca, Ralph (P31558)	Grant to remove an underground storage tank and install an above ground storage tank	$3,456	$3,456
Bigley, Maureen and Kevin L. (P30452)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Bittner, William G. (P30259)	Grant to remove an underground storage tank and install an above ground storage tank	$3,362	$3,362
Bocchino, Thomas and Eileen (P31202)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Buck, John and Kay (P30848)	Grant to remove an underground storage tank and install an above ground storage tank	$3,288	$3,288
Burghardt, Charles and Barbara (P31159)	Grant to remove an underground storage tank	$2,100	$2,100
Burgos, Maria Clara and Juan R. (P31252)	Grant to remove an underground storage tank	$1,500	$1,500
Cahill, Meredith (P31319)	Grant to remove an underground storage tank	$1,500	$1,500
Card, William J. (P31120)	Grant to remove an underground storage tank	$3,500	$3,500
Cardone, Rosario and Concetta (P30506)	Grant to remove an underground storage tank	$1,500	$1,500
Carroll, William (P29315)	Grant to remove an underground storage tank	$1,200	$1,200
Chadwick, Benjamin and Kathleen (P31399)	Grant to remove an underground storage tank and install an above ground storage tank	$2,600	$2,600
Chase, Kevin and Claudia (P30908)	Grant to remove an underground storage tank	$1,300	$1,300
Check, Marianne (P30444)	Grant to remove an underground storage tank	$1,500	$1,500
Chimento, Arlene (P30755)	Grant to remove an underground storage tank	$1,500	$1,500
Cichoski, Angela (P30753)	Grant to remove an underground storage tank	$1,500	$1,500
Cifelli, Maria S. (P31305)	Grant to remove an underground storage tank	$1,500	$1,500
Cimaglia, James and Nancy (P31101)	Grant to remove an underground storage tank and install an above	$4,100	$4,100

Applicant	Description	Grant Amount	Awarded to Date
	ground storage tank		
Ciocco, Michael J. and Denise M. (P30800)	Grant to remove an underground storage tank	$1,500	$1,500
Clayton, Howard W., Jr. and Janice (P30219)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Componile, Joseph and Carrie (P31218)	Grant to remove an underground storage tank and install an above ground storage tank	$3,450	$3,450
DAlbo, Salvatore (P30855)	Grant to remove an underground storage tank and install an above ground storage tank	$4,207	$4,207
Daniello, Stella (P30598)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Davitt, Frank and Lillian (P31571)	Grant to remove an underground storage tank	$1,500	$1,500
DeMaris, Albert (P30350)	Grant to remove an underground storage tank and install an above ground storage tank	$2,997	$2,997
Deng, Yun and Xiaoyu Li (P29698)	Grant to remove an underground storage tank and install an above ground storage tank	$3,175	$3,175
Doll, Clifford and Elizabeth (P30748)	Partial grant to remove an underground storage tank and install an above ground storage tank	$2,520	$2,520
Donohue, Patricia (P30971)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Dugan, Brian (P30880)	Grant to remove an underground storage tank and install an above ground storage tank	$3,296	$3,296
East, Stuart and Pamela (P30318)	Grant to remove an underground storage tank and install an above ground storage tank	$3,362	$3,362
Edgin, Marie J. (P31246)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Eichwald, Terrence W. and Jennifer M. (P30838)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Eskay, Thomas P. and Gina M. (P31014)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Fachet, Dorothy (P28570)	Grant to remove an underground storage tank and install an above	$3,000	$3,000

Applicant	Description	Grant Amount	Awarded to Date
	ground storage tank		
Farrell, Karyn (P31394)	Grant to remove an underground storage tank	$1,500	$1,500
Fenton, Jr., Edward H. and Marilyn A. (P31217)	Grant to remove an underground storage tank	$1,500	$1,500
Feret, John M. (P29887)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Fernicola, Gregory J. and Patricia J. (P31013)	Grant to remove an underground storage tank and install an above ground storage tank	$5,053	$5,053
Flynn, Monica (P31223)	Grant to remove an underground storage tank and install an above ground storage tank	$3,233	$3,233
Freeman, Dorothy (P28930)	Grant to	$13,393	$13,393
Galligan, Robert L. and Georgeta A. (P29933)	Grant to remove an underground storage tank and install an above ground storage tank	$3,288	$3,288
Garrera, Rose M. (P30366)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Geisik, Carl and Patricia A. (P31435)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Genesis Farm, Inc. (P29516)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Gerber, William and Cecilia M. (P31214)	Grant to remove an underground storage tank and install an above ground storage tank	$3,650	$3,650
Geurtse, John and Carol (P31393)	Grant to remove an underground storage tank	$1,275	$1,275
Giglio, Doreen (P31387)	Grant to remove an underground storage tank	$1,320	$1,320
Gilliam, John and Claire (P31512)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Grider, James and Dale (P30349)	Grant to remove an underground storage tank	$1,500	$1,500
Grimes, Joan (P31379)	Grant to remove an underground storage tank	$1,500	$1,500
Grzybek, Gregory and Judith (P31124)	Grant to remove an underground storage tank and install an above ground storage tank	$3,288	$3,288
Harnish, Mark W. and Nancy P. (P29334)	Grant to remove an underground storage tank and install an above	$3,000	$3,000

Applicant	Description	Grant Amount	Awarded to Date
	ground storage tank		
Heelan, Jeffrey and Carmen (P30122)	Grant to remove an underground storage tank	$1,500	$1,500
Hogan, Jeannine (P30519)	Grant to remove an underground storage tank and install an above ground storage tank	$3,300	$3,300
Holton, Luther H. and Judith R. (P29995)	Grant to remove an underground storage tank and install an above ground storage tank	$4,049	$4,049
Howell, Jeanne M. (P30897)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Huey, James C. and Dorothy R. (P30614)	Grant to remove an underground storage tank	$1,200	$1,200
Hurtado, Diego M. and Lina M. Corredor (P31203)	Grant to remove an underground storage tank and install an above ground storage tank	$3,900	$3,900
Jaffe, Denise and Jeff (P30856)	Grant to remove an underground storage tank	$1,890	$1,890
Jordano, Jeffrey and Karen (P31320)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Kane, John and Christine J. (P30763)	Grant to remove an underground storage tank	$1,200	$1,200
Kane, Robert L. and Corinne (P28938)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Kanya, Gary A. and Patricia A. (P30641)	Grant to remove an underground storage tank and install an above ground storage tank	$3,900	$3,900
Kennedy, Robert and Linda (P30759)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Kenney, Brian (P31478)	Grant to remove an underground storage tank	$1,277	$1,277
Kieffer, Kevin and Tina (P30376)	Grant to remove an underground storage tank	$1,200	$1,200
Kimble, Jr., George and Colette (P30921)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Kise, Eric R. and Kristin M. (P30295)	Grant to remove an underground storage tank and install an above ground storage tank	$3,129	$3,129
Koning, Thomas and Grace (P30743)	Grant to remove an underground storage tank and install an above ground storage tank	$3,900	$3,900

Applicant	Description	Grant Amount	Awarded to Date
Koshefsky, Brian and Lisa Carrella (P30822)	Grant to remove an underground storage tank	$1,500	$1,500
Krieger, John and Lorraine (P30995)	Partial grant to remove an underground storage tank and install an above ground storage tank	$1,651	$1,651
Krueger, David C. (P31567)	Grant to remove an underground storage tank and install an above ground storage tank	$4,479	$4,479
Kuras, Jessica L. and Erik P. (P30094)	Grant to remove an underground storage tank	$1,200	$1,200
Layman, Ruth M. (P31064)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Lewis, Jason and Cheryl (P31259)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Lindstrom, Scott and Eileen (P31585)	Grant to remove an underground storage tank and install an above ground storage tank	$3,076	$3,076
Litwhiler, Woodrow and Mary (P30286)	Partial grant to remove an underground storage tank and install an above ground storage tank	$1,372	$1,372
Lobosco, Rosario M. (P31342)	Grant to remove an underground storage tank	$2,500	$2,500
Luciano, Frank and Pamela (P30365)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Lyons, Robert (P30302)	Grant to remove an underground storage tank and install an above ground storage tank	$2,843	$2,843
Mader, Ron and Tracey (P31337)	Grant to remove an underground storage tank	$1,500	$1,500
Mannix, Mary Ellen (P31219)	Grant to remove an underground storage tank and install an above ground storage tank	$3,480	$3,480
Markakis, Dimitrios (P31263)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Marro, Joseph J. (P30860)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Marshall, Clarence E., III and Sonja (P30338)	Grant to remove an underground storage tank and install an above ground storage tank	$3,295	$3,295
Martin, Raymond J., Jr. and	Grant to remove an underground	$3,256	$3,256

Applicant	Description	Grant Amount	Awarded to Date
Celeste L. (P30788)	storage tank and install an above ground storage tank		
Martucci, Donna (P30359)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
McGrath, Teresa (P30284)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Miller, Charles W., III and Carrie L. (P30639)	Grant to remove an underground storage tank and install an above ground storage tank	$3,425	$3,425
Minneci, Dominick and Mary Ellen (P29879)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Morris, Wayne L. and Linda J. (P30747)	Grant to remove an underground storage tank and install an above ground storage tank	$3,650	$3,650
Nichols, Nicole and Donald (P30218)	Partial grant to remove an underground storage tank and install an above ground storage tank	$1,978	$1,978
O'Dowd, James E. and Jocelyn M. (P29716)	Grant to remove an underground storage tank and install an above ground storage tank	$3,401	$3,401
O'Neal, II, Joseph N. and Elayne E. Ostroff (P31262)	Grant to remove an underground storage tank and install an above ground storage tank	$2,774	$2,774
Olson, Mike and Daryl (P30556)	Grant to remove an underground storage tank and install an above ground storage tank	$3,310	$3,310
Palazzo, Jason and Suzie (P30831)	Grant to remove an underground storage tank and install an above ground storage tank	$3,012	$3,012
Palermo, Aaron G. and Amanda P. (P30953)	Grant to remove an underground storage tank	$1,450	$1,450
Parker, Sean (P30701)	Grant to remove an underground storage tank and install an above ground storage tank	$2,949	$2,949
Patel, Mahendra and Smita (P30334)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Pavlick, Sr., Edward J. (P30329)	Grant to remove an underground storage tank	$1,500	$1,500
Phillips, Michael and Noreen (P31080)	Grant to remove an underground storage tank and install an above ground storage tank	$3,297	$3,297
Pilot, Patricia A. (P31629)	Grant to remove an underground	$1,500	$1,500

