NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: October 9, 2007

SUBJECT: Agenda for Board Meeting of the Authority October 9, 2007

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

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
September 11, 2007

MINUTES OF THE MEETING

Members of the Authority present: Carl Van Horn, Chairman; Joseph McNamara, Vice Chairman; Lopa Kolluri, representing the State Treasurer; Bernie Piaia representing the Commissioner of Education; William Waits representing the Commissioner of the Department of Banking and Insurance; Angie McGuire representing the NJ Commerce Commission; Charles Sarlo, Thomas Manning, Steve Plofker, Timothy Carden, and Philip Kirschner, Public Members; Carmen Twillie Ambar, Alternate Public Member and Rodney Sadler, Non-Voting Member.

Absent from the meeting: Marilyn Davis representing the Commissioner of the Department of Labor and Workforce Development and Raymond Burke, Alternate Public Member.

Also present: Caren Franzini, Chief Operating Officer of the Authority; bond counsel for the Authority; Bette Renaud, Deputy Attorney General, and guests.

Chairman Van Horn called the meeting to order at 10:07 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.

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

Mr. Piaia, Ms. Ambar and Ms. McGuire entered the meeting at this time.

AUTHORITY MATTERS

The next item of business was the nomination of Joseph McNamara to continue serving as Vice Chair of the Authority and the nomination of the State Treasurer to continue serving as Treasurer of the Authority; the appointment of Stan Kosierowski, Greg Ritz, Maureen Hassett, Kathleen Stucy and John Rosenfeld to serve as Assistant Secretaries to the Board; the following four (4) committee appointments: 1) the appointment of Chair: Ray Burke, Charles Sarlo, the Executive Director of Commerce, the Commissioner of Banking and Insurance and the Commissioner of Labor and Workforce Development to the Directors Loan Review Committee, 2) Chair: Tim Carden, Ray Burke, Chairman of the EDA Board, the State Treasurer and the Commissioner of Banking and Insurance to the Audit Committee, 3) Chair: Joseph McNamara, Phil Kirschner, Carmen Twillie Ambar, Executive Director of Commerce and the Commissioner of Labor and Workforce Development to the Policy Committee and 4) Chair: Charles Sarlo, Tom Manning, Steve Plofker, and the State Treasurer to the Real Estate Committee; and 5) Chair: Chairman of the EDA Board, Joe McNamara and Tim Carden to the Compensation Committee; and the approval of the monthly Board meeting schedule through September 2008.
MOTION TO APPROVE: Mr. Plofker **SECOND:** Mr. Sarlo **AYES:** 11
RESOLUTION ATTACHED AND MARKED EXHIBIT 1

Ms. Kolluri entered the meeting at this time.

BOND RESOLUTIONS

PROJECT: NJEDA School Facilities Construction Bonds,
2007 Series T and 2007 Series U **APPL.#19641**
APPROVAL REQUEST: approval of the adoption of the Eighteenth Supplemental Resolution authorizing the issuance of the 2007 Series T bonds and 2007 Series U bonds in a combined principal amount not to exceed $800 million as well as other matters in connection with the issuance and sale thereof; authorize the use of professionals, reduce the Authority's closing fee to no less than half the regulatory bond closing fee; and authorize Authority staff to take all necessary actions incidental to the issuance of the 2007 Series T Bonds and 2007 Series U Bonds, subject to final review and approval of all terms and documentation by Bond Counsel and the Attorney General's Office.
MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Plofker **AYES:** 11
RESOLUTION ATTACHED AND MARKED EXHIBIT 2

Mr. Sarlo recused himself because his employer may be a beneficiary of bond proceeds

PROJECT: Allendale Properties, LLC **APPL.#19121**
for the benefit of MediaMix, Inc.
LOCATION: Allendale Borough/Bergen Cty. **BUSINESS:** Video production company
PROCEEDS FOR: bldg. acqui.
FINANCING: $1,500,000 Tax Exempt Bond
MOTION TO APPROVE: Mr. Manning **SECOND:** Mr. Piaia **AYES:** 12
RESOLUTION ATTACHED AND MARKED EXHIBIT 3
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

PROJECT: B & M Building Co., LLC. and Signal Sign **APPL.#17998**
for the benefit of Signal Sign Co., LLC.
LOCATION: Livingston Twp./Essex Cty. **BUSINESS:** Mfr. of signs
PROCEEDS FOR: bldg. acqui./renov.
FINANCING: $1,200,000 Tax-Exempt Bond $300,000 Tax-Exempt Bond
MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Waits **AYES:** 12
RESOLUTION ATTACHED AND MARKED EXHIBIT 4

PROJECT: Edward Koplowitz and David Koplowitz **APPL. #17915**
and Perth Amboy Tire Inc.
LOCATION: Woodbridge Twp/Middlesex Cty. **BUSINESS:** Tire dealership
PROCEEDS FOR: bldg. acqui./renov.
FINANCING: $2,800,000 Tax-Exempt Bond
This matter was held from consideration.

PROJECT: PCT Allendale, LLC. **APPL.#18839**
for the benefit of Progenitor Cell Therapy, LLC
LOCATION: Allendale Borough/Bergen Cty. **BUSINESS:** Cell mfr.
PROCEEDS FOR: bldg. acqui./renov.
FINANCING: $3,120,000 Tax-Exempt Bond
MOTION TO APPROVE: Mr. Plofker **SECOND:** Mr. Carden **AYES:** 12
RESOLUTION ATTACHED AND MARKED EXHIBIT 5
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

AMENDED BOND RESOLUTIONS

PROJECT: Memorial Day Nursery of Paterson, Inc., The **APPL.#19285**
LOCATION: Paterson City/Essex Cty. **BUSINESS:** Not-for-profit day care
AMENDED RESOLUTION TO: refund the outstanding balance of the 2003 EDA Bonds in the amount of $2,150,000 plus costs of issuance
MOTION TO APPROVE: Mr. Carden **SECOND:** Mr. Plofker **AYES:** 12
RESOLUTION ATTACHED AND MARKED EXHIBIT 6
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

PRELIMINARY RESOLUTIONS

PROJECT: Fellowship Village, Inc. **APPL.#19336**
LOCATION: Bernards Twp./Somerset Cty. **BUSINESS:** Not-for-profit retirement community

PROCEEDS FOR: equip .purch.
MOTION TO APPROVE: Mr. Plofker **SECOND:** Mr. McNamara **AYES:** 12
RESOLUTION ATTACHED AND MARKED EXHIBIT 7

PROJECT: The Morristown-Beard School, Inc. **APPL.#19395**
LOCATION: Morristown Town/Morris Cty. **BUSINESS:** Not-for-profit school
PROCEEDS FOR: bldg. const/equip. purch.
MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Carden **AYES:** 12
RESOLUTION ATTACHED AND MARKED EXHIBIT 8
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

PROJECT: SeniorCare of Hamilton, LLC **APPL.#19467**
LOCATION: Hamilton Twp./Mercer Cty. **BUSINESS:** Not-for-profit nursing care facility

PROCEEDS FOR: bldg renov./equip. purch.
MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Manning **AYES:** 12
RESOLUTION ATTACHED AND MARKED EXHIBIT 9
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

PUBLIC HEARING ONLY

PROJECT: SeniorCare of Hamilton, LLC **APPL.#19322**
LOCATION: Hamilton Twp./Mercer Cty. **BUSINESS:** Not-for-profit nursing care facility

PROCEEDS FOR: refunding
PUBLIC HEARING ONLY - NO RESOLUTION REQUIRED
PUBLIC COMMENT: None

PROJECT: Women In Support of the Million Man March, Inc. **APPL.#18301**
for the benefit of Adelaide L. Sanford Charter School
WISOMMM Holistic Child Care Center
LOCATION: Newark City/Essex Cty. **BUSINESS:** Not-for-profit community based org.

PROCEEDS FOR: refinancing
PUBLIC HEARING ONLY - NO RESOLUTION REQUIRED
PUBLIC COMMENT: None

BOND RESOLUTIONS WITH AUTHORITY EXPOSURE

PROJECT: Tris Pharma, Inc. **APPL.#18997**
LOCATION: South Brunswick Twp./Middlesex Cty. **BUSINESS:** Mfr. of pharmaceutical products

PROCEEDS FOR: equip. purch.
FINANCING: $4,900,000 Tax-exempt bond with a 20.41% Authority guarantee of the principal outstanding not to exceed $1,000,000 for five years.
MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Carden **AYES:** 12
RESOLUTION ATTACHED AND MARKED EXHIBIT 10
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

PROJECT: Tris Pharma, Inc. **APPL.#14809**
LOCATION: South Brunswick Twp./Middlesex Cty. **BUSINESS:** Mfr. of pharmaceutical products

APPROVAL REQUEST: substitute bondholder from Commerce Bank to Provident Bank and extend the term of the 50% Authority guarantee from December 2008 until December 2011.
MOTION TO APPROVE: Mr. Carden **SECOND:** Ms. Ambar **AYES:** 12
RESOLUTION ATTACHED AND MARKED EXHIBIT 11

STATEWIDE LOAN POOL

PROJECT: RMJ Laboratories, Inc. **APPL.#19349**
LOCATION: Edison Twp./Middlesex Cty. **BUSINESS:** Mfr. of beauty products
PROCEEDS FOR: equip. purch.
FINANCING: $1,600,000 bank loan with a $750,000 (46.88%) Authority participation
MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Carden **AYES:** 12
RESOLUTION ATTACHED AND MARKED EXHIBIT 12

PROJECT: Woodbury Foods, LLC **APPL.#18296**
LOCATION: Woodbury City/Gloucester Cty. **BUSINESS:** Supermarket
PROCEEDS FOR: equip. purch./bldg renov.
FINANCING: $1,350,000 bank loan with a $675,000 (50%) Authority participation
MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Plofker **AYES:** 12
RESOLUTION ATTACHED AND MARKED EXHIBIT 12

CAMDEN ECONOMIC RECOVERY BOARD

The next item was the notice of the Financial Plan, which consists of 1) a summary of funding for projects approved within the five established categories, 2) a listing of statutorily authorized higher education and hospital expansion projects and 3) the anticipated funding of ERB and EDA projects for the ensuing year. **(For Informational Purposes Only)**

PETROLEUM UNDERGROUND STORAGE TANK PROGRAM

The following project was presented under the Petroleum Underground Storage Tank Grant Program.
MOTION TO APPROVE: Mr. Plofker **SECOND:** Mr. McNamara **AYES:** 12
RESOLUTION ATTACHED AND MARKED EXHIBIT 13

PROJECT: Edward Smith **APPL.#19015**
LOCATION: Jackson Twp./Ocean Cty.
PROCEEDS FOR: site remediation
FINANCING: $118,299 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund Grant

The next item was the Petroleum Underground Storage Tank Program Delegated Authority Approvals for the month of August 2007. **(For Informational Purposes Only)**

