



MEMORANDUM

TO: Members of the Authority
FROM: Caren S. Franzini
Chief Executive Officer
DATE: May 12, 2009
SUBJECT: Agenda for Board Meeting of the Authority May 12, 2009

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

Edison Innovation Fund

Incentive Programs

Board Memorandums

Real Estate

Executive Session

Public Comment

Adjournment

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

April 14, 2009

EXCERPTED MEETING MINUTES

Members of the Authority present: Carl Van Horn, Chairman; Joseph McNamara, Vice Chairman; Jerold Zaro representing the Governor's Office; James Kelly, representing the State Treasurer; Dan Ryan representing the Commissioner of the Department of Environment Protection; Richard Poliner representing the Commissioner of the Department of Banking and Insurance; Kevin Jarvis representing the Commissioner of the Department of Labor and Workforce Development; Public Members: Steve Plofker, Philip Kirschner, Charles Sarlo, Thomas Manning, Richard Tolson, and Raymond Burke, First Alternate Public Member.

Absent from the meeting: Public Members: Timothy Carden, Elliot M. Kosoffsky, Second Alternate Public Member; and Rodney Sadler, Non-Voting Member.

Also present: Caren Franzini, Chief Executive Officer of the Authority; bond counsel for the Authority; Bette Renaud, Deputy Attorney General, Jim Petrino, Office of Public Finance; and guests.

Chairman Van Horn 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 was to approve the adoption of the Twenty-Second Supplemental Resolution regarding Schools Facilities Construction Bonds authorizing (i) the use of the selected professionals in connection with the issuance of the 2009 Series AA Bonds in the estimated aggregate principal amount of \$200 million and the 2009 Series A Notes, in the estimated aggregate principal amount of \$250 million, (ii) authorize the refinancing of the principal of the proposed 2009 Series A Notes with additional notes or bonds in calendar year 2010; and (iii) authorize Authority staff to take all necessary actions incidental to the issuance of the 2010 Series Obligation; subject to final review and approval of all terms and documentation by Bond Counsel and the Attorney General's Office

MOTION TO APPROVE: Mr. Manning SECOND: Mr. Plofker AYES: 13
RESOLUTION ATTACHED AND MARKED EXHIBIT:1

The next item was to approve the Twenty-Third Supplemental School Facilities Construction Bond Resolution to restructure the escrowed investment fund for the 2005 Series N Schools Facilities Construction Bond.

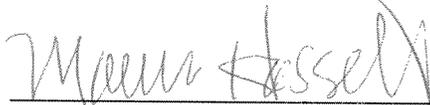
**MOTION TO APPROVE: Mr. Kirschner SECOND: Mr. Manning AYES: 13
RESOLUTION ATTACHED AND MARKED EXHIBIT: 2**

PUBLIC COMMENT

There was no comment from the public.

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

Certification: The foregoing and attachments represent a true and complete summary of the actions taken by the New Jersey Economic Development Authority at its meeting related to the School Facilities Construction Bonds, 2009 Series AA Bonds, 2009 Series A Notes with additional notes or bonds in calendar year 2010; and the issuance of the 2010 Series Obligation.



Maureen Hassett, Assistant Secretary

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

April 14, 2009

MINUTES OF THE MEETING

Members of the Authority present: Carl Van Horn, Chairman; Joseph McNamara, Vice Chairman; Jerold Zaro representing the Governor's Office; James Kelly, representing the State Treasurer; Dan Ryan representing the Commissioner of the Department of Environment Protection; Richard Poliner representing the Commissioner of the Department of Banking and Insurance; Kevin Jarvis representing the Commissioner of the Department of Labor and Workforce Development; Public Members: Steve Plofker, Philip Kirschner, Charles Sarlo, Thomas Manning, Richard Tolson, and Raymond Burke, First Alternate Public Member.

Absent from the meeting: Public Members: Timothy Carden, Elliot M. Kosoffsky, Second Alternate Public Member; and Rodney Sadler, Non-Voting Member.

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MINUTES OF AUTHORITY MEETING

The next item of business was the approval of the March 10, 2009 meeting minutes of the Board. A motion was made to approve the minutes by Mr. Plofker, seconded by Mr. Manning and was approved by the 13 voting members present.

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

Ms. Franzini noted that the Audit Committee of the Board had met recently with EDA's outside auditors to review the 2008 financials that are part of the comprehensive Annual Report to be considered by the Board for adoption today. Jim Kelly, as member of the committee, noted that the EDA had again received an unqualified opinion and the auditors noted a high level of cooperation from EDA staff during the process. Mr. Kelly also noted that Kathleen Stucy, Sr. Vice President of Operations, gave a report of the Risk and Exposure Task force to the Audit committee and asked her to summarize the report.

Ms. Stucy acknowledged the cross-divisional team of EDA staff that has been working for several months on a review of the EDA portfolio for opportunities to improve risk and exposure parameters. The Task Force was an outcome of staff recommendation as well as interest from the Director's Loan Review Committee. A thorough and ongoing review of the portfolio for risk and exposure has resulted in several recommendations that are being implemented. As the work progresses the Board will be informed of notable actions.

AUTHORITY MATTERS

The next item was to approve the Authority's comprehensive annual report for 2008, as required under Executive Order No. 37.

**MOTION TO APPROVE: Mr. Ryan SECOND: Mr. Poliner AYES: 13
RESOLUTION ATTACHED AND MARKED EXHIBIT:1**

The next item was to approve amendments to the rules implementing the InvestNJ Business Grant Program regarding affirmative action that streamline the reporting process.

**MOTION TO APPROVE: Mr. Manning SECOND: Mr. Kirschner AYES: 13
RESOLUTION ATTACHED AND MARKED EXHIBIT:2**

The next item was to approve entering into contracts for printing services

**MOTION TO APPROVE: Mr. Plofker SECOND: Mr. Ryan AYES: 13
RESOLUTION ATTACHED AND MARKED EXHIBIT: 3**

BOND RESOLUTIONS

The next item was to approve the adoption of the Twenty-Second Supplemental Resolution regarding Schools Facilities Construction Bonds authorizing (i) the use of the selected professionals in connection with the issuance of the 2009 Series AA Bonds in the estimated aggregate principal amount of \$200 million and the 2009 Series A Notes, in the estimated aggregate principal amount of \$250 million, (ii) authorize the refinancing of the principal of the proposed 2009 Series A Notes with additional notes or bonds in calendar year 2010; and (iii) authorize Authority staff to take all necessary actions incidental to the issuance of the 2010 Series Obligation; subject to final review and approval of all terms and documentation by Bond Counsel and the Attorney General's Office

**MOTION TO APPROVE: Mr. Manning SECOND: Mr. Plofker AYES: 13
RESOLUTION ATTACHED AND MARKED EXHIBIT:4**

The next item was to approve the Twenty-Third Supplemental School Facilities Construction Bond Resolution to restructure the escrowed investment fund for the 2005 Series N Schools Facilities Construction Bond.

**MOTION TO APPROVE: Mr. Kirschner SECOND: Mr. Manning AYES: 13
RESOLUTION ATTACHED AND MARKED EXHIBIT:5**

PROJECT: Duke Farms Foundation **APPL.#25743**
LOCATION: Hillsborough/Somerset Cty.
PROCEEDS FOR: building renovation
MOTION TO APPROVE: Mr. Manning SECOND: Mr. Poliner AYES: 13
RESOLUTION ATTACHED AND MARKED EXHIBIT:6
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

PROJECT: Family Services of Burlington County, New Jersey **APPL.#25363**
LOCATION: Various
PROCEEDS FOR: refinance existing debt
FINANCING: \$3,497,000 Tax-Exempt Bond

PROJECT: Family Services of Burlington County, New Jersey **APPL.#25802**
LOCATION: Mount Holly/Burlington Cty.
PROCEEDS FOR: refinance existing debt
FINANCING: \$503,000 Tax-Exempt Bond
MOTION TO APPROVE: Mr. Plofker SECOND: Mr. Ryan AYES: 13
RESOLUTION ATTACHED AND MARKED EXHIBIT:7
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

AMENDED BOND RESOLUTIONS

PROJECT: New Jersey-American Water Company, Inc. **APPL.#23612**
LOCATION: Various
PROCEEDS FOR: refinance existing debt
FINANCING: \$134,225,000 Tax-Exempt Bond and \$10,500,000 Tax Exempt Bond
MOTION TO APPROVE: Mr. Plofker SECOND: Mr. Kirschner AYES: 13
RESOLUTION ATTACHED AND MARKED EXHIBIT: 8
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

PRELIMINARY RESOLUTIONS

PROJECT: DVAV LLC **APPL.#25825**
LOCATION: Monroe Twp./Middlesex Cty.
PROCEEDS FOR: building acquisition & renovation
MOTION TO APPROVE: Mr. Poliner SECOND: Mr. McNamara AYES: 13
RESOLUTION ATTACHED AND MARKED EXHIBIT: 9

PROJECT: Fantasy Furniture Inc. and/or an LLC/REHC to be formed **APPL.#26092**
LOCATION: Hillside Twp./Union Cty.
PROCEEDS FOR: building acquisition & renovation
MOTION TO APPROVE: Mr. Kirschner **SECOND:** Mr. Plofker **AYES: 13**
RESOLUTION ATTACHED AND MARKED EXHIBIT: 10

DIRECT LOANS

PROJECT: ACLS Pleasantville, Inc. **APPL.#25412**
LOCATION: Pleasantville/Atlantic Cty.
PROCEEDS FOR: equipment purchase
FINANCING: \$575,414 Direct Loan
MOTION TO APPROVE: Mr. Poliner **SECOND:** Mr, Manning **AYES: 13**
RESOLUTION ATTACHED AND MARKED EXHIBIT:11

LOAN GUARANTEES

PROJECT: Boscov's Inc. **APPL.#25750**
LOCATION: Egg Harbor/Atlantic Cty.
PROCEEDS FOR: purchase of the company
FINANCING: \$1,000,000 (33.33%) ten-year guarantee of a \$3,000,000 Atlantic County HUD loan
MOTION TO APPROVE: Mr. Plofker **SECOND:** Mr. Tolson **AYES: 13**
RESOLUTION ATTACHED AND MARKED EXHIBIT:12

STATEWIDE LOAN POOL PROGRAM

PROJECT: 1301 Forest Grove LLC **APPL.#25697**
LOCATION: Vineland/Cumberland Cty.
PROCEEDS FOR: property purchase
FINANCING: \$1,400,000 loan with a 50% (\$700,000) EDA participation
MOTION TO APPROVE: Mr. Burke **SECOND:** Mr. Jarvis **AYES: 13**
RESOLUTION ATTACHED AND MARKED EXHIBIT: 12

PROJECT: Metro Packaging & Imaging, Inc. & Metro West, Inc. **APPL.#25779**
LOCATION: Wayne/Passaic Cty.
PROCEEDS FOR: equipment purchase
FINANCING: \$2,168,000 bank loan with a \$1,084,000 (50%) Authority participation
MOTION TO APPROVE: Mr. Ryan **SECOND:** Mr. McNamara **AYES: 13**
RESOLUTION ATTACHED AND MARKED EXHIBIT:12

PROJECT: Metro Packaging & Imaging, Inc. & Metro West, Inc. **APPL.#25847**
LOCATION: Wayne/Passaic Cty.
PROCEEDS FOR: equipment purchase
FINANCING: \$2,400,000 with a 25% (\$600,000) Authority participation
MOTION TO APPROVE: Mr. Ryan SECOND: Mr. McNamara AYES: 13
RESOLUTION ATTACHED AND MARKED EXHIBIT:12

FUND FOR COMMUNITY ECONOMIC DEVELOPMENT

PROJECT: The Reinvestment Fund **APPL.#24902**
LOCATION: TBD
PROCEEDS FOR: development
FINANCING: \$3,000,000 Fund for Community Economic Development loan
MOTION TO APPROVE: Mr. Plofker SECOND: Mr. McNamara AYES: 13
RESOLUTION ATTACHED AND MARKED EXHIBIT:13

PROJECT: The Reinvestment Fund **APPL.#24728**
LOCATION: Newark/Essex Cty
PROCEEDS FOR: development
FINANCING: \$1,000,000 Fund for Community Economic Development loan
MOTION TO APPROVE: Mr. Manning SECOND: Mr. Tolson AYES: 13
RESOLUTION ATTACHED AND MARKED EXHIBIT:13

CAMDEN ECONOMIC RECOVERY BOARD

PROJECT: M & M Development, LLC **APPL.#20891**
LOCATION: Camden/Camden Cty.
FINANCING: \$3,584,260 Soft Loan
REQUEST: modify the applicant name and the scope of the project
MOTION TO APPROVE: Mr. Tolson SECOND: Mr. Ryan AYES: 13
RESOLUTION ATTACHED AND MARKED EXHIBIT:14

PETROLEUM UNDERGROUND STORAGE TANK PROGRAM

The following residential projects were presented under the Petroleum Underground Storage Tank Program.

MOTION TO APPROVE: Mr. Plofker SECOND: Mr. Zaro AYES: 13
RESOLUTION ATTACHED AND MARKED EXHIBIT:15

PROJECT: Estate of James Vincent **APPL.#25255**
LOCATION: Asbury Park/Monmouth Cty.
PROCEEDS FOR: site remediation
FINANCING: \$8,000 Petroleum UST Remediation, Upgrade, & Closure Fund loan

PROJECT: Nurul M. Mormin **APPL.#24638**
LOCATION: Atlantic City/Atlantic Cty.
PROCEEDS FOR: site remediation
FINANCING: \$171,598 Petroleum UST Remediation, Upgrade, & Closure Fund Grant

PROJECT: JoseFa Ramaroson **APPL.#25991**
LOCATION: Freehold Twp./Monmouth Cty.
PROCEEDS FOR: site remediation
FINANCING: \$104,610 Petroleum UST Remediation, Upgrade, & Closure Fund Grant

PROJECT: William Schwartz **APPL.#25804**
LOCATION: Jackson Twp./Ocean Cty.
PROCEEDS FOR: site remediation
FINANCING: \$129,029 Petroleum UST Remediation, Upgrade, & Closure Fund Grant

PROJECT: Westmoor Gardens, Inc. (Site B) **APPL.#24781**
LOCATION: Englewood City/Bergen Cty.
PROCEEDS FOR: site remediation
FINANCING: \$11,103 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 March 2009. **(For Informational Purposes Only)**

HAZARDOUS DISCHARGE SITE REMEDIATION FUND PROGRAM

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

MOTION TO APPROVE: Mr. Sarlo SECOND: Mr. Ryan AYES: 13
RESOLUTION ATTACHED AND MARKED EXHIBIT:16

PROJECT: Borough of Carteret (Carteret Sewage Treatment Pit) **APPL.#25585**
LOCATION: Carteret/Middlesex Cty.
PROCEEDS FOR: preliminary assessment , remedial investigation, remedial action
FINANCING: \$104,320 Hazardous Discharge Site Remediation Fund

PROJECT: Borough of Red Bank (Former Incinerator) **APPL.#25955**
LOCATION: Red Bank/Monmouth Cty.
PROCEEDS FOR: preliminary assessment, site investigation, remedial investigation
FINANCING: \$249,254 Hazardous Discharge Site Remediation Fund

PROJECT: Sayreville Economic Redevelopment Agency
(Former National Lead) **APPL.#26463**
LOCATION: Sayreville/Middlesex Cty.
PROCEEDS FOR: remedial investigation
FINANCING: \$5,000,000 Hazardous Discharge Site Remediation Fund

PROJECT: City of Vineland (U-Pull It/Recyclers, Inc.) **APPL.#25997**
LOCATION: Vineland/Cumberland Cty.
PROCEEDS FOR: remedial investigation, remedial action
FINANCING: \$115,023 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 March 2009. (**For Informational Purposes Only**)

EDISON INNOVATION FUND

PROJECT: TimeSight Systems, Inc. **APPL.#25328**
LOCATION: Mount Laurel/Burlington Cty.
PROCEEDS FOR: growth capital
FINANCING: \$1,000,000 Edison Innovation Fund investment
MOTION TO APPROVE: Mr. McNamara SECOND: Mr. Burke AYES: 13
RESOLUTION ATTACHED AND MARKED EXHIBIT:17

INCENTIVE PROGRAMS

BUSINESS INCENTIVE EMPLOYMENT PROGRAM

PROJECT: ANTs Software, Inc. **APPL.#26404**
LOCATION: Mount Laurel/Burlington Cty. **BUSINESS:** advanced computing
GRANT AWARD: 80% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Kirschner **SECOND:** Mr. Plofker **AYES: 13**
RESOLUTION ATTACHED AND MARKED EXHIBIT:18

PROJECT: IPC Systems, Inc. & IPC Networks Services, Inc. **APPL.#26238**
LOCATION: Berkeley Heights/Union Cty. **BUSINESS:** electronic device technology
GRANT AWARD: 60% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Tolson **SECOND:** Mr. Manning **AYES: 13**
RESOLUTION ATTACHED AND MARKED EXHIBIT:18

PROJECT: Neuro Diagnostic Devices, Inc. **APPL.#26088**
LOCATION: TBD **BUSINESS:** medical device technology
GRANT AWARD: 35% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. McNamara **SECOND:** Mr. Manning **AYES: 13**
RESOLUTION ATTACHED AND MARKED EXHIBIT:18

PROJECT: Group One Trading, LP **APPL.#25663**
LOCATION: TBD **BUSINESS:** Stock Option Trading
GRANT AWARD: 40% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Kelly **SECOND:** Mr. Ryan **AYES: 13**
RESOLUTION ATTACHED AND MARKED EXHIBIT:18

BOARD MEMORANDUMS

PROJECT: Foundry Street Development, LLC **APPL.# 16024**
LOCATION: Newark/Essex Cty.
FINANCING: \$529,614 Hazardous Discharge Site Remediation Fund loan
REQUEST: extend the loan up to a total of 10 years from original closing date of 12/29/04 at DEP's request to provide time for additional environmental work to be done on the site.
MOTION TO APPROVE: Mr. Kelly **SECOND:** Mr. McNamara **AYES: 13**
RESOLUTION ATTACHED AND MARKED EXHIBIT:19

PROJECT: SightLogix, Inc. **APPL.#16958**
LOCATION: Princeton Twp./Mercer Cty.
FINANCING: \$701,494 Tax-Exempt Bond
REQUEST: approve a second 6-month principal moratorium through October 31, 2009 to allow time for the Company to raise additional capital to fund operations.
MOTION TO APPROVE: Mr. Plofker SECOND: Mr. Kelly AYES: 13
RESOLUTION ATTACHED AND MARKED EXHIBIT:18

PROJECT: Steel Fab Realty **APPL.#17423**
LOCATION: Edison/Middlesex Cty.
FINANCING: \$10,000,000 New Markets Tax Credit Loan
REQUEST: consent to Capital One Bank securing up to \$400,000 in interest rate swap exposure ahead of EDA's second mortgage on the subject property. In return, the EDA will receive the corporate guarantees of affiliated companies Steel Shark Holdings and Galaxy Metal.
MOTION TO APPROVE: Mr. Ryan SECOND: Mr. Tolson AYES: 13
RESOLUTION ATTACHED AND MARKED EXHIBIT:19

PROJECT: Waterfront Dental Center, PC, Andy-O Properties, LLC
and Alessia J. Johnson (co-borrowers) **APPL.# 14647**
LOCATION: Camden/Camden Cty.
FINANCING: \$56,834 NJDA Loan
REQUEST: Extend the NJDA loan maturity from 12/01/08 to 04/01/2013.
MOTION TO APPROVE: Mr. Tolson SECOND: Mr. Kelly AYES: 13
RESOLUTION ATTACHED AND MARKED EXHIBIT:20

PROJECT: Lafayette Yard Community Development Corp.
LOCATION: Trenton/Mercer Cty. **APPL.#10581 &12335**
FINANCING: \$2 million LDFF Loan and \$500,000 CCRC Loan
REQUEST: Restructure the terms of the EDA's \$2 million LDFF loan and recommend the restructure of the \$500,000 CCRC loan to its Board.
MOTION TO APPROVE: Mr. Ryan SECOND: Mr. McNamara AYES: 13
RESOLUTION ATTACHED AND MARKED EXHIBIT: 21

PROJECT: Covance, Inc. **APPL.#09436**
LOCATION: West Windsor/Mercer Cty. **BUSINESS:** advanced computing
GRANT AWARD: 80% Business Employment Incentive grant, 10 years
MODIFICATION: approve the modification and settlement of Covance's BEIP without sliding scale recapture.
MOTION TO APPROVE: Mr. Zaro SECOND: Mr, Kirschner AYES: 13
RESOLUTION ATTACHED AND MARKED EXHIBIT: 22

PROJECT: Board of Trustees of the Passaic County
Cerebral Palsy Center.

APPL.#14955

LOCATION: Clifton/Passaic Cty.

FINANCING: \$2,700,000 Tax-Exempt Bond

REQUEST: Consent to an interest rate modification from a fixed interest rate based on 5-year US Treasuries plus 1.58% to a floating interest rate of one month LIBOR + 300 basis points

MOTION TO APPROVE: Mr. Ryan SECOND: Mr. Tolson AYES: 13
RESOLUTION ATTACHED AND MARKED EXHIBIT: 23

The next item was a summary of Delegated Authority approvals for the 1st Quarter of 2009. **(For Informational Purposes Only)**

The next item was a summary of Participating and Preferred Lender Bank Evaluation Criteria. **(For Informational Purposes Only)**

The next item was a summary of projects approved under Delegated Authority in March 2009. **(For Informational Purposes Only)**

New Jersey Business Growth Fund: AJP Properties, LLC; Atlantic Cardiology, LLC; BGA Properties, LLC; Chibar Investments, LLC; Greener Corporation; Naftali Milinery LLC.

Preferred Lender: McKella 280 Inc.; Superior Powder Coating, Inc.

Fast Start Direct Loan Program: SAV Eatery LLC

NJ Main Street Program: McKella280 Inc.

NJ Business Growth Fund: Nicholas and Peggy Sue Juliano

Camden ERB: ABR Consultants, LLC

REAL ESTATE

The next item was a lease modification for Lab Corp., an existing Trenton Office complex retail tenant. **(For informational purposes only.)**

The next item was to approve a Memorandum of Understanding with the New Jersey Department of Treasury, Division of Property Management and Construction to facilitate the demolition and redevelopment of Riverfront State Prison in Camden.

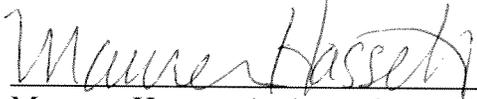
MOTION TO APPROVE: Mr. Plofker SECOND: Mr. Ryan AYES: 13
RESOLUTION ATTACHED AND MARKED EXHIBIT: 24

PUBLIC COMMENT

There was no comment from the public.

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

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



Maureen Hassett, Assistant Secretary



MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: May 12, 2009

RE: Chief Executive Officer's Report to the Board

EDA FINALIZES FIRST MAIN STREET LINE OF CREDIT GUARANTEE

The EDA finalized its first-ever line of credit guarantee in April, providing a \$250,000 guarantee of a \$1.2-million line of credit from Susquehanna Bank for a Pennsauken-based supplier of graphics design, digital imaging, printing and fulfillment services under the Main Street Business Assistance Program. The company, McKella 280, Inc., also closed a \$2-million loan with Susquehanna Bank, which included a 25-percent EDA participation and a 25-percent guarantee of the bank's portion of the financing. The funding is being used to refinance higher-cost debt. McKella currently employs 10 people and plans to double its staff within two years. This was the second project to close under the Main Street program. Nine additional Main Street applications had been filed prior to May 1 by businesses that plan to maintain more than 350 jobs.