Applicant	Description	Grant Amount	Awarded to Date
	storage tank		
Pirog, Stanislaw and Monika (P31067)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Pirutinsky, Yehudah and Gittie (P29460)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Pushko, John and Sonal (P30322)	Grant to remove an underground storage tank and install an above ground storage tank	$3,362	$3,362
Rasic, Jackson and Lena (P31103)	Grant to remove an underground storage tank	$1,500	$1,500
Ratchford, Richard and Angela E. (P31272)	Partial grant to remove an underground storage tank	$600	$600
Rickengaugh, Frank (P31073)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Ripton, John and Barbara (P30787)	Grant to remove an underground storage tank	$3,300	$3,300
Rupp, Kimberly and Stephen (P31570)	Grant to remove an underground storage tank	$1,500	$1,500
Rutledge, Harold and Nancy P. (P31350)	Grant to remove an underground storage tank	$1,200	$1,200
Saba, Samir A. and Sossy (P30095)	Grant to remove an underground storage tank and install an above ground storage tank	$4,555	$4,555
Sahin, Martha (P30941)	Grant to remove an underground storage tank and install an above ground storage tank	$3,362	$3,362
Sandelli, Gloria (P30979)	Grant to remove an underground storage tank	$1,320	$1,320
Schubert, Jason and Kimberly (P30168)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Seville, W. Louis and Diane (P31157)	Grant to remove an underground storage tank and install an above ground storage tank	$3,158	$3,158
Sheaffer, Genevieve and Harry (P31153)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Sheppard, Anne and Mark Noel (P30700)	Grant to remove an underground storage tank and install an above ground storage tank	$4,600	$4,600
Spuhler, Donna Minnich and Mark (P31440)	Grant to remove an underground storage tank and install an above ground storage tank	$3,350	$3,350

Applicant	Description	Grant Amount	Awarded to Date
Stankevich, Margaret J. (P31255)	Grant to remove an underground storage tank and install an above ground storage tank	$3,213	$3,213
Steffen, Eric and Andrea (P30494)	Grant to remove an underground storage tank and install an above ground storage tank	$3,310	$3,310
Stephenson, Cathelma (P31340)	Grant to remove an underground storage tank	$1,285	$1,285
Sunda, Robert and Jennifer (P31251)	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Suppa, Ronald G. and Carol A. (P31238)	Grant to remove an underground storage tank	$1,625	$1,625
Szollosi, Albert B. and Erzsebet L. (P31199)	Grant to remove an underground storage tank and install an above ground storage tank	$4,229	$4,229
Thom, Tamara and Jorge Meza (P29953)	Grant to remove an underground storage tank and install an above ground storage tank	$3,900	$3,900
Thomas, David and Daphne (P31207)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Toriello, Keith E. and Lisa A. (P31563)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Trani, Krista B. (P31390)	Grant to remove an underground storage tank	$1,200	$1,200
Tricarico, Sandra (P29719)	Partial grant to remove an underground storage tank	$720	$720
Tripodi, Al and Grace (P31310)	Grant to remove an underground storage tank and install an above ground storage tank	$3,348	$3,348
Ussery, William J. and Carol A. (P30373)	Grant to remove an underground storage tank and install an above ground storage tank	$3,492	$3,492
Van Oudenaren, Russell and Ellen C. (P30878)	Grant to remove an underground storage tank and install an above ground storage tank	$3,900	$3,900
VanArsdale, John H. (P30740)	Grant to remove an underground storage tank	$1,287	$1,287
Vesaki, Christine (P30751)	Grant to remove an underground storage tank and install an above ground storage tank	$3,101	$3,101
Vetterick, Dawn (P31278)	Grant to remove an underground storage tank and install an above ground storage tank	$3,388	$3,388

Applicant	Description	Grant Amount	Awarded to Date
Vreeland, Pam and Mark (P30642)	Grant to remove an underground storage tank and install an above ground storage tank	$3,254	$3,254
Wagoner, Linda E. (P31261)	Grant to remove an underground storage tank and install an above ground storage tank	$3,320	$3,320
Walker, Barrett J. (P31384)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Walker, Jeffrey and Kristie (P31127)	Grant to remove an underground storage tank and install an above ground storage tank	$3,389	$3,389
Walsh, Michael P. and Denise A. (P31383)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Walsh, William and Ruthe Ann (P31248)	Partial grant to remove an underground storage tank	$960	$960
Walters, Kenneth and Marilyn (P30972)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Wang, Jih fang and Hsiao Hung Hsu (P30940)	Grant to remove an underground storage tank and install an above ground storage tank	$3,500	$3,500
Weining, Jule (P30006)	Grant to remove an underground storage tank	$1,200	$1,200
Weller, Jason and Kristyna (P30154)	Grant to remove an underground storage tank and install an above ground storage tank	$2,999	$2,999
Willuweit, Roland and Anne (P31256)	Grant to remove an underground storage tank and install an above ground storage tank	$3,275	$3,275
Wilson, LeRoy R. and Jean M. (P31114)	Grant to remove an underground storage tank	$1,200	$1,200
Winslow, Elaine (P30832)	Grant to remove an underground storage tank and install an above ground storage tank	$4,700	$4,700
Wyka, Richard R. and Barbara M. (P30370)	Partial grant to remove an underground storage tank and install an above ground storage tank	$2,391	$2,391
Yuro, Robert and Joanne (P30587)	Grant to remove an underground storage tank and install an above ground storage tank	$2,873	$2,873
Zarrillo, Dominick A. and Linda A. (P31291)	Grant to remove an underground storage tank and install an above ground storage tank	$3,300	$3,300
Zendzian, Robert P. and	Grant to remove an underground	$3,300	$3,300

Applicant	Description	Grant Amount	Awarded to Date
Kathleen M. (P30118)	storage tank and install an above ground storage tank		
168 Grants	**Total Delegated Authority funding for Non-Leaking applications.**	**$482,550**	

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: June 8, 2010

SUBJECT: Hazardous Discharge Site Remediation Fund Program

The following municipal and private projects have been approved by the Department of Environmental Protection for a grant to perform preliminary assessment and remedial action activities. The scope of work is described on the attached project summaries.

Municipal Grants:
County of Essex (Passaic River Waterfront Park).....**$694,825**
City of Newark (Passaic River Waterfront Park).....**$421,169**

Private Grants:
OWF, LLC **$250,000**

Total HDSRF funding for June 2010.....$1,365,994

Prepared by: Lisa Petrizzi

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

APPLICANT: County of Essex (Passaic River Waterfront Park) P31919

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

PROJECT LOCATION: Raymond Boulevard Newark City (T/UA) Essex

GOVERNOR'S INITIATIVES: (X) Urban ( ) Edison ( ) Core ( ) Clean Energy

APPLICANT BACKGROUND:
The project site is comprised of six city blocks and was utilized for a mixture of residential, commercial, and industrial uses which has potential environmental areas of concern (AOC's). The County of Essex owns the portion of the project site for this phase which satisfies Proof of Site Control. The project site is located within a Brownfield Development Area (BDA). It is the County's intent, upon completion of the environmental investigation activities, to redevelop the project site as a waterfront park.

According to the HDSRF legislation, a grant can be awarded to a municipality, county, or redevelopment entity authorized to exercise redevelopment powers up to 75% of the costs of remedial action for projects within a BDA. The grant has been calculated off 75% of the RA costs ($694,825).

NJDEP has approved this request for RA 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 County of Essex is requesting grant funding to perform RA in the amount of $694,825 at the Passaic River Waterfront Park project site.

FINANCING SUMMARY:

GRANTOR: Hazardous Discharge Site Remediation Fund

AMOUNT OF GRANT $694,825

TERMS OF GRANT: No Interest; No Repayment

PROJECT COSTS:

Remedial Action	$926,433
EDA administrative cost	$500
TOTAL COSTS	$926,933

APPROVAL OFFICER: L. Petrizzi

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

APPLICANT: City of Newark (Passaic River Waterfront Park) P31918

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

PROJECT LOCATION: Raymond Boulevard & Jersey Newark City (T/UA) Essex

GOVERNOR'S INITIATIVES: (X) Urban ( ) Edison ( ) Core ( ) Clean Energy

APPLICANT BACKGROUND:

City of Newark received a grant approval in March 2010 under P30594 in the amount of $1,273,475 to perform Remedial Investigation (RI) and Remedial Action (RA). The project site is comprised of six city blocks and was utilized for a mixture of residential, commercial and industrial uses which has potential environmental areas of concern (AOC's). The City of Newark own the portion of the project site for this phase which satisfies Proof of Site Control. The project site is located within a Brownfield Development Area (BDA). It is the City's intent, upon completion of the environmental investigation activities, to redevelop the project site as a waterfront park.

According to the HDSRF legislation, a grant can be awarded to a municipality, county or redevelopment entity authorized to exercise redevelopment powers up to 75% of the costs of remedial action for projects within a BDA. The grant has been calculated off 75% of the RA costs ($421,169).