HAZARDOUS DISCHARGE SITE REMEDIATION FUND PROGRAM

The following project presented was a municipal grant under the Hazardous Discharge Site Remediation Fund Program.
MOTION TO APPROVE: Mr. Carden **SECOND:** Mr. McNamara **AYES:** 12
RESOLUTION ATTACHED AND MARKED EXHIBIT 14

PROJECT: Borough of Northvale (Deluxe Dry Cleaners) **APPL.#18263**
LOCATION: Northvale Borough/Bergen Cty.
PROCEEDS FOR: site remediation
FINANCING: $337,181 NJDEP Hazardous Discharge Site Remediation grant

The next item was the Hazardous Discharge Site Remediation Fund Program Delegated Authority Approvals for the month of August 2007. **(For Informational Purposes Only)**

BUSINESS EMPLOYMENT INCENTIVE PROGRAM

PROJECT: Aculon, Inc. **APPL.#19394**
LOCATION: TBD **BUSINESS:** Mfr. of novel coatings
GRANT AWARD: 30% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Plofker **SECOND:** Mr. Manning **AYES:** 12
RESOLUTION ATTACHED AND MARKED EXHIBIT 15

PROJECT: Emisphere Technologies, Inc. **APPL.#19386**
LOCATION: TBD **BUSINESS:** Biopharmaceutical company
GRANT AWARD: 35% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Waits **AYES:** 12
RESOLUTION ATTACHED AND MARKED EXHIBIT 15

PROJECT: JHP Pharmaceuticals, LLC **APPL.#19342**
LOCATION: Parsippany-Try Hills/Morris Cty. **BUSINESS:** Pharmaceutical mfr.
GRANT AWARD: 50% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Plofker **SECOND:** Mr. Carden **AYES:** 12
RESOLUTION ATTACHED AND MARKED EXHIBIT 15

PROJECT: Switch and Data NJ Two LLC **APPL.#18919**
LOCATION: TBD **BUSINESS:** Provider of network neutral interconnection and colocation services
GRANT AWARD: 40% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Waits **AYES:** 12
RESOLUTION ATTACHED AND MARKED EXHIBIT 15

PROJECT: Pivot, Inc. **APPL.#19497**
LOCATION: TBD **BUSINESS:** Provider of institutional software services
GRANT AWARD: 35% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Carden **SECOND:** Mr. Plofker **AYES:** 12
RESOLUTION ATTACHED AND MARKED EXHIBIT 15

BOARD MEMORANDUMS

The next item was the approval of the following projects under Delegated Authority for the month of August 2007: **(For Informational Purposes Only)**

New Jersey Business Growth Fund: Ace Lithographers of Morris County, or Noinee, Alan M. Jessat dba Racers Edge, Armadillo Automation, Inc. T/A Onyx Valve, Independence Press Inc., Kinton, Inc., Princeton Hydro, LLC or Nominee, Reedy International, and River Road Recycling, Inc.

Edison Innovation Fund: NeuroTrax, Inc.

Preferred Lender Program: 1-800 Postcards, Inc. and Color Web, Inc., Christopher Miles, and Mental Health Association in Southwestern NJ

Modification: Camden Law Buildings, LLC

PROJECT: NewSpring Commerce Health Ventures II, L.P. **APPL.#19020**
LOCATION: Short Hills/Essex Cty
APPROVAL REQUEST: to make a $5,000,000 limited partnership investment in Commerce Health. Subject to: 1) Commerce Health must maintain an office in New Jersey occupied by a full time partner for the term of the investment; 2) The Authority will receive a seat on the Commerce Health advisory board; 3) Authority consent is required for both limited and general partners; 4) Commerce Health to invest two dollars on top of every one-dollar of Authority monies in New Jersey companies; and 5) Minimum total invest in Commerce Health of $50,000,000.
MOTION TO APPROVE: Mr. Carden **SECOND:** Mr. McNamara **AYES:** 12
RESOLUTION ATTACHED AND MARKED EXHIBIT 16

The next item was the approval of the "The Bank" as a Preferred Lender.
MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Manning **AYES:** 12
RESOLUTION ATTACHED AND MARKED EXHIBIT 17

The next item was the approval to extend the New Jersey Business Growth Fund program for a term of two years. The Board delegated authority to the CED to negotiate the proposed interest rate alternatives; with the borrower having interest rates floating at Prime -2% or Fixed at 5 year Treasury +1%, with PNC and to execute the amended MOU.
MOTION TO APPROVE: Mr. Plofker **SECOND:** Mr. Carden **AYES:** 12
RESOLUTION ATTACHED AND MARKED EXHIBIT 18

The next item was the approval of up to $1.485 million in funding for the Garden State Cancer Center/Center for Molecular Medicine and Immunology in Belleville, as authorized by P.L. 2006, c. 102. Funding for the exterior repairs will not be released until Garden State Cancer Center (GSCC) is able to evidence that the total cost to renovate the facility is within the allotted $10 million or that GSCC has the ability to raise the additional funds and the exterior repairs are directly related to the new research to be conducted in the facility.
MOTION TO APPROVE: Mr. Plofker **SECOND:** Mr. Carden **AYES:** 12
RESOLUTION ATTACHED AND MARKED EXHIBIT 19

TECHNOLOGY BUSINESS TAX CERTIFICATE TRANSFER PROGRAM:

The next item was approval of 97 benefit requests which have been evaluated according to the criteria established by the Members of the Board and met the criteria for approval. Disapproval is recommended for 45 benefit requests that failed any of the threshold criteria.
MOTION TO APPROVE: Mr. Carden **SECOND:** Mr. Kirschner **AYES:** 12
RESOLUTION ATTACHED AND MARKED EXHIBIT 20

New Applications

Recommended for Approval:

Arkados, Inc.
BigString Corporation
BioArray Solutions, Ltd.
Hemo Concepts, Inc.
Lux Biosciences, Inc.
Orthocon, Inc.
Speech Switch, Inc.

Recommended for Disapproval:

Advaxis, Inc.
Agile Therapeutics, Inc.
Arkados Group, Inc.
ClassLink, Inc.
CMWare, Inc.
Global Print Systems, Inc.
IPP of America, Inc.
Reldata, Inc.
Scivanta Medical Corporation
Silicon Wafer Technologies, Inc.
Viocare Technologies
Violin Memory, Inc.
VioQuest Pharmaceuticals, Inc.

Re-certification Applications

Recommended for Approval:

Airtrax, Inc.
Akers Biosciences, Inc.
Alfacell Corporation
Bullrun Financial, Inc.
Cieos, Inc.
Connotate Technologies, Inc.

DotPhoto, Inc.
Dynamic Mobile Data Systems, Inc.
Evident Software, Inc.
ExSar Corporation
ImpactRx, Inc.
Juvent Medical, Inc.
Lamina Ceramics, Inc.
Milestone Scientific, Inc.
Millenium Cell, Inc.
NoFire Technologies, Inc.
NovaDel Pharma, Inc.
NUVIM, Inc.
Provid Pharmaceuticals, Inc.
PTC Therapeutics
Pure Energy Corporation
SightLogix, Inc.
Signum BioSciences, Inc.
StrikeForce Technologies, Inc.
SyntheMed
TyRx Pharma, Inc.
Unigene, Inc.
Wellgen, Inc.
Wi-Tron, Inc. formerly Amoplidyne

Recommended for Disapproval:

Advanced Logic Systems, Inc.
Alphion Corporation
Antyra, Inc.
Coating Technologies, Inc.
Conolog Corporation
Corente, inc.
DOV Pharmaceutical, Inc.
Ei3Corporation
Elcom Technologies, Inc.
Elite Laboratories, Inc.
Fifth Generation Computer Corp.
Immunogenetics, Inc.
Inplane Photonics, Inc.
Ion Networks
Knite, Inc.
Majesco
Medeikon Corporation
Molecu Wire Corporation

New Jersey Microsystems, Inc.
ONG Corporation
Opt-e-Scrip, Inc.
Orthobond Corporation
Palatin Technologies, Inc.
Pharmacopeia, Inc.
Premier Specialties, Inc.
Princeton Lightwave, Inc.
Princeton Optronics, Inc.
Smarter Agent, Inc.
Tetragenex Pharmaceuticals, Inc.
Transave, Inc.
X-Cell Medical

Returning Applications

Recommended for Approval:

Audible, Inc.
Airtrax, Inc.
Akers Biosciences, Inc.
Alfacell Corporation
Alphion Corporation
Barrier Therpaeutics, Inc.
Biomira, Inc.
Bullrun Financial, Inc.
Cape Systems Group, Inc. - **Sale is subject to evidence that applicant has complied with Department of Labor requirement on payroll matter.**
Cirqit.com, Inc.
Columbia Labs, Inc.
Corente, Inc.
Cybershift, Inc.
Deltronic Crystal Industries, Inc.
Elusys Therapeutics, Inc.
Energy Photovoltaics, Inc.
EveresTV
Evident Software, Inc.
Genta, Inc.
GoAmerica Communications, Inc.
Immunomedics, Inc.
Immunogenetics, Inc.
ImpactRx, Inc.
Infocrossing, Inc.
Inplane Photonics, Inc.
Inttra, Inc.
Inventa Technologies, Inc.
Ion Networks

Kodeos Communications, Inc.
Lamina Ceramics, Inc.
Lavipharm
Lexicon Pharmaceuticals, Inc.
Magnolia Broadband, Inc.
Milestone Scientific, Inc.
Millenium Cell, Inc.
mFormation Technologies, Inc.
Multiplex, Inc.
netForensics, Inc.
NexMed (USA), Inc.
NovaDel Pharma, Inc.
NUVIM, Inc.
Orchid Cellmark, Inc.
Outercurve Technologies, Inc.
Palatin Technologies, Inc.
Pharmacopeia, Inc.
Pharmos Corporation
Princeton eCom, Inc.
Princeton Lightwave, Inc.
Princeton Optronics, Inc.
PTC Therapeutics
Songbird Hearing, Inc.
Stem Cell Innovations, Inc.
StrikeForce Technologies, Inc.
SyntheMed
Transave, Inc.
UDC, Inc.
Unigene, Inc.
uReach Technologies, Inc.
Vonage Holdings Corporation
Vyteris, Inc.
X-Cell Medical

Recommended for Disapproval:

Camanco Communications

PROJECT: Ranch Networks, Inc. **APPL.#17071**
LOCATION: Morganville/Monmouth Cty
APPROVAL REQUEST: write off the loan with recourse
MOTION TO APPROVE: Mr. Carden **SECOND:** Mr.Waits **AYES:** 12
RESOLUTION ATTACHED AND MARKED EXHIBIT 21

REAL ESTATE

The next item was the approval to enter into the Authority's standard form of contract for property and facilities management services with ISS TMC Services, Inc. of Livingston, New Jersey for the following sites: 1) Technology Centre of New Jersey, North Brunswick; 2) NJEDA Headquarters, Trenton; 3) Renaissance Place, Trenton; 4) Waterfront Technology Center, Camden; and 5) additional owned/leased properties throughout the state subject to receipt of compliance documentation, for a term of three (3) years with an additional two (2) year renewal term option, on terms acceptable to the Chief Executive Officer and the Attorney General's Office.