Through May 1, 1,109 businesses also had applied for the \$120-million InvestNJ program since applications went online January 2. These businesses plan to create more than 25,000 new jobs in New Jersey. (Only 16,666 jobs may qualify for grants due to program limitations.) The applications represent grant totals of \$61.6 million for job creation and \$101.8 million for capital investment. The program makes available \$50 million for job creation and \$70 million for capital investment. Businesses that have submitted applications since cap limits were reached have been placed on a waiting list and will be considered on a first-come, first-served basis if earlier applicants do not meet program qualifications.

Both programs were signed into law by Governor Corzine in December as part of his Economic Assistance and Recovery Plan.

NEW JERSEY URBAN FUND

Through April, the EDA closed 21 financings totaling nearly \$30 million in the urban centers of Atlantic City, Camden, Elizabeth, Jersey City, Newark, Paterson and Trenton

under the New Jersey Urban Fund. These projects involve nearly \$150 million in total investment and are expected to create over 950 new full-time jobs and 1,800 construction jobs.

Economic Recovery Board for Camden Business Lease Incentive Grants were completed with ABR Consultants, an engineering consulting firm, and the Loida Development Center, a child care and educational development facility, that total more than \$60,000. ABR recently signed a five-year lease to move from North Broadway to larger offices on Aquarium Drive. The lease for Loida on South Crescent Boulevard represents the entity's expansion to a second facility. The two businesses plan to create a total of 11 new jobs.

OTHER URBAN ACTIVITY

Through the end of April, the EDA closed 15 projects in other Urban Aid cities, providing more than \$15million in bonds, loans, loan guarantees and environmental assistance grants for borrowers investing more than \$32 million in the state's economy. This support is expected to result in the creation of nearly 100 jobs.

The EDA closed a \$250,000 loan under the Local Development Financing Fund in April that will enable Passaic County Head Start to complete the purchase of a building in Passaic, which is presently leases from the city to operate its preschool programs. Project financing also included a \$500,000 loan from PNC Bank, a \$150,000 grant from the U.S. Department of Health and Human Services, and applicant equity.

EDISON INNOVATION FUND

The EDA has closed 10 projects totaling \$7.4 million on eight Edison Innovation Fund projects through the end of April. This assistance is expected to result in total project investments of more than \$13 million in New Jersey and the creation of more than 500 new jobs. Eight of the projects involve direct, equity-like investments totaling \$4.6 million.

CORE ACTIVITY

Core financing totaling almost \$66 million has been finalized with 52 other projects that plan to make total investments of nearly \$138 million and create more than 900 new jobs in the state.

A \$2.8-million tax-exempt EDA bond directly purchased by TD Bank and a \$700,000 EDA direct loan closed in April that will enable Douglas Electrical Components of Randolph to acquire and equip a 29,000-square-foot building to support the growth of its manufacturing operations. The company is a leading manufacturer of electrical feedthroughs, which are used in medical, military and other industries to pass electrical or optical energy through impermeable barriers. Douglas Electrical Components plans to add 25 new jobs to its 48-person staff within two years.

Tribeca Oven, Inc. an artisan bread company in Carlstadt also benefited from EDA financing in April, closing a \$6-million tax-exempt bond directly purchased by Sun National Bank to add new oven, freezer, mixing, shaping and packing equipment to make it more competitive. The company plans to add 20 jobs. In 2004, the EDA executed a 10-year BEIP grant associated with the company's move from New York to Bergen County.

Events/Speaking Engagements:

EDA representatives participated as attendees, exhibitors or speakers at 38 events in April. These included: a New Jersey Business & Industry Association "Surviving the Recession Seminar in Edison; a Maplewood Economic Summit, a Linden Industrial Association Annual Meeting; a Hispanic Small Business Forum in Elizabeth; the Cherry Hill Regional Chamber of Commerce Business Expo; the Chemistry Council of New Jersey's Annual Spring Conference, and a Downtown Revitalization and Management Program sponsored by Main Street New Jersey.



AUTHORITY MATTERS



NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Board

FROM: Caren S. Franzini
Chief Executive Officer

RE: New Product – Clean Energy Solutions Capital Investment Loan/Grant

DATE: May 12, 2009

Request:

The Board is requested to approve the following loan/grant product which supports the creation of the New Jersey Clean Energy Solutions portfolio, the EDA's new suite of products for "green" programs.

The primary goal of these products is to reduce the amount of greenhouse gases produced in the State to support the goals of the State's Energy Master Plan (EMP). In addition, the proposed products enhance the EDA's capacity to provide funds that will encourage the creation of green collar jobs in the State.

Background:

Governor Corzine released The State's Energy Master Plan (EMP) in October 2008. This aggressive plan calls for a 20% reduction in energy consumption and 30% of the State's energy supply coming from renewable sources by 2020. The EDA intends to support these goals through the products described below, which will provide financial assistance for energy efficiency measures in the commercial and industrial sectors and incentives to encourage the use of renewable energy.

The NJ Clean Energy Solutions portfolio will deliver a new suite of products based on the following funding sources:

- BPU Clean Energy Program Fund
- Global Warming Solutions Fund/ Regional Greenhouse Gas Initiative (RGGI)
- Retail Margin Fund (RMF)
- Federal Stimulus / American Recovery and Reinvestment Act (ARRA)

As the Board is aware, our product suite currently includes the Clean Energy Manufacturing Fund (CEMF), introduced in early 2009, to support this sector and to stimulate manufacturers of energy related products in New Jersey. The proposed **Clean Energy Solutions Capital Investment Loan/Grant**, as described in this memo, will support cogeneration projects, end

use energy efficiency projects and electricity generating projects that are state of the art, including renewable energy applications. The following products are currently under development and will also support this sector: A product utilizing federal American Recovery and Reinvestment Act (ARRA) State Energy Program (SEP) funds to support businesses with innovative, novel technologies in the field of clean energy or energy efficiency to advance products to commercialization. A Wrap-Around product similar to the existing Edison Innovation product, will provide financial support to clean energy companies that receive research and development funding through the Commission on Science and Technology. Additionally, the EDA has been in consultation with the Board of Public Utilities regarding funding additional cogeneration projects through the Retail Margin Fund legislation signed recently by Governor Corzine.

In addition, the EDA is reviewing our existing products and services to determine how we can use them to best encourage energy efficiency measures and support the use of renewable energy and are developing recommendations for modifications to programs, as appropriate, to support the EMP. As the products outlined above are finalized, they will be presented to the Board for approval, followed by product launch.

Following the March 30, 2009 Policy Committee meeting, staff conducted Focus Group Sessions with stakeholders to discuss the proposed products. Overall, the respondents expressed that the products were meaningful and advance the use of energy efficiency measures in the commercial and industrial sectors. The stakeholders did have several recommendations for how to improve the product offerings. Subsequently, staff clarified the limit to allow applicants to receive funding for multiple projects not exceeding \$5 million per company. Loan terms were also modified to accommodate real estate projects. Staff also revised the scoring criteria based on stakeholder feedback (see Exhibit 2). Following the March 30th meeting staff also made changes based on input from Policy Committee members, especially regarding equity contributions. Further modifications were made following the May 1st Policy Committee meeting in regarding assistance for energy efficiency measures in commercial office buildings.

The purpose of this memo is to approve the new product utilizing the Regional Greenhouse Gas Initiative - Global Warming Solutions Fund described below.

Funding Resource:

Regional Greenhouse Gas Initiative and Global Warming Solutions Fund

P.L. 2007, c.340 establishes a process for New Jersey's implementation of the Regional Greenhouse Gas Initiative (RGGI) – a cooperative effort by 10 Northeastern and Mid-Atlantic- states utilizing a “cap-and-trade” program to control carbon dioxide emissions.

The law authorizes the Department of Environmental Protection (DEP) to sell, exchange, retire, assign, allocate, or auction allowances from greenhouse gas emissions and sets forth requirements to be followed by the DEP if allowances are to be conveyed using an auction.

P.L. 2007, c.340 dedicates any revenues received through the auction or other conveyance of allowances to a special, non-lapsing "Global Warming Solutions Fund" and provides that the revenues in the fund be used for the following purposes:

- (1) 60% by the EDA to provide grants and other forms of financial assistance to commercial, institutional, and industrial entities to support end-use energy efficiency projects and new, efficient electric generation facilities that are state of the art as determined by the DEP, including but not limited to energy efficiency and renewable energy applications and to develop combined heat and power production facilities (cogeneration) and other high efficiency electric generation facilities (combined cycle natural gas) and to stimulate or reward investment in the development of innovative carbon emissions abatement technologies with significant carbon emissions reduction potential;
- (2) 20% by the Board of Public Utilities (BPU) to support programs that are designed to reduce electricity demand in the low-income and moderate-income residential sector with a focus on urban areas, including efforts to address "heat island effect" and reduce impacts on ratepayers arising from the enactment of the RGGI law;
- (3) 10% by the DEP to support programs designed to promote local government efforts to plan, develop and implement measures to reduce greenhouse gases, including, but not limited to, technical assistance to local governments, and the awarding of grants and other forms of assistance to local governments to conduct and implement energy efficiency, renewable energy, and distributed energy programs and land use planning where the grant or assistance results in measurable reductions in greenhouse gas emissions or measurable reductions in energy demand; and
- (4) 10% by the DEP to support programs that enhance the stewardship and restoration of the State's forests and tidal marshes that provide important opportunities to sequester or reduce greenhouse gases.

Auction proceeds from the December 2008 and March 2009 auctions have resulted in Global Warming Solutions Funds proceeds to the EDA of approximately \$18.7 million. Additional 2009 auctions will be held in June and December, with the proceeds anticipated at similar levels – approximately \$9 million as EDA's allocation from each auction.

Under P.L. 2007, c.340, the EDA is authorized to utilize up to 2% of funds allocated to the EDA to cover administrative costs.

Pursuant to 7:27D-2.1(e), the EDA has made the determination, at this time, to utilize RGGI proceeds to fund end use energy efficiency projects; new efficient electricity generation facilities that are state of the art, including renewable applications; and combined heat and power production facilities. These projects areas parallel the program areas outlined in the proposed rules that are directly responsive to the recommendations submitted by the DEP to the Legislature pursuant to the Global Warming Response Act, and are known to provide the benefits described in NJSA 7:27D-2.1(e).

- End Use Energy Efficiency Projects: In programs administered by other state agencies, it has been demonstrated that End Use Energy Efficiency

projects have the potential to reduce whole building energy use by at least 15%. It would be the goal of the Authority to finance only those portions of the project that directly contribute to the energy savings. As with all the proposed programs, the Authority would administer this program with a scoring model that addresses cost/benefit impact, with the goal of providing a larger grant percentage to those projects that provide the most green house gas reduction.

- High Energy Electric Generation Facilities and Cogeneration Projects: This category would create incentives for cogeneration projects that are designed to serve the on-site energy needs of a business, thus reducing local electricity demand, rather than serving the wholesale electricity market. The incentive provided by the Authority would help render the introduction of these facilities commercially viable. Any fossil fueled projects would have to meet the thermal efficiency standards specified at NJAC 7: 27D-3.1 (a) (4).
- Innovative Carbon Emissions Abatement Technologies: This category is intended to provide incentives for the commercial development of innovative technologies for carbon emissions abatement and carbon emissions control. The Authority would give priority to those technologies that promise to result in the most significant reduction in greenhouse gas emissions, without generating waste streams that would negatively impact the environment. While the Authority is not addressing this category with the initial product release, the EDA intends to revisit this program area in the future.

The EDA may change this determination in the future based on project results described in 7:27D-2.1(e) and market acceptance and need and will closely monitor the Clean Energy Solutions RGGI program and provide semi-annual progress reports to our Board on program performance.

Staff has researched the proposed programs of the other states participating in the RGGI auction and found them to be in the early stages of product development, largely focusing on energy efficiency and renewable energy. With these proposed products, EDA expects to be a leader in launching financing programs, and to have applications available in June.

Program Description:

The Clean Energy Solutions Capital Investment Loan/Grant provides financial support in the form of 0% loans and grants to support commercial, institutional and industrial entity end-use energy efficiency projects, combined heat and power (CHP or cogen) production facilities, and new state of the art efficient electric generation facilities, including renewable energy applications.

Product: Clean Energy Solutions Capital Investment Loan/Grant

Product Family: Loan/Grant

Approval Authority: Board

Funding Source: RGGI Auction – Global Warming Solutions Fund

Uses:

- Fixed Assets (real estate or equipment)

Eligibility:

- NJ-based Commercial, Institutional or Industrial entity which meets N.J.A.C. 7:27D-2.2 regulatory requirements
- \$1MM minimum total project cost
- Business should create or maintain jobs in New Jersey

Maximum/Limits:

- 100% loan, a portion of which can become a grant, based on EDA scoring criteria
 - Maximum grant awarded, based on scoring criteria, to be lesser of 80% of amount requested or \$2.5MM, with remainder as loan
 - Commercial building with energy efficiency projects will be limited to a maximum grant amount of 20%
- Total EDA RGGI funding cannot exceed **\$5MM** per applicant including related entities (25% ownership)
- Aggregate State Public funding cannot exceed 50% of the project cost
- Equity requirement (Recommendation 10%)

Terms/Conditions:

- Minimum of 50% (includes debt and equity) of project costs must be covered by project sponsor(s) (includes Federal funding)
- Loan Interest Rate = 0%
- Up to 10 year term, amortization up to 20 years based on need
- Personal guarantees required for any person or entity with 10% or more ownership in project if DSCR is less than 1.2:1 (based on adjusted year end financials). The Authority may consider the assignment of other public grant funding in lieu of personal guarantees, provided the other public grants are no less than 120% of the loan amount and aggregate state funding is does not exceed 50% of the project cost.

Review and Award Process:

1. **Eligibility Review:** EDA staff will review and score applications based on the Project Award Criteria established by the DEP in N.J.A.C. 7:27D-2.2. The assignment of priority points reflects the degree to which a proposed project furthers the goals of the EMP, the Global Warming Response Act, and the RGGI legislation. Staff is working with the DEP and BPU to create a process for scoring projects based on these criteria. Applicants that score above a 60 will be eligible for funding. These eligibility criteria are attached as “Exhibit 1.” Please note that DEP has provided evaluative formulas based on its expertise in this area, attached as “Exhibit 3.” To the extent DEP revises these formulas from time to time, the EDA will substitute the

revised formulas in the scoring matrix. Applicants will be informed of ineligibility based on this criteria or incompleteness of application.

2. **Project Review:** If the project meets regulatory eligibility criteria as described above, it will be scored by EDA staff to determine the ratio of grant to loan that will be awarded. This scoring will take into account the priority ranking score, potential job creation, location, industry and other factors. This score sheet is attached as "Exhibit 2".
3. **Financial Review:** Projects will be underwritten in accordance with EDA's standard procedures.
4. **Authorization for Funding Assistance:** Projects that meet all eligibility, completeness and financing requirements, will be referred to the Director's Loan Review Committee and then to the full EDA Board for approval. Applicants will be notified when their project will be heard by the Board.

Recommendation:

The Members are requested to approve the creation and implementation of the **Clean Energy Solutions Capital Investment Loan/Grant** as substantially described above.

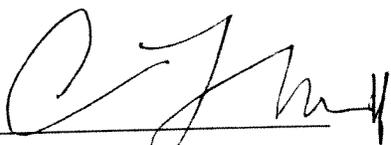

Caren S. Franzini

EXHIBIT 1 - PROJECT ELIGIBILITY CRITERIA

In consultation with the EDA and the NJBPU, The Department of Environmental Protection, through the proposed (see NJ Register) N.J.A.C. 7:27D-2.2, has established Project Award Criteria. In order to be eligible for funding through the Global Warming Solutions Fund, an applicant must demonstrate that its project will advance the following:

1. Reduction in Green House Gas Emissions – 50 points
 - i. Produce a net reduction in greenhouse gas emissions in the State or produce a net reduction in greenhouse gas emissions from electricity produced out of the State, but consumed in the State;
 - ii. Result in a significant, measurable reduction in greenhouse gas emissions relative to the cost of the project and the reduction of impacts on ratepayers;
 - iii. Significantly contribute to the achievement of the State’s 2020 greenhouse gas emissions limit established by the Global Warming Response Act, relative to the cost of the project; **and/or**
 - iv. Significantly contribute to the achievement of the State’s 2050 greenhouse gas emissions limits established by Global Warming Response Act, relative to the cost of the project.

2. Other Environmental Benefits – 30 points
 - i. Except with regard to EDA’s funding of a new combined heat and power production facility or an increase in the electrical and thermal output of an existing combined heat and power production facility, a measurable reduction in energy use;

 - ii. A net sequestration of carbon;

 - iii. Co-benefits to the State (“Co-benefits” are define as benefits that result or are expected to result from a project or program other than a net reduction in greenhouse gas emissions, net reduction in energy use, or net sequestration of carbon. Co-benefits include, but are not limited to, the creation of job opportunities, reduction of air pollutants other than greenhouse gases, reduction of the costs of electricity or natural gas to consumers, improvements in local electric system reliability, and the contribution to regional initiatives to reduce greenhouse gas emissions.); **and/or**

iv. Responsiveness to the recommendations submitted by the Department to the Legislature pursuant to the Global Warming Response Act.

3. Economic Development Benefits – 20 points

i. The project has not been previously funded in whole or in part by the State, the Federal government, or other entity;

ii. The project is expected to produce results that could be readily replicated by others in New Jersey and elsewhere;

iii. The project is expected to provide measurable data or quantitative information important to future efforts to reduce greenhouse gas emissions or energy use;

iv. The project demonstrates readiness to proceed through achievement of milestones including, but not limited to control of land, permitting, and financial commitments;

v. The developer or owner of the project demonstrates the experience and capacity to complete the project;

vi. The project is financially feasible and sustainable and demonstrates ability to leverage funding from the Fund with private investment; **and/or**

vii. The project accomplishes or is expected to accomplish other results that are consistent with the agency's mission in accordance with its enabling statutes.

EXHIBIT 2 - RGGI - Loan/Grant Score Sheet

(Select one from each category)

1) Priority Ranking Score

- (5) 80 points or more
- (3) 70 – 79 points
- (1) 60 – 69 points

2) Project Location

- (2) Project is located in one of the 9 targeted urban areas
- (1) Project is located in Planning Areas 1 or 2 of the State's Development and Redevelopment Plan
- (1) Located in an area designated by the locality as an 'area in need of redevelopment'
- (0) None of the above

3) Job Creation or retention (within 2 years)

- (3) Significant job creation (>200 jobs)
- (2) Moderate job creation (50 – 200 jobs)
- (1) Low job creation (1 – 49 jobs)
- (1) Job retention as result of project
- (0) No job creation

4) Industry of Applicant or End User

- (2) Class I or II Renewable
- (1) Manufacturing
- (1) Nonprofit
- (1) Small, women or minority-owned business
- (0) None of the above

5) Leverage

- (2) 5 x
- (1) 3 to 4.9 x
- (0) 1 -2.9 X

Total Points

13 – 14 points =	80% grant/20% loan
11 - 12 points =	60% grant/40% loan
9 -10 points =	40% grant/60% loan
5 - 8 points =	20% grant/80% loan
1 – 4 points =	100% loan

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Row	Section	Max Total	Max Points	Formulas and Comments ¹
1	(b)(1)	50*		
2	(i) net reduction in GHGs (iii) significant contrib. to 2020 goal relative to cost of emissions reductions (iv) significant contrib. to 2050 goal relative to cost of emissions reductions		30	Formula ² takes account of tons reduced, cost-effectiveness, and useful life of project, with adjustments for uncertainties in estimated lifecycle emissions and in projected GHG reductions ³ .
3	(ii) significant reduction in electricity ratepayer impacts		30	Formula ⁴ takes into account grid electricity savings, reduction in peak grid electricity demand, and grid congestion effects. Projects with up-front cost > \$200/MTCO _{2e} not eligible for points here.
4	(b)(2)	30*		
5	(i) CHP		30	Formula ⁵ is based on MWe capacity and thermal efficiency.
6	(i) measurable reduction in energy use		25	Formula ⁶ is based on fuel and electricity use reduced over life of project, calibrated based on quantity of fuel/electricity that is equivalent to 1,000 MT CO _{2eq} , adjusted based on carbon intensity of fuel.
7	(ii) net sequestration of carbon		20	Formula ⁷ is based on tons carbon sequestered, expressed as CO _{2eq} .
8	(iii) co-benefits		10	Reduction of air pollutants as per formula ⁸
9	(iii) co-benefits—environmental justice		+20 to -10	See formula ⁹
10	(iv) responsiveness to DEP report		5	Yes/no item. DEP to supply list of relevant Report recommendations.
11	(b)(3)	20	allocation up to EDA**	EDA to assign points, with advice on some items from DEP and/or BPU.

*maximum from any combination

** See attached sheet, “7:27D-2.2(b)(3) – Added Benefits”

See explanatory notes on the following pages.

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- ¹ Unless specified, all GHG and energy reductions are net reductions measured over the lifetime of the project. Under the definition of “measurable reduction” in proposed NJAC 7:27D-1.2, all reductions in GHG emissions or energy use must be calculated compared to the actual value of the quantity in question as it was prior to the inception of the project. This means that reductions in GHGs or energy use will be measured against historical emissions and energy use for the building or facility in question.
- ² The scoring for this item equals the product of four factors: the maximum number of points (30), a cost-effectiveness factor, a GHG reduction factor, and a calibration factor. The latter three factors are calculated as follows:

 - a. Cost-effectiveness is defined here as the ratio of total MTCO_{2e} reduced over the life of the project divided by total initial project cost as per the NJEDA financing application, i.e., “tons per dollar”. (Note: this definition excludes on-going operating and maintenance costs). If the project generates constant annual reductions in GHG emissions, the numerator of this ratio equals the constant annual rate multiplied by the project life in years.
 - b. The GHG reduction factor used here is the log (to the base 10) of the total lifetime GHG reduction in MTCO_{2e}. This formulation was chosen to avoid a situation in which a large absolute GHG reduction figure would swamp the influence of a numerically much smaller (but equally important) cost-effectiveness factor. The use of the log formulation ensures that the orders of magnitude for the two factors will be much closer than would be the case without the log formulation.
 - c. The product of the preceding factors a. and b. has been calibrated so that a \$1M project that reduces GHGs by 100,000 MT over the project life with an emissions reduction up-front cost of \$10/MT CO_{2e} earns 2/3 of the 30-point maximum, i.e., 20 points; the resulting calibration factor (to 3 decimal places) is 1.333. More cost-effective projects or projects with higher GHG reductions can earn additional points (up to the 30 point maximum). The score for this item may not exceed 30 points.
- ³ Under proposed NJAC 7:27D-2.4, expected benefits, such as reductions in GHG emissions or energy use, must include an estimate of the uncertainty associated with measured or estimated baseline quantities, quantitative reduction goals, and quantities of reductions. Applicants may supply their own estimates of the uncertainties in these factors; in lieu of such estimates, estimated benefits, such as reductions in GHG emissions or energy use, are lowered by 5%. Similarly, under proposed NJAC 7:27D-1.2, the definition of the term “net reduction” provides that estimates of reductions in GHG emissions or energy use must be net of any increases in GHG emissions or energy use that account for 5% or more of the total gross amount of GHG emissions or energy use over the life of the project. An important example of this is the significant amount of CO₂ generated by the production of cement used in the project. Once again, the applicant may provide its own estimates

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of total and net lifetime GHG emissions or energy use; in lieu of such estimates, 5% will be deducted from the applicant's estimated reductions in GHG emissions or energy use to arrive at net GHG emissions or energy use.