NJDEP has approved this request for RA 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 RA in the amount of $421,169 at the Passaic River Waterfront Park project site, for a total funding to date of $1,694,644.

FINANCING SUMMARY:

GRANTOR: Hazardous Discharge Site Remediation Fund

AMOUNT OF GRANT $421,169

TERMS OF GRANT: No Interest; No Repayment

PROJECT COSTS:

Remedial Action	$561,559
EDA administrative cost	$500
TOTAL COSTS	$562,059

APPROVAL OFFICER: L. Petrizzi

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

APPLICANT: OWF, LLC P31131

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

PROJECT LOCATION: 703 Old Corles Road Neptune Township (T/UA) Monmouth

GOVERNOR'S INITIATIVES: (X) Urban ( ) Edison ( ) Core ( ) Clean Energy

APPLICANT BACKGROUND:
OWF, LLC is the owner of Welsh Farm the project site, which is a farm land located in Neptune. The NJDEP Office of Brownfield Reuse has found the applicant's proposal for financial assistance to be administratively and technically complete and has approved funding to be provided in the form of a Hazardous Discharge Site Remediation 25% Matching Grant under N.J.S.A. 58:10B-Subsection 2, Series A. The grant has been calculated off 25% of the Remedial Action costs $1,011,559.32.

The scope of work includes remedial action activities to utilize innovative technology. In addition, pursuant to the evaluation it has been determined that the applicant meets the Authority's standard guidelines under the program.

APPROVAL REQUEST:
The applicant is requesting grant funding in the amount of $250,000 to perform the approved scope of work at the project site.

FINANCING SUMMARY:

GRANTOR: Hazardous Discharge Site Remediation Fund

AMOUNT OF GRANT $250,000 25% Matching Grant

TERMS OF GRANT: No Interest; No Repayment

PROJECT COSTS:

Preliminary assessment	$250,000
EDA administrative cost	$500
TOTAL COSTS	$250,500

APPROVAL OFFICER: K. Junghans

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: June 8, 2010

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 May 2010.

Applicant	Description	Grant	Awarded to Date
Borough of Carteret (Carteret Sewage Plant) P29490	Supplemental grant to perform remedial action to redevelop as a park	$4,607	$108,927
Estate of John Searles P31088	Initial matching grant to perform remedial action	$12,349	$12,349
Haskell Products P29993	Supplemental innocent party grant to perform remedial investigation and remedial action	$5,934	$181,426
City of Vineland (South East Boulevard) P30361	Supplemental grant to perform site investigation to redevelop for mixed use	$26,008	$69,622
Township of Woodbridge (222 Pennval Road) P31151	Supplemental grant to perform site investigation to redevelop for renewable energy	$52,626	$56,131
5 Grants	**Total Grant Funding for May 2010**	**$101,524**	

Caren S. Franzini

Prepared by: Lisa Petrizzi, Sr. Finance Officer

INCENTIVE PROGRAMS

BUSINESS EMPLOYMENT INCENTIVE PROGRAM

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

APPLICANT: 4D Security Solutions, Inc. P31759

PROJECT LOCATION: TBD Locations Unknown (N) Unknown County

GOVERNOR'S INITIATIVES:

( ) Urban ( ) Edison (X) Core ( ) Clean Energy

APPLICANT BACKGROUND/ECONOMIC VIABILITY:

4D Security Solutions, Inc. ("Applicant" or "Company") is a security systems provider and integrator. Established in 2004, the Company is a subsidiary of Sentry Technology Group, Inc., a privately held holding company. While the Company's engineering facilities are currently located in South Plainfield, New Jersey, their corporate headquarters are located in New York City.

As a leading intrusion detection systems, assessment management systems, and facility communications systems provider and integrator, the Company's systems provide security and intrusion detection to protect assets, facilities and infrastructure anywhere in the world from migrant worker movement, sabotage, terrorism and theft.

A sample list of projects includes: Dallas Fort Worth International Airport long-range video surveillance system, Department of Homeland Security (DHS) - Customs and Border Patrol (a video and radar study/demonstration project), Department of Energy (DOE) Long Range Detection System/Integrated Perimeter Surveillance for a critical DOE facility, Erie County First Responders Network, Liquid Natural Gas Protection Program (a video surveillance and communication system for LNG tankers and terminals in the Gulf of Mexico), Mobile Surveillance Platform, and The Port Authority of New York and New Jersey's Four Regional Airport Perimeter Intrusion Detection System (PIDS). For example, the last project was a Raytheon-led security infrastructure contract. The Applicant was one of five (5) partners to Raytheon. On this project, the Applicant was in charge of the advanced sensors, the multi-sensor fusion engine software, and the assessment and facility communications subsystems.

If the Applicant chooses Newark, Paterson or New Brunswick, based on the smart growth criteria of those cities, the BEIP score may increase to 80%, at which percentage an estimated amount of the grant would be $3,957,760.

The Company's facilities are currently spread into four (4) different buildings in a one-block area in South Plainfield. Due to their fast growth, they have outgrown their current premises. The Company is looking to consolidate their fragmented facilities into a new, single facility that will meet their current needs better, and has room for their projected future growth. A review of their financial statements and business plan indicates economic viability for this company.

MATERIAL FACTOR:
The Applicant is seeking a BEIP grant to support creating 128 (non-retail) positions in New Jersey. The company has represented that a favorable decision by the Authority to award the BEIP grant is an inducement in the Applicant's decision to go forward with the project (which is to remain and expand within New Jersey instead of relocating and expanding out of the State, such as in Virginia or Pennsylvania). The Authority staff recommends the award of the proposed BEIP grant.

APPROVAL REQUEST: **PERCENTAGE:** 40%
TERM: 10 years

The Members of the Authority are asked to approve the proposed BEIP grant and award percentage to encourage 4D Security Solutions, 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: $ 1,978,880
(not to exceed an average of $50,000 per new employee over the term of the grant)

NJ EMPLOYMENT AT APPLICATION: 180

ELIGIBLE BEIP JOBS: **Year 1** 77 **Year 2** 51 **Base Years Total =** 128

ESTIMATED COST PER ELIGIBLE BEIP JOB OVER TERM: $15,460

ANTICIPATED AVERAGE WAGES: $100,000

ESTIMATED PROJECT COSTS: $4,000,000

ESTIMATED GROSS NEW STATE INCOME TAX - DURING 10 $4,947,200

ESTIMATED NET NEW STATE INCOME TAX - DURING 15 $5,441,920

PROJECT IS: (X) Expansion (X) Relocation South Plainfied, NJ

CONSTRUCTION: (X) Yes ( ) No

PROJECT OWNERSHIP HEADQUARTERED IN: New York

APPLICANT OWNERSHIP: (X) Domestic ( ) Foreign

DEVELOPMENT OFFICER: K. Durand **APPROVAL OFFICER:** D. Sucsuz

Applicant : 4D Security Solutions, Inc. **Project # : P31759**

FORMULA EVALUATION

Criteria		Score
1. Location:	**Locations Unknown**	**N/A**
2. Job Creation	**128**	**2**
Targeted : _____ Non-Targeted : __X__		
3. Job at Risk:	**180**	**1**
4. Industry:	**professional services**	**0**
Designated : _____ Non-Designated : __X__		
5. Leverage:	**3 to 1 and up**	**2**
6. Capital Investment:	**$4,000,000**	**2**
7. Average Wage:	**$ 100,000**	**4**
	TOTAL:	**11**

Bonus Increases (up to 80%):

Located in Planning Area 1 or 2 of the State's Development and Redevelopment Plan	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: **0 %**

Total Score :

Total Score per formula:	**11 =**	**35 %**
Construction/Renovation :		**5 %**
Bonus Increases :		**0 %**
Total Score (not to exceed 80 %):		**40 %**

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

APPLICANT: drugstore.com, inc. and subsidiaries P31719

PROJECT LOCATION: To be determined Locations Unknown (N) Unknown County

GOVERNOR'S INITIATIVES:

( ) Urban ( ) Edison (X) Core ( ) Clean Energy

APPLICANT BACKGROUND/ECONOMIC VIABILITY:

drugstore.com, inc. is a leading online retailer of health, beauty, clinical skincare, vision, and pharmacy products. The Company was founded in 1998 with a mission to serve the health, beauty and wellness consumer with selection, convenience, information, personal service, and a trustworthy and reliable pharmacy. The web store was launched on February 24th, 1999. drugstore.com is headquartered in Washington State and operates two warehousing facilities in NJ with total employment of 850 employees. The Company is economically viable.

The Company, under its subsidiary DS Distribution Inc. and DS Pharmacy, Inc. is the recipient of a 60% BEIP grant awarded in 1999 to locate a warehousing operation at 407 Heron Drive, Swedesboro (P11067). The grant ended in March 2010 and the grant termination date is March 2015 (the commitment to remain in NJ). The Company is in good standing with BEIP grant and as of 2007 reporting created 487 jobs.

MATERIAL FACTOR:

drugstore.com, inc. requests a BEIP grant in its decision to expand in NJ. The lease on an 85,000 sq. ft. warehouse located at Commerce Blvd., Swedesboro, NJ is set to expire in early 2011. Given drugstore.com's growing business and demand for more warehouse space, the Company is actively researching potential sites to relocate its warehousing operations from this site and is evaluating warehouse space near its current location in NJ and comparable space in Pennsylvania. The relocation of this warehouse will not affect the operations at the Swedesboro location subject to the previous BEIP grant. If the applicant finalizes a location in NJ depending on smart growth criteria, the BEIP score may increase to as high as 80% with an estimated value of $235,200. The Company has indicated the BEIP grant is a material factor to expand in New Jersey.