MOTION TO APPROVE: Mr. Carden **SECOND:** Mr. Waits **AYES:** 12

RESOLUTION ATTACHED AND MARKED EXHIBIT 22

Next item was the approval to 1) the fit out construction of 38,000 sf of generic wet laboratories in Tech III and Tech IV at a maximum of $11,520,000; 2) amend and increase CUH2A's contract up to $1,000,000; 3) amend and increase $30,000 to Torcon's contract for pre-construction services and general construction management services for tenant improvements based on the previously established fee of 1 ½ % with an incentive clause; 4) execution of a master lease for 12, 000 sf in Tech III; and 5) any and all other documents required to effectuate this transaction, on final terms acceptable to the Attorney General' Office and the Authority's Chief Executive Officer.

MOTION TO APPROVE: Mr. Plofker **SECOND:** Mr. Carden **AYES:** 12

RESOLUTION ATTACHED AND MARKED EXHIBIT 23

MINUTES OF AUTHORITY MEETING

The next item of business was the approval of the August 14, 2007 meeting minutes of the Board. A motion was made to approve the minutes by Mr. Kirschner, seconded by Mr. Manning and was approved by the 9 members present with Mr. McNamara, Mr. Plofker and Ms. Ambar recusing themselves because they were not at the meeting.

PUBLIC COMMENT

There was no comment from the public.

There being no further business, on a motion by Mr. Plofker, and seconded by Mr. Piaia, the meeting was adjourned at 11:49 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.

Caren Franzini, Secretary

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: October 9, 2007

RE: Chief Executive Officer's Report to the Board

In Fall 2006, Governor Jon S. Corzine unveiled his Economic Growth Strategy for the State of New Jersey, which included the $150-million Edison Innovation Fund and the $185-million New Jersey Urban Fund, both managed by the EDA. This month's report reflects a full year of activity under each initiative.

EDISON INNOVATION FUND

Since October 1, 2006, the EDA has closed 12 Edison Innovation Fund investments totaling $10.5 million. These investments involve other funding sources totaling over $47 million. Total investment associated with these projects is nearly $58 million. These investments support the creation of 411 new jobs, and 329 existing jobs.

The EDA has also executed 20 BEIP grants worth more than $40 million with technology and life sciences companies since October 1. These grants support the creation of 2,315 new jobs within two years and involve total project investments of over $145 million. These companies also reported a total of more than 10,000 jobs in New Jersey at the time of application.

Additionally, through its lease incentives, lending and bond financing resources, the EDA has assisted seven technology and life sciences projects with more than $18 million. These projects support the creation of 66 new jobs and 120 existing jobs and involve total investment of nearly $25 million.

In September, the EDA closed a $250,000 Edison Innovation Fund investment with NeuroTrax Corporation, a medical technology business located within Newark's Innovation Zone. The company, which designs, develops and markets diagnostic tools for neurological health care, is using the funds to support its primary product called Mindstreams, a web-enabled system of software-based interactive tests that measure memory, attention span, decision-making, and visual spatial and information processing speed, verbal and motor skills. The funds are also being used to support salaries and other working capital expenses. NeuroTrax will add 31 new jobs.

The following is an overview of EDA's activity under the Edison Innovation Fund since October 1, 2006:

As of September 27, 2007:

	# of Projects	Current Jobs	Est New Jobs	EDA/CST Amount	Other Sources of Funding	Total Project Cost
Edison Innovation Fund	12	329	411	$10,500,000	$47,081,671	$57,581,671
BEIP	20	10,019	2,040	$40,489,660	NA	$145,146,000
Loans/Bonds	7	120	66	$18,123,015	$5,909,794	$24,644,780
Tax Certif Transfer (NOLs)	128	NA	NA	$60,000,000	NA	NA
CST grants to companies	52	NA	NA	$6,341,017	$10,971,457	$17,312,474
CST (Incubator Awards)	13	NA	NA	$1,590,000	$4,327,403	$1,590,000
CST (Univ IP Awards)	5	NA	NA	$1,598,546	$2,587,132	$4,185,678
CST (Stem Cell Grants	18	NA	NA	$10,274,685	NA	$10,274,685
	255	**10,468**	**2,517**	**$148,916,923**	**$70,877,457**	**$260,735,288**

NEW JERSEY URBAN FUND

Since October 1, 2006, the EDA has closed 119 projects, providing $185.5 million in assistance to targeted projects in urban aid cities. This assistance, which supports 3,055 current jobs, and the estimated creation of 4,023 new jobs, will result in total project costs of more than $438.5 million.

In September, the EDA provided a $500,000 participation in a $2.15-million Valley National Bank loan that is enabling the D&R Group, a wholesaler and distributor of women's apparel, to purchase a warehouse and new equipment to support the company's expansion in Newark. The EDA portion of the loan was fixed at 4.66 percent for the first five years of the 10-year term. D&R plans to add 10 jobs as a result of the expansion.

The following is an overview of EDA's activity under the New Jersey Urban Fund since October 1, 2006:

As of September 27, 2007

	# of Projects	Current Jobs	Est New Jobs	EDA Amount	Other Sources of Funding	Total Project Cost
Small Businesses	57	824	1,097	$50,811,396	$46,346,687	$119,939,092
Medium-Sized Business	9	1,334	1,013	$26,778,740	$1,996,203	$106,737,700
Large Business	2	700	775	$25,550,410	NA	$23,700,000
arge-Scale, Commercial Redevelopment	1	0	1,000	$22,500,000	$50,877,000	$73,377,000
Community Investments	49	197	138	$59,337,995	$56,498,065	$114,294,060
Intermediaries	1	0	0	$500,000	$0	$500,000
	119	**3,055**	**4,023**	**$185,478,541**	**$155,717,955**	**$438,547,852**

CORE ACTIVITY

Since the beginning of 2007, the EDA has been tracking progress on core initiatives, which are exclusive of the Edison Innovation Fund and NJ Urban Fund. Since the beginning of the year, the EDA has closed 90 projects, providing over $240 million to businesses, nonprofits and municipalities in non-urban aid areas. This assistance, which supports 3,039 current jobs, and the estimated creation of 2,193 new jobs, will result in total project costs of nearly $644 million.

In September, EDA closed a $4.84-million tax-exempt bond with Community Options, Inc., a national nonprofit organization based in Princeton that was organized to provide residential and employment support for developmentally disabled individuals. The funds are being used to purchase a building in Moorestown to operate a "Daily Plan It," a shared business space model that offers services provided by individuals with disabilities. Proceeds also will be used to renovate and equip a building in Morris County and refinance mortgages on two Princeton facilities. Community Options plans to create 17 new jobs. The 20-year variable-rate bond closed at an initial weekly interest rate of 3.9 percent.

A $5.13-million tax-exempt bond also closed during the month that is enabling L.P. Thebault, a graphic communications/printing business in Parsippany, to acquire a new sheet-fed press to enhance its competitiveness and quality. The company expects to add 16 jobs. The 10-year bond closed at a fixed interest rate of 4.98 percent.

Following is an overview of core activity since January 1, 2007:

As of Sept. 27, 2007

	# of Projects	Current Jobs	Est New Jobs	EDA Amount	Other Sources of Funding	Total Project Cost
Loans/Guarantees	24	583	244	$7,337,742	$16,971,234	$24,308,976
Bonds	17	1,110	472	$85,867,175	$21,666,816	$107,533,991
Structured Finance	1	0	30	$125,000,000	$260,657,305	$385,657,305
BEIP	17	1,346	1,447	$11,095,599	NA	$114,976,512
HAZ	31	0	0	$10,838,014	$661,486	$11,499,500
Totals:	**90**	**3,039**	**2,193**	**$240,138,530**	**$299,956,841**	**$643,976,284**

Note: In addition to the projects noted above under core activity, EDA has also closed more than 820 Underground Storage Tank projects since January 1, 2007, providing almost $6.2 million in assistance to businesses and homeowners, including those with leaking and non-leaking tanks.

OTHER ITEMS

Internal Finance Committee Established for Major Investments

The EDA has established a Finance Committee to undertake a uniform review and evaluation of substantial financial commitments. The overall purpose of the Finance Committee is to ensure fiscal stewardship of EDA assets through a deliberative process of evaluating the cost/benefit of certain financings and expenditures before approval requests are presented to the EDA Board and, where applicable, its standing committees, such as the Audit Committee. The committee's role is to examine reinvestment

expenditures at the following levels: (1) single capital investments (land; depreciable fixed assets placed into production, venture funds, joint ventures) with EDA exposure of $5 million and over; (2) single loans, guarantees or obligations with EDA exposure of $10 million and over; (3) single grants of $250,000 and over, and (4) single cost commitments of $150,000 and over.

EDA Found to be in Compliance with Affirmative Action Regulations

We are pleased to note that an audit conducted by the Department of Treasury – Division of Contract Compliance and Equal Employment Opportunity Public Contracts has found the EDA to be in compliance with all Affirmative Action regulations. The audit, which is conducted annually, examines contracts bid or waived in construction, goods and services, and professional and special services areas.

Speaking Engagements:

Throughout the month of August, EDA representatives participated as attendees or speakers at 23 events, including a Middlesex County Regional Chamber of Commerce networking meeting in New Brunswick, a Commerce and Industry Association of New Jersey meeting in Saddle Brook, a South Jersey Bankers Association Kickoff Meeting in Cinnaminson, a Tri-County Economic Development Summit in Deptford, a Newark Regional Business Partnership Business Expo in Whippany, a Media Innovation Conference sponsored by Fairleigh Dickinson University's Rothman Institute of Entrepreneurial Studies in Madison, and a Newark Real Estate Conference.

During the month, I was also honored to receive the "Person of the Year" Award from Community Options and the Joseph Wharton Award for Community Impact from the Wharton Club of New York. These awards are truly reflective of all the great work carried out by the many talented employees of the EDA.

BOND RESOLUTIONS

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

APPLICANT: The Morristown-Beard School Inc. P19395

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

PROJECT LOCATION: 70 Whippany Road Morristown Town (N) Morris

GOVERNOR'S INITIATIVES:

( ) NJ Urban Fund ( ) Edison Innovation Fund (X) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

The Morristown-Beard School Inc. is a 501(c)(3) not-for-profit corporation. The applicant owns and operates Morristown-Beard School, which is an independent coeducational day school, serving students in sixth through twelfth grade. Morristown-Beard School was established in 1891 as Morristown School (for boys), which in 1971 merged with Miss Beard's School (for girls), also established in 1891, to become the Morristown-Beard School. Morristown-Beard School provides a college-preparatory program. The school curriculum emphasizes qualities of human teamwork, integrity, commitment, service and mutual respect between students and faculty. The School requires community service of all students in grades 9-12. The school is accredited by The Middle States Association of Colleges and Schools.