4 Under the proposed scoring system, applicants can earn points for three items that benefit electricity ratepayers: reductions in grid energy use, reductions in grid peak summer electricity demand, and reduction of congestion in grid electricity transmission and distribution networks. (Note: non-grid changes in these quantities do not directly benefit the majority of ratepayers and are not considered here.)

a. The score for the first item = $12 \times (\text{MWh of new on-site generation and savings in electricity use}) / 16,800$, not to exceed 12 points. As the formula indicates, grid electricity use can be reduced either by new on-site generation of electricity or by savings from energy efficiency, which can respectively replace or reduce electricity use from the grid. The 16,800 figure is a calibration factor that is set so that a project that saves the equivalent in electricity of an average of 1,000 MTCO₂e per year will earn 12 points.

The calibration factor used above was calculated as follows: as of March 2009, the average PJM emissions factor was 1,312 lbs CO₂ / MWh (including an adjustment for CH₄ and N₂O); 1,000 MT = ~ 2,205,000 lbs; $2,205,000 / 1,312 = \sim 1,680$ MWh; energy savings or on-site generation over 10 years = $10 \times 1,680 = 16,800$ MWh. The GHG reduction over that period = $10 \times 1,000 = 10,000$ MTCO₂e. A project could have a different useful life and/or a different level of on-site generation or energy savings, and under the formula such differences might result in the project earning < 12 points for this factor. However, the score for this item cannot exceed 12 points.

b. The score for the second item = $12 \times$ the percentage of total on-site generation or energy savings realized during the period June through Sep. during the hours 10 AM-6 PM. These months and hours represent the peak demand periods for electric generating facilities according to both PJM (the PA-NJ-MD grid) and NJBPU. Applicants may estimate this percentage using any reasonable method. In lieu of any other approach, applicants may simply pro-rate their on-site generation and anticipated energy savings evenly over the year and the hours of the day; however, this will often produce an under-estimate of the percentage of peak use.

c. The score for the third item = 6 if the electric generating facility in question is located in a BPU-defined congestion area and zero otherwise.

5 Under proposed NJAC 7:27D-3.1(a), state of the art electric generation facilities such as CHP facilities with useful thermal energy production greater than 16% of total heat input must have an overall thermal efficiency of at least 65% if the facility's electric generating capacity is less than or equal to 20 MW and 70% if its capacity is greater than 20 MW. Under the scoring component to which this note relates, the applicant's point score = $15 + 100 \times (\text{efficiency} - 65\%)$ if the facility's capacity is = or < 20 MW and $15 + 100 \times (\text{efficiency} - 70\%)$ if the capacity > 20 MW. In either case, the total score may not exceed 30 points. Under this formula, facilities whose capacity is = or <

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20 MW will earn the full 30 points if their efficiency is = or > 80%, and facilities whose capacity is > 20 MW will earn the full 30 points if their efficiency is = or > 85%. If the applicable minimum thermal efficiency thresholds are not met, the applicant earns no points for this item.

⁶ Score = $25 \times (\text{Bn Btu natural gas}/187 + \text{Bn Btu LPG}/158 + \text{Bn Btu gasoline}/140 + \text{Bn Btu distillate}/136 + \text{Bn Btu residual}/126 + \text{Bn Btu coal}/107 + \text{MWh electricity}/16800)$. Bn = billion.

- a. The numerators here represent the net quantities of fuels over the estimated lifetime of the project that will no longer be combusted due to the project's proposed actions.
- b. The denominators are different fuels in order to consistently represent the billions of Btus of fuel that would be combusted to emit 10,000 MT of carbon dioxide, and that, if no longer combusted, represent 10,000 MTCO_{2e} of lifetime savings, calibrated so that the equivalent of 10,000 MT CO_{2e} of lifetime savings earns 25 points.

Note 3 applies as well. Not to exceed 25 points. Energy savings are measured against a historical baseline; for CHP facilities, energy savings are determined by historic baseline energy use by fuel type for facilities supplied by CHP (on-site combustion and electricity use in MMBtu) minus CHP MMBtu energy use. MMBtu = millions of BTU.

⁷ Under the proposed scoring system, the score for this item = $20 \times (\text{MT CO}_2\text{eq sequestered})/10,000$. This formula is calibrated so that a project with a lifetime reduction of 10,000 MTCO_{2e} will earn 20 points. The carbon equivalent of this is $10,000 \times 12/44 = 2,727$ metric tons of carbon. (Note: 12 and 44 are the chemical weights of C and O₂ respectively.) Note 3 above applies to this item. The total score for this item may not exceed 20 points.

⁸ Score = Σ (weighting factor * [annual change in total net emissions from equipment replacement and installation due to the project/ "significant net change" under Emissions Offset Rule**]); pollutants are NOx (25 TPY), SOx (40 TPY), Hg (0.33 lb/yr), and PM_{2.5} (1,264 lb/yr); weights are 2.5 points each. Not to exceed 10 points total in a non-EJ area. If project results in an *increase* in these pollutants at a site *not* in an EJ area, score is zero.** Quantities for NOx and SOx are based on the significance thresholds in N.J.A.C. 7:27-18.7. There are no significance thresholds for Hg or PM_{2.5}. Quantities for Hg and PM_{2.5} are based on offsetting releases from an EGU generating 25,000 MWhr of electricity. This is the size of EGU needed to release 25 TPY of NOX using PJM system wide releases. Releases for Hg are based on New Jersey releases for 2005 from EPAs eGRID data system (25,000 MWhr * 0.0000132 pounds Hg/MWhr). Releases for PM_{2.5} are based on New Jersey releases reported in 2007 on the emission statement (25,000 MWhr * 0.0505 pounds PM_{2.5}/MWhr).

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⁹ Score = same as formula in Note 8 except that projects in certain urban or EJ areas can receive a maximum of 20 points for positive co-benefits. Also, if a project in such an urban or EJ area results in an *increase* in these pollutants (which generates negative co-benefits), the score will be *negative*, with a minimum of -10 points for projects with new on-site emissions. For projects with new on-site emissions, only changes in total net combustion (“direct”) emissions impacting the site and community are counted to determine positive and negative co-benefits. Co-benefit points in such urban or EJ areas can range from +20 to – 10.

7:27D-2.2(b)(3) - Added Benefits

All items yes/no – Maximum 20 points for section

- i. The project has not been previously funded in whole or in part by the State, the Federal government, or other entity; (10 points)
- ii. The project is expected to produce results that could be readily replicated by others in New Jersey and elsewhere; (10 points)
- iii. The project is expected to provide measurable data or quantitative information important to future efforts to reduce greenhouse gas emissions or energy use; (10 points)
- iv. The project demonstrates readiness to proceed through achievement of milestones including, but not limited to control of land, permitting, and financial commitments; (10 points)
- v. The developer or owner of the project demonstrates the experience and capacity to complete the project; (10 points)
- vi. The project is financially feasible and sustainable and demonstrates ability to leverage funding from the Fund with private investment; (10 points)
- vii. The project accomplishes or is expected to accomplish other results that are consistent with the agency's mission in accordance with its enabling statutes. (10 points)

BOND RESOLUTIONS



MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: May 12, 2009

SUBJECT: School Facilities Construction Refunding Bonds
2009 Series

BACKGROUND

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

Since April 2001, the Authority has issued nineteen (19) series of tax-exempt School Facilities Construction Bonds totaling \$7,500,000,000 under the Act. Also, \$45,929,000 of such bonds were issued in three (3) series of taxable Qualified Zone Academy Bonds for a grand total of \$7,545,929,000 in tax-exempt and taxable bonds. Additionally, the Authority issued four (4) series of refunding bonds in the par amount of \$2,965,430,000 that restructured and refunded a portion of several Series of tax-exempt bonds previously issued under the Act.

The Working Groups are continuing to structure the issuance of the 2009 Series Bonds and 2009 Series Notes for School Facilities Projects previously authorized by the Board. The 2009 Series A Notes for School Facilities Projects are tentatively scheduled to close on or around June 5, 2009. The 2009 Series Bonds (formerly known as the 2009 Series AA Bonds) have been postponed until fiscal year 2010.

Also, in connection with the Authority’s ongoing efforts in conjunction with the State Treasurer to mitigate the floating rate interest rate risk and reduce the costs of the Authority’s existing swap portfolio, on May 5, 2009, the Authority entered into an interest rate swap agreement with Deutsche Bank. The initial notional amount of the swap is \$250,000,000 and the Authority will be paying a

floating rate of interest equal to 62% of 1-month LIBOR plus 40 basis points while receiving a fixed rate of 1.119%. The swap agreement terminates May 1, 2011.

This swap agreement effectively reverses the terms of an existing swap agreement with Royal Bank of Canada that became effective May 1, 2009 in which the Authority receives 62% of 1-month LIBOR plus 40 basis points and pays a fixed rate of 4.51240%. Taken together, the two swap agreements will net to a fixed cost of 3.3934% for the next two years.

RESTRUCTURE AND REFUNDING REQUEST

The Members are requested to approve the adoption of the Twenty-Fourth Supplemental School Facilities Construction Bond Resolution (“Twenty-Fourth Supplemental Resolution”) authorizing the issuance of not to exceed \$250 million principal amount of School Facilities Construction Refunding Bonds, 2009 Series, in one or more Series, (the “2009 Refunding Bonds”) to restructure and refund a portion of the outstanding School Facilities Construction Bonds, including without limitation, Series A, C, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y (the “Refunded Bonds”). The 2009 Refunding Bonds will be secured by a contract with the State Treasurer and payments will be directly remitted by the State Treasurer to pay the debt service on the Bonds subject to appropriations from time to time by the State Legislature for this purpose. The 2009 Refunding Bonds will be issued as fixed-rate obligations with a term not to exceed 25 years. The true interest cost (TIC) on the bonds is not to exceed 6.5%.

This restructuring and refunding of prior School Facilities Construction Bonds is part of the State’s ongoing financial management of its overall portfolio of Schools Facilities Construction Bonds. As part of this restructuring, there will be no extension of the final maturity of the outstanding Series of Bonds being refunded. In addition, under existing market conditions, it is estimated at this time that the restructuring and refunding of the prior School Facilities Construction Bonds will generate a reduction in debt service due and payable in Fiscal Year 2009 and/or 2010.

In addition, the Board members are being asked to approve an additional methodology for conducting the competitive sale of the 2009 Series Notes. Under this method, an Authorized Officer of the Authority, in consultation with the State Treasurer and the financial advisor for the 2009 Series Notes being sold, will set the interest rate on such Series of 2009 Series Notes on or before the sale date, provided that the interest rate shall be such rate as shall be necessary to market the Notes and shall not exceed 6% per annum. The bidders may submit offers to purchase all or only a portion of the Notes. The Notes will be awarded based upon the bid, or combination of bids, that produces the lowest net interest cost to the Authority for the full principal amount of the Notes offered. It is felt that this method for conducting a competitive sale of a Series of 2009 Series Notes will broaden the base of potential bidders, resulting in a more competitive bid and a lower overall borrowing cost. It is expected that the 2009 Series A Notes will be sold competitively pursuant to the foregoing methodology.

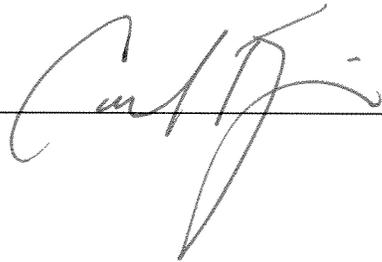
Professionals for this transaction were selected in compliance with Executive Order #26. Through a competitive RFP/RFQ process performed by the Attorney General’s office on behalf of Treasury, Wolff & Samson PC was selected as Bond Counsel for this series of refunding bonds. Through Treasury’s competitive RFP/RFQ process, Morgan Stanley was selected as Senior Manager, US

Bank as Trustee, Paying Agent, Registrar and Escrow Agent and Public Financial Management and P.G. Corbin & Company, Inc. as Financial Advisors for this series of refunding bonds. The Members are asked to approve the use of the aforementioned professionals and authorize Authority staff to take all necessary actions incidental to the issuance of the bonds subject to the State Treasurer's approval, including without limitation, selection of additional co-senior managers and co-managers and bond insurers, if any.

Subchapter 6.7 (Fee Waiver) of the Authority's rules permits the Chief Executive Officer, with the approval of the Members to waive, postpone or decrease the Authority's closing fees for State Agency projects. In the absence of such Board action, the NJEDA statutory bond closing fee will apply. Under existing regulations, the Authority's statutory bond closing fee on this transaction will be \$300,000. Staff recommends the bond closing fee for this transaction be reduced to no less than half the regulatory bond closing fee.

RECOMMENDATION

Based upon the above description, the Members are requested to (i) approve the adoption of the Twenty-Fourth Supplemental School Facilities Construction Bond Resolution authorizing the issuance of the 2009 Refunding Bonds in an amount not to exceed \$250 million to restructure and refund a portion of the Refunded Bonds and other matters in connection with the issuance and sale thereof; (ii) approve an additional methodology for conducting the competitive sale of the 2009 Series Notes; (iii) authorize the use of professionals; (iv) authorize the reduction in closing fee to no less than half the regulatory bond closing fee; and (v) authorize Authority Staff to take all necessary actions incidental to the issuance of the 2009 Refunding Bonds; subject to final review and approval of all terms and documentation by the Bond Counsel and Attorney General's Office.



Prepared By: Teresa Wells

COMBINATION PRELIMINARY AND BOND RESOLUTIONS

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

APPLICANT: Cape Counseling Services, Inc.

P26443

PROJECT USER(S): Cape Counseling Services, Inc. *
Shore Orthopedic University Assoc. LLC
Entrepo Financial Resources, LLC

* - indicates relation to applicant

PROJECT LOCATION: 1129 Route 9 South Middle Township (T) Cape May County

GOVERNOR'S INITIATIVES:

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

APPLICANT BACKGROUND:

Cape Counseling Services, Inc., is a 501(c)(3) behavioral health organization which provides a full range of mental health and substance abuse services in Cape May County. Annually serving over 5,000 families, Cape Counseling has been the leading provider of behavioral health services in Cape May County since 1979. Employing approximately 264 full and part time staff members, Cape Counseling operates clinical programs at 12 different locations throughout Cape May county. Cape Counseling Services is licensed by the State Division of Mental Health Services, Division of Addiction Services and Division of Child Behavioral Health Services.

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 acquire a 15,600 sq. ft building on 1.83 acres, renovate and equip the building and pay a portion of the costs of issuance. Cape Counseling Services expects to relocate it's current services from a leased space at Cape Bank, which expires later this year and a business office leased on a month to month basis at 5 South Main Street in Cape May County Courthouse. The acquisition will enhance its space and provide a centralized location for many of its services.

A portion of the project may be financed with taxable bonds as the facility is also leased to private use tenants. Cape Counseling Services will initially occupy 7,800 sq. ft. of the project facility. Bond counsel will confirm the amount, if any of the taxable bond financing.

The difference between the bond amount and the projects costs will be funded by grants from the Department of Human Services, Divisions of Mental Health Services Capital and Operational Contract Funds and seller take-back note.

FINANCING SUMMARY:

BOND PURCHASER: Crest Savings Bank (Direct Purchase)

AMOUNT OF BOND: \$1,250,000 est. Tax-exempt (Part of \$1.3 million tax-exempt and taxable bond financing)	\$50,000 est. Taxable (Part of \$1.3 million tax-exempt and taxable bond financing)
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TERMS OF BOND: 20 years; Fixed rate of 4.25% for 10 years; on 10th anniversary subject to call option and interest rate reset at the Lender's tax-exempt equivalent of the Federal Home Loan Bank 10 yr advance rate plus 225 basis points.	20 years; Fixed rate of 5.625% for 10 years; on 10th anniversary subject to call option and interest rate reset at the Federal Home Loan Bank 10 yr advance rate plus 225 basis points.
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ENHANCEMENT: N/A

PROJECT COSTS:

Acquisition of existing building	\$1,800,000
Renovation of existing building	\$50,000
Legal fees	\$45,000
Purchase of equipment & machinery	\$30,000
Finance fees	\$16,500
Engineering & architectural fees	\$8,000
TOTAL COSTS	\$1,949,500

JOBS: At Application 163 Within 2 years 3 Maintained 0 Construction 2

PUBLIC HEARING: 05/12/09 (Published 04/24/09) **BOND COUNSEL** McCarter & English

DEVELOPMENT OFFICER: J. Kenyon

APPROVAL OFFICER: T. Wells

PRELIMINARY RESOLUTIONS

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

APPLICANT: Advanced Metal Processing NJ, LLC

P26424

PROJECT USER(S): Same as applicant

* - indicates relation to applicant

PROJECT LOCATION: 326 South Wade Boulevard

Millville City (T/UA)

Cumberland

GOVERNOR'S INITIATIVES:

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

APPLICANT BACKGROUND:

Formed in 2006, Advanced Metal Processing NJ, LLC will serve the secondary (recycling) metal foundries in the Mid-Atlantic region. The applicant is 75% owned by Chinook Sciences LLC and will use Chinook's patented RODECS® platform to manufacture metal (mainly aluminum) sows of specific alloy for the secondary non-ferrous metal market by cleaning (de-coating), drying, reshaping and recycling mixed-shape and quality heavily coated, "dirty" scrap metal, which would otherwise be disposed of in landfills or shipped to newly industrialized countries. Advanced Metal Processing NJ, LLC is expected to create about 38 full-time "green collar" jobs over the next 24 months in the Urban Aid Community of Millville.

Formed in 1998, Chinook Sciences LLC is a Cranford, New Jersey-based scientific research and engineering company dedicated to the introduction of novel and innovative technologies to the metal reclamation and waste industries. The company is the developer and patent holder of the RODECS® gasification equipment, the most technologically advanced industrial-scale, batch metal recycling system in the World. The RODECS® Pyrolysis oven heats up the scrap material to a temperature below the metal melting point in a controlled environment. Its unique multi-stage and repetitive loop cycle design ensures destruction and incineration of by-products (volatile organic compounds, i.e., emission-gases and particulates) internally. The RODECS® system is integrated with Chinook Filters (Ultra-High Temperature Filters), enabling it to fully comply with all European, US EPA and NJ DEP regulations. The Company is now manufacturing and deploying the seventh generation RODECS® equipment as the company continually makes improvement to the equipment. Since 2000, Chinook Sciences LLC has successfully installed 15 RODECS® units globally with 2 in the US (North Carolina and Texas). Establishing a third US plant in Massachusetts has been in the works and is about to be financed with a tax-exempt bond financing. In addition to non-ferrous metal recycling (mainly aluminum and copper), this versatile technology, with modifications, is also used and very suitable for waste-to-energy/fuel, and landfill and polluted land reclamation applications.

APPROVAL REQUEST:

Authority assistance will enable the renovation of a 45,000-sf facility on a 5-acre parcel along with the acquisition of new machinery and equipment for use in manufacturing operations plus pay the cost of issuance.

FINANCING SUMMARY:

BOND PURCHASER:

AMOUNT OF BOND:

TERMS OF BOND:

ENHANCEMENT: N/A

PROJECT COSTS:

Purchase of equipment & machinery	\$4,879,547
Renovation of existing building	\$278,000
Cost of Issuance	\$60,000

TOTAL COSTS

\$5,217,547

JOBS: At Application 2 Within 2 years 38 Maintained 0 Construction 8

PUBLIC HEARING:

DEVELOPMENT OFFICER: P. Durand

BOND COUNSEL: McManimon & Scotland

APPROVAL OFFICER: D. Sucsuz

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

APPLICANT: Century Packaging, Inc.

P26784

PROJECT USER(S): Same as applicant

* - indicates relation to applicant

PROJECT LOCATION: 42 Edgeboro Road

East Brunswick Township (N)

Middlesex

GOVERNOR'S INITIATIVES:

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

APPLICANT BACKGROUND:

Century Packaging, Inc. (Century), formed in 1986, is a full service manufacturer of innovative packaging to customer specification. The applicant handles all aspects of carton creation from custom graphic design, appropriate package configuration, die lines, artwork, electronic file preparation, and proofs. Century's customers are nationwide, with a primary focus on the New York, New Jersey, Pennsylvania tri-state area. Industries served by the applicant include cosmetic, pharmaceutical, healthcare, nutritional, food, bakery products, automotive & industrial hardware and pet products.

The Authority approved for Century Packaging at its November 1999 Board meeting a 7 year, \$400,000 bank loan under the Statewide Loan Pool Program (P11188), with a 25% participation, initially \$100,000, and a 25% guarantee of principal outstanding, not to exceed \$75,000.

APPROVAL REQUEST:

Authority assistance will enable the applicant to acquire a state of the art Mitsubishi Diamond six color, sheetfed printing press. The new press will provide the applicant with the ability to handle a wider range of paperstock, decrease print product turnaround time, and accommodate new clients with increased productivity and profitability.

FINANCING SUMMARY:

BOND PURCHASER:

AMOUNT OF BOND:

TERMS OF BOND:

ENHANCEMENT: N/A

PROJECT COSTS:

Purchase of equipment & machinery	\$2,535,000
Renovation of existing building	\$60,000
Legal fees	\$50,000
TOTAL COSTS	<u>\$2,645,000</u>

JOBS: At Application 46 Within 2 years 7 Maintained 0 Construction 2

PUBLIC HEARING:

BOND COUNSEL: Wolff & Samson

DEVELOPMENT OFFICER: P. Ceppi

APPROVAL OFFICER: M. Krug

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: May 12, 2009

RE: Division of State Police – Acquisition and Rehabilitation of Six Barracks
Reimbursement Resolution

Summary

The Members are asked to approve a reimbursement resolution to allow the use of the bond proceeds to reimburse Treasury for the feasibility study and basis of design expenses for the acquisition and rehabilitation of six State Police Barracks located at: Bellmawr, Bridgeton, Frankford, Hope, Perryville, and Wilburtha (hereinafter “barracks”).

Background

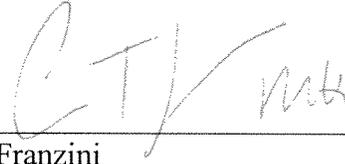
Treasury has requested that the Authority investigate acquiring and rehabilitating the barracks using a capital lease to underwrite lease revenue bonds that would be issued by the Authority. In January of this year, the Board approved the Memorandum of Understanding (“MOU”) between the Authority and Treasury for the acquisition and rehabilitation of the barracks.

If upon completion of the Feasibility Study, Treasury approves the Project for development and the Members authorize issuance of the bonds, Treasury requests that the funds that it advances under the MOU be reimbursed with bond proceeds. The reimbursement resolution is necessary in order for project bond proceeds, if bonds are issued, to be used to reimburse Treasury for expenses that were paid before the bonds are issued.

The attached reimbursement resolution is in substantially final form. The final form of resolution may be subject to revision, although the basic terms and conditions will remain consistent with the attachment. The final terms of the reimbursement resolution will be subject to the approval of the Chief Executive Officer, the Attorney General’s Office, and bond counsel.

Recommendation

In summary, I ask for the Members' approval for the reimbursement resolution.

A handwritten signature in black ink, appearing to read 'C. Franzini', is written above a horizontal line.