APPROVAL REQUEST:

PERCENTAGE: 35%
TERM: 10 years

The Members of the Authority are asked to approve the proposed BEIP grant and award percentage to encourage drugstore.com, inc. and subsidiaries 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: $ 102,900
(not to exceed an average of $50,000 per new employee over the term of the grant)

NJ EMPLOYMENT AT APPLICATION: 484

ELIGIBLE BEIP JOBS: **Year 1** 35 **Year 2** 35 **Base Years Total =** 70

ESTIMATED COST PER ELIGIBLE BEIP JOB OVER TERM: $1,470

ANTICIPATED AVERAGE WAGES: $26,000

ESTIMATED PROJECT COSTS: $10,812,201

ESTIMATED GROSS NEW STATE INCOME TAX - DURING 10 $294,000

ESTIMATED NET NEW STATE INCOME TAX - DURING 15 $338,100

PROJECT IS: (X) Expansion ( ) Relocation _____

CONSTRUCTION: (X) Yes ( ) No

PROJECT OWNERSHIP HEADQUARTERED IN: Washington

APPLICANT OWNERSHIP:(X) Domestic ( ) Foreign

DEVELOPMENT OFFICER: H. Friedberg **APPROVAL OFFICER:** T. Wells

Applicant : drugstore.com, inc. and subsidiaries Project # : P31719

FORMULA EVALUATION

Criteria		Score
1. Location:	**Locations Unknown**	N/A
2. Job Creation	**70**	1
Targeted : _____ Non-Targeted : __X__		
3. Job at Risk:	**0**	0
4. Industry:	**Transportation & logistics**	2
Designated : __X__ Non-Designated : _____		
5. Leverage:	**3 to 1 and up**	2
6. Capital Investment:	**$10,597,200**	2
7. Average Wage:	**$ 26,000**	1
	TOTAL:	8

Bonus Increases (up to 80%):

Located in Planning Area 1 or 2 of the State's Development and Redevelopment Plan	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: 0 %

Total Score :

Total Score per formula:	8 = 30 %
Construction/Renovation :	5 %
Bonus Increases :	0 %
Total Score (not to exceed 80 %):	35 %

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

APPLICANT: Mars Retail Group P31814

PROJECT LOCATION: 400 Valley Road Mount Arlington Borough Morris County

GOVERNOR'S INITIATIVES:

( ) Urban ( ) Edison (X) Core ( ) Clean Energy

APPLICANT BACKGROUND/ECONOMIC VIABILITY:

Mars Retail Group (MRG), a wholly owned subsidiary of Mars North America, is a leading gourmet chocolate manufacturer, growing the Ethel's® chocolate brand since 1988, and is the first company to combine a chocolate shop with a lounge concept in 2005, called M&M World. M&M World has stores in Las Vegas, Orlando, and New York City's Times Square, with plans to open a store in London. Mars North America, the United States food, snack and pet care operations of Mars, Inc., is one of the world's leading food manufacturers and currently has seven U.S. manufacturing facilities. MRG employs 447 people at its corporate headquarters and manufacturing facility in Henderson, NV. Mars North America is headquartered in Mount Olive, NJ and employs more than 12,000 associates in the United States, with 51 facilities nationwide. The global parent company, Mars, Inc., owns some of the world's most recognizable brands, including the M&M'S® Brand, SNICKERS® Brand, UNCLE BEN'S® Brand, PEDIGREE® Brand Food for Dogs, and WHISKAS® Brand Food for Cats. The applicant is economically viable.

MATERIAL FACTOR:

MRG is seeking a BEIP grant to support moving its corporate headquarters and 36 management jobs from Henderson, NV to Mt. Arlington, NJ. Also under consideration is keeping its corporate headquarters in Henderson, Nevada. Management is estimating project cost to open the new headquarters will be about $743,000. The award of the BEIP is a material factor in management's decision to relocate to NJ

APPROVAL REQUEST: **PERCENTAGE:** 50% **TERM:** 10 years

The Members of the Authority are asked to approve the proposed BEIP grant and award percentage to encourage Mars Retail Group 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: $ 459,900
(not to exceed an average of $50,000 per new employee over the term of the grant)

NJ EMPLOYMENT AT APPLICATION: 12

ELIGIBLE BEIP JOBS: **Year 1** 36 **Year 2** 0 **Base Years Total =** 36

ESTIMATED COST PER ELIGIBLE BEIP JOB OVER TERM: $12,775

ANTICIPATED AVERAGE WAGES: $80,000

ESTIMATED PROJECT COSTS: $743,000

ESTIMATED GROSS NEW STATE INCOME TAX - DURING 10 $919,800

ESTIMATED NET NEW STATE INCOME TAX - DURING 15 $919,800

PROJECT IS: ( ) Expansion (X) Relocation Henderson, NV

CONSTRUCTION: ( ) Yes (X) No

PROJECT OWNERSHIP HEADQUARTERED IN: Nevada

APPLICANT OWNERSHIP: (X) Domestic ( ) Foreign

DEVELOPMENT OFFICER: D. Johnson **APPROVAL OFFICER:** M. Krug

Applicant : Mars Retail Group

Project # : P31814

FORMULA EVALUATION

Criteria		Score
1. Location:	**Mount Arlington Borough**	N/A
2. Job Creation	36	1
Targeted : _____ Non-Targeted : X		
3. Job at Risk:	0	0
4. Industry:	**food products**	0
Designated : _____ Non-Designated : X		
5. Leverage:	**3 to 1 and up**	2
6. Capital Investment:	**$743,000**	1
7. Average Wage:	**$ 80,000**	4
	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 :	0 %
Bonus Increases :	20 %
Total Score (not to exceed 80 %):	50 %

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

APPLICANT: Precise Corporate Printing, Inc. P31294

PROJECT LOCATION: To be determined Locations Unknown (N) Unknown County

GOVERNOR'S INITIATIVES:

( ) Urban ( ) Edison (X) Core ( ) Clean Energy

APPLICANT BACKGROUND/ECONOMIC VIABILITY:

Precise Corporate Printing, Inc., trading as Precise Continental, Printing for Creative Minds, was founded in 1983 focusing on stationery engraving and corporate outfits. Today the Company, located in Brooklyn, NY, is a specialty printing company offering engraving, thermography, foil stamping and embossing along with traditional offset printing. The Company has a reputation for excellence, award winning quality services and is certified by the Forest Stewardship Council, which represents the world's strongest system for guiding forest management toward sustainable outcomes. The Company is economically viable.

MATERIAL FACTOR:

Precise Corporate Printing, Inc. requests a BEIP grant to offset the costs of relocating to New Jersey from New York. The Company is exploring possible options to relocate from their current location as the landlord would like to renovate their space into luxury condos. The alternative is relocating within New York in Brooklyn or Long Island. If the applicant finalizes a location in NJ, depending on smart growth criteria, the BEIP score may increase to as high as 80% with an estimated value of $334,308. The Company has indicated that the award of a BEIP agreement is a material factor to expand in NJ.

APPROVAL REQUEST: **PERCENTAGE:** 25% **TERM:** 10 years

The Members of the Authority are asked to approve the proposed BEIP grant and award percentage to encourage Precise Corporate Printing, 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: $ 104,471
(not to exceed an average of $50,000 per new employee over the term of the grant)

NJ EMPLOYMENT AT APPLICATION: 4

ELIGIBLE BEIP JOBS: **Year 1** 37 **Year 2** 2 **Base Years Total =** 39

ESTIMATED COST PER ELIGIBLE BEIP JOB OVER TERM: $2,678

ANTICIPATED AVERAGE WAGES: $48,000

ESTIMATED PROJECT COSTS: $375,000

ESTIMATED GROSS NEW STATE INCOME TAX - DURING 10 $417,885

ESTIMATED NET NEW STATE INCOME TAX - DURING 15 $522,356

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

CONSTRUCTION: (X) Yes ( ) No

PROJECT OWNERSHIP HEADQUARTERED IN: New York

APPLICANT OWNERSHIP: (X) Domestic ( ) Foreign

DEVELOPMENT OFFICER: D. Johnson **APPROVAL OFFICER:** T. Wells

Applicant : Precise Corporate Printing, Inc. Project # : P31294

FORMULA EVALUATION

Criteria		Score
1. Location:	**Locations Unknown**	N/A
2. Job Creation	**39**	1
Targeted : _____ Non-Targeted : X		
3. Job at Risk:	**0**	0
4. Industry:	**printing and publishing**	0
Designated : _____ Non-Designated : X		
5. Leverage:	**3 to 1 and up**	2
6. Capital Investment:	**$375,000**	0
7. Average Wage:	**$ 48,000**	2
	TOTAL:	5

Bonus Increases (up to 80%):

Located in Planning Area 1 or 2 of the State's Development and Redevelopment Plan	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: 0 %

Total Score :

Total Score per formula:	5 = 20 %
Construction/Renovation :	5 %
Bonus Increases :	0 %
Total Score (not to exceed 80 %):	25 %

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

APPLICANT: SSM Industries, Inc. P31718

PROJECT LOCATION: 1425 Grandview Ave. West Deptford Township Gloucester County

GOVERNOR'S INITIATIVES:

( ) Urban ( ) Edison (X) Core ( ) Clean Energy

APPLICANT BACKGROUND/ECONOMIC VIABILITY:

SSM Industries, Inc. is a metal fabricator and installer with manufacturing facilities in Pittsburgh and Philadelphia, PA. The company is in the heating and air conditioning industry and supplies HVAC units to universities, laboratories, and hospitals. SSM was formed in 1989 through the acquisition of the Sheet Metal Division of Schneider, Inc. which was in existence since 1963. The company is economically viable.

MATERIAL FACTOR:

The lease on the company's facility in Philadelphia is set to expire at the end of the year. The current building is located in a congested area with limited parking and storage. SSM is evaluating the benefits of relocating and the company is interested in finding a location that offers ample parking and storage as well as provides a safe environment for its employees. The company has identified a 46,000 sq ft facility in West Deptford as a possible target. Also under consideration are two locations in Bensalem, PA. Management has indicated that a favorable decision by the Authority to award a BEIP grant is a material factor in the company's decision to relocate to New Jersey.