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 expand its Middle School and construct and equip a Performing Arts Center on the school campus. The expansion of the Middle School, involving 8,000 sq. ft. remodeling, will add 16 new classrooms with an enrollment increase to 160+ from 127. The new construction of the Performing Arts Center will provide the school with a 634 seat theater plus additional studios and rooms. The new construction and remodeling is scheduled to begin in Fall 2007 and is planned to be completed by early 2009.

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

FINANCING SUMMARY:

BOND PURCHASER: Brown Brothers Harriman & Co. (Direct Purchase)

AMOUNT OF BOND: $14,500,000 (Tax-Exempt)

TERMS OF BOND: 20 years; Initial interest rate fixed at 67% of 90 day LIBOR plus 0.85% (estimated rate 4.3541% as of October 1, 2007) for 90 days; thereafter rate resets every 30, 60, 90 or 180 days, at the option of the Applicant, at 67% of the corresponding LIBOR + .85%. The bank will have the option to call the bonds at any time after the 5th year.

ENHANCEMENT: N/A

PROJECT COSTS:

Construction of new building or addition	$6,800,000
Purchase of equipment & machinery	$3,670,000
Engineering & architectural fees	$1,332,000
Furniture & Fixtures	$1,130,000
Renovation of existing building	$1,000,000
Contingencies	$1,000,000
Construction of roads, utilities, etc.	$887,942

Interest during construction	$350,000
Finance fees	$160,000
Legal fees	$50,000
TOTAL COSTS	$16,379,942

JOBS: At Application 140 Within 2 years 8 Maintained 0 Construction 261

PUBLIC HEARING: 09/11/07 (Published 08/28/07) **BOND COUNSEL:** Archer & Greiner

DEVELOPMENT OFFICER: R. Gomez **APPROVAL OFFICER:** D. Sucsuz

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

APPLICANT: MZR Real Estate, L.P. P18065

PROJECT USER(S): Art Guild, Inc. * * - indicates relation to applicant

PROJECT LOCATION: 300 Wolf Drive West Deptford Township Gloucester County

GOVERNOR'S INITIATIVES:

( ) NJ Urban Fund ( ) Edison Innovation Fund (X) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

MZR Real Estate, L.P. (MZR) was formed in November, 1999 with the strategic goal and objective to acquire land and build a 165,000 s.f. manufacturing facility on 30.23 acres of undeveloped land in West Deptford Township for use by the Art Guild of Philadelphia, Inc., a related party. Art Guild of Philadelphia, Inc., doing business as Art Guild, Inc., was founded in Philadelphia in the early 1920's, and relocated to New Jersey in 1974. Art Guild has evolved from its origin as a sign shop to become one of the oldest exhibit design and fabrication firms in the country. In January, 2007, Art Guild merged with Avalon Exhibits, Inc, an exhibit house from New Castle, Delaware. MZR was approved for a BEIP grant (P18066 - $779,950)) by the Authority at its May 2007 board meeting to incentivize the applicant to remain in New Jersey and relocate employees from the Delaware facility to New Jersey. With the relocation of the Delaware jobs, the Art Guild headcount would increase to 269 employees.

MZR will be adding a 134,490 square foot expansion to the current 165,000 square foot facility in West Deptford. The expansion will allow Art Guild to expand its Custom, Portable, Museum and Syma exhibit manufacturing operations. In 2000, with Authority assistance (P12736; $8,275,000 tax-exempt bond, 25 year variable rate), MZR acquired land and constructed the West Deptford facility. To comply with the IRS regulations pertaining to the $10 million maximum tax-exempt bond financing allowable for a manufacturing entity in a municipality, this financing request will include a $2,900,000 tax-exempt bond and a $3,900,000 taxable bond.

APPROVAL REQUEST:

Authority assistance will enable MZR to construct a 134,490 sq. ft. addition to its existing facility providing Art Guild, Inc. with increased capacity for its Customer Exhibit, Portable, Museum and Syma manufacturing operations. Art Guild anticipates relocating 90 jobs from Delaware to New Jersey after completion of the project. Proceeds from the tax-exempt bond will be used to fund a portion of the project subject to the $10 million bond limitation under the IRS Code.

FINANCING SUMMARY:

BOND PURCHASER: Wachovia Bank National Association (Underwriter)

AMOUNT OF BOND:	2,800,000 (Tax-Exempt Bonds)	$3,700,000 (Taxable Bond)
TERMS OF BOND:	20 years; variable interest rate reset weekly. As of October 2, 2007 the initial rate at closing would be 3.81%.	20 years; variable interest rate reset weekly. As of October 2, 2007 the initial rate at closing would be 5.18%

ENHANCEMENT: (L/C - Wachovia Bank, N.A. - 2.7 Yr.)

PROJECT COSTS:

Construction of new building or addition	$7,974,500
Purchase of equipment & machinery	$450,000
Interest during construction	$185,100
Engineering & architectural fees	$128,300
Finance fees	$80,000
Legal fees	$60,000
Other	$36,000

Accounting fees	$15,000
TOTAL COSTS	$8,928,900

JOBS: At Application 179 Within 2 years 90 Maintained 0 Construction 239

PUBLIC HEARING: 10/09/07 (Published 09/24/07) **BOND COUNSEL:** Capehart & Scatchard, P.A.

DEVELOPMENT OFFICER: H. Friedberg **APPROVAL OFFICER:** M. Krug

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

APPLICANT: SeniorCare of Hamilton, LLC P19467

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

PROJECT LOCATION: 1059 Edinburg Road Hamilton Township (T) Mercer

GOVERNOR'S INITIATIVES:

( ) NJ Urban Fund ( ) Edison Innovation Fund (X) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

SeniorCare of Hamilton, LLC, a 501(c)(3) not-for-profit entity, was formed in 2000 to acquire and operate a 180-bed skilled nursing care facility in Hamilton Township. SeniorCare is owned by SeniorCare Montchanin, Inc. The facility is called Hamilton Continuing Care Center and is licensed by the New Jersey Department of Health and Senior Services. The facility participates in the Medicare and Medicaid programs. SeniorCare currently employs 149 full time employees and 45 part time employees. The occupancy rate was 96.7% last year. The facility continues to work closely with Robert Wood Johnson University Hospital at Hamilton, Inc.

In 2000, the Authority's issuance of $16,365,000 tax-exempt Series A and $500,000 taxable Series B bonds enabled the acquisition of the facility. The 2000 bonds were underwritten by Herbert J. Sims & Co., Inc. The Series A Bond has a 30-year term with an 8.35% fixed interest rate. The Series B Bond has been redeemed.

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 upgrade its 180 bed licensed nursing care facility plus pay costs of issuance. This applicant has also applied to refund the outstanding balance of the 2000 Series A bonds under P19322 which is also being presented at the October 9, 2007 Board Meeting for approval.

FINANCING SUMMARY:

BOND PURCHASER: Commerce Capital Markets, Inc. (Private Placement)

AMOUNT OF BOND: $525,000 Series A Tax-Exempt Bond (Part of $19,730,000 Bond with Application P19322)

TERMS OF BOND: 30 years; fixed rate not to exceed 7.00% (estimated rate as of September 7, 2007 is 6.65%)

ENHANCEMENT: N/A

PROJECT COSTS:

Renovation of existing building	$500,000
Working capital	$25,000
Closing Costs	$14,309
TOTAL COSTS	$539,309

JOBS: At Application 149 Within 2 years 3 Maintained 0 Construction 15

PUBLIC HEARING: 09/11/07 (Published 08/27/07) **BOND COUNSEL:** McManimon & Scotland

DEVELOPMENT OFFICER: R. Fischer **APPROVAL OFFICER:** D. Sucsuz

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - REFUNDING BOND PROGRAM

APPLICANT: SeniorCare of Hamilton, LLC P19322

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

PROJECT LOCATION: 1059 Edinburg Road Hamilton Township (T) Mercer County

GOVERNOR'S INITIATIVES:

( ) NJ Urban Fund ( ) Edison Innovation Fund (X) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

SeniorCare of Hamilton, LLC, a 501(c)(3) not-for-profit entity, was formed in 2000 to acquire and operate a 180-bed skilled nursing care facility in Hamilton Township. SeniorCare is owned by SeniorCare Montchanin, Inc. The facility is called Hamilton Continuing Care Center and is licensed by the New Jersey Department of Health and Senior Services. The facility participates in the Medicare and Medicaid programs. SeniorCare currently employs 149 full time employees and 45 part time employees. The occupancy rate was 96.7% last year. The facility continues to work closely with Robert Wood Johnson University Hospital at Hamilton, Inc.

In 2000, the Authority's issuance of $16,365,000 tax-exempt Series A and $500,000 taxable Series B bonds enabled the acquisition of the facility. The 2000 bonds were underwritten by Herbert J. Sims & Co., Inc. The Series A Bond has a 30-year term with an 8.35% fixed interest rate. The Series B Bond has been redeemed.

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.

REFUNDING REQUEST:

Authority assistance will enable the Applicant to advance refund the $16,015,000 outstanding balance of the 2000 Series A Tax-Exempt Bond plus pay costs of issuance, a debt service reserve fund and accrued interest to redemption date. This applicant has also applied to finance the upgrading of the facility under P19467.

FINANCING SUMMARY:

BOND PURCHASER: Commerce Capital Markets, Inc. (Private Placement)

AMOUNT OF BOND:	$19,205,000 Series A Tax-Exempt Bond (Part of $19,730,000 Bond with Application P19467)	$160,000 Series B Taxable Bond
TERMS OF BOND:	30 years; fixed rate not to exceed 7.00% (estimated rate as of September 7, 2007 is 6.65%)	5 years; fixed rate not to exceed 10.00% (estimated rate as of September 7, 2007 is 7.75%)

ENHANCEMENT: N/A

PROJECT COSTS:

Principal amount of bond to be refunded	$16,015,000
Accrued interest to redemption date	$2,897,528
Debt service reserve fund	$1,453,468
Closing Costs	$515,648
TOTAL COSTS	$20,881,644

PUBLIC HEARING: 09/11/07 (Published 08/27/07) **BOND COUNSEL:** McManimon & Scotland

DEVELOPMENT OFFICER: R. Fischer **APPROVAL OFFICER:** D. Sucsuz

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - REFUNDING BOND PROGRAM

APPLICANT: Trenton Convalescent Center Urban Renewal Associates, L.P. P19321

PROJECT USER(S): Trenton Convalescent Center Operating Co., L.P. * * - indicates relation to applicant
Millhouse Daycare, L.P. *

PROJECT LOCATION: 325 Jersey Street Trenton City (T/UA) Mercer County

GOVERNOR'S INITIATIVES:

(X) NJ Urban Fund ( ) Edison Innovation Fund ( ) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

Trenton Convalescent Center Urban Renewal Associates, L.P., is a limited partnership formed in 1986 to purchase a 171,000 sq. ft. building to be leased to Trenton Convalescent Center Operating Co., L.P. (the "Operating Co."), which has the license to operate a 151 bed nursing home, known as "The Millhouse", specializing in long term care, rehabilitative care, post-surgurical recovery, wound care, respiratory care and respite care. In addition to the nursing home operation, which occupies 117,000 sq. ft., an additional 7,000 sq. ft. of space is leased to Millhouse Day Care, L.P., a pediatric day care facility. The general partner of the Applicant and the Operating Co. is S.D.K. Associates, whose general partner is Stephen Lazovitz. Stephen Lazovitz is the principal owner and shareholder of Seniors Healthcare, Inc., a holding company for numerous nursing care facilities and pediatric day care facilities in various states including NJ and the current manager of The Millhouse nursing home and owner of the Millhouse Day Care.