Caren S. Franzini
Chief Executive Officer

Attachments

Prepared by: David E. Nuse
Juan Burgos

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
RESOLUTION AND DECLARATION OF OFFICIAL INTENT
WITH RESPECT TO THE AUTHORITY'S STATE POLICE BARRACKS PROJECT

A RESOLUTION concerning Declaration of Intent

FOR the purpose of permitting the proceeds of bonds which may be issued by the New Jersey Economic Development Authority to be used in conformity with applicable regulations of the U.S. Treasury Department to reimburse expenditures paid hereafter (or within 60 days prior to the date hereof).

WHEREAS, the New Jersey Economic Development Authority (the "Authority") intends to undertake a certain project consisting of the acquisition and rehabilitation of six (6) leased Division of State Police Barracks (the "State Police Barracks Project") located in Bellmawr, Bridgeton, Hope, Perryville, Sussex/Frankford and Wilburtha, New Jersey; and

WHEREAS, financing for all or a portion of the costs of the State Police Barracks Project is expected to be obtained through the issuance by the Authority of its lease revenue bonds in a maximum expected principal amount not exceeding Fifteen Million Dollars (\$15,000,000) (the "Bonds"); and

WHEREAS, the Authority has made and may hereinafter make expenditures to pay costs of the State Police Barracks Project (the "Expenditures") which Expenditures the Authority intends to reimburse with proceeds of the Bonds; and

WHEREAS, bond counsel has advised the Authority that applicable regulations of the U.S. Treasury Department provide that capital expenditures paid from sources other than proceeds of obligations may be reimbursed with proceeds of obligations provided that prior to the expenditures (or not later than 60 days following the expenditures), the issuer of the obligations takes official action declaring its intent to issue bonds to finance the expenditures (including preliminary, pre-construction

expenditures which may be financed with up to 20% of the bond proceeds even though paid more than 60 days prior to the date of the declaration of official intent).

NOW, THEREFORE, BE IT RESOLVED by the members of the New Jersey Economic Development Authority as follows:

1. For the purposes of this Resolution, the terms defined in the recitals shall have the meanings therein set forth.

2. The Authority hereby declares the intent of the Authority to issue the Bonds in the expected maximum principal amount of Fifteen Million Dollars (\$15,000,000) and to use the proceeds to pay or reimburse the Expenditures for the costs of the State Police Barracks Project. This Resolution is a declaration of intent and does not obligate the Authority to issue the Bonds, which the Authority may decline to issue in its sole discretion and which in any event may only be authorized by subsequent resolution of the Authority adopted in accordance with law.

3. This Resolution shall take effect upon its adoption in accordance with law.

Adopted: May 12, 2009.

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

APPLICANT: Elysian Charter School of Hoboken

P26661

PROJECT USER(S): Same as applicant

* - indicates relation to applicant

PROJECT LOCATION: 713-715 Washington Street

Hoboken City (T/UA)

Hudson

GOVERNOR'S INITIATIVES:

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

APPLICANT BACKGROUND:

Elysian Charter School of Hoboken ("Elysian"), a 501(c)(3) entity, was started in 1997 by a broad-based Hoboken community group called Mile Square Families. Members of this group, comprised primarily of Hoboken parents with younger children, used a shared interest in the betterment of public education for the children of Hoboken to open one of New Jersey's thirteen original charter schools. The school has grown to an enrollment of 288 students in kindergarten through eighth grade and remains dedicated to its mission of inspiring children to become life long learners with an appreciation of diversity and the importance of community.

Elysian's current lease of space with Our Lady of Grace in Hoboken is set to expire within the next year and the school is in need of a permanent home. Elysian is interested in acquiring an available property at 715 Washington Street in Hoboken, the former home of The Academy of the Sacred Heart.

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 of 1986, 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 acquire and renovate a 24,000 sq ft building in Hoboken, New Jersey.

FINANCING SUMMARY:

BOND PURCHASER:

AMOUNT OF BOND:

TERMS OF BOND:

ENHANCEMENT: N/A

PROJECT COSTS:

Acquisition of existing building	\$4,800,000
Renovation of existing building	\$700,000
Debt service reserve fund	\$100,000
Interest during construction	\$88,313
Engineering & architectural fees	\$75,000
Legal fees	\$60,000
Finance fees	\$55,000
Working capital	\$50,000
Remediation etc.	\$12,000
TOTAL COSTS	\$5,940,313

JOBS: At Application 35 Within 2 years 10 Maintained 0 Construction 21

PUBLIC HEARING:

DEVELOPMENT OFFICER: D. Johnson

BOND COUNSEL: Wolff & Samson

APPROVAL OFFICER: K. McCullough

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

APPLICANT: Greater Brunswick Regional Charter School or related entity P26660
PROJECT USER(S): Same as applicant * - indicates relation to applicant
PROJECT LOCATION: 429 Joyce Kilmer Avenue New Brunswick City (T/UA) Middlesex

GOVERNOR'S INITIATIVES:

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

APPLICANT BACKGROUND:

The Greater Brunswick Regional Charter School ("Greater Brunswick") is a 501(c)(3) located in New Brunswick, New Jersey. Among the first charter schools in the state, Greater Brunswick is an independent school developed by area parents and educators in 1998 in accordance with New Jersey's charter school law. The school hosts students from over twelve districts in Middlesex, Somerset, and Union counties. With a full-time staff of 55 employees, Greater Brunswick currently serves 275 children in kindergarten through eighth grade and boasts a waiting list of nearly 100 potential students.

The school is currently situated in a large building that it owns in downtown New Brunswick. At this time, it occupies only 50% of the structure while the remaining 21,000 sq ft is vacant and in need of renovations in order to secure a certificate of occupancy. Due to the large number of students on the waiting list, the school has decided to take advantage of the additional space and expand.

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 of 1986, 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 renovate an additional 21,000 sq ft of its building so that it can expand its staff by 11 employees and open its doors to more children. Additionally, the proceeds would enable Greater Brunswick to refinance approximately \$2,400,000 in debt held by Community Reinvestment Fund. In addition to the tax exempt bond, the company is seeking a direct asset loan from the NJEDA in the amount of \$1,000,000.

FINANCING SUMMARY:

BOND PURCHASER:

AMOUNT OF BOND:

TERMS OF BOND:

ENHANCEMENT: N/A

PROJECT COSTS:

Renovation of existing building	\$3,527,200
Refinancing	\$2,400,000
Engineering & architectural fees	\$262,000
Finance fees	\$232,000
Consulting	\$160,000
Interest during construction	\$142,000
Legal fees	\$75,000
contingency	\$67,000
Debt service reserve fund	\$50,000
Misc Cost of Issuance	\$11,300
Accounting fees	\$3,500

TOTAL COSTS

\$6,930,000

JOBS: At Application 55 Within 2 years 11 Maintained 0 Construction 106

PUBLIC HEARING:

BOND COUNSEL: Wolff & Samson

DEVELOPMENT OFFICER: D. Johnson

APPROVAL OFFICER: K. McCullough

MAIN STREET ASSISTANCE PROGRAM

**NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - MAIN STREET ASSISTANCE PROGRAM PROGRAM**

APPLICANT: Cavalier Properties LLC

P24613

PROJECT USER(S): Amikle Restaurant, Inc t/a Cavalier Diner * * - indicates relation to applicant

PROJECT LOCATION: 2401 North Wood Avenue Roselle Borough (T/UA) Union

GOVERNOR'S INITIATIVES:

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

APPLICANT BACKGROUND:

Cavalier Properties LLC was formed in 2007, by co-owners George Andrianos and Louis Andrianos. The company was formed to construct a banquet hall, which was to be attached to the existing diner.

Amikle Restaurant, Inc t/a Cavalier Diner was incorporated in 1984 by George Andrianos and George Kakounis. In July 1999, the owners purchased the property where the diner is located. In December 1999, the owners purchased the two adjacent lots to the diner.

This project is primarily to finance \$359,258 of unpaid construction cost overruns and \$218,987 spent on credit cards to finance the complete renovation of the diner. The diner renovation project was not planned but after doing some minor work on the diner, some major issues were discovered that needed to be repaired.

APPROVAL REQUEST:

Approve a \$150,000 (33.3%) Authority participation in a \$450,000 term loan with TD Bank.

FINANCING SUMMARY:

LENDER: TD Bank

AMOUNT OF LOAN: \$450,000 Term loan with a \$150,000 (33.3%) Authority participation.

TERMS OF LOAN: 15-year term/15-year amortization
Fixed at 7.5% for 5 years, rate resets after year-5
Call provision every 5 years

TERMS OF PARTICIPATION: 5-Year Term/10-Year Amortization
Fixed rate of 5%

PROJECT COSTS:

Renovation of existing building	\$359,258
Refinancing	\$218,987
Finance fees	\$16,750
Working capital	\$6,755
TOTAL COSTS	\$601,750

JOBS: At Application 28 Within 2 years 6 Maintained 28 Construction 11

DEVELOPMENT OFFICER: M. Abraham

APPROVAL OFFICER: J. Wentzel

**NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - MAIN STREET ASSISTANCE PROGRAM PROGRAM**

APPLICANT: EIC Inspection Agency Corp

P26462

PROJECT USER(S): Same as applicant

* - indicates relation to applicant

PROJECT LOCATION: 3705-3707 Kennedy Blvd

Jersey City (T/UA)

Hudson

GOVERNOR'S INITIATIVES:

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

APPLICANT BACKGROUND:

EIC Inspection Agency Corporation ("EIC") was formed in 1982 by Joseph Castellon as Elevator Inspection Corp. The corporation name was changed October 1995 to EIC Inspection Agency to encompass all subcodes. Currently, the company employs plumbing, electrical, elevator, building, and fire subcode officials. The subcode officials have a thorough knowledge of their field, each averaging 24+ years field experience. They have a working knowledge of each Municipality's Code Enforcement Department. Their staff completes plan reviews, permits, inspections, violations and are well versed in the New Jersey state required codes. To assure impartiality, they are not affiliated with, nor have any interest in, any manufacturing, repair, installation, or any type of construction businesses. Approximately 80% of the company revenues are derived from contracts with local municipalities. After the death of the principal in 2008, the company is now owned and managed by Maureen Castellon, widow of the founder.

The company experienced a decline in revenues, coupled with a slowdown in receivables collection, which has created a need for temporary working capital.

APPROVAL REQUEST:

Approval is requested for a \$165,000 (50%) EDA Main Street Assistance guarantee of a \$330,000 bank line of credit as proposed.

FINANCING SUMMARY:

LENDER: PNC Bank

AMOUNT OF LOAN: A \$330,000 line of credit with a 50% Authority guarantee not to exceed \$165,000.

TERMS OF LOAN: A 1 year line of credit priced at the Wall Street Journal Prime + 1.75%

PROJECT COSTS:

Working capital	\$330,000
Finance fees	\$2,575
TOTAL COSTS	<hr/> \$332,575 <hr/>

JOBS: At Application 65 Within 2 years 0 Maintained 65 Construction 0

DEVELOPMENT OFFICER: J. Colon

APPROVAL OFFICER: K. Tolly

FUND FOR COMMUNITY ECONOMIC DEVELOPMENT

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

APPLICANT: Woodrose Properties - CWA, L.L.C.

P24565

PROJECT USER(S): Same as applicant

* - indicates relation to applicant

PROJECT LOCATION: 102 S. Warren St.

Trenton City (T/UA)

Mercer

GOVERNOR'S INITIATIVES:

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

APPLICANT BACKGROUND:

Woodrose Properties - CWA, LLC, ("WPC" or the "Borrower") is a development company comprised of two partners, Woodrose Properties, Inc., ("Woodrose" or the "Company") and The Communications Workers of America ("CWA"). WPC has purchased a vacant lot in the City of Trenton and plans to redevelop the same into a 13,500 square foot, three story, mixed-use facility comprised of retail and commercial tenants.

APPROVAL REQUEST:

A \$750,000 direct loan under the Fund for Community Economic Development is requested.

FINANCING SUMMARY:

LENDER: Fund for Community Economic Development

AMOUNT OF LOAN: \$750,000

TERMS OF LOAN: Fixed for five years at the five year US Treasury rate + .50% with a floor of 3% (3.00% indicative as of 4/20/09). Ten-year term with one rate-reset and call-option at the five year anniversary. Twenty year amortization.

PROJECT COSTS:

Construction of new building or addition	\$3,483,770
Soft Costs	\$207,300
Land	\$105,000
Interest during construction	\$62,000
Working capital	\$10,000
TOTAL COSTS	<u><u>\$3,868,070</u></u>

JOBS: At Application 0 Within 2 years 24 Maintained 0 Construction 105

DEVELOPMENT OFFICER: M. Piliere

APPROVAL OFFICER: D. Lawyer

NEW MARKETS LOAN PROGRAM

**NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - NEW MARKETS TAX CREDITS PROGRAM**

APPLICANT: Vineland Development Corporation

P26414

PROJECT USER(S): Same as applicant

* - indicates relation to applicant

PROJECT LOCATION: 631 E. Landis Avenue

Vineland City (T/UA)

Cumberland

GOVERNOR'S INITIATIVES:

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

APPLICANT BACKGROUND:

Vineland Development Corporation ("VDC" or the "Borrower") is a 501 (c)(3) development corporation created in 2006 by the City of Vineland to carry out economic development projects. VDC has commenced a project that involves the renovation of a vacant 37,750 square foot building in downtown Vineland City. The building will become the home of a public fresh foods marketplace known as The Landis Marketplace (or the "Marketplace").

APPROVAL REQUEST:

Approval is requested for a \$5,600,000 New Market Tax Credit Allocation.

FINANCING SUMMARY:

LENDER: NJCDE-7

AMOUNT OF LOAN: \$5,600,000

TERMS OF LOAN: New Market Tax Credit Allocation

PROJECT COSTS:

Renovation of existing building	\$3,520,000
Working capital	\$767,000
Soft costs	\$541,000
Debt service reserve fund	\$392,000
Purchase of equipment & machinery	\$324,000
Interest during construction	\$56,000
TOTAL COSTS	\$5,600,000

JOBS: At Application 0 Within 2 years 50 Maintained 0 Construction 106

DEVELOPMENT OFFICER: L. Wallick

APPROVAL OFFICER: D. Lawyer

CAMDEN ECONOMIC RECOVERY BOARD



TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: May 12, 2009

SUBJECT: Respond, Inc. (Respond) – New Worker Job Development Center
P015442

The Members of the Authority are asked to approve a modification to extend the term of the ERB Grant Agreement until June 30, 2009. The \$1,000,000 ERB public purpose grant will assist Respond in the renovation of two commercial buildings with funds provided from the Demolition and Redevelopment Financing Fund established through the “Municipal Rehabilitation and Economic Recovery Act” (“Act”).

Background

On June 22, 2004, the Members approved the \$1,000,000 public purpose grant to Respond. At that time, Respond had invested \$350,000 to purchase two commercial properties that required renovations in order to house a variety of social service programs for the residents of Camden as well as Camden County.

The project was envisioned as an expansion of Respond’s New Worker Center, located on Washington Street in the Lanning Square neighborhood in Camden. This center offered employment services to Temporary Assistance for Needy Families (TANF) and General Assistance (GA) recipients, including access to computers for job searching, weekly workshops on a number of topics that are open to the public, financial literacy education and tax preparation, a clothing bank for job interviews and new employment, and a wide range of other services to enhance the ability of individuals and families. In addition to these services, this center also provided childcare for 75 children.

Due to the expiration of grant funds, the Center no longer offers the TANF or GA services and is only providing child care services. The child care center, funded by the NJ Department of Education and the Department of Human Services, will now be relocated to the project site, which will include vocational skills training and childcare for Camden residents.

On December 18, 2007, the Members of the ERB approved an extension to this grant term to March 31, 2009 as an exception to the ERB Guide to Program Funds (Guide) which states that the project must be “started in two years and completed in four years.”

Project Update

The project construction is complete. Respond received is permanent certificate of occupancy on April 3, 2009 and a grand opening ceremony was held on April 16, 2009.

The New Worker Job Development Center (Center) will provide employment and career training; computer access; as well as workshops on financial literacy, housing, education and other topics of interests to individuals and families to become self-sufficient. More specifically, the Center will provide training in automotive technology, culinary arts, childcare and development, and computer training to meet the demands of entry into employment. These training programs will be supported by partnerships with Toyota and Ford Motor Companies, as well as the Hospitality Union Local 54 in Atlantic City and the Juvenile Justice Commission to help fund the culinary arts program. In addition, the Center will house the child care center for children and an after-school entrepreneurial club for Pyne Poynt Middle School students to provide mentoring opportunities for these students.

The proposed Center consists of two commercial properties located at 924 and 925 North 8th Street, bound by Erie Street to the north and Bailey Street to the south. The building located at 924 No. 8th Street has a total of 15,068 sq. ft. of which 6,024 sq.ft. will be used for the Culinary Arts School, and a 9,262 sq.ft. will be used for the Early Learning Center, which has a rooftop playground and can accommodate 90 children. The building located at 925 No. 8th Street consists of 11,222 sq. ft. of which 8,076 sq. ft. will be used for the Auto Technology Shop (8,076 sq.ft.) and 3,146 sq.ft. of undesignated space.

In addition to the ERB grant, Respond received approval from the U.S. Economic Development Administration (U.S. EDA) for \$1,200,000 to help fund this public purpose project. On March 31, 2007, the U.S. EDA issued a letter to Respond to extend the grant term for project completion to August 31, 2009.

To allow sufficient time to compile and submit the required documentation to close on the ERB grant, Respond is requesting a three month extension of the grant agreement until June 30, 2009.

Below are the sources and uses of funds for the project.

Sources of Funds

\$1,000,000	ERB Public Purpose Grant
\$ 350,000	Equity (Acquisition of Buildings)
\$2,024,063	Equity (Sales/Relocation Proceeds)
<u>\$1,200,000</u>	U.S. EDA Grant
\$4,574,063	Total

Uses of Funds

\$ 350,000	Acquisition of Existing Buildings
\$3,660,631	Construction, Demolition, and Site Work*
\$ 200,000	Contingency
\$ 32,000	Legal, Rights-of-way, Appraisal, etc.
\$ 168,000	Project Mgmt, Legal Expenses, and Financial Consulting
<u>\$ 163,432</u>	Architectural, Engineering, and Inspection Fees
\$4,574,063	Total

*Includes labor, materials, and equipment

ERB Funding Contingencies:

- 1) Receipt of the permanent certificates of occupancy.
- 2) Receipt of executed performance mortgages which allows for 10% of the grant amount to be forgiven each year over a ten-year period, provided Respond operates the facilities as stated.
- 3) Respond paying property taxes on the properties for a minimum of ten (10) years, commencing on the date of closing on EDA's financing or entering into an Annual Service Charge Agreement with the Camden Redevelopment Agency.
- 4) The EDA's satisfactory review of any leases signed by tenants occupying the properties.

Recommendation

Staff has reviewed the modification for consistency with the Act and the Strategic Revitalization Plan adopted by the Board at its June 20, 2003 meeting. It meets all eligibility and statutory requirements and is a key investment in this Transitional Opportunity Area that will serve as an important element in the revitalization of the City.

The Members of the ERB approved this project at its meeting on April 28, 2009. Accordingly, the Members of the Authority are asked to approve the extension of the grant term to June 30, 2009.



Caren S. Franzini

Prepared By:

Laura Wallick, Regional Director, Business Development- South

**PETROLEUM UNDERGROUND STORAGE TANK
PROGRAM**



MEMORANDUM

TO: Members of the Authority
FROM: Caren S. Franzini
Chief Executive Officer
DATE: May 12, 2009
SUBJECT: NJDEP Petroleum UST Remediation, Upgrade & Closure Fund Program

The following grant 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 summaries:

Private Grants:

Michael Chainani	\$155,984
Robert Cotterell and Barbara Cotterell	\$121,325
Harvest Outreach Ministry, Inc.....	\$145,426

Total UST funding for May 2009.....\$422,735

Prepared by: Lisa Petrizzi

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

APPLICANT: Michael Chainani

P25303

PROJECT USER(S): Same as applicant

* - indicates relation to applicant

PROJECT LOCATION: 70 Belshaw Ave.

Shrewsbury Township (N)

Monmouth

GOVERNOR'S INITIATIVES:

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

APPLICANT BACKGROUND:

Michael Chainani 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 applicants demonstrate that the applicants' 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 \$155,984 to perform the approved scope of work at the project site.

The NJDEP oversight fee of \$15,598 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\$155,984

TERMS OF GRANT: No Interest; No Repayment

PROJECT COSTS:

Upgrade, Closure, Remediation	\$155,984
NJDEP oversight cost	\$15,598
EDA administrative cost	\$250
TOTAL COSTS	\$171,832

APPROVAL OFFICER: K. Junghans

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

APPLICANT: Robert Cotterell and Barbara Cotterell

P26268

PROJECT USER(S): Same as applicant

* - indicates relation to applicant

PROJECT LOCATION: 2214 Oak Avenue

Hainesport Township (N)

Burlington

GOVERNOR'S INITIATIVES:

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

APPLICANT BACKGROUND:

Robert Cotterell and Barbara Cotterell are homeowners seeking to remove a leaking 550-gallon residential #2 heating oil underground storage tank (UST) and perform the required remediation and soil delineation. 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 applicants demonstrate that the applicants' financial condition conforms to the financial hardship test for a conditional hardship grant.

APPROVAL REQUEST:

The applicants are requesting grant funding in the amount of \$121,325 to perform the approved scope of work at the project site.

The NJDEP oversight fee of \$12,133 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 \$121,325

TERMS OF GRANT: No Interest; No Repayment

PROJECT COSTS:

Upgrade, Closure, Remediation	\$121,325
NJDEP oversight cost	\$12,133
EDA administrative cost	\$250
TOTAL COSTS	\$133,708

APPROVAL OFFICER: D. Sucsuz

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

APPLICANT: Harvest Outreach Ministry, Inc.

P26250

PROJECT USER(S): Same as applicant

* - indicates relation to applicant

PROJECT LOCATION: 204-208 21st Ave.

Paterson City (T/UA)

Passaic

GOVERNOR'S INITIATIVES:

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

APPLICANT BACKGROUND:

Harvest Outreach Ministry, Inc. is a 501(c)(3) not-for-profit organization received a grant in November 2008 under P23307 in the amount of \$123,287 to remove a leaking underground storage tank (UST) and perform the required remediation. The tank was decommissioned in accordance with NJDEP requirements. The NJDEP has determined that the supplemental project costs are technically eligible, to perform groundwater investigation.

Certifications provided by the 501(c)(3) not-for-profit applicant meets the requirements for a conditional hardship grant.

APPROVAL REQUEST:

The applicant is requesting grant funding in the amount of \$145,426 to perform the approved scope of work at the project site, for a total funding to date of \$268,713.

The NJDEP oversight fee of \$14,543 is the customary 10% of the grant amount. This assumes that the work will not require a high level of NJDEP involvement.