APPROVAL REQUEST: **PERCENTAGE:** 50% **TERM:** 10 years

The Members of the Authority are asked to approve the proposed BEIP grant and award percentage to encourage SSM Industries, 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: $ 609,750
(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** 60 **Year 2** 10 **Base Years Total =** 70

ESTIMATED COST PER ELIGIBLE BEIP JOB OVER TERM: $8,710

ANTICIPATED AVERAGE WAGES: $70,000

ESTIMATED PROJECT COSTS: $2,150,000

ESTIMATED GROSS NEW STATE INCOME TAX - DURING 10 $1,219,500

ESTIMATED NET NEW STATE INCOME TAX - DURING 15 $1,219,500

PROJECT IS: ( ) Expansion (X) Relocation Philadelphia, PA

CONSTRUCTION: (X) Yes ( ) No

PROJECT OWNERSHIP HEADQUARTERED IN: Pennsylvania

APPLICANT OWNERSHIP: (X) Domestic ( ) Foreign

DEVELOPMENT OFFICER: H. Friedberg **APPROVAL OFFICER:** K. McCullough

Applicant : SSM Industries, Inc. Project # : P31718

FORMULA EVALUATION

Criteria		Score
1. Location:	**West Deptford Township**	**N/A**
2. Job Creation	**70**	**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:	**$2,150,000**	**1**
7. Average Wage:	**$ 70,000**	**3**
	TOTAL:	7

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:	**7 = 25 %**
Construction/Renovation :	**5 %**
Bonus Increases :	**20 %**
Total Score (not to exceed 80 %):	**50 %**

BUSINESS RETENTION AND RELOCATION ASSISTANCE GRANT TAX CREDIT TRANSFER PROGRAM

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

To: Members of the Board

From: Caren S. Franzini
Chief Executive Officer

Date: June 8, 2010

Subject: Transfer of Business Retention and Relocation Assistance Grant Tax Credit from American Van Equipment, Inc. to Apple, Inc.

Request:
The Members are asked to grant approval of the Business Retention and Relocation Assistance Grant Tax Credit Certificate Transfer Program ("Transfer Program") application of American Van Equipment, Inc. to transfer unused tax credits to Apple, Inc.

Background:
In June of 2008, the Board of the former Commerce Commission approved the original BRRAG incentive that was subsequently issued to American Van Equipment to retain and relocate 69 full-time jobs from offices at 1985 Rutgers University Boulevard in Lakewood to offices at 149 Lehigh Avenue in Lakewood. Although American Van Equipment received tax credits valued at $89,700 from the New Jersey Division of Taxation, the company is unable to use these credits. As a result, American Van Equipment is seeking a combined preliminary and final approval to sell these credits as permitted under the Transfer Program to Apple.

American Van Equipment and Apple 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 American Van Equipment has agreed to sell the used tax credits to Apple at ninety one and a half cents on the dollar for a total of $82,075.

Recommendation:
Based on the above, staff recommends the Members grant approval of the Transfer Program application of American Van Equipment to sell unused BRRAG tax credits to Apple.

Prepared by: Kevin McCullough

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
BRRAG Tax Credit Certificate Transfer Program
Applicant/Project Summary, 06/08/2010

Applicant:

- American Van Equipment, 149 Lehigh Avenue, Lakewood, New Jersey, 08701
- American Van Equipment is a manufacturer and supplier of ladder racks and van shelving. The company has been offering practical storage solutions for vans and pick-ups for over 30 years and services clients nationwide through its catalog.

Applying for:

- BRRAG Tax Credit Certificate 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 June 2008, the Board of the former Commerce Commission approved an application from American Van Equipment for a grant of tax credits under the Business Retention and Relocation Assistance Grant (BRRAG) program.
- With the help of the BRRAG program, American Van Equipment relocated from 1985 Rutgers University Boulevard in Lakewood to 149 Lehigh Avenue in Lakewood.
- The relocation prompted $751,993 in capital spending at the company's new location in Lakewood.
- After retaining and relocating 69 employees as a result of the project, the New Jersey Division of Taxation issued BRRAG tax credits to American Van Equipment in the amount of $89,700.

Qualification – This application satisfies the following eligibility criteria:

- American Van Equipment certifies that it is not in default of its BRRAG project agreement.
- The company has unused BRRAG tax credits and certifies that it cannot use the BRRAG tax credits issued by the New Jersey Division of Taxation.
- American Van Equipment has incurred expenses for items such as furniture, fixtures, and equipment as a result of its retention/relocation project in New Jersey.

Benefit:

- American Van Equipment's BRRAG tax credits are valued at $89,700 and the company has agreed to sell them to Apple, Inc. for ninety one and a half cents on the dollar for a total value of $82,075.

URBAN TRANSIT HUB TAX CREDIT PROGRAM

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Board

FROM: Caren S. Franzini
Chief Executive Officer

DATE: June 8, 2010

SUBJECT: EDA Economic Impact Model Changes & Increase in Urban Transit HUB Residential Cap

Over the last year, the Authority has administered the Urban Transit Hub Tax Credit (HUB) program. During this period, staff has identified several recommended changes to the implementation of the program to improve effectiveness and to comport with statutory requirements made in amendments to the HUB law. We are seeking the members' approval in two areas: 1) recommended changes to the HUB calculation of a project's net benefit; and 2) a recommendation to increase the allocation cap of credits to the residential portion of the HUB program.

Net Benefit Calculation Overview

According to the statute, EDA must ensure that a project demonstrates a positive net benefit to the state. We accomplish this by estimating public revenues to the State after taking into account the cost of the credits. To this end, the EDA has developed an economic impact model, with the assistance of our consultant Jones Lang LaSalle, to measure the likely impact of a given development to the state and municipality. The model was presented and approved at the Authority's November 10, 2009 Board meeting (see attached memo). The model uses multipliers from the RIMS II data base, published by the US Department of Commerce, along with an econometric analysis and modeling to assess economic outputs, impacts and likely job creation. In addition to this information, an estimate of likely personal and corporate taxes resulting from a given project is made based on data provided by the applicant and current State tax rates.

Estimates for both direct and indirect impacts are made on a one-time and ongoing basis. Direct impacts are those that result from capital flows for people and material directly associated with the project, i.e., on site workers' salaries, construction materials, etc. Indirect impacts are those from cash flows other than those generated directly from the project, i.e., restaurants, equipment repair companies, and local retail. One-time benefits are those associated with the project capital investment while the ongoing benefits are attributable to the project's annual economic activity.

The model was developed so that it can be tailored to analyze different types of projects including office, retail, industrial, hotel and residential projects in all counties of New Jersey.

Revisions

As the EDA has reviewed several projects potentially eligible for the tax incentives; actual project modeling of the net benefit test has surfaced questions and policy considerations. The following revisions to the Economic Impact Model are recommended to ensure careful stewardship of public funding and furtherance of legislative intent and policy goals.

Limit the Maximum Urban Transit HUB Award to the Capital Investment in the Project
If after modeling, the net positive benefits to the State are greater than the capital investment dollar amount included in the net benefit analysis, then the HUB grant award must not exceed the capital investments used in calculating the net benefits. In addition, the present value of the project's benefits needs to be at least 110% of the HUB award amount as currently required for the program.

Treatment of Jobs in the Net Benefits Analysis
In calculating net benefits, EDA considers the incremental CBT tax, and withholding taxes generated by jobs at the project site. For purposes of determining the amount of credit through the net benefits analysis, the Authority will continue to count all jobs that are new to the State. When there is a situation of existing jobs in the State that are being relocated to a new location, the Authority will require the applicant to submit the material facts to demonstrate the at risk nature of the employees. In addition we will separately require that those material facts and all information provided as part of the application are certified as true by the CEO of the applicant. If the material facts support the at risk nature of the employees, then those employees shall be treated as new employees for the purposes of calculating the net benefits of the project.

Treatment of Jobs when a Company Moves from Suburban to Urban HUB Location
The Authority recognizes that the cost to develop in an urban location is greater than in a suburban location. Some of these costs include structured parking, higher construction and land costs, and an operating expense premium. In an effort to address this cost impediment, the Authority suggests providing a partial job credit calculation in the net benefit test. (If the existing jobs are 'at risk' of being relocated out of state then EDA will give full credit to each of these jobs for the net benefit test.) If, the jobs are not 'at risk' of being moved out of state, then the partial credit amount will be 25% of full job credit. Providing a partial credit for existing jobs reflects the policy goals of the Act to promote development in the HUB cities and provides a mechanism to equalize the cost premiums from suburban development.

Bonus for State Priorities
The HUB statute changes of 2009 allows freight rail sites as eligible locations for tax incentives. In furtherance of targeting these sites, it is recommended that a 25% bonus be provided on the net benefits for projects of the following type of industry and land uses: logistics (warehousing, distribution and manufacturing) associated with the use of freight and Urban grocery stores. After looking at the benefit models for several actual projects, staff realized that the low wage nature of manufacturing and grocery stores negatively skews the net benefits test for these

projects if the test were done on the current model. However, it is clear that these industries and the jobs associated with them have benefit to Urban areas. Therefore, if a project is in one of these categories, staff will perform the net benefits analysis and then apply a 25% bonus factor to the net benefits value in order to capture the full benefit and account for the disparity between the costs of these projects and lower direct wages. Projects will not be able to receive more than one bonus factor. The amount of the HUB award may be adjusted upwards so long as it does not exceed the total capital investment and the requirement that the net benefits to the State exceed 110% of the award amount is still maintained.