In 1995, the Authority issued $8,160,000 Series A and $900,000 Series B tax exempt bonds to refund the outstanding principal of 1986 tax exempt bond in the aggregate amount of $9,665,000 which proceeds were used to acquire the project facility by Trenton Convalescent Center Assoc. In addition, a Series C taxable series in the amount of $2,140,000 was issued to finance the costs of issuance associated with the refunding of the 1986 Bonds, a debt service reserve fund and to refinance certain conventional bank debt.

Beginning in 2002, the occupancy rate at The Millhouse began a steady decline. From 1998 through 2001, the occupancy rate was about 90%. By 2005, the occupancy rate dropped to 67% and is currently at 83%. One of the reasons that occupancy decreased over time is competition from new facilities that opened in the Trenton area. The decrease in patients resulted in the Applicant's inability to pay the debt service when due on the 1995 Bonds and the 1995 Bonds are currently in default.

In 2004, the majority of the 1995 bondholders agreed to a 2 year deferral of the payment of the principal due on the 1995 Bonds. The 2004 Deferral was not sufficient to resolve the Applicant's financial difficulties and the Applicant remains in default. The Applicant has negotiated a debt adjustment and restructuring plan (also known as a pre-packaged bankruptcy) with the 1995 Bondholders, which is the subject of this refunding request.

REFUNDING REQUEST:

The Applicant requests Authority approval of the issuance of $2,565,000 tax-exempt Series A Bond and $747,000 taxable Series B Bond as part of the restructuring plan of the Applicant. The 2007 Series A and B Bonds will be used to: (i) make a cash payment of $1,042,000 to the 1995 Series A Bondholders with bonds maturing in 2006, 2007 and 2010, representing 40% of the principal owed; (2) exchange of the 1995 Series A and Series B Bonds maturing in 2016 and 2017 with the current bondholders with a 2007 Series A tax-exempt bonds representing 54% of principal owed. The Applicant's equity, a letter of credit provided by Senior Healthcare and funds presently held by the Trustee will be used to make up the difference between the bond amount and the project costs.

The 1995 Series C Bondholders will receive a cash payment utilizing the money currently held in the reserve fund, and other available moneys of $331,700 or 62% of the current principal owed.

The restructuring and adjustment of the 1995 Bonds (also known as a pre-packaged Chapter 11 bankruptcy (the "Plan") has been reviewed and approved by 100% of the 1995 bondholders. The Plan will be filed and approved by the US Bankruptcy Court for the District of NJ. The approval of this refunding request will allow the Applicant to become financially stable by forgiving a significant portion of the 1995 Bonds and reducing the debt service on the remainder of the debt owed to the 2007 Bondholders to a level which can be supported by the revenue generated by the Millhouse Nursing Home and the Pediatric Day Care, allowing the Operating Company to continue to provide skilled nursing care in the City of Trenton. For these reasons, staff recommends approval of the Refunding Request.

FINANCING SUMMARY:

BOND PURCHASER:	Various Bondholders (Public Offering)	Senior Healthcare, Inc.
AMOUNT OF BOND:	$2,565,000 (Tax-exempt)	$747,000 Series B Subordinated (Taxable)
TERMS OF BOND:	8 years; 25 year amortization; 7.5% fixed interest rate	9 years; 14% fixed interest rate
ENHANCEMENT:	N/A	

PROJECT COSTS:

Principal amount of bond to be refunded	$3,312,000
Debt service reserve fund	$353,750
Finance fees	$200,000
Legal fees	$140,000
TOTAL COSTS	$4,005,750

PUBLIC HEARING: 12/02/86 (Published 11/17/86) **BOND COUNSEL:** Saul, Ewing, LLP

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

COMBINATION PRELIMINARY AND BOND RESOLUTIONS

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

APPLICANT: 690 Union Blvd. Assoc., L.L.C. P19093

PROJECT USER(S): Perk-Up, Inc. (a/k/a Kari Out, Inc.) * * - indicates relation to applicant

PROJECT LOCATION: 690 Union Boulevard Totowa Borough (N) Passaic

GOVERNOR'S INITIATIVES:

( ) NJ Urban Fund ( ) Edison Innovation Fund (X) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

690 Union Blvd. Assoc., L.L.C. ("690 Union"), established in 2001, leases manufacturing space to its operating company, Perk-Up, Inc., (a/k/a Kari Out, Inc.) a food processing and packaging company of disposable food containers, bottled goods, specialty bags, towelettes, etc. The company also processes sauces, food colorings and spices. The company was founded in New York in 1964.

690 Union received a tax-exempt bond in 2002 in the amount of $7,500,000 under P14442, which is in compliance. In connection with the bond transaction, the applicant received a Direct Loan in 2003 from the Authority in the amount of $750,000 under P14692, which is current. This financing enabled the applicant to expand its operation by acquiring and renovating a vacant 130,000 sq ft facility on 12.99 acres of land in Totowa, Passaic County and purchase related production equipment and machinery. 690 Union is also being considered for tax-exempt bond financing under P19474 to refund the above captioned bond issued in 2002.

690 Union is owned by the same owners of 1460 Chestnut Assoc LLC and Tripak Industrial USA, LLC, established in August 2007 to be the holding company for TriPak Industrial Corp ("TriPak"). TriPak is located in Ontario and is looking to expand its operations in Hillside, Union County and is being considered for tax-exempt bond financing under P19113 to purchase two buildings, purchase equipment and machinery and perform the necessary renovations.

APPROVAL REQUEST:

Authority assistance will enable the applicant to construct a 50,000 sf addition to its 192,000 sf existing building. The difference between the project costs and the bond will be funded with applicant equity.

FINANCING SUMMARY:

BOND PURCHASER: North Fork Bank, a Division of Capital One, N.A. (Direct Purchase)

AMOUNT OF BOND: $4,000,000 (Tax-Exempt Bond) Part of a $10,000,0000 Bond Issue with P19474)

TERMS OF BOND: 20 years; Variable rate equal to the tax-free equivalent of the of 30 day Libor plus 150 bps. Est. rate as of 9/21/07 is 4.52%. On the closing date, the Borrower shall enter into an interest rate SWAP agreement in the notional principal amount equivalent to the principal amount of the Bonds. Call option at year 10.

ENHANCEMENT: N/A

PROJECT COSTS:

Construction of new building or addition	$4,000,000
Legal fees	$34,000
Finance fees	$33,000
Accounting fees	$33,000

TOTAL COSTS	$4,100,000

JOBS: At Application 75 Within 2 years 20 Maintained 0 Construction 120

PUBLIC HEARING: 10/09/07 (Published 09/25/07) **BOND COUNSEL:** Wolff & Samson

DEVELOPMENT OFFICER: R. Gomez **APPROVAL OFFICER:** L. Petrizzi

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - REFUNDING BOND PROGRAM

APPLICANT: 690 Union Blvd. Assoc., L.L.C. P19474

PROJECT USER(S): Perk-Up, Inc. (a/k/a Kari Out, Inc.) * * - indicates relation to applicant

PROJECT LOCATION: 690 Union Boulevard Totowa Borough (N) Passaic

GOVERNOR'S INITIATIVES:

( ) NJ Urban Fund ( ) Edison Innovation Fund (X) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

690 Union Blvd. Assoc., L.L.C. ("690 Union"), established in 2001, leases manufacturing space to its operating company, Perk-Up, Inc,, (a/k/a Kari Out, Inc.) a food processing and packaging company of disposable food containers, bottled goods, specialty bags, towelettes, etc. The company also processes sauces, food colorings and spices. The company was founded in New York in 1964.

690 Union received a tax-exempt bond in 2002 in the amount of $7,500,000 under P14442, which is in compliance. In connection with the bond transaction, the applicant received a Direct Loan in 2003 from the Authority in the amount of $750,000 under P14692, which is current. This financing enabled the applicant to expand its operation by acquiring and renovating a vacant 130,000 sq ft facility on 12.99 acres of land in Totowa, Passaic County and purchase related production equipment and machinery. 690 Union is also being considered for tax-exempt bond financing under P19093 to construct a 50,000 sf addition to its existing building.

690 Union is owned by the same owners of 1460 Chestnut Assoc LLC and Tripak Industrial USA, LLC, established in August 2007 to be the holding company for TriPak Industrial Corp ("TriPak"). TriPak is located in Ontario and is looking to expand its operations in Hillside, Union County and is being considered for tax-exempt bond financing under P19113 to purchase two buildings, purchase equipment and machinery and perform the necessary renovations. Staff is reviewing a Local Development Finance Fund application under P19628.

REFUNDING REQUEST:

Authority assistance will enable the applicant to refund the outstanding principal balance of the bond. The benefit of the refunding is the reduction of the current rate of interest (5.07%) and extension of the term.

FINANCING SUMMARY:

BOND PURCHASER: North Fork Bank, a Division of Capital One, N.A. (Direct Purchase)

AMOUNT OF BOND: $6,000,000 (Tax-Exempt Bond) Part of a $10,000,000 Bond Issue with P19093

TERMS OF BOND: 20 years; Variable rate equal to the tax-free equivalent of the of 30 day Libor plus 150 bps. Est. rate as of 9/21/07 was 4.52%. On the closing date, the Borrower shall enter into an interest rate SWAP agreement in the notional principal amount equivalent to the principal amount of the Bonds. Call option at year 10.

ENHANCEMENT: N/A

PROJECT COSTS:

Principal amount of bond to be refunded	$6,000,000
Legal fees	$34,000
Finance fees	$33,000
Accounting fees	$33,000

TOTAL COSTS	$6,100,000

PUBLIC HEARING: 10/09/07 (Published 09/25/07) **BOND COUNSEL:** Wolff & Samson

DEVELOPMENT OFFICER: R. Gomez **APPROVAL OFFICER:** L. Petrizzi

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

APPLICANT: Pope John XXIII H S Special Project Foundation, Inc. P18949

PROJECT USER(S): Pope John XXIII Regional High School * * - indicates relation to applicant

PROJECT LOCATION: 28 Andover Road Sparta Township (N) Sussex

GOVERNOR'S INITIATIVES:

( ) NJ Urban Fund ( ) Edison Innovation Fund (X) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

Pope John XXIII H S Special Project Foundation, Inc., is a 501(c)(3) not-for-profit organization formed to purchase real estate and finance special projects for the Pope John XXIII Regional High School, also a 501(c)(3) not-for-profit organization. The High School, founded in 1956, is a regional coeducation, non-residential college preparatory high school, drawing its student body from Sussex, Morris, Passaic and Warren counties. The School enrolls approximately 925 students in grades 9 through 12. The School is fully accredited by the Middle States Association of Schools and Colleges.