FINANCING SUMMARY:

GRANTOR: Petroleum UST Remediation, Upgrade & Closure Fund

AMOUNT OF GRANT \$145,426

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

PROJECT COSTS:

Remediation	\$145,426
NJDEP oversight cost	\$14,543
EDA administrative cost	\$500
TOTAL COSTS	\$160,469

APPROVAL OFFICER: L. Petrizzi



NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: May 12, 2009

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

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

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

Below is a summary of the Delegated Authority approvals processed by Program Services for the period April 01, 2009 to April 30, 2009

Summary:		# of Grants	\$ Amount
	Leaking tank grants awarded	92	\$1,192,254
	Non-leaking tank grants awarded	254	\$613,170

Applicant	Description	Grant Amount	Awarded to Date
Adams, Elizabeth (P25968)	Initial grant for upgrade, closure and remediation	\$10,578	\$10,578
Arroyo, Juan (P25443)	Initial grant for upgrade, closure and remediation	\$16,098	\$16,098
Barrett, Joseph (P25945)	Initial grant for upgrade, closure and remediation	\$16,086	\$16,086
Becher, Michael (P25384)	Initial grant for upgrade, closure and remediation	\$5,750	\$5,750
Branch, Neville and Monica (P25313)	Initial grant for upgrade, closure and remediation	\$15,963	\$15,963
Brubaker, Kenneth W. and Sherrie L. (P25838)	Initial grant for upgrade, closure and remediation	\$10,854	\$10,854
Bucolo, John C. (P26096)	Supplemental grant for upgrade, closure and remediation	\$2,575	\$19,263
Burke, Thomas (P26104)	Initial grant for upgrade, closure and remediation	\$11,079	\$11,079
Burrell, Linnell (P23921)	Initial grant for upgrade, closure and remediation	\$6,694	\$6,694
Cadwalader, William and Suzanne (P25643)	Initial grant for upgrade, closure and remediation	\$10,972	\$10,972

Applicant	Description	Grant Amount	Awarded to Date
Campites, Phyllis (P25444)	Initial grant for upgrade, closure and remediation	\$6,376	\$6,376
Cantalupo, Janet M. (P26082)	Initial grant for site remediation	\$7,217	\$7,217
Cappello, Anthony (P25425)	Initial grant for upgrade, closure and remediation	\$51,595	\$51,595
Carey, Christine (P25944)	Initial grant for upgrade, closure and remediation	\$3,872	\$3,872
Carfello, Heidi (P25980)	Initial grant for upgrade, closure and remediation	\$12,876	\$12,876
Coyle, Marian (P25198)	Initial grant for upgrade, closure and remediation	\$3,988	\$3,988
Crites, Glen A. (P24199)	Initial grant for upgrade, closure and remediation	\$13,067	\$13,067
Crum, Kathleen and Thomas (P25791)	Initial grant for upgrade, closure and remediation	\$5,342	\$5,342
Curto, Vince and Linda (P25829)	Initial grant for upgrade, closure and remediation	\$14,946	\$14,946
Dale, James and Vickie (P26110)	Initial grant for upgrade, closure and remediation	\$4,595	\$4,595
Dillon, Michael (P25979)	Initial grant for upgrade, closure and remediation	\$4,312	\$4,312
Dykij, Ludmila (P26122)	Initial grant for upgrade, closure and remediation	\$23,758	\$23,758
Emm, Joseph S. (P25648)	Initial grant for upgrade, closure and remediation	\$8,722	\$8,722
Falster, Grace (P25993)	Initial grant for upgrade, closure and remediation	\$15,249	\$15,249
Farkas, Alan J. and Dina (P25986)	Initial grant for upgrade, closure and remediation	\$16,450	\$16,450
Floyd, Thomas (P26087)	Initial grant for upgrade, closure and remediation	\$3,245	\$3,245
Francis, Flammarion (P26241)	Initial grant for upgrade, closure and remediation	\$11,768	\$11,768
Fraterman, Hans and Lorraine (P25240)	Initial grant for upgrade, closure and remediation	\$19,843	\$19,843
Garthaus, Penny and James (P25454)	Initial grant for upgrade, closure and remediation	\$2,450	\$2,450
Gasiewski, Catherine (P25351)	Initial grant for upgrade, closure and remediation	\$2,740	\$2,740
Gerlach, William (P25949)	Supplemental grant for upgrade, closure and remediation	\$20,246	\$31,898
Giordano, Ivette (P25641)	Initial grant for upgrade, closure and remediation	\$13,750	\$13,750
Gomez, Gail (P25370)	Initial grant for upgrade,	\$20,035	\$20,035

Applicant	Description	Grant Amount	Awarded to Date
	closure and remediation		
Green, Adam (P25654)	Initial grant for upgrade, closure and remediation	\$23,590	\$23,590
Haferl, Todd (P26061)	Supplemental grant for site remediation	\$52,692	\$91,440
Hedley, Katherine (P24563)	Initial grant for upgrade, closure and remediation	\$17,419	\$17,419
Hendershot, Robert and Maria (P25841)	Initial grant for upgrade, closure and remediation	\$11,617	\$11,617
Hennessy, James (P25990)	Initial grant for upgrade, closure and remediation	\$3,366	\$3,366
Hopper, Brent and Chiemi (P26055)	Initial grant for upgrade, closure and remediation	\$27,500	\$27,500
Horowitz, Chaim and Lauren (P24952)	Initial grant for upgrade, closure and remediation	\$5,010	\$5,010
Hunt, Eileen (P26136)	Supplemental grant for site remediation	\$18,137	\$30,277
Ireland, Vivian (P25642)	Initial grant for upgrade, closure and remediation	\$17,539	\$17,539
Johnson, Marilyn (P25827)	Initial grant for upgrade, closure and remediation	\$14,617	\$14,617
Joyce, Raymond (P26332)	Initial grant for upgrade, closure and remediation	\$6,960	\$6,960
Kaczor, John (P26279)	Initial grant for upgrade, closure and remediation	\$3,122	\$3,122
Kapoor, Sanjeev (P22374)	Initial grant for upgrade, closure and remediation	\$3,800	\$3,800
Kendall, James A. (P24822)	Initial grant for upgrade, closure and remediation	\$4,372	\$4,372
Kolby, Cynthia (P25605)	Initial grant for upgrade, closure and remediation	\$10,030	\$10,030
Krupa, Bradford and Tina (P25355)	Initial grant for upgrade, closure and remediation	\$5,702	\$5,702
Lawrence, Debra (P25644)	Initial grant for upgrade, closure and remediation	\$24,017	\$24,017
Lindner, John (P25231)	Initial grant for upgrade, closure and remediation	\$5,978	\$5,978
Lussa, Jenny (P26272)	Initial grant for upgrade, closure and remediation	\$25,490	\$25,490
Lyon, Joseph and Christina (P26323)	Initial grant for site remediation	\$19,185	\$19,185
Malanka, Dan and Rhoda (P26274)	Supplemental grant for upgrade, closure and remediation	\$8,397	\$20,077
Mangino, Janis and John (P25773)	Initial grant for upgrade, closure and remediation	\$4,000	\$4,000

Applicant	Description	Grant Amount	Awarded to Date
Manning, Clara (P26155)	Initial grant for upgrade, closure and remediation	\$12,381	\$12,381
Maranzano, Ben (P25796)	Initial grant for upgrade, closure and remediation	\$14,438	\$14,438
McDaniel, Nichole (P25647)	Initial grant for upgrade, closure and remediation	\$9,360	\$9,360
McGregor, Thomas and Lydia (P26148)	Initial grant for upgrade, closure and remediation	\$2,963	\$2,963
Melick, William and Kathy (P25640)	Initial grant for upgrade, closure and remediation	\$8,070	\$8,070
Neuschafer, Harold (P25383)	Initial grant for upgrade, closure and remediation	\$11,605	\$11,605
Nguyen, Van (P25652)	Initial grant for upgrade, closure and remediation	\$17,440	\$17,440
O'Connell, Allen and Kelly (P25427)	Initial grant for upgrade, closure and remediation	\$5,915	\$5,915
Oyen, Lars N. (P26264)	Initial grant for upgrade, closure and remediation	\$2,269	\$2,269
Perez, Rafael and Nidia (P26168)	Initial grant for upgrade, closure and remediation	\$14,517	\$14,517
Placko, Michael (P26109)	Initial grant for upgrade, closure and remediation	\$16,839	\$16,839
Puget, Albert and Margaret (P25830)	Initial grant for upgrade, closure and remediation	\$11,256	\$11,256
Regensburger, Ann (P25975)	Initial grant for upgrade, closure and remediation	\$7,200	\$7,200
Roberts, Douglas and Patricia (P25252)	Initial grant for upgrade, closure and remediation	\$52,681	\$52,681
Robles, Martha (P25835)	Initial grant for upgrade, closure and remediation	\$20,204	\$20,204
Ruhl, John (P25230)	Initial grant for upgrade, closure and remediation	\$5,649	\$5,649
Sanchez, Raymond (P25787)	Initial grant for upgrade, closure and remediation	\$10,860	\$10,860
Sargent, Donald (P25992)	Initial grant for upgrade, closure and remediation	\$6,187	\$6,187
Schock, Steven (P25814)	Initial grant for upgrade, closure and remediation	\$7,701	\$7,701
Sheerin, Mary (P25837)	Initial grant for upgrade, closure and remediation	\$16,500	\$16,500
Siegel, George (P25948)	Initial grant for upgrade, closure and remediation	\$14,172	\$14,172
Silverman, Charles (P25988)	Initial grant for upgrade, closure and remediation	\$11,675	\$11,675
Smith, James F. and Terri	Initial grant for upgrade,	\$19,421	\$19,421

Applicant	Description	Grant Amount	Awarded to Date
Lee Tabasso (P25812)	closure and remediation		
Spigner, Deborah (P24762)	Initial grant for upgrade, closure and remediation	\$15,158	\$15,158
Tellini, Lawrence (P24953)	Initial grant for upgrade, closure and remediation	\$4,104	\$4,104
Tiedemann, Patrick and Mary (P26256)	Initial grant for upgrade, closure and remediation	\$4,364	\$4,364
Tofani, Henrietta (P25793)	Supplemental grant for upgrade, closure and remediation	\$1,517	\$8,349
Tropiano, Santo (P24964)	Initial grant for site remediation	\$19,286	\$19,286
Valentine, Elizabeth (P24525)	Initial grant for upgrade, closure and remediation	\$9,632	\$9,632
VanHauter, Richard Wayne (P25974)	Initial grant for upgrade, closure and remediation	\$26,231	\$26,231
Vander Brink, Rodger and Patricia (P26167)	Initial grant for upgrade, closure and remediation	\$7,444	\$7,444
Venker, Joy Kenyon (P25785)	Initial grant for upgrade, closure and remediation	\$8,603	\$8,603
Vicinio, Linda (P25971)	Supplemental grant for upgrade, closure and remediation	\$8,396	\$13,961
Warner, Karen and Stewart (P24645)	50% Initial grant for upgrade, closure and remediation	\$5,180	\$5,180
White, Rudy and Mary (P25828)	Initial grant for upgrade, closure and remediation	\$15,653	\$15,653
Willoughby, Edda W. (P25805)	Initial grant for upgrade, closure and remediation	\$51,214	\$51,214
Zarycki, Michael E. (P26228)	Initial grant for upgrade, closure and remediation	\$10,538	\$10,538

92 Grants

**Total Delegated Authority
funding for Leaking
applications.**

\$1,192,254

Abrahamson, Marilyn (P26005)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Acevedo, Jr., Rafael and Monique (P26387)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Acevedo, Migdalia (P26325)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,667	\$2,667
Amato, Jack and Kathleen (P26577)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000

Applicant	Description	Grant Amount	Awarded to Date
Applegate, James F. (P26415)	Grant to remove an underground storage tank	\$1,200	\$1,200
Aquilino, Philip (P26388)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Arnold, Mary and Barry (P26074)	Grant to remove an underground storage tank	\$1,200	\$1,200
Asfour, Louis and Rosemary (P26396)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,516	\$2,516
Baird, Lillian E. (P26200)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Baker, Wendy (P26186)	Grant to remove an underground storage tank	\$1,200	\$1,200
Ball, Joseph Sr. (P23078)	Grant to remove an underground storage tank	\$1,200	\$1,200
Belizario, Nieva (P26128)	Grant to remove an underground storage tank	\$1,200	\$1,200
Bencivengo, Carol A. (P26016)	50 % grant to remove an underground storage tank and install an above ground storage tank	\$1,500	\$1,500
Benedict, Don (P25926)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Benjamin, Park and Amanda (P26437)	Grant to remove an underground storage tank	\$1,200	\$1,200
Berg, Jutta (P26502)	Grant to remove an underground storage tank	\$1,200	\$1,200
Bertrand, Mark and Harmony (P26202)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Bieniasz, Leland (P26493)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,704	\$2,704
Bierman, Roberta (P26317)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,864	\$2,864
Biunno, Richard and Carol (P26193)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Blackwell, Thomas and Brenda (P25865)	Grant to remove an underground storage tank	\$1,200	\$1,200
Blum, Scott and Dierdra (P26369)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,927	\$2,927

Applicant	Description	Grant Amount	Awarded to Date
Bockmann, Richard and Lois (P26432)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Bogensberger, Lauren (P26576)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,839	\$2,839
Bolich, William (P25570)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Bostich, Brian (P26585)	Grant to remove an underground storage tank	\$1,200	\$1,200
Boston, Debra (P26479)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Brady, Barbara (P26295)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Braff, Jeffrey Bernard (P26199)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Brand, Joan (P26068)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Brinkerhoff, Tim and Lori (P26137)	Grant to remove an underground storage tank	\$1,200	\$1,200
Brown, Russell G. and Patricia A. (P26004)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Bulvanoski, Alan and Patrice (P26568)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Byrne, Bethanne (P26223)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Campbell, Jo Ann (P26418)	Grant to remove an underground storage tank	\$1,200	\$1,200
Chanas, John C. and Tamson A. (P25886)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,650	\$2,650
Chatman, Daniel G. and Selena Ellis (P26492)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Cheeseman, Kathleen (P26412)	Grant to remove an underground storage tank	\$1,200	\$1,200
Chesler, Ruthanne (P26134)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000

Applicant	Description	Grant Amount	Awarded to Date
Clarke, Kimberly and Gerard (P25924)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Clarkson, Timothy W. and Amy L. (P26319)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Clowery, Dianne R. Carey and Michael (P25402)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Coles, Thomas and Harper (P25471)	Grant to remove an underground storage tank	\$1,200	\$1,200
Collerd, Brad and Maureen (P26425)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Cornella, Marc (P26177)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Costanzo, Beth and Joseph (P26112)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Crane, Donna D. (P25772)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Cruz, Ruth and Adam (P26142)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Cuadrado, Anthony P. and Marlene B. (P26117)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
D'Imperio, Pete (P26180) Tank A	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
D'Imperio, Pete (P26183) Tank B	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
DeCillis, Angela and Matthew (P26386)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
DeFrancis, Michelle and Frank (P25820)	Grant to remove an underground storage tank	\$1,200	\$1,200
DiDomenico, Patricia and Mario (P26590)	50 % grant to remove an underground storage tank	\$600	\$600
Dickert, Jason and Holly H. (P26575)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Donoflio, Mary M. (P26382)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,450	\$2,450

Applicant	Description	Grant Amount	Awarded to Date
Doroshuk, Catherine (P25562)	Grant to remove an underground storage tank	\$1,200	\$1,200
Dorsey, Harry (P26353)	Grant to remove an underground storage tank	\$1,200	\$1,200
Dragonetti, James L. (P25900)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,777	\$2,777
Dunham, Steven R. and Rhonda L. (P25941)	Grant to remove an underground storage tank	\$1,200	\$1,200
Early, Jr. Paul E. and Jean G. (P26421)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Eastman, Holly and Robert Low (P26313)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Elias, Abraham and Sheila A. (P26222) Tank A	Grant to remove an underground storage tank and install an above ground storage tank	\$2,650	\$2,650
Epperly, Jim (P26192)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Esch, James R. and Beth (P25912)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,352	\$2,352
Espinosa, David (P26198)	Grant to remove an underground storage tank	\$1,200	\$1,200
Eyal, Ruth D. (P25786)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,400	\$2,400
Faro, Alfred and Lois (P26304)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Feinberg, Bradley and Monica (P26397)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,700	\$2,700
Ferroni, Louis (P26408)	Grant to remove an underground storage tank	\$1,200	\$1,200
Fisher, Susan and Robert J. Crowe (P26286)	Grant to remove an underground storage tank	\$1,200	\$1,200
Fitzgerald, Christopher J. and Caroline O. (P26500)	Grant to remove an underground storage tank	\$1,200	\$1,200
Flannery, Irmgard (P26446)	Grant to remove an underground storage tank	\$1,200	\$1,200
Frangipane, Ralph M. and Mary A. (P26506)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Freund, Robyn (P25551)	Grant to remove an underground	\$2,854	\$2,854

Applicant	Description	Grant Amount	Awarded to Date
	storage tank and install an above ground storage tank		
Fried, Chaim (P26132)	Grant to remove an underground storage tank	\$1,200	\$1,200
Furman, Maureen S. (P26435)	Grant to remove an underground storage tank	\$1,200	\$1,200
Garcia, Javier and Piedad Arango (P25923)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,719	\$2,719
Garrison, Harold C. and Nancy M. (P26029)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Gattola, Mary Ann (P26489)	50 % grant to remove an underground storage tank	\$600	\$600
Gibson, Barbara (P26363)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Gillespie, Douglass and Sandra (P25907)	Grant to remove an underground storage tank	\$1,200	\$1,200
Gonzalez, Yenny and Javier (P26340)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Good, Jeffrey and Colleen (P26391)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Gorman, Anne (P26486)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Greene, Ellin (P26459)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Gross, Jacob G. and Devorah (P25302)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Guido, Michael (P25928)	Grant to remove an underground storage tank	\$996	\$996
Guo, Yong and Wenjie Luo (P25365)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Hardmeyer, Erin (P26305)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Hare, Robert H. and Susan B. (P25905)	Grant to remove an underground storage tank	\$1,200	\$1,200
Harris, Eddie and Larna (P26350)	50 % grant to remove an underground storage tank	\$600	\$600
Haxter, Paul C. Haxter	Grant to remove an underground	\$2,600	\$2,600

Applicant	Description	Grant Amount	Awarded to Date
(P26014)	storage tank and install an above ground storage tank		
Healy, Dave (P26346)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Heckman, Richard and Darlene Ricucci (P26586)	Grant to remove an underground storage tank	\$1,200	\$1,200
Heider, Jean and Thomas (P26213)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,775	\$2,775
Heins, Kelly and Christopher Todd (P26149)	Grant to remove an underground storage tank	\$1,200	\$1,200
Hendershot, Elenore (P26375)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Hengeveld, Robert A. (P25938)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,997	\$2,997
Higgins, Sharon and Steven (P26487)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,931	\$2,931
Hill, III., John F. and Carrie L. (P26427)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Hirsch, Ray and Rita and Frances (P26394)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,813	\$2,813
Hobson, Jane (P26130)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,297	\$2,297
Hoglund, Bert (P25878)	Grant to remove an underground storage tank	\$1,200	\$1,200
Hook, Barbara (P25996)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Jackson, Marcelle (P24281)	Grant to remove an underground storage tank	\$1,200	\$1,200
Jenssen, James and Claudia (P26135)	Grant to remove an underground storage tank	\$1,200	\$1,200
Johnson, Judith (P25075)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,725	\$2,725
Jorgensen, Claus and Gail (P26146) Tank A	Grant to remove an underground storage tank and install an above ground storage tank	\$2,735	\$2,735
Kalichstein, Dennis and Barbara (P26334)	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		
Kassell, Paula S. (P26345)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Keller, Malka and Gedalia (P26583)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,787	\$2,787
Kelly, Janet and Joseph (P26504)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Kelly, Mark and Monika (P26205)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Kenney, Bradford and Georgene (P26008)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Kenny, Walter (P25958)	Grant to remove an underground storage tank	\$1,200	\$1,200
Kiesche, Ronald J. and Ruth A. (P26315)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
King, Kathlyn A. (P25419)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Kluin, Dieter and Ruth Ann (P26591)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,800	\$2,800
Knevals, Sherman (P25863)	Grant to remove an underground storage tank	\$1,200	\$1,200
Kobza, Jonathan J. and Donna A. (P26066)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Kopko, Gary J. and Susan E. (P26154)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Kreutzer, Dewitt and Dale (P25936)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Kwiatkowski, Robert and Patricia (P25911)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Lamberson, Bill (P26041)	Grant to remove an underground storage tank	\$1,200	\$1,200
Lanko, Donald E. and Nancy (P25678)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Larsen, Cheri and Joel	Grant to remove an underground	\$2,300	\$2,300

Applicant	Description	Grant Amount	Awarded to Date
(P26374)	storage tank and install an above ground storage tank		
Lasslett, Jon and Maureen (P26138)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Lennon, John F. and Carol A. (P26322)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Lettieri, Eliseo and Patricia (P25917) Tank A	Grant to remove an underground storage tank and install an above ground storage tank	\$2,073	\$2,073
Lettieri, Eliseo and Patricia (P25918) Tank B	Grant to remove an underground storage tank and install an above ground storage tank	\$2,073	\$2,073
Li, Ricky and Rowena (P26298)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,300	\$2,300
Lippiello, Barry and Annmarie (P25915)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Lisk, Judy (P26520)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,900	\$2,900
Litchman, Joyce and Martin (P26444)	Grant to remove an underground storage tank	\$1,200	\$1,200
Lloyd, Todd and Sandra (P26406)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,889	\$2,889
Luftglass, Suzan (P25824) Tank A	Grant to remove an underground storage tank and install an above ground storage tank	\$2,673	\$2,673
Luftglass, Suzan (P26026) Tank B	Grant to remove an underground storage tank and install an above ground storage tank	\$2,603	\$2,603
MacDonald, Alan (P26030)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
MacKenzie, Mary (P26125)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,897	\$2,897
MacLeod, Heather A. (P26329)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Mahevich, Richard A. and Nancy J. (P26326) Tank A	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Maloney, Lawrence and Jacqueline (P26458)	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		
Marcinczyk, John and Sharon (P26039)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Margalef, George (P26384) Tank B	Grant to remove an underground storage tank and install an above ground storage tank	\$2,652	\$2,652
Marinelli, Anthony and Janet (P25931)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Martin, Charles A. and Amy (P26065)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Martin, Joseph V. and Jean A. (P26354)	50 % grant to remove an underground storage tank	\$600	\$600
Martino, James J. and Karen L. Martino (P26150)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,100	\$2,100
Mauro, Gerard and Shirley (P25732)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Mayer, Frank and Margaret (P26390)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,648	\$2,648
McAdams, Joseph M. and Alyce (P25888)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,540	\$2,540
McCafferty, George H. and Elaine H. (P26031)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,924	\$2,924
McDonald, Walter (P26143)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
McKelvey, Thomas and Mary (P25819)	Grant to remove an underground storage tank	\$1,200	\$1,200
McManus, Hattie (P24334)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
McParland, Sarah and Brian (P26407)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Medeiros, Jose (P25299)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Memmelaar, Ed and Anna (P26044)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000

Applicant	Description	Grant Amount	Awarded to Date
Miller, Laura and Michael R. (P26292)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,668	\$2,668
Moore, Wesley H., III and Amanda J. (P26379)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,513	\$2,513
Moran, Kenneth and Lori (P26512)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Morgan, Yosef and Nechama (P26064)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Morton, Richard (P26206)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Murtha, Edward K. and Louise J. (P25735)	Grant to remove an underground storage tank	\$1,200	\$1,200
Nahan, Patricia and Warren (P26207)	Grant to remove an underground storage tank	\$1,200	\$1,200
Nielsen, Robert and Barbara (P26355)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Nodoro, Paul and Andrea (P26442)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Nowicki, Gary and Mary (P26047)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
O'Connor, Richard and Charlene (P26159) Tank A	Grant to remove an underground storage tank and install an above ground storage tank	\$2,725	\$2,725
O'Keefe, Thomas and Colleen (P26501)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,950	\$2,950
O'Neill, Mary (P26419)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Olinger, Selma (P26214)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Otugo, June (P26519)	Grant to remove an underground storage tank	\$1,200	\$1,200
Paone, Joseph L., Jr. and Frances (P26368)	Grant to remove an underground storage tank	\$1,200	\$1,200
Parker, Joanne (P26410)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,276	\$2,276