Increase in Urban Transit HUB Residential Cap

Per the Urban Transit HUB statute, the Authority may approve up to $150,000,000 of the $1.5 billion in credits in the aggregate for residential developers making capital investments in qualified residential projects, provided that for each qualified residential facility, the residential developer shall be allowed tax credits of no more than 20 percent of its capital investment. The Authority has reviewed application and allocation activity under the program and there are sufficient credits available after taking into account allocation to those qualified business facilities. This review has also considered applications that have been filed, are reasonably anticipated, and are viewed as meritorious by the Chief Executive Officer. To date, $118,260,937 in credits have been approved for qualified mixed use residential projects, which has leveraged over $658,000,000 in total capital investment in the State's urban areas the vast majority of which are immediately adjacent to a commuter rail stop. Therefore given the demand and success of the residential portion of this program, we are recommending that the $150,000,000 cap be increased to $250,000,000 for allocation to qualified residential projects, leaving a sufficient balance to support commercial activity.

Recommendation

Members are asked to approve several changes to the implementation of the HUB program to improve its effectiveness and to comport with statutory requirements made in amendments to the HUB law. These include 1) limiting the maximum Urban Transit HUB award to the capital investment in the project, 2) modifying the treatment of existing jobs in the net benefit analysis, 3) providing a 25% bonus for jobs that are not at risk of leaving the State but are moving from suburban to urban locations, 4) providing a 25% bonus factor for logistics projects associated with freight rail and urban grocery stores, and 5) increasing the allocation cap of credits to the residential portion of the HUB program.

Caren S. Franzini

Attachment
Prepared by: Alex Pavlovsky, Urban & Site Development

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Board

FROM: Caren S. Franzini

DATE: November 10, 2009

RE: Economic Redevelopment and Growth (ERG) Grant Program – New Rules

Summary

The Members of the Board are provided with proposed new rules implementing the Economic Redevelopment and Growth (ERG) Grant Program established pursuant to the "New Jersey Economic Stimulus Act of 2009", P.L. 2009, c. 90.

Background

The "New Jersey Economic Stimulus Act of 2009" established the Economic Redevelopment and Growth (ERG) Grant Program to provide incentive grants to developers and/or businesses or owners to capture new State and local incremental taxes derived from a project's development to address project financing gaps.

In order to develop rules for the ERG grant program the Authority formed a working group consisting of representatives of the EDA, Division of Local Government Services in the Department of Community Affairs (DCA), the Division of Taxation in Treasury and the Attorney General's Office.

The ERG grant program is intended to provide a source of capital to developers and/or businesses or owners to reach full financing of the total costs of a proposed redevelopment project when additional capital cannot be raised from other sources.

The "qualifying economic redevelopment and growth grant incentive areas" include Planning Area 1 (Metropolitan) and Planning Area 2 (Suburban) and centers designated under the State Development and Redevelopment Plan, transit villages (local incentive grants only), and federally owned land approved for closure by the federal Base Realignment Closing Commission.

The statute provides for two mechanisms to provide grants – a State incentive grant agreement between the EDA and the applicant for reimbursement through State incremental revenues; and, a local incentive grant agreement between a municipality and an applicant for reimbursement through local revenues.

Under the ERG grant program, the Authority, in consultation with the State Treasurer, may enter into a redevelopment incentive grant agreement with a developer and/or businesses or owners, for any qualifying redevelopment project located in an "economic redevelopment and growth grant incentive area", approved by municipal ordinance. Up to 75 percent of the incremental increase in approved State revenues that are directly realized from the businesses operating in the redevelopment project premises may be paid to the developer/owner in the form of a grant derived from the realized revenues.

In the case of a redevelopment incentive grant agreement between a municipality and a developer, the municipality may pledge eligible incremental revenue increases from payments in lieu of taxes under the long or short term tax exemption laws, lease payments made to the municipality by the developer or its successors, and property taxes, as well as other taxes authorized under the Act in order to finance a related municipal project, provided that the pledge of property taxes only applies to projects in redevelopment areas.

The term of each State and local redevelopment incentive grant agreement may extend for up to 20 years however, the combined amount of the State and local reimbursements cannot exceed 20 percent of the total cost of the project, exclusive of publically-owned infrastructure; and, a developer/owner seeking an incentive grant is required to make an equity participation for at least 20 percent of the project's total cost.

The Authority, on behalf of the State Treasurer and the Local Finance Board, will conduct two analyses for each project. The first is a fiscal analysis to determine the redevelopment project costs, evaluate and validate the project financing gap estimated by the developer. The second is to ascertain whether the overall public assistance provided to the project will result in net positive economic benefits to the State or municipality where each project is located.

Both impact analyses will be conducted through an econometric model prepared by the consulting firm of Jones Lang LaSalle which has been reviewed by members of the EDA's Policy, Audit and Real Estate Committees, as well as representatives of the DCA and Treasury. The policy recommendation from this group to define what constitutes "net positive" for the net benefits test, is incorporated in the definition of fiscal impact analysis in the rules that states that the impact analysis would need to demonstrate that the project's net economic benefit equals at least one hundred and ten percent of the amount of grant assistance.

As the Urban Transit Hub Tax Credit Program also requires a net positive economic benefit test, the Members are also asked to approve the application of this standard to that program for consistency. Unlike the ERG Grant Program, which requires a separate analysis for the State and local impact, the Hub Program requires a combined State and local analysis. This proposed change will be memorialized through amended rules to the Hub Program to be presented to the Board at the December meeting. (Attached is a summary of the financing gap and fiscal impact analysis model developed by Jones Lang LaSalle.)

An applicant for a local incentive grant only is not required to seek approval by the Authority

(however, the initial application for a local incentive grant will first be submitted to the EDA for the purpose of conducting the required eligibility review and fiscal impact analysis). In such cases, the municipality shall obtain approval of the Local Finance Board in order to enter into a grant agreement with the developer.

The Authority will review and approve all applications with the State Treasurer for a State incentive grant and each application will be approved by ordinance by the affected municipality. Upon approval by the Local Finance Board, a municipality may grant final approval of an application for a local incentive grant. The local approval process requires approval by ordinance.

In accordance with the Act, the EDA shall consider the following factors in deciding whether to enter into a redevelopment incentive grant agreement with a developer: (1) economic feasibility of the redevelopment project; (2) extent of economic and related social distress in the municipality and the area to be affected by the redevelopment project; (3) degree to which the redevelopment project will advance State, regional and local development and planning strategies; (4) 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 project costs incurred as provided in the redevelopment incentive grant agreement; (5) relationship of the redevelopment project to a comprehensive local development strategy, including other major projects undertaken within the municipality; (6) need of the redevelopment incentive grant agreement to the viability of the redevelopment project; (7) compliance with the provisions of the Act and (8) degree to which the redevelopment project enhances and promotes job creation and economic development.

Upon notice to and consent by the EDA and State Treasurer, in the case of a State grant, and by the municipality in the case of a local incentive grant, a redevelopment incentive grant agreement may be assigned and pledged as security for a loan.

In order to cover the Authority's administrative costs for the review of proposed redevelopment projects, various fees will be imposed for application, any analysis by a third party for fiscal impact and financing gap review, commitment, closing and for any pledge or assignment of a State incentive grant, as follows:

- Application fee of $5000, whether applying for a State or local incentive grant, which includes costs for application review and fiscal impact and financing gap review
- Full amount of direct costs of any analysis by a third party retained by EDA
- Commitment fee of .5 percent due at EDA Board approval or LFB approval, not to exceed $300,000
- Closing fee of .5 percent due at EDA closing, not to exceed $300,000
- Request to approve pledge and assignment of a State incentive grant, a fee of $2,500
- For a combined State and local incentive grant, program commitment and closing costs shall not exceed 1 percent or $600,000

This fee approach has been developed based on an analysis of EDA work effort and mapped against each phase of the project to ensure both reasonableness and also consistency with current EDA fee practice. The proposed fees have also been benchmarked against other state programs of similar purpose and structure. From a competitive standpoint, of note is that EDA has identified a number of comparable state programs which have set their administrative fees at higher levels and without caps. Notably, "The Pennsylvania Tax Increment Financing Act" program authorizes, in addition to $5,000 application fee, a 1.5 percent settlement fee of the awardee loan amount due upon settlement and a 1 percent processing fee of each repayment due upon each such repayment. Similarly, for their TIF programs, Hugo Minnesota requires up to 10 percent of the increment to be set aside for administrative costs, while Knox County, Tennessee requests a $10,000 application fee and up to 2 percent of bond (backed by TIF) issuance ongoing to pay administrative costs.

The proposed new rules for the ERG grant program were distributed for review and comment to a group of key stakeholders representing the development and municipal government communities; and, the final draft incorporates revisions, where appropriate, based on various comments received and considered by the ERG grant program rules working group.

Finally, the "New Jersey Economic Stimulus Act of 2009, P.L. 2009, c. 90, authorized the promulgation of immediate rules, for up to 12 months, to implement the ERG grant program, and as a result, the attached proposed new rules implementing the Economic Redevelopment and Growth (ERG) Grant Program, will be effective immediately upon filing with the Office of Administrative Law.

Recommendation

We are requesting action by the Members of the Board to: 1) approve the proposed new rules implementing the Economic Redevelopment and Growth (ERG) Grant Program and authorize staff to file the rules with the Office of Administrative Law, subject to the approval of the Office of the Attorney General; 2) approve the economic impact model developed by Jones Lang LaSalle; and 3) apply to the Urban Transit Hub Tax Credit Program, the standard of a net positive economic benefit defined as at least one hundred and ten percent of the amount of grant assistance.

Caren S. Franzini

Attachments
Prepared by: Jacob Genovay/Alex Pavlovsky

NJEDA Economic Impact Model

Overview

NJEDA has built an economic impact model to help measure the likely impact of a given development to the state and municipality. We use multipliers from the RIMS II data base, published by the US Department of Commerce, along with our own econometric analysis and modeling to assess economic outputs, impacts and likely jobs creation. In addition to this information, we also estimate likely personal and corporate earnings yield from a given project.