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 purchase a 136,600 sq. ft., 2 1/8 inches thick "FieldTurf" monofilament artificial grass playing surface to improve the 121,000 sq. ft. multi-purpose athletic field for the sports of lacrosse, baseball, soccer and field hockey. The Applicant expects to create 1 full time and 6 part-time coaching positions to accommodate new junior varsity and freshman sport teams.

FINANCING SUMMARY:

BOND PURCHASER: All Points Public Funding, LLC (Direct Purchase)

AMOUNT OF BOND: $1,000,000 (Max.) (Tax-exempt)

TERMS OF BOND: 8 years; rate of interest fixed for term at 5.15%.

ENHANCEMENT: N/A

PROJECT COSTS:

Athletic Field	$970,000
Legal fees	$32,000
Finance fees	$5,000
TOTAL COSTS	$1,007,000

JOBS: At Application 107 Within 2 years 1 Maintained 0 Construction 0

PUBLIC HEARING: 10/09/07 (Published 09/24/07) **BOND COUNSEL:** McManimon & Scotland

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

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

APPLICANT: Presbyterian Home at Red Bank, Inc. P18237

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

PROJECT LOCATION: 40 Riverside Avenue Red Bank Borough (N) Monmouth

GOVERNOR'S INITIATIVES:

( ) NJ Urban Fund ( ) Edison Innovation Fund (X) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

The Presbyterian Home at Red Bank, Inc. ("PHRB"), a 501(c)(3) not-for-profit organization, is an affiliate of Presbyterian Homes and Services, Inc. ("PHS"), a 501(c)(3) not-for-profit corporation. PHS and its affiliates have been providing quality housing and other health and personal care services to the elderly and disabled in NJ for over ninety years. The PHS system represents the largest nonprofit provider of retirement housing in NJ. In June 2006, PHRB acquired American Baptist Estates of Red Bank, Inc. t/a Navesink Harbor. Navesink Harbor, a licensed continuing care retirement community, provides housing, health care and other related services to its residents through the operation of a 14 story, 157,000 sq. ft. facility on approx. 2 acres, containing 136 independent living units, 43-bed licensed skilled nursing beds, and 15 assisted living units with common areas including a central dining room, activities areas, exercise center, convenience store, a cafe, library, auditorium lounges and administrative areas.

Members of PHS and its obligated group have received prior Authority assistance in 1998 through 2006 to finance or refinance the construction, renovation and/or acquisition of various healthcare facilities throughout NJ totaling $216,830,000.

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 (i) construct and equip an approximately 84,700 sq. ft. building for an additional 60 independent living units; (ii) renovate the existing facility; (iii) upgrade furniture and fixtures in the existing facility; (iv) refinance a bridge loan from Sovereign Bank for the completed renovations to the independent living units on the existing facility; (v) fund capitalized interest for the period during the construction and renovation of the Facility; (vi) fund certain working capital needs; and (vii) pay a portion of the costs of issuance.

The proposed renovations and construction project to Navesink Harbor is designed to address market demand for increased living space, increased amenities and upgraded safety features; which when completed will include 139 independent living units and a health care center with 36 assisted living units, as well as the common areas, a central kitchen, fitness center, swimming pool, auditorium and administrative areas.

FINANCING SUMMARY:

BOND PURCHASER: RBC Capital Markets (Underwriter)

AMOUNT OF BOND: $82,000,000 (max.) (Tax-exempt bonds)

TERMS OF BOND: 35 years (max.) Variable interest rate reset weekly not to exceed 12% with an option to fix the rate; estimated rate as of 10/1/07 is 3.80%

ENHANCEMENT: (L/C - Sovereign Bank - 7.0 Yr.)

PROJECT COSTS:

Construction of new building or addition	$28,098,097
Renovation of existing building	$22,337,648
Capitalized Interest	$11,407,500
Working capital	$7,000,000
Engineering & architectural fees	$5,318,162
Refinancing	$5,000,000
Closing Costs	$2,838,593
TOTAL COSTS	$82,000,000

JOBS: At Application 64 Within 2 years 7 Maintained 0 Construction 1,513

PUBLIC HEARING: 10/09/07 (Published 09/25/07) **BOND COUNSEL:** McCarter & English

APPROVAL OFFICER: T. Wells

PRELIMINARY RESOLUTIONS

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

APPLICANT: Distinctive Cosmetic Ingredients, LLC and Nominee P19597

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

PROJECT LOCATION: 570 Jersey Avenue New Brunswick City (T/UA) Middlesex

GOVERNOR'S INITIATIVES:

(X) NJ Urban Fund ( ) Edison Innovation Fund ( ) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

Distinctive Cosmetic Ingredients, LLC ("Operating Company"), established in 1992, is a manufacturer and distributor of cosmetic and personal care ingredients (chemicals). It sells its products domestically and internationally. It is expected that a real estate holding company would be formed to purchase the real property. In turn, the real estate holding company, if formed, would lease the property to the Operating Company. Distinctive Cosmetic Ingredients, LLC and nominee would be co-applicants. The company is relocating from its present leased 7,500 sf space in South Plainfield.

APPROVAL REQUEST:

Authority assistance will enable the Co-Applicants to acquire, renovate and equip an existing 38,000 sf building to continue its manufacturing operations in the Targeted Urban Aid Community of New Brunswick.

FINANCING SUMMARY:

BOND PURCHASER:

AMOUNT OF BOND:

TERMS OF BOND:

ENHANCEMENT: N/A

PROJECT COSTS:

Acquisition of existing building	$1,843,200
Renovation of existing building	$800,000
Purchase of equipment & machinery	$410,000
Renovation of existing equipment & machi	$120,000
Other - Fees	$35,000
TOTAL COSTS	$3,208,200

JOBS: At Application 7 Within 2 years 5 Maintained 0 Construction 24

PUBLIC HEARING:

BOND COUNSEL: Gluck Walrath, LLP

DEVELOPMENT OFFICER: R. Fischer

APPROVAL OFFICER: D. Sucsuz

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

APPLICANT: Douglas Electrical Components, Inc. P19600

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

PROJECT LOCATION: 5 Middlebury Boulevard Randolph Township (N) Morris

GOVERNOR'S INITIATIVES:

( ) NJ Urban Fund ( ) Edison Innovation Fund (X) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

Douglas Electrical Components, Inc. is a leading manufacturer of electrical feedthroughs. Feedthroughs are used to pass electrical or optical energy between two environments while passing through an impermeable barrier, such as a chamber wall, bulkhead or other pressure vessel. Douglas Electric has been in business since 1945 and is now in it's third generation of ownership. Primary industries served include, but are not limited to, power distribution, x-ray, medical, space simulation, military/aerospace. Douglas Electrical operates from a leased facility of 12,700 sq. ft. in Rockaway, Morris County with approximately 47 full-time employees.

APPROVAL REQUEST:

Authority assistance will enable the Applicant to acquire and equip a 29,000 sq. ft. newly constructed building (to be completed by December 2007) to support its manufacturing operations. Since 2000, Douglas Electrical has undergone a change in management that has resulted in a significant increase in all business levels. The current facility can no longer sufficiently support existing business and cannot support its business growth. The Applicant expects to create an additional 40 new jobs over 2 years.

FINANCING SUMMARY:

BOND PURCHASER:

AMOUNT OF BOND:

TERMS OF BOND:

ENHANCEMENT: N/A

PROJECT COSTS:

Acquisition of existing building	$4,200,000
Working capital	$500,000
Purchase of equipment & machinery	$250,000
Engineering & architectural fees	$60,000
Finance fees	$50,000
Legal fees	$25,000
Accounting fees	$15,000
TOTAL COSTS	$5,100,000

JOBS: At Application 47 Within 2 years 40 Maintained 0 Construction 0

PUBLIC HEARING: **BOND COUNSEL:** McManimon & Scotland

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

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

APPLICANT: HES Properties, LLC P19631

PROJECT USER(S): Lasercam, LLC * * - indicates relation to applicant

PROJECT LOCATION: 125-139 5th Ave Paterson City (T/UA) Passaic

GOVERNOR'S INITIATIVES:

(X) NJ Urban Fund ( ) Edison Innovation Fund ( ) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

HES Properties, LLC, is a NJ limited liability company, formed to purchase real estate for its related company, Lasercam, LLC. Lasercam, began operation in 1979, in the manufacturing of cutting and creasing dies for the packing trade. Lasercam utilizes state-of-the art laser cutting machinery and computer-aided design to manufacture a tool that can be utilized to cut out an accurate box shape for paper cardboard. Customers include companies in the folding box manufacturing industry specializing in cosmetic and pharmaceutical packaging. Lasercam currently has 35 employees in 20,000 sq. ft. of leased space in Ridgefield, NJ.

APPROVAL REQUEST:

Authority assistance will enable the applicant to purchase a 35,000 sq. ft. facility in Paterson and machinery and equipment for the Lasercam manufacturing operations. The increase in space will allow the applicant to manufacture more efficiently and increase its raw material inventory. It will also allow Lasercam to continue to grow and develop new manufacturing technologies with expected job creation of 10 full-time jobs.

FINANCING SUMMARY:

BOND PURCHASER:

AMOUNT OF BOND:

TERMS OF BOND:

ENHANCEMENT: N/A

PROJECT COSTS:

Acquisition of existing building	$1,500,000
Renovation of existing building	$500,000
Purchase of equipment & machinery	$400,000
Legal fees	$20,000
Finance fees	$20,000
Accounting fees	$10,000
TOTAL COSTS	$2,450,000

JOBS: At Application 35 Within 2 years 10 Maintained 0 Construction 15

PUBLIC HEARING:

BOND COUNSEL: Wolff & Samson

DEVELOPMENT OFFICER: M. Abraham

APPROVAL OFFICER: T. Wells

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

APPLICANT: P.R.O.C.E.E.D, Inc. P19532

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

PROJECT LOCATION: 1122 East Grand Street Elizabeth City (T/UA) Union

GOVERNOR'S INITIATIVES:

(X) NJ Urban Fund ( ) Edison Innovation Fund ( ) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

P.R.O.C.E.E.D, Inc., a 501(c)(3) not-for-profit entity, was originally established in 1970 to address the socioeconomic needs of the Puerto Rican community in the City of Elizabeth. P.R.O.C.E.E.D, Inc. (Puerto Rican Organization for Community Education and Economic Development) has since expanded its services to include everyone in need in response to the demographic changes in the general population and the growing social, health and economic needs of the Latino and non-Latino communities.