Applicant	Description	Grant Amount	Awarded to Date
Pasukonis, Florence E. (P26348)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,760	\$2,760
Peterson, Bill (P19895)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Pica, Pat and Sandra (P26417)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Pocock, Linda A. (P26450)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,756	\$2,756
Politowski, Raymond and Kathryn (P25880)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Press, Hugh A. and Judith (P26023)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Provost, Nellie (P25721)	Grant to remove an underground storage tank	\$1,200	\$1,200
Purtill, James and Anne Marie (P26377)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,735	\$2,735
Quinde, Blanca (P26139)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Rabbitt, Barbara and James (P26403)	Grant to remove an underground storage tank	\$1,200	\$1,200
Reilley, John T. and Nancy L. (P26161)	Grant to remove an underground storage tank	\$1,200	\$1,200
Riggs, Monica and John F. (P26306)	Grant to remove an underground storage tank	\$1,200	\$1,200
Risoli, Barton (P25961)	Grant to remove an underground storage tank	\$1,060	\$1,060
Roberts, Opal (P26628)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,497	\$2,497
Roccaforte, Peter (P25759)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Ryerson, Gordan A. and Kathleen D. (P25784)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Saks, Dmitri and Maureen (P26224)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Sant Anna, Michael and	Grant to remove an underground	\$2,875	\$2,875

Applicant	Description	Grant Amount	Awarded to Date
Maureen (P25872)	storage tank and install an above ground storage tank		
Savoth, Gary C. (P26495)	Grant to remove an underground storage tank	\$1,179	\$1,179
Sawall, James M. and Pamela A. (P25999)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Schick, Michael (P26033)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Schneider, Mark (P26049)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,770	\$2,770
Schneider, Ralph (P25998)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,880	\$2,880
Schnitzlein, James J. and Faith L. (P26054)	Grant to remove an underground storage tank	\$1,200	\$1,200
Schwager, Daniel E. and Elizabeth A. (P26365)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Schweer, Steven and Emily T. (P26288)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,911	\$2,911
Sculthorpe, Bryan L. and June Y. (P26445)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Seufert, Linda M. and Anthony D. Marcantonio (P26338)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Shahin, Hassam (P25857)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,716	\$2,716
Shephard, Bruce and Barbara-Ann (P26144)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Sica, Ralph and Lynn A. (P26028)	Grant to remove an underground storage tank	\$1,200	\$1,200
Smith, Freeman J. (P25844)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,823	\$2,823
Smolha, Joseph P. (P25927)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Soto, Antonio (P26515)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,957	\$2,957

Applicant	Description	Grant Amount	Awarded to Date
Soto, Juan and Yelena (P26581)	Grant to remove an underground storage tank	\$1,200	\$1,200
Stagaard, Gregory and Elise (P25885)	Grant to remove an underground storage tank	\$1,200	\$1,200
Stalb, Walter P. and Delores C. (P26216)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Stalter, Terry and Patricia (P26127)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Steiner, Anton J. and Nancy I. (P25263)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,400	\$2,400
Strebel, Theresa (P26073)	Grant to remove an underground storage tank	\$1,092	\$1,092
Strobel, Richard H. and Bernice (P26401)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Stulak, Ivan (P26169)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,700	\$2,700
Suanno, Tara and John (P26364)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Sutor, John J. (P26343)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,938	\$2,938
Terranova, Julia (P25861)	Grant to remove an underground storage tank	\$1,200	\$1,200
Thomas, Ralph and Doris (P26457)	Grant to remove an underground storage tank	\$1,200	\$1,200
Thomas, Wendy (P26389)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Tilton, Julianna and Loren (P26416)	Grant to remove an underground storage tank	\$1,200	\$1,200
Tippmann, Carl and Judy (P26434)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Tissiere, Joyce (P26099)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,633	\$2,633
Torline, Michael (P26383)	Grant to remove an underground storage tank	\$1,080	\$1,080
Tortoriello, Louise (P26411)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,652	\$2,652

Applicant	Description	Grant Amount	Awarded to Date
Tranovich, Richard D. and Nancy M. (P26380)	Grant to remove an underground storage tank	\$1,200	\$1,200
Traynor, Mabel (P26021)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Trembley, Christopher and Dawn (P26498)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,940	\$2,940
Tvaroha, Mary Ann and Jon J. (P26347)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Valente, Jose A. and Deborah A. (P26381)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Verikios, John (P25091)	Grant to remove an underground storage tank	\$1,200	\$1,200
Verost, Richard L. and Karen P. (P26210)	Grant to remove an underground storage tank	\$1,000	\$1,000
Villegas, Raymond and Barbara (P26507)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Vinales, Conrad and Elsie (P26078)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Waldron, Robert and Joanne (P26197)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Walsh, Patricia (P26184)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Wesley, Hannah B. (P26400)	Grant to remove an underground storage tank	\$1,200	\$1,200
Wiiken, Donald and Virginia (P26129)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Wilson, Barbara M. (P25698)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Wilson, Lance W. and Eileen E. (P25869)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Wong, Deric and Qiwen Gao (P26190)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Woodhull, Nancy A. (P25549)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000

Applicant	Description	Grant Amount	Awarded to Date
Wright, Ron and Dolores A. (P26398)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,950	\$2,950
Wurster, James and Karen (P26513)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Yarcheski, Michael and Stephanie Liao (P26141)	Grant to remove an underground storage tank	\$1,200	\$1,200
Yoffe, Yehuda and Sarah (P25531)	Grant to remove an underground storage tank	\$1,200	\$1,200
Zawadzki, John and Ana (P25883)	Grant to remove an underground storage tank	\$1,200	\$1,200
Zayacz, Olga (P25951)	Grant to remove an underground storage tank	\$1,200	\$1,200
Zelasko, Elizabeth (P24725)	Grant to remove an underground storage tank and install an above ground storage tank	\$2,937	\$2,937
Zellmer, Steven William and Beth Ann (P26496)	Grant to remove an underground storage tank and install an above ground storage tank	\$3,000	\$3,000
Zheng, Chao and Yinyin Shao (P25717)	Grant to remove an underground storage tank	\$1,200	\$1,200

254 Grants

**Total Delegated Authority
funding for Non-Leaking
applications.**

\$613,170


Caren S. Franzini

Prepared by: Lisa Petrizzi, Finance Officer

**HAZARDOUS DISCHARGE SITE REMEDIATION FUND
PROGRAM**



MEMORANDUM

TO: Members of the Authority
FROM: Caren S. Franzini
Chief Executive Officer
DATE: May 12, 2009
SUBJECT: Hazardous Discharge Site Remediation Fund Program

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

Municipal Grants:

City of Burlington (Burlington Mart).....	\$413,578
Camden Redevelopment Agency (Former RCA Building 8).....	\$1,886,431
Township of Hainesport (Frm Hardware & Industrial Tool)	\$101,117

Total HDSRF funding for May 2009 \$2,401,126

Prepared by: Lisa Petrizzi

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

APPLICANT: City of Burlington (Burlington Mart)

P25954

PROJECT USER(S): Same as applicant

* - indicates relation to applicant

PROJECT LOCATION: 745 Salem Road

Burlington Township (N)

Burlington

GOVERNOR'S INITIATIVES:

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

APPLICANT BACKGROUND:

The City of Burlington received a grant in April 1997 under P 9447 in the amount of \$69,336 to perform Preliminary Assessment (PA) activities. The project site, identified as Block 66 Lot 42 is the former Burlington Mart facility which has potential environmental areas of concern (AOC's). The City of Burlington currently holds a Tax Sale Certificate on the project site and has satisfied Proof of Site Control. It is the City's intent, upon completion of the environmental investigation activities, to redevelop the project site for mixed use.

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

APPROVAL REQUEST:

The City of Burlington is requesting grant funding to perform RI in the amount of \$413,578 at the former Burlington Mart project site, for a total funding to date of \$482,914.

FINANCING SUMMARY:

GRANTOR: Hazardous Discharge Site Remediation Fund

AMOUNT OF GRANT: \$413,578

TERMS OF GRANT: No Interest; No Repayment

PROJECT COSTS:

Remedial investigation	\$375,980
NJDEP oversight cost	\$37,598
EDA administrative cost	\$500

TOTAL COSTS	<u><u>\$414,078</u></u>
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APPROVAL OFFICER: K. Junghans

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

APPLICANT: Camden Redevelopment Agency (Former RCA Building 8) P26841

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

PROJECT LOCATION: Front and Cooper Streets Camden City (T/UA) Camden

GOVERNOR'S INITIATIVES:

Urban Fund Other Urban Edison Core

APPLICANT BACKGROUND:

Camden Redevelopment Agency ("CRA") received grants to perform Preliminary Assessment (PA), Site Investigation (SI) & Remedial Investigation (RI) in the amount \$1,007,830 between 2002-2009. The project site, which was the historic former Radio Corporation of America (RCA) manufacturing facility, has suspected environmental areas of concern. CRA owns the project site & has satisfied Proof of Site Control. It is the City's intent, upon completion of the environmental investigation activities, to redevelop the project site for "The Lofts" residential village development.

NJDEP has approved a RI & Remedial Action (RA) grant on the above-referenced project site and finds the project technically eligible under the HDSRF Program, Category 2, Series A. The grant has been calculated off of the RI (\$252,370), 75% of the RA (\$1,364,628) & oversight costs (\$269,433).

A grant can be awarded to a redevelopment entity up to 75% of the costs of RA for projects involving the redevelopment of contaminated property for recreation & conservation purposes, which also includes preservation of historic properties, provided that the use of the property is conveyed through an easement, which the CRA will file with the County prior to the closing of this grant. The RA activities would foster public outdoor recreation, as it would enable the public to enjoy the preserved & restored facades of this historic building.

APPROVAL REQUEST:

CRA is requesting a grant for \$1,886,431 to perform RI & RA activities at the Frm. RCA Building 8 project, for total funding to date of \$2,894,261.

FINANCING SUMMARY:

GRANTOR: Hazardous Discharge Site Remediation Fund

AMOUNT OF GRANT \$1,886,431

TERMS OF GRANT: No Interest; No Repayment

PROJECT COSTS:

Remedial Action	\$1,819,503
NJDEP oversight cost	\$269,433
Remedial investigation	\$252,370
EDA administrative cost	\$500
TOTAL COSTS	\$2,341,806

APPROVAL OFFICER: L. Petrizzi

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

APPLICANT: Township of Hainesport (Frm Hardware & Industrial Tool) P26359

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

PROJECT LOCATION: Route 38 and Creek Road Hainesport Township (N) Burlington

GOVERNOR'S INITIATIVES:

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

APPLICANT BACKGROUND:

The Township of Hainesport received a grant to perform a Preliminary Assessment (PA) and Site Investigation (SI) in the amount \$37,250 in 11/01 under P13697 and a grant to continue the SI in the amount of \$48,942 in 11/05 under P13697s. The Township received a grant to perform a Remedial Investigation (RI) in the amount of \$68,250 in 7/07 under P18157. The project site, which was a hardware and industrial tool company that ceased operations in 1996, has additional areas of environmental concerns (AOC's) based on the investigation activities performed to date. The Township of Hainesport has foreclosed on the project site and has satisfied Proof of Site Control. It's the Township's intent, upon completion of the environmental investigation activities, to redevelop the project site for commercial and industrial re-use.

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

APPROVAL REQUEST:

The Township of Hainesport is now requesting supplemental grant funding to perform RI in the amount of \$101,117 at the Frm Hardware & Industrial Tool project site, for total funding to date of \$255,559.

FINANCING SUMMARY:

GRANTOR: Hazardous Discharge Site Remediation Fund

AMOUNT OF GRANT\$101,117

TERMS OF GRANT: No Interest; No Repayment

PROJECT COSTS:

Remedial investigation	\$91,925
NJDEP oversight cost	\$9,192
EDA administrative cost	\$500
TOTAL COSTS	<hr/> \$101,617 <hr/>

APPROVAL OFFICER: L. Petrizzi



TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

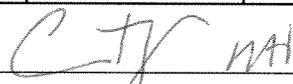
DATE: May 12, 2009

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

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

Below is a summary of the Delegated Authority approval processed by the Division of Program Services for the month of April 2009.

Applicant	Description	Grant	Awarded to Date
Estate of Michelle Maturro / P26361	25% matching grant to achieve an unrestricted or limited restricted re-use classification	\$10,358	\$10,358
William Gregory P25201	25% matching grant utilizing innovative technology	\$3,187	\$3,187
William Gregory P25078	25% matching grant to achieve an unrestricted or limited restricted re-use classification	\$3,187	\$3,187
Township of Hanover (Layton Property) P26473	Initial grant to perform site investigation to redevelop for recreation	\$36,947	\$36,947
Township of Lakewood (Former Mone Auto Supply) P25957	Initial grant to perform preliminary assessment and site investigation to redevelop for mixed-use	\$41,951	\$41,951
Township of Neptune (Shark River Municipal Marina) P25322	Supplemental grant to perform remediation investigation to redevelop as a marina	\$44,883	\$105,858
6 Grants	Total Grant Funding for April 2009	\$140,513	


Caren S. Franzini

EDISON INNOVATION FUND

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

APPLICANT: X-Factor Communications,LLC

P25138

PROJECT USER(S): Same as applicant

* - indicates relation to applicant

PROJECT LOCATION: 3 Empire Boulevard

South Hackensack Township (N) Bergen

GOVERNOR'S INITIATIVES:

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

APPLICANT BACKGROUND:

Formed in July of 2005, X-Factor Communications, LLC was the result of a spin out of Intellispace Media Services and initially provided webcasting as a value added service. The company is currently deploying a new product line, digital signage control portal, a software application which enables non-technical personnel to easily update, distribute and manage content over their digital signage network. Their target market is enterprise organizations, small & medium size businesses and hospitality facilities (hotels, convention centers etc.).

APPROVAL REQUEST:

\$500,000 investment from the Edison Innovation Fund is recommended.

FINANCING SUMMARY:

LENDER: NJEDA

AMOUNT OF LOAN: \$500,000

TERMS OF LOAN: Five-year term loan at a fixed interest rate of 6%. During the first year, payments will be monthly interest only. The next 48 months will require equal principal plus interest payments in amounts to fully repay the investment.

PROJECT COSTS:

Growth Capital	\$500,000
Finance fees	\$5,000
TOTAL COSTS	\$505,000

JOBS: At Application 9 Within 3 years 93 Maintained 9 Construction 0

DEVELOPMENT OFFICER: S. Royster

APPROVAL OFFICER: M. Conte

**TECHNOLOGY BUSINESS TAX CERTIFICATE
TRANSFER PROGRAM**



MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

SUBJECT: Technology Business Tax Certificate Transfer Program

DATE: May 12, 2009

REQUEST

The Board is asked to approve the recommended modification to the Technology Tax Certification Transfer Program evaluative criteria developed with staff from the NJCST. Under the first category that evaluates the criteria for positive growth in New Jersey, and positive change in income, we are recommending the addition of several new criteria to provide expanded avenues to evidence that the company has sustainable operations, access to funding, and a strong technological viability.

BACKGROUND

The 1998 Technology Business Tax Certificate Transfer Program allows technology and biotechnology companies with 224 or fewer U.S. employees to sell their net operating losses and/or research and development tax credits to profitable corporate entities. Proceeds from those sales are required to be re-invested in the seller's business.

Selling businesses are required to meet legislatively stated threshold criteria, including the requirement to meet the definition of a technology or biotechnology company; meet a business size criterion of 224 U.S. employees or fewer, with 75% or more of those employees required to be New Jersey based. Companies are not eligible if they had a profit within either of the most recent two years, had operating revenues in excess of 110% of operating expenses, have a profitable parent or are part of a group of affiliated companies that have positive earnings, in the aggregate, in either of the most recent two years.

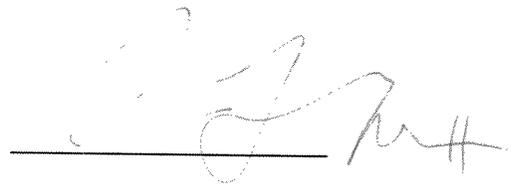
The Statute also requires the Authority to determine that the assistance will result in a significant positive growth in the applicant's full-time employment in NJ, determine that the applicant does not have sufficient resources to operate in the short-term (or has no access to capital from any source), and determine that the assistance demonstrates the prospect of a significant positive change in the applicant's net income. These three Statutory determinations have resulted in numerous disapprovals in the past.

MODIFICATION REQUEST

In a continuing effort to enhance the Technology Business Tax Certificate Transfer Program, staff has attempted to craft reasonable additions to the Guidelines utilized in the past to make the required Statutory determinations. The attached sheet shows the three Statutory determinations, the criteria under each determination we utilized in the past when evaluating the applications (non-italics), and the proposed additions to the past criteria shown in italics. The Policy Committee reviewed the attached criteria on May 1, 2009 and recommended presenting the Guidelines to the Board for consideration.

RECOMMENDATION

Based on the above, staff recommends approval of the attached expanded Guidelines for use in evaluating applications in the Technology Business Tax Certificate Transfer Program.

A handwritten signature in black ink, appearing to be "J. Rosenfeld", is written over a horizontal line.

Prepared by John Rosenfeld

2009 TECHNOLOGY BUSINESS TAX CERTIFICATE TRANSFER PROGRAM EVALUATION GUIDELINES FOR MAKING THE STATUTORY DETERMINATIONS

1. Positive Growth in Full-Time Employment in NJ

(The applicant needs to adequately demonstrate one (or more) of the following. Authority staff will assess the information provided and, if it is satisfactory, a positive Determination will be made.)

- A) If the applicant demonstrates that jobs will be created due to a new production contract having been awarded.
- B) If the applicant demonstrates it is moving to a larger facility to accommodate employment growth or making a substantial investment in production equipment.
- C) If the applicant demonstrates it has entered or is near completion of Phase III trials, has finished testing and is nearing production of a new product or recently began producing a new product.
- D) If the applicant has created jobs in New Jersey since the preceding year end.
- E) If the applicant has created jobs in New Jersey since the second most recent year.
- F) If the applicant has created jobs in New Jersey since the third most recent year.
- G) *If the applicant scores 19 or more out of 20 in 2009 on Scientific and Technological Viability and Competitive Advantage by the NJCS&T.*
- H) *Received or has an outstanding commitment for an investment from the Edison Innovation Fund within the prior 24 months (since 6/30/2007).*
- I) *Received Financial Investor funding in their prior fiscal year greater than or equal to the Net Loss in the same fiscal year.*
- J) *Received an SBIR II Grant in the prior 24 months (since 6/30/2007)*

2. Insufficient Resources to Operate in Short Term OR Can't Secure Financing

(The applicant needs to adequately demonstrate one (or more) of the following. Authority staff will assess the information provided and, if it is satisfactory, a positive Determination will be made.)

- A) If applicant hasn't secured ANY form of financing/product sales in last 2 years.
- B) If applicant demonstrates a "Burn Rate" that would exhaust Total Current Assets within 12 months.
- C) If applicant demonstrates it must issue debt or equity, seek venture capital or financial assistance within 12 months to continue operations.
- D) If applicant has a Quick Ratio less than .75:1.
- E) If applicant has a Current Ratio less than 1:1.

3. Significant Positive Change in Net Income

(The applicant needs to adequately demonstrate one (or more) of the following. Authority staff will assess the information provided and, if it is satisfactory, a positive Determination will be made.)

- A) If Operating Revenues exceed Operating Expenses in most recent year.
- B) If applicant demonstrates that a new production contract was awarded.
- C) If applicant demonstrates it has entered or is near completion of Phase III trials, has finished testing and is nearing production of a new product or recently began producing a new product.
- D) If applicant has a decreasing Net Loss trend over the 3 preceding fiscal years.
- E) If applicant has a decreasing Net Loss trend over the 2 preceding fiscal years.
- F) If the applicant's Net Loss is increasing due to Financial Investor funded direct Research & Development expenses where:

- a) The Financial Investor's investment, evidenced by subscription documents, in the prior two years is greater than or equal to the most recent full-year Net Loss on the Financial Statements; and
 - b) The detailed schedule of Financial Investor funded Research & Development for the two most recent years shows an increase in Research and Development expenditures at least as large as the increase in the Net Loss of the applicant.
- G) *If the applicant scores 19 or more out of 20 in 2009 on Scientific and Technological Viability and Competitive Advantage by the NJCS&T.***
- H) *Received or has an outstanding commitment for an investment from the Edison Innovation Fund within the prior 24 months (since 6/30/2007).***

As of April 29, 2009

INCENTIVE PROGRAMS

BUSINESS EMPLOYMENT INCENTIVE PROGRAM

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

APPLICANT: Coining, Inc.

P26627

PROJECT LOCATION: To be determined

Locations Unknown (N)

Unknown County

GOVERNOR'S INITIATIVES:

Urban Fund Other Urban Edison Core

APPLICANT BACKGROUND/ECONOMIC VIABILITY:

Coining, Inc. (originally Coining Corporation of America, then later Coining of America, LLC), headquartered in Saddle Brook, NJ, was founded in 1965. Coining is the largest manufacturer of a multitude of custom shaped preforms, stampings and cover assemblies for over 400 microelectronic packaging and assemblies customers in twenty-five countries. The Company is economically viable.

In January 2009, Coining completed the acquisition of SEMX Corporation, trading as Semiconductor Packaging Materials ("SPM"), in Westchester County, NY. Like Coining, SPM manufactures a broad range of solder preforms and other miniature metal stamped components used for microelectronic packaging and assembly applications in the medical device, telecommunications, semiconductor, microwave, military, aerospace, industrial and automotive markets.

MATERIAL FACTOR:

Coining, Inc. is seeking a BEIP grant to support the consolidation of the Coining business in New Jersey and the SPM business from New York into a single location. Coining is seeking a facility of approx. 60,000 sq. ft. in New York or New Jersey. The benefit to NJ, in addition to the retention and expansion of a manufacturing company, is the creation of 30 new jobs. A favorable decision by the Authority to award the BEIP grant is a material factor in the applicant's decision to expand in New Jersey.

APPROVAL REQUEST:

PERCENTAGE: 35%

TERM: 10 years

The Members of the Authority are asked to approve the proposed BEIP grant and award percentage to encourage Coining, 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: \$ 78,487

(not to exceed an average of \$50,000 per new employee over the term of the grant)

NJ EMPLOYMENT AT APPLICATION: 70

ELIGIBLE BEIP JOBS: Year 1 30 Year 2 0 Base Years Total = 30

ANTICIPATED AVERAGE WAGES: \$40,000

ESTIMATED PROJECT COSTS: \$8,750,000

ESTIMATED GROSS NEW STATE INCOME TAX - DURING 10 \$224,250

ESTIMATED NET NEW STATE INCOME TAX - DURING 15 \$257,887

PROJECT IS: Expansion Relocation Saddle Brook NJ

CONSTRUCTION: Yes No

PROJECT OWNERSHIP HEADQUARTERED IN: New Jersey

APPLICANT OWNERSHIP: Domestic Foreign

DEVELOPMENT OFFICER: J. Colon

APPROVAL OFFICER: T. Wells

FORMULA EVALUATION

<u>Criteria</u>		<u>Score</u>
1. Location:	Locations Unknown	N/A
2. Job Creation	30	1
	Targeted : _____ Non-Targeted : <u> X </u>	
3. Job at Risk:	70	1
4. Industry:	metals	0
	Designated : _____ Non-Designated : <u> X </u>	
5. Leverage:	3 to 1 and up	2
6. Capital Investment:	\$8,750,000	2
7. Average Wage:	\$ 40,000	2
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: Lakewood Pathology Associates, Inc.