We estimate both direct and indirect impacts on a one-time and ongoing basis. Direct impacts are those that result from capital flows for people and material directly associated with the project. (i.e., on site workers salaries, construction materials, etc.). Indirect impacts are those from cash flows other than those generated directly from the project (i.e. sandwich makers, equipment repair companies, and local retail). One-time benefits are those associated with the project capital investment while the ongoing benefits are attributable to the project's annual economic activity.

Our model is flexible enough to provide unique analyses for office, retail, industrial, hotel and residential projects in all New Jersey counties.

Inputs

The main developer inputs that go into the model are the following:

- Project Location (e.g., Newark, Essex County)
- Total Construction/Project Costs (e.g., $100M)
- Property Development Type (e.g., Office, Warehouse)
- Percentage Cost Breakdown (e.g., 50% Office, 50% Warehouse)
- Job Categories & Percentages (e.g., 50% Management, 50% Administrative Positions)

Based on these inputs and several optional inputs, the model calculates the likely impact on job creation, spillover economic activity, and earnings. However, when ever actual values are known, staff will override the models estimates to use the known values rather than the model's calculated results.

The RIMS multipliers that are used provide a customized value for each location, project type and job categories. We use Final Demand, Employment, and Earnings multipliers from the data base as well as what are called "direct effect" multipliers to estimate the portions of total impact attributable to Direct and Indirect activity.

Approach

Once we have calculated all of our relevant data points, either through the model or using the actual estimates from the project, we then calculate likely increases to Sales Tax, Gross Income Tax, Property Tax, Corporate Business Tax, and miscellaneous local and state taxes applicable to the development all over a period not to exceed 20 years.

First we calculate the direct impacts from the project both one time and ongoing, as the most assured of realization. For the one time effects, we take 50% of the RIMS output. From this we capture 7% as incremental sales tax and 5% as incremental wage tax. If the project is in a UEZ, we do not include estimated sales taxes on the direct purchases in our analysis. The balance of the direct one time and ongoing revenues are derived by actual project information.

Second, recognizing the uncertainties and vagaries in the indirect benefits calculation, we take a conservative approach to estimation. For the one time benefits we only include 50% of the economic output suggested by the RIMS model for estimates of purchases and earnings. From this output, we capture the 7% as incremental sales taxes and 5% as wage taxes. For the ongoing indirect benefits, we utilize the RIMS model results and only apply a 3% factor to estimate indirect tax revenues. Using this methodology, we believe that our model generates an estimate of highly likely public indirect cash flows. The combination of direct and indirect benefits forms the total incremental revenue for the project.

Staff will then complete a separate analysis for the local net impact and the State impact. Using the estimated incremental local portions of revenues we will subtract the estimated incremental costs of the municipality for servicing the development (such as additional police, fire, infrastructure, etc.), either as estimated by the municipality or from data from public filings. This will form the basis of the local net benefits. For the State analysis, we will compare all the non-local revenues to compare to all requested State assistance.

In each case, if the net present value utilizing a discount rate of 6% results in a figure that is 110% greater than the requested amount of financial assistance, then the project passes the net benefit test. The result is a model that takes an econometrically defensible and prudent approach to assessing the economic impact of a project.

UEZ/SALEM SALES TAX EXEMPTION

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: June 8, 2010

SUBJECT: **Mallinckrodt Baker, Inc.**

Mallinckrodt Baker, Inc. ("MB") is a specialty chemical manufacturer, most notably of high purity chemicals for research and analysis, located in Phillipsburg. The applicant is requesting and the members are asked to approve an Urban Enterprise Zone ("UEZ") Energy Sales Tax Exemption ("U-STX"). The estimated annualized U-STX benefit to MB is $347,000, which is based on the prior twelve months electric and gas usage multiplied by 7% sales tax.

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.

MB has a UEZ certified facility in Phillipsburg with 342 employees of whom 76% are involved in the manufacturing process. In addition, the company has certified that it is not in default under any State program. The Department of Labor and Workforce Development has confirmed that the company is in good standing and a valid Tax Clearance Certificate has been received from the Division of Taxation. Having met all statutory and regulatory requirements, it is recommended that MB be granted approval, which would continue through May 24, 2011.

Caren S. Franzini

Prepared by: Tyshon Lee

BOARD MEMORANDUMS

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: June 8, 2010

SUBJECT: Imperial Bag & Paper Company, Inc.
P10664
Bayonne, NJ

Modification Request:

Consent to the acquisition of operating assets of Imperial Bag and Paper Company Inc. by Imperial Bag Holdings, LLC. The Member's consent is required because this represents a substantive structural change in the ownership of the grantee.

The Members are also advised as a result of the above described acquisition, the grantee's name was changed from Imperial Bag and Paper Company Inc. to Imperial Bag and Paper Company, LLC. Approval of this name change will be processed under Delegated Authority in conjunction with the Member's approval of the acquisition.

Background

Imperial Bag and Paper Company Inc. was founded in 1932 and is a wholesaler of janitorial supplies and packaging supplies for the food service industry.

In March 1999, the EDA approved a 60% / 10 year BEIP grant for Imperial Bag and Paper Company, Inc. based on the company's proposed relocation to Bayonne, Hudson County from Bronx, New York, and the creation of 125 new jobs. The Minimum Eligibility Threshold of 25 was reached in March 2000.

I. & II. Acquisition & Change of Name

Imperial Bag Holdings, LLC and Imperial Bag and Paper Company, LLC were formed in November 2006.

In January 2007, Imperial Bag Holding, LLC acquired the operating assets and assumed substantially all of the liabilities of Imperial Bag and Paper Company, Inc. As a result of the acquisition, the grantee name was changed from Imperial Bag and Paper Company, Inc. to Imperial Bag and Paper Company, LLC. Staff has reviewed the name change and legal questionnaire regarding Imperial Bag Holding, LLC and found there are no disqualifying issues outstanding.

The acquiring company, Imperial Bag Holding, LLC, had no employees at the time of the acquisition. The requested acquisition approval will not affect the grant award percentage or the New Employment Commitment as there will be no material increase in employment as a result of the changes.

Recommendation:

The Members are asked to approve the acquisition of Imperial Bag and Paper Company Inc. by Imperial Bag Holdings, LLC as outlined above.

Prepared by: Charlene Craddock

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: June 8, 2010

SUBJECT: LifeCell Corporation
Branchburg, New Jersey

Modification Request:

Consent to the Kinetic Concepts, Inc. ("KCI") acquisition of LifeCell Corporation as its new parent company. The Member's consent is required because this represents a substantive structural change in the ownership of the grantee.

Background:

LifeCell Corporation is focused on the development and commercialization of regenerative and reconstructive acellular tissue matrices for use in reconstructive, orthopedic, and urogynecologic surgical procedures to repair soft tissue defects as well as for reconstructive and cosmetic procedures.

In March 1999, the EDA approved a 55%/10 year BEIP grant for LifeCell Corporation on their relocation to Branchburg, New Jersey from Texas and the creation of 146 new jobs. The Minimum Eligibility Threshold of 75 was reached in March 3, 2000. At closing, the company was an independent entity with no parent company listed on the application.

Acquisition of LifeCell Corporation by Kinetic Concepts, Inc.:

KCI is a leading global medical technology company devoted to the discovery, development, manufacture and marketing of innovative, high-technology therapies and products that have been designed to leverage the body's ability to heal. KCI's primary business units serve the advanced wound care, regenerative medicine and therapeutic support system markets.

Effective May 2008, KCI acquired 100% ownership of the grantee, LifeCell Corporation. As a result of this acquisition, KCI is the new parent company of Grantee. LifeCell Corporation is a wholly-owned subsidiary of KCI. Staff has reviewed the company's name change and legal questionnaire and found no disqualifying issues outstanding. This acquisition will not result in any increase or decrease in employment numbers to the existing grant. Additionally, there is no anticipated change in the operations or functions of grantee.

Recommendation:

The Members are asked to approve the acquisition of LifeCell Corporation by Kinetic Concepts, Inc. as outlined above.

Prepared by: Karen Gallagher

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini, Chief Executive Officer

DATE: June 8, 2010

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

The following projects were approved under Delegated Authority in May 2010:

New Jersey Business Growth Fund:

1) Bartnik Properties, LLC and Clifton Wallington Medical Group PA (P31515) are located in Clifton City, Passaic County. Bartnik Properties, LLC is the real estate holding company that owns the project property occupied by Clifton Wallington Medical Group PA, a provider of internal medicine services to the general public. PNC Bank approved a $395,000 loan with a five-year, 25% guarantee of principal outstanding, not to exceed $98,750. Loan proceeds will be used to refinance the project property. The company currently has eight employees and plans to create an additional eight new jobs over the next two years.

2) Bright Lights USA, Inc. (P31513), located in Barrington Borough, Camden County, was established in 1990 as a distributor of instrumental gauges and a manufacturer of aircraft engine parts and equipment, marine engines, electrical motors and generator parts and wholesale industrial supplies. PNC Bank approved a $288,900 loan with a five-year, 25% guarantee of principal outstanding, not to exceed $72,225. Loan proceeds will be used to purchase new equipment. Currently, the company has 103 employees and plans to create four new jobs within the next two years.

3) Ellis Real Estate Holdings LLC (P31809), located in Tuckerton Borough, Ocean County, is the real estate holding company for the project property. The operating company, Ellis Family Eyecare is owned by an optometrist, who works out of two NJ office locations. PNC Bank approved a $160,000 loan with a five-year, 25% guarantee of principal outstanding, not to exceed $40,000. Loan proceeds will be used to purchase a medical condominium. The company currently has four employees and plans to create an additional two new positions within the next two years.