Its services range from community education (preschool, after-school and summer camp) to community development (utility payment assistance, senior citizen's home repair, transitional housing for HIV/AIDS clients and low income housing development), community health initiatives (HIV/AIDS prevention and counseling, individual and group substance/alcohol abuse treatment, mental health counseling), other social services (child abuse and neglect and domestic violence prevention and counseling, interpretations and translations, employment information and referrals) and technical assistance and support in capacity building and training in the areas of organizational infrastructure enhancement, program and curriculum development throughout the United States, Puerto Rico and the US Virgin Islands.

In 2000, the Authority's issuance of a $1,100,000 tax-exempt bond enabled the acquisition, renovation and furnishing of an office building in Elizabeth (P10838). The bond was purchased by PNC Bank, National Association and has been redeemed.

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, renovate, equip and furnish an existing two-floor 9,988 sf building with a full basement on a 11,000 sf lot to add office space, expand senior services and relocate a preschool program from a leased space plus pay the costs of issuance.

FINANCING SUMMARY:

BOND PURCHASER:

AMOUNT OF BOND:

TERMS OF BOND:

ENHANCEMENT: N/A

PROJECT COSTS:

Renovation of existing building	$2,588,451
Acquisition of existing building	$1,250,000
Purchase of equipment & machinery	$285,861
Other - Fees	$193,200
Interest during construction	$168,488
other	$14,000

TOTAL COSTS	$4,500,000

JOBS: At Application 90 Within 2 years 10 Maintained 0 Construction 78

PUBLIC HEARING:

BOND COUNSEL: McCarter & English

DEVELOPMENT OFFICER: M. Abraham

APPROVAL OFFICER: D. Sucsuz

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

APPLICANT: United Water New Jersey Inc. P19601

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

PROJECT LOCATION: various Statewide (N) Multi Count

GOVERNOR'S INITIATIVES:

( ) NJ Urban Fund ( ) Edison Innovation Fund (X) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

United Water New Jersey Inc. is a NJ corporation founded as Hackensack Water Company in 1869. The company's name was changed to United Water New Jersey in 1995 to reflect the relationship with its parent company, United Water Resources. United Water Resources, a subsidiary of Suez, headquartered in Paris France, is a global leader in energy, water and waste services. United Water NJ provides water service to more than 750,000 people in Bergen, Hudson, Passaic and Sussex counties, is regulated by BPU and has 288 full time employees.

United Water NJ has previously received Authority assistance since 1986. In 1996 under Appl. P9122 through three series of tax exempt bonds totalling $130 million, proceeds were used to refinance the previous EDA bonds issued for the purpose of financing the acquisition, construction and improvement of water furnishing facilities located in the counties of Bergen, Hudson, Passaic and Sussex counties. The 1996 Bonds were recently reoffered through a competitive bid process to fix the interest rate of $80 million Series A at $4.5%, $20 million Series B at 4.5% and $30 million Series C at 4.875%, with a final maturity of 11/1/26. Also in 1998 under Appl. P10088, a $35 million tax exempt bond was issued to fund the costs of a number of construction and expansion projects to improve the water supply system in Bergen, Hudson, Passaic and Sussex counties. The 1998 Bonds were underwritten by Merrill Lynch at a fixed interest rate of 5% for 30 years.

This project qualifies as an exempt facility, Water Furnishing Facility, under Section 142(a)(4) of the Internal Revenue Code and is exempt from the $20 million capital expenditure limitation.

APPROVAL REQUEST:

Authority assistance will enable the Applicant to finance infrastructure upgrades via construction and new machinery and equipment to the existing water supply system of United Water New Jersey, serving the residents and businesses in Bergen, Hudson, Passaic and Sussex counties. The improvements will be made at the existing treatment plant in Haworth, Bergen County, and to other existing water supply systems throughout the service area.

FINANCING SUMMARY:

BOND PURCHASER:

AMOUNT OF BOND:

TERMS OF BOND:

ENHANCEMENT: N/A

PROJECT COSTS:

Construction of new building or addition	$60,000,000
Construction Management	$16,180,000
Purchase of equipment & machinery	$16,000,000
Engineering & architectural fees	$12,200,000
Closing Costs	$1,670,640

TOTAL COSTS $106,050,640

JOBS: At Application 288 Within 2 years 4 Maintained 0 Construction 150

PUBLIC HEARING:

BOND COUNSEL: Hawkins, Delafield & Wood

DEVELOPMENT OFFICER: R. Gomez

APPROVAL OFFICER: T. Wells

BOND RESOLUTIONS WITH AUTHORITY EXPOSURE

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

APPLICANT: 1460 Chestnut Assoc LLC and Tripak Industrial USA, LLC P19113

PROJECT USER(S): Tripak Industrial USA, LLC * * - indicates relation to applicant

PROJECT LOCATION: 1460 & 1462 Chestnut Avenue Hillside Township (T/UA) Union County

GOVERNOR'S INITIATIVES:

(X) NJ Urban Fund ( ) Edison Innovation Fund ( ) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

1460 Chestnut Assoc LLC and Tripak Industrial USA, LLC ("Applicant") established in August 2007 to be the holding company for TriPak Industrial Corp ("TriPak"). TriPak is located in Ontario and is looking to expand operations in Hillside, Union County. TriPak opened it doors in early 2000 to meet the demands of todays food packaging needs. Tripak is committed to continuously designing, developing and manufacturing the highest quality containers at the most cost-effective prices. The company utilizes state-of-the-art plastic manufacturing equipment and the highest quality raw materials. To meet the increasing demands for products, Tripak operates 24 hours a day, 7 days a week. Ultra modern monitoring systems and controls ensure minimal rejects and high product consistency and a reduced cycle time; resulting in a downstream saving both for immediate and end users.

TriPak is related to Perk-Up, Inc. (a/k/a Kari Out, Inc), which is the operating company for 690 Union Blvd. Assoc., L.L.C. ("690 Union"). 690 Union received a tax-exempt bond in 2002 in the amount of $7,500,000 under P14442, which is in compliance. In connection with the bond transaction, the applicant received a Direct Loan in 2003 from the Authority in the amount of $750,000 under P14692, which is current. This financing enabled the applicant to expand its operation by acquiring and renovating a vacant 130,000 sq ft facility on 12.99 acres of land in Totowa, Passaic County and purchase related production equipment and machinery.

690 Union is also being considered for tax-exempt bond financing under P19093 for the construction of an addition to their existing building on 690 Union Boulevard and for tax-exempt bond financing under P19474 to refinance the above captioned bond issued in 2002.

APPROVAL REQUEST:

Authority assistance will enable the applicant to purchase two buildings totaling 60,000 sf on 2.1 acres of land, purchase equipment and machinery and perform necessary renovations. The difference between the project costs and the bond will be funded with applicant equity and a Local Development Finance Fund loan (P19628) which is being concurrently recommended for consideration at the October 9, 2007 board meeting.

FINANCING SUMMARY:

BOND PURCHASER: North Fork Bank, a division of Capital One, N.A. (Direct Purchase)

AMOUNT OF BOND:	$4,750,000 (Tax-Exempt Bond) Part of a $6,650,000 Bond Issuance)	$1,900,000 (Tax-Exempt Bond) Part of a $6,650,000 Bond Issuance)
TERMS OF BOND:	Series A (Building): 20 years; Variable rate equal to the tax-free equivalent of the of 30 day Libor plus 150 bps. Est. rate as of 9/21/07 was 4.52%. On the closing date, the Borrower shall enter into an interest rate SWAP agreement in the notional principal amount equivalent to the principal amount of the Bonds. Call option at year 10.	Series B (equipment): 10 years; Variable rate equal to the tax-free equivalent of the of 30 day Libor plus 150 bps. Est. rate as of 9/21/07 is 4.52%. On the closing date, the Borrower shall enter into an interest rate SWAP agreement in the notional principal amount equivalent to the principal amount of the Bonds.

ENHANCEMENT: N/A

PROJECT COSTS:

Acquisition of existing building	$3,400,000
Purchase of equipment & machinery	$3,325,000
Land	$1,000,000
Renovation of existing building	$500,000
Legal fees	$34,000
Finance fees	$33,000
Accounting fees	$33,000
TOTAL COSTS	$8,325,000

JOBS: At Application 0 Within 2 years 50 Maintained 0 Construction 15

PUBLIC HEARING: 10/09/07 (Published 09/25/07) **BOND COUNSEL:** Wolff & Samson

DEVELOPMENT OFFICER: R. Gomez **APPROVAL OFFICER:** L. Petrizzi

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

APPLICANT: 1460 Chestnut Assoc., LLC and Tripack Industrial U SA, LLC P19628

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

PROJECT LOCATION: 1460 Chestnut Avenue Hillside Township (T/UA) Union

GOVERNOR'S INITIATIVES:

(X) NJ Urban Fund ( ) Edison Innovation Fund ( ) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

Co-applicants are a new real estate holding company and an operating entity formed (by the owners of Perk-Up, Inc.) to acquire the real estate and assets of a plastic food container manufacturer in Hillside, NJ who is struggling and the owner seeks to retire.

Perk-Up, Inc. d/b/a Kari-Out Company was formed in 1964 by Howard Epstein and operates as a manufacturer of food products, food packaging, paper products, and distributes nationally to food distributors throughout the US. Ownership is currently split between Howard Epstein at 53.5% with his three sons, David, Adam, and Paul each equally owning 15.53%. The applicant's will be owned equally among the four Epstein's.

APPROVAL REQUEST:

Approval is requested for a $1 million LDFF loan as part of financing from North Fork Bank consisting of two tax exempt bonds ($4.75 million and $1.9 million) issued by the NJEDA (concurrently seeking approval under P 19113) and directly purchased by the bank to acquire the real estate and assets of the Hillside business, as well as $3.3 million in new equipment for the facility and pay soft costs. The bank and customer seek the NJEDA assistance as gap financing necessary to complete the project.

The NJEDA has had prior business with Perk-Up, Inc. (applicant is related entity called 690 Union Blvd. Assoc., LLC) via two projects involving the acquisition of the Totowa facility. P 14442, a $7.5 million t/e bond which is being simultaneously approved for a refunding under P 19474 as well as a new t/e bond for new costs at the site under P 19093. Lastly, P 14692 is a $750,000 direct loan with a $529,000 balance that will be fully repaid per the proposed funding.

FINANCING SUMMARY:

LENDER:	Local Development Financing Fund
AMOUNT OF LOAN:	$1,000,000
TERMS OF LOAN:	Fixed at ½ of the Federal Discount Rate at closing, subject to a floor of 3% for five years (indicative is 3% as of 9/5/07). Rate is fixed for five years with a rate reset for an additional five years at the same index. First six months interest only followed by 9 1/2 years of principal payments based on a 20 year amortization.

PROJECT COSTS:

TOTAL COSTS	$0 *

* - Indicates that there are project costs reported on a related application.