P26722

PROJECT LOCATION: 825 Rahway Avenue

Union Township (T)

Union County

GOVERNOR'S INITIATIVES:

Urban Fund Other Urban Edison Core

APPLICANT BACKGROUND/ECONOMIC VIABILITY:

Lakewood Pathology Associates, Inc., doing business as PLUS Diagnostics ("PLUS"), is a leading national pathology company founded in 1990 and headquartered in Lakewood, New Jersey. PLUS is a provider of comprehensive pathology services tailored to the outpatient need of urologists, gastroenterologists, and other medical professionals. PLUS offers qualified medical professionals available for technical and medical consultations to enhance treatment outcomes. The company has recently teamed with Water Street Healthcare Partners, a leading private equity firm focused on health care. This partnership has allowed the company to make multi-million dollar investments over the past year to enhance its operations and expand the business. In addition to its Lakewood facility, PLUS has opened a location in Laguna Hills, California. The company is economically viable.

MATERIAL FACTOR:

Lakewood Pathology Associates is seeking a BEIP grant to support the creation of 50 new full time jobs in a facility in Union, New Jersey. In order to accommodate the growing needs of the business, the company is seeking to secure a 20,000 sq ft facility with better airport access for shipping than is currently offered by its Lakewood location. Integral to the company's business is the ability to transport laboratory samples quickly and cost effectively to locations throughout the United States. The facility in Union matches its space needs and provides convenient access to Newark International Airport. Also, under consideration, is expanding its operations in Orange County, California in close proximity to John Wayne-Orange County Airport.

Lakewood Pathology Associates has indicated that a favorable decision by the Authority to award a BEIP grant is a material factor in the applicant's decision to expand its operations in New Jersey. The company has simultaneously applied for BRRAG assistance to relocate and retain its existing 85 employees within New Jersey.

APPROVAL REQUEST:

PERCENTAGE: 55%

TERM: 10 years

The Members of the Authority are asked to approve the proposed BEIP grant and award percentage to encourage Lakewood Pathology Associates, 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: \$ 613,937
(not to exceed an average of \$50,000 per new employee over the term of the grant)

NJ EMPLOYMENT AT APPLICATION: 85

ELIGIBLE BEIP JOBS: Year 1 25 Year 2 25 Base Years Total = 50

ANTICIPATED AVERAGE WAGES: \$74,000

ESTIMATED PROJECT COSTS: \$905,000

ESTIMATED GROSS NEW STATE INCOME TAX - DURING 10 \$1,116,250

ESTIMATED NET NEW STATE INCOME TAX - DURING 15 \$1,060,438

PROJECT IS: (X) Expansion (X) Relocation Lakewood

CONSTRUCTION: (X) Yes () No

PROJECT OWNERSHIP HEADQUARTERED IN: New Jersey

APPLICANT OWNERSHIP: (X) Domestic () Foreign

DEVELOPMENT OFFICER: P. Ceppi **APPROVAL OFFICER:** K. McCullough

FORMULA EVALUATION

<u>Criteria</u>		<u>Score</u>
1. Location:	Union Township	N/A
2. Job Creation	50	1
	Targeted : _____ Non-Targeted : <u> X </u>	
3. Job at Risk:	85	1
4. Industry:	health care	0
	Designated : _____ Non-Designated : <u> X </u>	
5. Leverage:	3 to 1 and up	2
6. Capital Investment:	\$905,000	1
7. Average Wage:	\$ 74,000	3
TOTAL:		8

Bonus Increases (up to 80%):

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

Total Bonus Points:

20 %

Total Score :

Total Score per formula: 8 = 30 %

Construction/Renovation : 5 %

Bonus Increases : 20 %

Total Score (not to exceed 80 %): 55 %

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

APPLICANT: Maquet Cardiovascular LLC

P26712

PROJECT LOCATION: 45 Harbour Pond Road

Wayne Township (N)

Passaic County

GOVERNOR'S INITIATIVES:

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

APPLICANT BACKGROUND/ECONOMIC VIABILITY:

Maquet Cardiovascular LLC (MCV), a division of Maquet USA, Inc. (Maquet USA), was formed in 2008 by acquisition of Meadox Medical and Guidant Cardiovascular from Boston Scientific, a leading global producer of medical products and cardiovascular applications. In January 2009, MCV acquired Datascope, the global market leader in intra-aortic balloons and pumps. The combined organizations are committed to providing the highest quality patient care solutions for cardiologists, interventional radiologists, cardiothoracic and vascular surgeons, critical care clinicians and their teams. Maquet USA is a wholly owned subsidiary of publicly-listed GETINGE AB, with global headquarters in Sweden. Getinge employs 11,000 personnel across the globe, including 4,100 Maquet personnel, with 381 jobs in New Jersey. Annual global sales for Getinge was \$2.1 billion in 2008, including MCV's contribution of \$270 million. The applicant is economically viable.

MATERIAL FACTOR:

MCV is seeking a BEIP grant to create 350 new jobs and consolidate global facilities in Wayne. Approximately 12 senior managers will be relocated from Europe (7) and San Jose, California (5). Management has indicated if they do not relocate and expand in Wayne, they will continue to maintain the operations in Europe, San Jose, California, and Puerto Rico. MCV is anticipating project costs in excess of \$45 million to consolidate operations in Wayne. The award of the BEIP grant is a material factor in management's decision to expand in Wayne.

APPROVAL REQUEST:

PERCENTAGE: 70%

TERM: 10 years

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

TOTAL ESTIMATED GRANT AWARD OVER TERM OF GRANT: \$ 3,901,625

(not to exceed an average of \$50,000 per new employee over the term of the grant)

NJ EMPLOYMENT AT APPLICATION: 381

ELIGIBLE BEIP JOBS: Year 1 100 Year 2 250 Base Years Total = 350

ANTICIPATED AVERAGE WAGES: \$60,000

ESTIMATED PROJECT COSTS: \$45,075,000

ESTIMATED GROSS NEW STATE INCOME TAX - DURING 10 \$5,573,750

ESTIMATED NET NEW STATE INCOME TAX - DURING 15 \$4,459,000

PROJECT IS: (X) Expansion (X) Relocation Europe & San Jose,

CONSTRUCTION: (X) Yes () No

PROJECT OWNERSHIP HEADQUARTERED IN: California

APPLICANT OWNERSHIP: (X) Domestic () Foreign

DEVELOPMENT OFFICER: J. Colon

APPROVAL OFFICER: M. Krug

FORMULA EVALUATION

<u>Criteria</u>		<u>Score</u>
1. Location:	Wayne Township	N/A
2. Job Creation	350	4
	Targeted : <u> X </u> Non-Targeted : _____	
3. Job at Risk:	0	0
4. Industry:	Medical device technology	2
	Designated : <u> X </u> Non-Designated : _____	
5. Leverage:	3 to 1 and up	2
6. Capital Investment:	\$45,075,000	3
7. Average Wage:	\$ 60,000	3

TOTAL: **14**

Bonus Increases (up to 80%):

Located in Planning Area 1 or 2 of the State's Development and Redevelopment Plan	20%	<u>20%</u>
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:

14 = 45 %

Construction/Renovation :

5 %

Bonus Increases :

20 %

Total Score (not to exceed 80 %):

70 %

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

APPLICANT: Mayab Happy Tacos, Inc.

P26371

PROJECT LOCATION: 450 Florida Grove Road Perth Amboy City (T/UA) Middlesex County

GOVERNOR'S INITIATIVES:

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

APPLICANT BACKGROUND/ECONOMIC VIABILITY:

Established in 1976, Mayab Happy Tacos, Inc. is a tortilla, corn chip, and other flour-based products manufacturer. This Brooklyn, New York-based manufacturer and wholesaler distributes its products to over 300 clients in Manhattan, Long Island, and New Jersey. Unlike many other companies, this successful company does not have a sales force as their marketing and growth strategy relies on their reputation, quality products and word-of-mouth advertising. When a chef in a client restaurant leaves for a non-client restaurant, the chances are, that new restaurant quickly begins ordering and using the products made by Mayab Happy Tacos, Inc. upon request and insistence of their newly arrived chef, who had been satisfactorily using and preferring the same products in other restaurants.

The company is economically viable.

The company is looking for a larger space for relocation and they are contemplating purchasing an approximately 40,000 sf building in Perth Amboy. When or if the final relocation decision is made, it will move its 30 current positions from Brooklyn to New Jersey and immediately add five new jobs. They expect to add 10 more new positions during the second year.

MATERIAL FACTOR:

The applicant is seeking a BEIP grant to support creating 45 new positions in Perth Amboy. The company has represented that a favorable decision by the Authority to award the BEIP grant is a material factor in the applicant's decision to relocate to New Jersey and therefore to pick New Jersey over New York. The Authority staff recommends the award of the proposed BEIP grant.

APPROVAL REQUEST:

PERCENTAGE: 70%

TERM: 10 years

The Members of the Authority are asked to approve the proposed BEIP grant and award percentage to encourage Mayab Happy Tacos, 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: \$ 189,000
(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 35 Year 2 10 Base Years Total = 45

ANTICIPATED AVERAGE WAGES: \$35,000

ESTIMATED PROJECT COSTS: \$2,925,000

ESTIMATED GROSS NEW STATE INCOME TAX - DURING 10 \$270,000

ESTIMATED NET NEW STATE INCOME TAX - DURING 15 \$216,000

PROJECT IS: (X) Expansion (X) Relocation Brooklyn, NY

CONSTRUCTION: (X) Yes () No

PROJECT OWNERSHIP HEADQUARTERED IN: New York

APPLICANT OWNERSHIP: (X) Domestic () Foreign

DEVELOPMENT OFFICER: D. Johnson APPROVAL OFFICER: D. Sucsuz

FORMULA EVALUATION

<u>Criteria</u>	<u>Score</u>
1. Location: Perth Amboy City	N/A
2. Job Creation 45	1
Targeted : _____ Non-Targeted : <u> X </u>	
3. Job at Risk: 0	0
4. Industry: food products	0
Designated : _____ Non-Designated : <u> X </u>	
5. Leverage: 3 to 1 and up	2
6. Capital Investment: \$2,925,000	1
7. Average Wage: \$ 35,000	2

TOTAL: 6

Bonus Increases (up to 80%):

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

Total Bonus Points:

40 %

Total Score :

Total Score per formula:

6 = 25 %

Construction/Renovation :

5 %

Bonus Increases :

40 %

Total Score (not to exceed 80 %):

70 %

**BUSINESS RETENTION AND RELOCATION ASSISTANCE
GRANT**

**NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
Business Retention and Relocation Assistance Grant of Tax Credits
SCORESHEET – Project Evaluation Factors (NJAC 12A:2-1.8)**

APPROVAL OFFICER: K. McCullough

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

Company: Lakewood Pathology Associates **Date Scored:** 04/29/2009

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

Range	Eligible Jobs Retained	Score
5 = 410 – 499		
4 = 320 – 409		
3 = 230 – 319		
2 = 140 – 229		
1 = 50 – 139	85	1

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

Range	Avg. Salary	Score
4 = \$75,001 +		
3 = \$50,001 - \$75,000	74,000	3
2 = \$30,001 - \$50,000		
1 = \$19,001 - \$30,000		
0 = up to \$19,000		

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

Range	Capital Investment	Score
5 = \$3,500,000 to \$19,000,000+		
4 = \$2,900,000 to \$3,499,000		
3 = \$2,200,000 to \$2,899,000		
2 = \$1,500,000 to 2,199,000		
1 = \$700,000 to \$1,499,000	905,000	1
0 = \$0 to \$699,000		

4. Designated industry type – maximum points = 3

Range	Industry	Score
3 = manufacturing		
2 = targeted		
0 = non-targeted	X	0

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
Business Retention and Relocation Assistance Grant of Tax Credits
SCORESHEET – Project Evaluation Factors (NJAC 12A:2-1.8)

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

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

6. Smart Growth Targeted Areas – maximum points = 4

Description	Type	Score
4 = located in an area targeted for growth pursuant to the State Development and Redevelopment Plan, the Pinelands Comprehensive Management Plan, Highlands Commission Management Plan, and the Meadowlands Development Commission Plan. This includes brownfield sites.	Planning Area 1, Metropolitan Planning Area	4
0 = non- growth area		

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

		Score
2 = yes	Yes	2
0 = no		

8. Commitment to the State of New Jersey

a. Duration of operations - maximum points = 3

Range of Years	Year Started in NJ	Score
3 = 20 plus years of operation in the state		
2 = 15-19 years	1990	2
1 = 10-14 years		

**NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
Business Retention and Relocation Assistance Grant of Tax Credits
SCORESHEET – Project Evaluation Factors (NJAC 12A:2-1.8)**

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

Range	Number of Employees in NJ	Score
3 = 350 or greater		
2 = 200-349		
1 = 50-199	85	1

9. Urban Enterprise Zone – maximum points = 3

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

Totals – Value Per Retained Job and Score

Range	Value Per Retained Job	Score
31-36 = \$1,500		
25-30 = \$1,400		
19-24 = \$1,300		
13-18 = \$1,200	\$1,200	15
7-12 = \$1,100		
0-6 = \$1,000		

BROWNFIELD REIMBURSEMENT PROGRAM



MEMORANDUM

To: Members of the Board

From: Caren S. Franzini
Chief Executive Officer

Date: May 12, 2009

Subject: Lodi Railroad Plaza, LLC – Brownfield Contaminated Site Reimbursement

Summary:

The Members are asked to approve the Brownfield application of Lodi Railroad Plaza, LLC for reimbursement of clean-up costs for a Lodi redevelopment project under a redevelopment Agreement with the New Jersey Economic Development Authority (“Authority”) and the State Treasurer, pursuant to the Brownfield and Contaminated Site Remediation Act, P.L. 1997, c. 278 (N.J.S.A. 58:10B-1 et seq.) (the “Act”). The recommended reimbursement is up to **\$978,750**.

Project Description:

- The Project Site is a 3.8 acre parcel in the Lodi Downtown Redevelopment Area and is part of a larger project designed to revitalize a contaminated, underutilized portion of the borough
- Historically, this site has been utilized for industrial purposes with past site operations including the Mattson Rubber Company and Washing Chemical Company.
- Lodi Railroad Plaza, LLC plans to redevelop the property into a 32,000 sq ft multi use retail center.
- Lodi Railroad Plaza, LLC will remediate all areas of concern, which will include soil excavation, groundwater activities, and a preventative vapor intrusion system.
- Lodi Railroad Plaza, LLC has title to the properties and is not liable for any of the contamination as it has not previously owned or operated any of the properties nor has it discharged contaminants or contributed to the contamination of this property.
- The anticipated annual gross sales tax revenues from the retail portion of the project is estimated to be \$400,000 which would allow for a reimbursement timeline of under 3 years.
- The total remediation/redevelopment costs are estimated at **\$1,305,000**.

Anticipated remediation costs: \$1,305,000

Recommended reimbursement: Up to \$978,750 (75% of \$1,305,000)

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

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

Recommendation:

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



Caren S. Franzini

Prepared by: Alex Pavlovsky

**NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
BROWNFIELD AND CONTAMINATED SITE
REMEDICATION ACT PROGRAM (BCSRP)
PROJECT SUMMARY
Lodi Railroad Plaza, LLC
March 12, 2009**

Applicant:

- Lodi Railroad Plaza, LLC, Block 89, Lot: 25.01, & Block 90, Lots 27.01, 27.02 & 32 Borough of Lodi, Bergen County, NJ.
- The site is a Brownfield property as it former operations of Mattson Rubber Company and Washing Chemical Company.

Programs:

- The Brownfield and Contaminated Site Remediation Program (BCSRP). This benefit will be administered as a reimbursement of approved remediation costs based on the collection of applicable taxes from the project site. Total remediation costs eligible for reimbursement are estimated to be \$1,305,000.

Project:

- The Project Site is a 3.8 acre parcel in the Lodi Downtown Redevelopment Area and is part of a larger project designed to revitalize a contaminated, underutilized portion of the borough
- Historically, this site has been utilized for industrial purposes with past site operations including the Mattson Rubber Company and Washing Chemical Company.
- Lodi Railroad Plaza, LLC plans to redevelop the property into a 32,000 sq ft multi use retail center.
- Lodi Railroad Plaza, LLC will remediate all areas of concern, which will include soil excavation, groundwater activities, and a preventative vapor intrusion system.
- Lodi Railroad Plaza, LLC has title to the properties and is not liable for any of the contamination as it has not previously owned or operated any of the properties nor has it discharged contaminants or contributed to the contamination of this property.
- The anticipated annual gross sales tax revenue from the retail portion of the project is estimated to be \$400,000 which would allow for a reimbursement timeline of under 3 years.
- The total remediation/redevelopment costs are estimated at **\$1,305,000**.

Description of Jobs

- The project will create approximately **50** full time and **50** construction employment opportunities.

Qualifications:

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

1. The economic feasibility of the redevelopment project

- This phase of the redevelopment project consists of the construction of an approximately 32,000 square foot retail center in an area where there are no other similar retailers to serve the same needs.
- The project as a whole is feasible as the developer has strong economic resources, secured financing commitments, and the ability to commit resources to complete the development of this site.

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

- The subject property is partially vacant underutilized and generating marginal tax revenue.
- A 1993 report by The Borough of Lodi found this area to meet the statutory requirements for “blight” and thereby designated it an “Area in need of Redevelopment”.
- The subject property is considered an eyesore and is not contributing to the economic growth of the community.

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

- The borough of Lodi’s redevelopment plan envisions the creation of a vibrant downtown retail and commercial district
- This project is also contiguous to the DOT \$40MM Route 46 expansion and realignment project which will connect Route 46 and Main Street Lodi.

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

- The project expects to produce \$400,000 in sales taxes in its first year
- The funding provided would be matched in less than 3 years
- Commerce has received a letter from the Treasurer stating that an independent review of the Developer application was completed with a focus on determining whether new tax revenues derived from the project site would be in excess of the requested reimbursement amount. The Division of Taxation has determined that the developers requested

reimbursement of \$978,750, compared with the projected first year new tax revenues of \$400,000 (with the remaining reimbursement being generated within 3 years) is reasonable and economically feasible.

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

- The property is a blighted site and is an identified Brownfield Site in the Borough of Lodi
- The site is not aesthetically pleasing and is therefore supported by the community.
- The project has received full local and county site plan approvals illustrating its conformance with local development strategy.

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

- The Brownfield Redevelopment agreement is a vital part of the overall project's viability as the cleanup costs are excessive compared to the projected revenues from the property.
- The redevelopment project would not be financially feasible without the reimbursement agreement to offset some of the remediation expenses.

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

- It is projected that on-site operations will create approximately 50 full time and 50 construction employment opportunities upon establishment of daily operations.

Recommended Reimbursement

After completing an independent review of the application, the Treasurer recommends authorizing **Lodi Railroad Plaza LLC** to be eligible for reimbursement of up to \$978,750 (75% of \$1,305,000) of approved remediation costs, within a period of 3 years pending the issuance of a No Further Action Letter (NFA) from the Department of Environmental Protection (DEP).

UEZ/SALEM SALES TAX EXEMPTION



MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

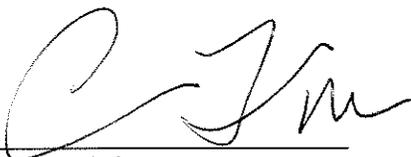
DATE: May 12, 2009

SUBJECT: Anchor Glass Container Corporation

The members are asked to approve the Salem County Energy Sales Tax Exemption (“STX”) Renewal Application of Anchor Glass Container Corporation (“AGC”), a manufacturer that is located in Salem. The estimated annualized STX benefit to AGC is \$2 million.

To qualify for STX, a company must be a manufacturer with a minimum of 50 full-time employees, have 50% of its workforce involved in the manufacturing process and certify that it is not in default with any State program. AGC has 283 employees with 89% involved in the manufacturing process. In addition, the company has stated it is not in default under any State program, which has been confirmed by the Department of Labor and Workforce Development.

Approval is recommended for an extension of the STX through March 22, 2010 contingent upon receipt of clearance from the Division of Taxation.



Caren S. Franzini

Prepared by: Sean V.M. Brady



MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: May 12, 2009

SUBJECT: J.E. Berkowitz, LP

The members are asked to approve the Salem County Energy Sales Tax Exemption (“STX”) Renewal Application of J.E. Berkowitz, LP (“JEB”), a manufacturer that is located in Pedricktown. The estimated annualized STX benefit to JEB is \$130,000.

To qualify for STX, a company must be a manufacturer with a minimum of 50 full-time employees, have 50% of its workforce involved in the manufacturing process and certify that it is not in default with any State program. JEB has 221 employees with 76% involved in the manufacturing process. In addition, the company has certified that it is not in default under any State program, which has been confirmed by the Department of Labor and Workforce Development.

Approval is recommended for an extension of the STX through April 18, 2010 contingent upon receipt of clearance from the Division of Taxation.

Caren S. Franzini

Prepared by: Sean V.M. Brady



MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: May 12, 2009

SUBJECT: Poly One Corporation

The members are asked to approve the Salem County Energy Sales Tax Exemption (“STX”) Renewal Application of Poly One Corporation (“POC”), a manufacturer that is located in Pedricktown. The estimated annualized STX benefit to POC is \$630,000.

To qualify for STX, a company must be a manufacturer with a minimum of 50 full-time employees, have 50% of its workforce involved in the manufacturing process and certify that it is not in default with any State program. POC has 68 employees with 78% involved in the manufacturing process. POC stated that there is a \$7,000 unemployment tax payment that is outstanding since it was disputing the charge; however, POC is going to make the payment in full to resolve the tax liability and seek a refund.

Approval is recommended for an extension of the STX through March 22, 2010 contingent upon the Department of Labor and Workforce Development and the Division of Taxation confirming that the company is not currently in default.



Caren S. Franzini

Prepared by: Sean V.M. Brady



MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: May 12, 2009

SUBJECT: Siegfried (USA), Inc.

The members are asked to approve the Salem County Energy Sales Tax Exemption (“STX”) Renewal Application of Siegfried (USA), Inc. (“SUI”), a manufacturer that is located in Pennsville. The estimated annualized STX benefit to SUI is \$200,000.

To qualify for STX, a company must be a manufacturer with a minimum of 50 full-time employees, have 50% of its workforce involved in the manufacturing process and certify that it is not in default with any State program. SUI has 166 employees with 84% involved in the manufacturing process. In addition, the company has certified that it is not in default under any State program, which has been confirmed by the Department of Labor and Workforce Development.

Approval is recommended for an extension of the STX through March 22, 2010 contingent upon receipt of clearance from the Division of Taxation.



Caren S. Franzini

Prepared by: Sean V.M. Brady

BOARD MEMORANDUMS

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: May 12, 2009

SUBJECT: Hilltop Country Day School, Inc.
\$2,440,000 Tax Exempt Bond (P14078)

Modification Request:

Consent to a reduction in the interest rate on the bond from 5.5% to 4.0% until August 2012, with rate resets each five years thereafter, and to extend the maturity of the loan to thirty (30) years from the date of closing. Annual debt service savings will be approximately \$62,000.00.

Background:

Hilltop Country Day School, Inc. ("Hilltop") is a 501c(3) not-for-profit human services agency established in 1967 to provide education services to early childhood and elementary aged children through grade 8. Hilltop is a private school open to any student, regardless of race, color, national origin or ethnic origin.