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4) Fries Mill Properties, LLC (P31573), located in Washington Township, Gloucester County, was formed in 2000 and is the real estate holding company that owns the project property. The operating company, Fairchild Enterprises, Inc. is a franchise company doing business as a MAACO Auto Body Repair & Painting. PNC Bank approved a $730,775 loan with a five-year, 50% guarantee of principal outstanding, not to exceed $365,388. Loan proceeds will be used to refinance the project property. The company currently has ten employees and plans to create an additional eight new positions over the next two years.

NJ Main Street Program:

1) Christopher Charles Fine Jewelry Corporation (P31410), located in Haddon Township, Camden County, was founded in 2003 as a retail jewelry store. Roma Bank approved a $185,000 bank loan contingent upon a five-year, 50% Authority guarantee of principal outstanding, not to exceed $92,500. Proceeds of this loan will be used to purchase property. Currently, the company has two employees and plans to create two new jobs over the next two years.

Prepared by: S. Mania
SM/gvr

REAL ESTATE

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: June 8, 2010

RE: Ratification of Vendor Procurement Due to Emergent Condition
2099 Center Square Road, Logan Township

Summary

At the April meeting, the Members approved a preliminary budget of $775,500 for building demolition and UST closure ($599,500) and environmental investigation, survey, and engineering plans and specifications ($176,000) for a 3.5 acre Authority-owned property located at 2099 Center Square Road, Logan Township, Gloucester County, New Jersey (the "Property/Site"). The Property is located in the Pureland Industrial Complex. This memorandum is to seek Board ratification of the decision by me, the Senior Vice President of Operations, and the Director of Real Estate Development to declare an emergent condition and select T&M Associates on a sole source basis in accordance with the Authority's A/E professional services procurement policy that implements the provisions of S-2194. The Real Estate Development Division is undertaking this work to stabilize an unsafe building that the Authority owns and to reposition the property for sale or possible redevelopment.

Background

The Authority holds title ownership to the former Logan Circuits Site as a result of a 1977 financing of an installment sales agreement in which the Authority held title to the Property during the term of the financing. When the bonds were paid in 1987 both the original borrower, Metropolitan Circuits, Inc. and Logan Circuits, Inc., their successor, had filed for Chapter 7 bankruptcy and did not take back title to the Property, instead abandoning the Site in 1985.

The abandoned derelict industrial building on the Property is a safety concern and requires an environmental investigation and building demolition in order to reposition the Property for either sale or redevelopment. Although the building has been boarded-up for a number of years, its structural integrity continues to be a concern and a nuisance according to local officials. During recent inspections by the Real Estate Division staff, it was noted that over the winter a significant area of the roof has collapsed, most likely due to excessive snow loads from several large winter storms resulting in an emergent condition to demolish the building.

Given the deteriorated and hazardous condition of the building and the cost and time savings afforded to the Authority by use of the select vendor procurement option, I have authorized the Real Estate Division to engage T&M to provide the required engineering services in order to advance the demolition and remediation at the site on an expedited basis. Demolition and remediation contractor services will be procured competitively in accordance with the Real Estate Division's procurement policies and procedures.

The Real Estate Division developed a scope of work, and solicited and negotiated a cost proposal from T&M Associates (T&M) to provide engineering services to complete the plans and specifications for demolition and remediation of the site. The total cost proposal is a maximum-not-to-exceed amount of $159,712. T&M is uniquely qualified to provide these services based on previous experience in performing an environmental investigation of the property for Logan Township utilizing Hazardous Discharge Site Remediation Funds.

Utilizing the select vendor procurement process will save the Authority an estimated $111,500 by eliminating the engagement of a new consultant to restart the environmental investigations from the beginning, since the work product performed by T&M on behalf of Logan Township cannot be assigned to another firm. Issuing a public bid for the engineering services would not guarantee savings to the Authority, since price is not a factor in scoring the technical qualifications of bidders under S-2194.

Upon review by the Attorney General's Office, it was determined that under the Authority's policies and procedures and Operating Authority that implement S-2194 regulations, the CEO, Senior Vice President of Operations and the Director – Real Estate Development may only select a vendor on a sole source basis in the case of an emergency. Based on the condition of the property, an emergency condition exists on the site and must be remedied immediately. Immediate preparation of remediation and demolition specifications by T&M will allow the Authority to begin the demolition phase of this project in an expedient manner.

Recommendation

In summary, I am seeking the Members' ratification of the action to remedy a hazardous and emergent condition at the Site and to take advantage of an opportunity to realize significant cost savings to the Authority through the select vendor procurement of T&M Associates. Updates will be provided to the Members as progress is made with the demolition and remediation of this Property in order achieve the goal of recouping the remediation and demolition costs through a sale or redevelopment of this Authority-owned asset.

Caren S. Franzini
Chief Executive Officer

Prepared by: Edward J. Clark

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

RE: Biotechnology Development Center II
Lease Agreement with Sophion Bioscience, Inc.

DATE: June 8, 2010

Summary:
I will request the Members' approval for the Authority to enter into a five-year lease with Sophion Bioscience, Inc. ("Sophion") for 5,125 square feet of generic wet lab space in the Tech III building.

Background:
At the September, 2007 meeting, the Members approved funding for the construction of generic lab space for incubator graduates, and the execution of a master lease with the AFL-CIO Building Investment Trust, the Authority's partner in the Technology Centre of New Jersey, LLC, for approximately 12,000 square feet in Tech III. Construction of the space was completed in October of 2009.

Sophion is a wholly owned subsidiary of Sophion Bioscience A/S ("Sophion A/S"), which was founded in 2000 as a spin-out from NeuroSearch, a Scandinavian biopharmaceutical company, and is headquartered near Copenhagen, Denmark. Sophion provides advanced products and integrated solutions for automated patch clamping, which is a technique used in ion channel drug discovery research.

Sophion was incorporated in New Jersey in 2004 and began occupying lab space at the Authority's Commercialization Centre for Innovative Technologies ("CCIT") in 2005. Sophion has grown from just two employees in 2005 to six employees in 2010, with plans for growing to twenty employees in the larger space.

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The Authority's Credit Underwriting Division performed a risk analysis for Sophion to determine the level of security deposit required to mitigate the Authority's loss exposure. The company was assessed at Low Risk, using a rating scale comparable to that used for technology financing applicants. As a result, it was determined that a security deposit equivalent to three months' rent would be adequate.

Recommendation:

In summary, I am requesting the Members' approval of a lease with Sophion Bioscience, Inc. for 5,125 square feet of generic wet lab space at the Technology Centre of New Jersey in the Tech III building on terms generally consistent with the attached, and to execute documents to complete this transaction on final terms acceptable to the Attorney General's Office and the Authority's Chief Executive Officer.

Caren S. Franzini
Chief Executive Officer

Attachment
Prepared By: Christine Roberts

LANDLORD:	New Jersey Economic Development Authority
TENANT:	Sophion Bioscience, Inc. ("Tenant")
BUILDING:	675 US Route One South Tech III Building
LEASED PREMISES:	Approximately 5,125 s.f.
COMMENCEMENT:	Upon execution and delivery of a mutually satisfactory lease agreement.
TERM:	Five (5) years and four (4) months beginning September 1, 2010 and ending December 31, 2015.
RENT COMMENCEMENT:	Rent shall commence to accrue on October 1, 2010 (the "Rent Commencement Date").
SECURITY DEPOSIT:	Equal to three months' rent at an average rental rate of $27.60 per square foot, or $35,362.
BASE RENTAL RATE:	Base Rent shall be as follows: Sep1 through 30, 2010 No base rent Oct 1 through Dec 31, 2010: $12.50/sf/yr, NNN Jan 1 through Dec 31, 2011: $18.00/sf/yr, NNN Jan 1 through Dec 31, 2012: $24.00/sf/yr, NNN Jan 1 through Dec 31, 2013: $30.00/sf/yr, NNN Jan 1 through Dec 31, 2014: $32.00/sf/yr, NNN Jan 1 through Dec 31, 2015: $34.00/sf/yr, NNN
TAXES AND OPERATING EXPENSES (CAM):	This lease is a triple net lease. Tenant shall pay for all utilities used within the Leased Premises, maintenance, janitorial services, any taxes (PILOT) related solely to the Leased Premises and its pro-rata share of common area maintenance ("CAM") charges based on the rentable square feet of the Leased Premises as compared to the total rentable square feet of the Building or Technology Centre, as applicable.
TENANT IMPROVEMENT ALLOWANCE:	None

TRANSFERABILITY:	Tenant may sublease, assign, license or permit the use or occupancy of all or any portion of the Leased Premises, without Landlord's written consent, to an affiliate of Tenant. Tenant may not sublease, assign, license or permit the use or occupancy of all or any portion of the Leased Premises, without Landlord's written consent, which consent shall not be unreasonably withheld, or conditioned. In no event will Tenant be relieved of its payment and performance obligations under the lease.
RENEWAL OPTIONS:	Tenant will have the option to renew for two (2) five (5) year extensions of the lease. The rent during the extension periods will be negotiated when the renewal options are exercised.
BROKER:	Landlord will provide Sophion a credit against rent for the full amount of brokerage commission paid by Sophion. This amount is anticipated to be approximately $36,200.
RIGHT OF FIRST OFFER:	Landlord to provide a Right of First Offer to Tenant for the 7,000 sf contiguous generic wet lab space.
HOLDOVER:	Landlord will grant the right to hold over beyond the expiration of the lease for a period of up to six (6) months at the same terms and conditions as the primary lease (or any renewal period) including rental rate, with nine months written notice of number of months of holdover period. Occupancy after the initial six-month holdover period will be on a month-to-month basis at 125% of the current rate.