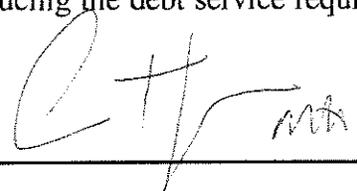
In August 2002, the Members approved a \$2,440,000 (P14078) tax exempt bond issue to enable Hilltop to convert a conventional loan into long-term, tax-exempt financing to provide funds for a 18,000 sq. ft. addition to the existing school. The bond was structured with a 25 year term at a fixed rate of 5.50% for the first 10 years; 5 year resets thereafter based on tax-exempt equivalent of 5 year Treasuries +275 bps. The bond was purchased by First Hope Bank. *This bond is a conduit financing for which the Authority has no credit exposure.*

In March 2009, the Members approved a reduction in the interest rate from 5.0% to 4.5%. However, the modification never closed. Subsequently, based on a new budget, the Borrower and Bank negotiated the proposed additional rate reduction, along with the extended amortization, to enable Hilltop to meet debt service requirements. Wolff & Samson, Bond Counsel, has reviewed this request and opined that the tax-exempt status of the bond will not be affected as a result of this modification.

Recommendation

Approval to modify the interest rate as described above and extend maturity of the bond to 30 years is recommended to assist this not-for-profit 501c(3) Borrower by reducing the debt service requirement on the bond.

Prepared by: Nancy C. Meyers





MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: May 12, 2009

SUBJECT: **Boscov's Department Store, LLC ("Boscov's")
P25750**

Request:

The purpose of this memo is to (1) modify the composition and amount of the Authority's collateral from that stated in the original approval, and (2) amend the name of the borrower and corporate guarantors reflecting new information received by the Authority.

Background:

On April 14, 2009, the Members of the Board approved a ten-year 33.33% guarantee of principal not to exceed \$1 million in a \$3 million Atlantic County HUD 108 loan. The project involves the acquisition of Boscov's by a group of individuals which includes the previous CEO, Albert Boscov, investor Edwin Lakin, and a host of friends and family.

Original Collateral at Approval

<u>Description</u>	<u>Collateral Value</u>
The Authority's collateral will consist of subordinate liens on 22 real estate properties primarily located in Pennsylvania. The total appraised value of the properties is \$258.7 million against total liens of \$152.9 million. The appraised values were determined on various dates between December 2001 (one property) and October 2008. The Authority's lien position will be subordinate to the existing debt and pari-passu with the HUD 108 loans.	\$258,688,000
LTV (\$152,868,337 existing liens + \$46,720,000 HUD 108 loans) / \$258,688,000)	77%

Revised Collateral

<u>Description</u>	<u>Collateral Value</u>
The Authority's collateral will consist of subordinate liens on 12 real estate properties primarily located in Pennsylvania. The total appraised value of the properties is \$133.8 million subject to total liens of \$95.1 million. The appraised values were determined on various dates between October 2008 and February 2009. The Authority's lien position will be subordinate to the existing debt and pari-passu with the HUD 108 loans.	\$133,771,000
LTV (\$95.1 million existing liens + \$46.7 million HUD 108 loans) / \$133.8 million)	106%

Note that one senior lender, TD Bank, has not formerly communicated its approval to allow subordinate liens on two of the above real estate properties. The two properties are located at 4500 Perkiomen Avenue and 5 Birchmont Drive. Both locations are in Reading, PA (refer to Exhibit I for total list of properties). Excluding these two locations, the Authority's collateral would consist of 10 properties resulting in a 108% LTV. This modification also requests that the Authority be permitted to close under the 108% LTV scenario.

A corporate guarantee will be provided by Boscov's Inc. Boscov Inc. is comprised of wholly owned subsidiaries Boscov's Transportation Company, LLC, Boscov's PSI, Inc., Boscov's Investment Company, Inc., Boscov's Finance Company, Inc., and BLF SDS, Inc.

Additional corporate guarantees will be provided by the following real estate holding companies who own the 12 properties to be pledged as collateral:

- Christiana Realty Associates, LLC
- BLF SDS, Inc., assignee of the rights of SDS, Inc.
- Exeter Realty Company
- Exeter Realty Company II, LP
- Exton Realty Associates, LP
- Frederick Realty Associates, LLC
- Laureldale Realty Associates, LP
- Pax Mall Realty Company, LP
- Pike Distributors, Inc.
- Westminster Realty Associates, LLC

In respect to the second request, the name of the borrower will be changed from Boscov Inc., to Boscov's Department Store, LLC.

All other items in the original board approval will remain the same.



Prepared by: David A. Lawyer, Senior Credit Underwriter



MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: May 12, 2009

SUBJECT: Fair Share Northgate II Associates, L.P. or designee (Northgate II)
P17296
\$603,000 Economic Recovery Board of Camden Direct Loan
\$631,725 Economic Recovery Board of Camden Grant

Request:

The purpose of this memo is to reactivate an Economic Recovery Board ("ERB") loan and grant commitment originally approved on June 14, 2006.

Background:

On June 14, 2006, the Members of the ERB for the City of Camden approved a \$603,000 loan to partially finance renovations to 94 low-rise affordable housing units at Northgate II in Camden. In addition, the ERB approved a \$631,725 grant for infrastructure costs including common area improvements, sewer facilities, the purchase of a water filtration system, and electrical service. The NJ Economic Development Authority Board also approved these loans for the project in June 2006. The remainder of the total \$2.44 million in project costs was to be funded by a \$1.10 million, 4% Low Income Housing Tax Credit loan and a \$103,275 deferred Developer's Fee. NJ Housing and Mortgage Finance Agency ("HMFA") provided construction financing in the form of a \$2.14 million and administers the tax credits.

The Northgate II construction financing closed with HMFA on December 7, 2006. The Applicant achieved "Substantial Completion" certified by HMFA, the project architect, and MMA Financial, LLC (tax-credit investor) on December 8, 2006. The Borrower has completed and submitted the Northgate II Cost Certification to HMFA. The project is complete and the building is now utilized by residential tenants.

Over the course of an approximate three-year period from original approval, a total of five commitment extensions have been requested and approved. The need for the extensions resulted from a litigation the applicant is involved with the City of Camden regarding a dispute over unpaid water bills.

The applicant has agreed to escrow into an account with HMFA an amount of cash sufficient to cover all disputed water bills with Camden City. In the event the applicant is successful in its litigation with Camden City, the entire escrow will be released back to the applicant. Should the case be lost, the escrow will be used to satisfy all outstanding water obligations. The creation of the escrow and the applicant's agreement that all subsequent water bills will be paid in full provides the Authority comfort in requesting that the Members of the Board reactivate the ERB loan and grant commitments.

Prepared by: David A. Lawyer, Senior Credit Underwriter



MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: May 12, 2009

SUBJECT: Preferred Lender Program

Request:

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

Background:

The Provident Bank (“Provident Bank” or “Bank”) is a wholly owned subsidiary of Provident Financial Services, Inc. (“Provident Financial Services” or “Company”). Provident Bank was established in 1839. At FYE08, Provident Bank operated 82 banking offices and as of the end of April had 84 locations all located in New Jersey. The executive offices of Provident Bank are located in Jersey City, NJ. Provident Bank is a New Jersey chartered bank and regulated by the New Jersey Division of Banking and Insurance, as well as federally regulated by the Federal Deposit Insurance Company.

Provident Bank had total assets of \$6.5 billion at FYE08, with \$4.5 billion of net loans and leases. Total loan portfolio at FYE08 consisted of: residential real estate (53%), commercial real estate (30%), commercial and industrial loans (7%), personal loans (3%) and other loans (1%). About 1% of the loan portfolio was participation loans, which the bank has had other financial institutions involved in the project. Almost all the loans in its portfolio are to residents and businesses located in New Jersey. The Bank had \$5.6 billion of total liabilities at FYE08, with \$4.3 billion of deposits on hand. Provident Bank generated interest income of \$304 million and non-interest income of \$15 million in FY08 and had a net income of \$39.9 million in FY07, which included net charge-offs of \$8.2 million. The Bank is classified as well capitalized as of FYE08.

Provident Financial Services was formed in 2003 and is a publicly traded company on the NYSE. The Company was incorporated in Delaware and is headquartered in Jersey City, NJ. The holding company operations are regulated by the Federal Reserve Board. Provident Financial Services had in excess of \$6.5 billion in total assets at FYE08 and generated \$334 million of revenues in FY08.



Provident Bank provided a copy of its pertinent lending policies for review. Topics addressed were Lending Authority, Collateral and Loan products offered. In addition, a conference call was held with the Bank's commercial credit department to discuss underwriting and portfolio management, credit culture and primary lending market. Provident Bank is currently a participating lender. The Bank provided two commercial loan-underwriting samples, which were consistent with its loan policy and the Authority's credit standards. The Authority has worked with Provident Bank on two projects, one was approved as a participation and the other was done on a direct basis. The underwriting for each project that was provided was considered to be thorough and consistent with the Authority's credit approach.

Recommendation:

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

A handwritten signature in black ink, appearing to read 'J. M. Wentzel', is written over a solid horizontal line. The signature is fluid and cursive in style.

Prepared by: Jay M. Wentzel, Credit Underwriter



NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority
FROM: Caren S. Franzini, Chief Executive Officer
DATE: May 12, 2009
SUBJECT: Projects Approved Under Delegated Authority - **For Informational Purposes Only**

The following projects were approved under Delegated Authority in April 2009:

New Jersey Business Growth Fund:

- 1) Bridal Path, LLC and Building Q LLC (P26625) is located in Medford Township, Burlington County. Bridal Path, LLC is the real estate holding company that owns the project property. The operating company, Building Q LLC, provides consulting services to manufacturers. Product Development Q, LLC is an affiliate that provides product development and marketing program services. PNC Bank approved a \$577,000 loan with a five-year, 25% guarantee, not to exceed \$144,250. Loan proceeds will be used to refinance an existing mortgage. The company currently has two employees and plans to create an additional three new jobs over the next two years.
- 2) D & D Wood Finishers LLC and Darren R. Minder (P26772), located in Deptford Township, Gloucester County, was established in 1984 as a cabinet maker. PNC Bank approved a \$240,000 loan with a five-year, 25% guarantee, not to exceed \$60,000. Loan proceeds will be used to purchase a building. The company currently has two employees and plans to create an additional three new jobs over the next two years.
- 3) J&W Group Realty Corp. (P26743), located in Teterboro Borough, Bergen County, is a real estate holding company that owns the project property occupied by two related entities; Interfashion Cosmetics Corp. and Pantina Cosmetics Inc. Interfashion Cosmetics Corp. was founded over 20 years ago, and is an FDA-certified custom house formulator and manufacturer of cosmetics, skin care, bath and body products for wholesalers and retailers. Pantina Cosmetics Inc., also FDA-certified, was founded in 1993 as an international formulator and manufacturer of cosmetics, skin care, bath and body products for wholesalers and retailers. PNC Bank approved a \$1,500,000 loan with a five-year, 25% guarantee, not to exceed \$375,000. Loan proceeds will be used to refinance an existing mortgage. The company currently has 40 employees and plans to create an additional 20 new jobs over the next two years.
- 4) Jeffrey Christopher (P26196), located in Rumson Borough, Monmouth County, is a dentist that has operated his own practice since 1998. PNC Bank approved a \$250,000 loan with a five-year, 25% guarantee, not to exceed \$62,500. Loan proceeds will be used to purchase the project property to facilitate business expansion. The company currently has four employees and plans to create an additional four new positions within the next two years.

- 5) Richard Oliver, dba American Biker Image (P26750), located in Berlin Township, Camden County, was founded over 10 years ago as a retailer of motorcycle supplies and accessories, including a parts and services department. PNC Bank approved a \$467,500 loan with a five-year, 50% guarantee, not to exceed \$233,750. Loan proceeds will be used to purchase property. The company currently has three employees and plans to create five new jobs within the next two years.
- 6) Schneider and Marquard, Inc. or Nominee (P26395), located in Newton Town, Sussex County, was founded in 1931 as a manufacturer engaged in micro hole punching of metal products. PNC Bank approved a \$1,000,000 loan with a five-year, 50% guarantee, not to exceed \$500,000. Loan proceeds will be used to purchase property to facilitate business expansion. The company currently has 22 employees and plans to create an additional eighteen jobs within the next two years.

Preferred Lender Program:

- 1) Corfish Creative, LLC dba The Pop Shop (P25751), located in Collingswood Borough, Camden County, was established in 2005 as a 1940s – 1950s themed restaurant, featuring American comfort food, such as grilled cheese sandwiches, soup, omelets and pancakes. The Bank approved a \$346,000 loan contingent upon a \$173,000 (50%) Authority participation. Loan proceeds will be used to refinance existing debt and leasehold improvements. Currently, the company has thirteen employees and plans to create an additional eight new positions within the next two years.
- 2) Corfish Creative, LLC dba The Pop Shop (P26629), located in Collingswood Borough, Camden County, was established in 2005 as a 1940s – 1950s themed restaurant, featuring American comfort food, such as grilled cheese sandwiches, soup, omelets and pancakes. The Bank approved a \$64,000 loan contingent upon a \$27,000 (42.19%) Authority participation. Loan proceeds will be used to purchase equipment. Employment numbers are included in P25751.
- 3) Fox Realty I, LLC (P26710), located in Cherry Hill Township, Camden County, is a real estate holding company formed to purchase the project property. Project user, Fox Rehabilitation Services, P.C., was established in 1998 as a provider of in-home physical therapy to the elderly. TD Bank approved a \$6,250,000 loan contingent upon a \$1,250,000 (20%) Authority participation. Loan proceeds will be used to relocate to facilitate business expansion. Currently, the company has 400 employees and plans to create an additional 240 new positions within the next two years.
- 4) Gatsby Holdings, LLC and Grignard Company, LLC (P25624) is located in Rahway City, Union County. Gatsby Holdings, LLC is a newly formed real estate holding company. Grignard Company, LLC was formed in 1963 as a manufacturer of metal working lubricants, mold release agents, specialty greases, wire rope/structural strand lubricants and specialty cleaners. TD Bank approved a \$1,847,000 loan contingent upon a \$547,000 (29.62%) Authority participation. Loan proceeds will be used to purchase property and renovations. Currently, the company has thirteen employees and plans to create an additional fourteen new positions over the next two years.

NJ Main Street Program:

- 1) APCO Petroleum Corporation (P25695), located in South Brunswick Township, Middlesex County, was formed in 1981 as an operator of 33 gas stations in New Jersey. TriState Capital Bank approved an \$11,000,000 loan with a \$1,000,000 (9.09%) Authority participation. Loan proceeds will be used to refinance existing debt. The company currently has 69 employees and plans to create an additional 22 new positions over the next two years.
- 2) Iacono Enterprises, LLC (P26455), located in Lakewood Township, Ocean County, was formed as a real estate holding company that owns the project property occupied by the operating company. Project user, Rainbow Greens, LLC, operates a golf facility with a driving range, practice area and an 18-hole miniature golf course. The Bank approved a \$1,150,000 loan with a \$287,500 (25%) Authority participation, and a five-year, 25% guarantee, not to exceed \$215,625. Loan proceeds will be used to refinance a maturing mortgage. The company currently has thirteen employees.
- 3) J & A Party Rentals, Inc. (P26510), located in Stafford Township, Ocean County, was purchased in 1995 as a full service party rental business that rents tents, tables and chairs, event furniture, linens, etc. PNC Bank approved a \$125,000 line of credit, with a 50% guarantee, not to exceed \$62,500. Loan proceeds will be used as working capital. Currently, the company has ten employees and plans to create an additional two jobs over the next two years.
- 4) Montclair Avenue, LLC (P26071), located in Pompton Lakes Borough, Passaic County, is a real estate holding company designed to purchase the project property. Project user, PCA Engineering, Inc., was formed in 1992 to provide design, installation and testing services for corrosion protection systems. TD Bank approved a \$1,200,000 loan with a \$300,000 (25 %) Authority participation. Loan proceeds will be used for renovations and to purchase a building. Currently, the company has 25 employees and plans to create an additional four new positions within the next two years.

Camden ERB:

- 1) Loida Development Center, LLC (P25860), located in Camden City, Camden County, was formed in 2004 as a child care and educational development center. The company has entered into a lease agreement to expand to a second location, and was approved for a \$39,000 Business Lease Incentive Grant. Proceeds will be used for working capital. Currently the company has five employees and plans to create an additional four new jobs within the next two years.



REAL ESTATE



MEMORANDUM

TO: Members of the Authority

FROM: Caren Franzini
Chief Executive Officer

RE: Grant Agreement with the New Jersey Commission on Science and Technology - Commercialization Center for Innovative Technologies
Technology Centre of New Jersey

DATE: May 12, 2009

Summary

I am requesting the Members' approval to authorize the Authority to accept a grant, in the amount of \$65,000, from the New Jersey Commission on Science and Technology (NJCST), under its High-Tech Business Incubators Program.

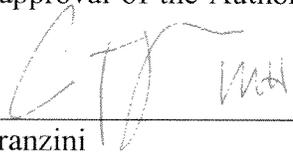
Background

The Authority's Commercialization Center for Innovative Technologies (CCIT) at the Technology Centre of New Jersey applies for grant funds annually from NJCST to assist in funding certain tenant-related expenses at the CCIT. NJCST has approved a grant to CCIT for 2009 and 2010 in the amount of \$65,000 to partially fund: (i) targeting early stage university spin-out technology businesses; (ii) tenants' development needs; and (iii) ancillary items such as conferences, memberships, subscriptions, website listings, etc.

CCIT staff is responsible for utilizing the grant funds and for the reporting and compliance requirements of the NJCST grant.

Recommendation

In summary, I am requesting the Members' approval for the Authority's Chief Executive Officer to execute the standard form of NJCST grant agreement and any other documents necessary in connection with the grant, subject to the approval of the Authority's Chief Executive Officer and the Attorney General's Office.



Caren S. Franzini

Prepared by: Donna T. Sullivan
Development Manager

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

RE: Selection of Architect/Engineer and Construction Manager
State Police Building Renovation Project

DATE: May 12, 2009

Summary

I am requesting the Members to approve the selection of an Architect/Engineer and a Construction Manager to design and construct the facility improvements for six New State Police Facilities located throughout the State.

Background

In January of this year, the Board approved the Memorandum of Understanding (“MOU”) between the Authority and Treasury for the acquisition and rehabilitation of six State Police barracks which are leased facilities. The MOU included a feasibility budget of \$155,000. Treasury has requested that the Authority investigate acquiring and rehabilitating the six barracks. Treasury plans to enter into a capital lease with the Authority to underwrite lease revenue bonds that would be issued by the Authority.

In order to move forward with the development of this project, the Real Estate Division issued a publicly advertised Request for Qualifications (RFQ) for Architect/Engineer services (A/E) and Construction Management (CM) services, and ranked the submitting firms in accordance with the Authority’s policies and procedures. The recommended firms were approved by Treasury and the Authority’s Selection Committee. The Real Estate Division issued a Request for Proposal (RFP) to the short list of six of the highest ranked A/E firms and five of the highest ranked CM firms in each category. The short listed A/E firms included: Clarke, Caton, Hintz; HACBM; Jarmel Kizel Architects; USA Architects; SSP Architectural Group; and Lammey & Giorgio. The short listed Construction Managers included: Skanska, Torcon, Turner, Hunter Roberts and Bovis Lend Lease.

The Selection Committee is recommending that the Board approve the selection of the highest ranked firm for each service. The evaluation was based upon a comparative ranking, with an emphasis on relevant experience, inclusive of ten criteria for the A/E and

nine criteria for the CM evaluation. The A/E ranking ranged from a high of 45.5 to a low of 26.5 points, with the highest ranked Architect/Engineer being Jarmel Kizel Architects of Livingston, New Jersey. The Construction Manager ranking ranged from a high of 21.5 to a low of 15.5 points, with the highest ranked Construction Management firm being Skanska USA Building Inc. of Parsippany, New Jersey.

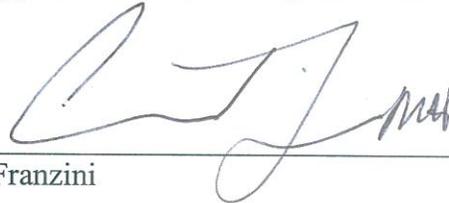
The A/E selection of Jarmel Kizel is based upon the lump sum pre-construction fee of \$210,600 and a design fee of \$338,500 for the proposed facility renovations and related improvements. Jarmel Kizel's fee proposal, negotiated in accordance with the Authority's procurement procedures, was found to be fair and reasonable. We are also seeking the approval of an undisclosed 10% design contingency due to the potential for unforeseen conditions often encountered during this type of building renovation work. The CM selection of Skanska is based on a pre-construction fee of \$50,000 and a construction fee of 2.25% for the barracks renovations, plus general conditions and an incentive clause.

Final approval of the selection of Jarmel Kizel and Skanska will be subject to receipt and approval of each firm's compliance documentation. In the alternative, if either Jarmel Kizel or Skanska is found to be non-compliant, we are seeking approval to enter into contracts for these services with the second ranked firms of HACBM Architects, in an amount not to exceed the fees negotiated with Jarmel Kizel and Torcon, Inc. based on a pre-construction fee of \$67,185 and a construction fee of 5%.

While we are seeking the Members' approval to enter into the Authority's standard form contracts with both firms for complete services, we will initially issue notices-to-proceed only for feasibility work to the extent of funds received from Treasury pursuant to the MOU. Following the feasibility phase, we will be presenting a comprehensive development budget to the Board for approval. Once this is complete and the lease with Treasury and other necessary formal agreements and financing are in place for the development of the project, we will release the selected firms to continue the remainder of services.

Recommendation

In summary, I am requesting the Members' approval to enter into standard form contracts with Jarmel Kizel for design services and Skanska for construction services for the State Police Building Renovation Project, subject to approval of the Attorney General's Office and the Chief Executive Officer.



Caren S. Franzini

Prepared by: Edward J. Clark
Senior Project Officer

New Jersey State Police
 Architectural/Engineering Services RFP Evaluation
 4/29/2009

No	Name of Firm(s)	Office Location of Firm	1 Arch key staff member experience	2 Key sub-consultants experinece	3 Similar project experience	4 Understanding of the project Requirements and Scope	5 Office Location	6 Experience in design team Coordination	7 CM experience	8 DCA experience	9 LEED Experience Registered or Certified Projects	10 Exceptions/ exclusions/ clarification	TOTAL
1	Jarmel Kizel Architects	Livingston, NJ	3.5	4.5	5	6	3.5	5	6	2.5	3.5	6	45.5
2	HACBM Architects and Engineers	Lawrenceville, NJ	3.5	6	2.5	5	3.5	6	5	2.5	3.5	3.5	41
3	USA Architects, Planners	Somerville, NJ	3.5	4.5	2.5	4	3.5	4	2	2.5	3.5	5	35
4	Lammey & Giorgio	Cherry Hill, NJ	3.5	1.5	6	3	3.5	2	2	5.5	3.5	1.5	32
5	SSP Architectural Group	Somerville, NJ	3.5	3	2.5	2	3.5	3	2	5.5	3.5	1.5	30
6	Clarke, Caton, Hintz	West Trenton, NJ	3.5	1.5	2.5	1	3.5	1	4	2.5	3.5	3.5	26.5
			21	21	21	21	21	21	21	21	21	21	21

The evaluation spreadsheet is based on a comparative ranking with each firm receiving a score between 1 and 6 points with 6 being the highest score for each evaluation criteria