JOBS: At Application	0	Within 2 years	0	Maintained	0	Construction	0
Jobs on Related 19113	0		50		0		15

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

STATEWIDE LOAN POOL PROGRAM

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

APPLICANT: Justin Drzal, Larry Herman, Tracy Herman (or Nominee) P19287

PROJECT USER(S): Arrow Buick Pontiac GMC, Inc. * - indicates relation to applicant

PROJECT LOCATION: 1853 Burlington - Mt. Holly Rd. Mount Holly Township (T/UA) Burlington

GOVERNOR'S INITIATIVES:

(X) NJ Urban Fund ( ) Edison Innovation Fund ( ) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

Mount Holly Pontiac Buick GMC, Inc., dba Arrow Pontiac Buick GMC, Inc., ("Arrow Pontiac" or the "Dealership") operates as a General Motors new and used car dealership. Models sold under GM line include Pontiac, Buick, and GMC. In addition to new and used car sales, the Dealership also offers vehicle repair/maintenance services and a full line of part sales.

This project involves the purchase of Arrow by Messers Justin Drzal, Larry Herman, and Tracy Herman (the "Buyers"). In this acquisition, Arrow Pontiac will be dissolved. The new corporate entity owned by the Buyers will be known as Arrow Buick Pontiac GMC, Inc.

APPROVAL REQUEST:

Approval of a $300,000 participation loan is requested.

FINANCING SUMMARY:

LENDER: Cornerstone Bank

AMOUNT OF LOAN: $1,000,000 bank loan with a 30% ($300,000) Authority participation.

TERMS OF LOAN: Bank loan fixed at 8.25% for five years. Ten-year term with a rate reset after the first five years. Monthly payment based on a 15-year amortization.

TERMS OF PARTICIPATION: Fixed for five years at the time of closing at the five year US Treasury plus .50% with a floor of 4.00%. Ten-year term with a rate reset after the first five years, 15-year amortization.

PROJECT COSTS:

Purchase Business	$1,050,000
Inventory	$510,000
Working capital	$240,000
Corporate Assets	$200,000
TOTAL COSTS	$2,000,000

JOBS: At Application 25 Within 2 years 15 Maintained 0 Construction 0

DEVELOPMENT OFFICER: H. Friedberg **APPROVAL OFFICER:** D. Lawyer

LOCAL DEVELOPMENT FINANCING FUND

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

APPLICANT: Union Lake Supermarket, LLC P19424

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

PROJECT LOCATION: 2102-2130 N. 2nd Street Millville City (T/UA) Cumberland

GOVERNOR'S INITIATIVES:

(X) NJ Urban Fund ( ) Edison Innovation Fund ( ) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

Union Lake Supermarket, LLC ("ULS") is a subsidiary of Bottino Holdings, Inc. ("BHI"), that was formed in 2007 as the operator of a Shop Rite supermarket at the Goodmill shopping center, in the Urban Aid Municipality of Millville. BHI is a holding company that operates four Shop Rite supermarkets (including ULS) and is owned by six siblings. All of the owners have more than 20 years of industry experience and represent a well-rounded management team. BHI employs more than 800 workers with 125 full-time jobs at the project location. ULS is seeking a $1,250,000 LDFF loan, and a $3,750,000 term loan from Wells Fargo Equipment Finance, LLC to fund equipment purchases, installation, and other soft costs, for the new store which have been funded with bridge financing from Wakefern Foods Corporation ("WFC" which is a co-op comprised of all the Shop Rite stores).

Of note, the Authority provided a $22.5 million NMTC loan (P16983) to the developer of the Goodmill shopping center in August of 2006.

APPROVAL REQUEST:

Approval is requested for a $1,250,000 LDFF loan as proposed.

FINANCING SUMMARY:

LENDER: LDFF

AMOUNT OF LOAN: $1,250,000

TERMS OF LOAN: Rate fixed at closing at ½ of the Federal Discount rate with a floor of 3%, 7 year term and amortization.

PROJECT COSTS:

Purchase of equipment & machinery	$4,208,000
Soft Costs	$457,000
Working capital	$442,000
Installation	$435,000
Finance fees	$15,000
TOTAL COSTS	$5,557,000

JOBS: At Application 0 Within 2 years 125 Maintained 0 Construction 0

DEVELOPMENT OFFICER: J. Kenyon **APPROVAL OFFICER:** S. Brady

FUND FOR COMMUNITY ECONOMIC DEVELOPMENT

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

APPLICANT: Cooperative Business Assistance Corporation P19423

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

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

GOVERNOR'S INITIATIVES:

(X) NJ Urban Fund ( ) Edison Innovation Fund ( ) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

Cooperative Business Assistance Corporation ("CBAC") is a non-profit micro-lender established in 1987 serving small businesses in the City of Camden and under-served areas in six Southern New Jersey counties. CBAC has been the most active U.S. Small Business Administration ("SBA") microlender in the State for the last six years. In addition, CBAC offers commercial loans in partnership with its lending partners, SBA 504 loans, and technical assistance and business support services for entrepreneurs and start up business. The NJEDA engages CBAC to provide technical assistance and mentoring for its small business borrowers, and has two existing loans (P9463 and P13713) to CBAC.

The Cooperative Business Assistance Cooperation has requested a new $500M loan to refinance their existing $500M loan with the NJEDA (with a current principal balance of approximately $363M) and to fund additional new loans. With the requested approval, the NJEDA's aggregate loan exposure will be $845,000.

APPROVAL REQUEST:

Approval is requested for a $500,000 Loan to Lender from the Fund for Community Economic Development.

FINANCING SUMMARY:

LENDER: Fund for Community Economic Development

AMOUNT OF LOAN: $500,000

TERMS OF LOAN: 3% in years 1-5; 4% in years 6-7; and 5% in years 8-10; Interest only for 12 months; Principal balance to be reamortized over the remaining term of the loan (at the rates above) at the first, fifth, and seventh anniversaries of the loan; Ten year term.

PROJECT COSTS:

Refinancing	$363,000
Lending Capital	$137,000
Finance fees	$3,000
TOTAL COSTS	$503,000

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

DEVELOPMENT OFFICER: J. Kenyon **APPROVAL OFFICER:** D. Weick

SMART GROWTH PRE-DEVELOPMENT FUND

EDISON INNOVATION FUND

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

APPLICANT: Aculon, Inc P19021

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

PROJECT LOCATION: 675 US Highway One North Brunswick Township (N) Middlesex

GOVERNOR'S INITIATIVES:

( ) NJ Urban Fund (X) Edison Innovation Fund ( ) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

Aculon, Inc., manufactures and markets Nanotechnology based coatings used in both Original Equipment Manufacturer and consumer applications to modify surfaces or to enhance the interface of dissimilar materials. This is accomplished through chemistry that allows films to be layered molecule by molecule, termed self-assembled monolayers. The primary commercial application of Aculon's technology is an easy clean, anti-smudge, anti-stick, and anti-corrosion coating for eyeglass lenses, metal-based surfaces, flat panel displays and the bonding of certain metals used in the electronic field for printed circuit board manufacturing.

This project includes the development of a small scale in-house manufacturing facility in New Jersey. Aculon is currently located in San Diego, CA, however, has agreed to relocate its operations to New Jersey for the term of the investment.

APPROVAL REQUEST:

Approval is requested for a $1,000,000 Edison Innovation Fund investment. The proceeds of the Authority's investment will be used to support sales growth, the salaries of eight new positions, and the relocation of six existing positions within the next two years.

FINANCING SUMMARY:

LENDER: NJEDA

AMOUNT OF LOAN: $1,000,000 Edison Innovation Fund Investment

TERMS OF LOAN: 6.00% fixed. No payments for the first 12 months (interest will accrue and will be capitalized during this period) followed by 6 months interest only payments, followed by 42 months of equal principal plus interest payments in amounts to fully repay the investment.

PROJECT COSTS:

Working capital	$1,800,000
Renovation of existing building	$100,000
Purchase of equipment & machinery	$100,000
Finance Fees	$10,000
TOTAL COSTS	$2,010,000

JOBS: At Application 7 Within 2 years 8 Maintained 0 Construction 3

DEVELOPMENT OFFICER: S. di Stefano **APPROVAL OFFICER:** D. Lawyer

PETROLEUM UNDERGROUND STORAGE TANK PROGRAM

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: October 9, 2007

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

The following commercial projects have been approved by the Department of Environmental Protection for grants to perform upgrade, closure and remediation. The scope of work is described on the attached project summaries.

Grant:

M&M Auto Mechanic Inc. $268,019
Skinner Brothers. $119,119

Total UST funding for October 2007 . . . . . **$387,138**

Prepared by: Lisa Petrizzi

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

APPLICANT: M&M Auto Mechanic Inc P19326

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

PROJECT LOCATION: 418 State Street Perth Amboy City (T/UA) Middlesex

GOVERNOR'S INITIATIVES:

( ) NJ Urban Fund ( ) Edison Innovation Fund (X) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

M&M Auto Mechanic Inc, owned by Diogenes Mata, received grants totaling $346,830 for the project site from 1999 to 2005 to remove, close and upgrade three underground storage tanks (UST's), as well as soil removal and disposal and soil and groundwater remediation. The NJDEP has required additional soil and groundwater investigation at the project site and has found the project costs technically eligible.

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

APPROVAL REQUEST:

The applicant is now requesting additional funding in the amount of $268,019 to fund these costs, for a total funding to date of $614,849. Since this project location is in Planning Area 1, the maximum grant limit is increased from $500,000 to $750,000.

The NJDEP oversight fee of $26,802 is the customary 10% of the grant amount. This estimate 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: $268,019

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

PROJECT COSTS:

Remediation	$268,019
NJDEP oversight cost	$26,802
EDA administrative cost	$500
TOTAL COSTS	$295,321

APPROVAL OFFICER: L. Petrizzi

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

APPLICANT: Skinner Brothers P19454

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

PROJECT LOCATION: 485 Passaic Street Kearny Town (T/UA) Hudson

GOVERNOR'S INITIATIVES:

(X) NJ Urban Fund ( ) Edison Innovation Fund ( ) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

Skinner Brothers, owned by Richard Skinner, received a grant in April 2005 under P16387 in the amount of $56,042 to close four (4) existing underground storage tanks (UST's) and perform soil remediation. The tanks were decommissioned in accordance with NJDEP requirements. The NJDEP has determined that the additional project costs to perform additional soil and groundwater investigation are technically eligible and has recommended a conditional hardship grant.

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

APPROVAL REQUEST:

The applicant is requesting supplemental grant funding in the amount of $119,119 to perform the approved scope of work at the project site, for a total funding to date of $175,161.

The NJDEP oversight fee of $11,912 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: $119,119

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

PROJECT COSTS:

Upgrade,Closure,Remediation	$119,119
NJDEP oversight cost	$11,912
EDA administrative cost	$500
TOTAL COSTS	$131,531

APPROVAL OFFICER: L. Petrizzi

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: October 9, 2007

SUBJECT: Petroleum Underground Storage Tank Program - 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 ("SVP") of Operations 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.

In August 2006, the Petroleum Underground Storage Tank Program legislation was amended to allow funding for the closure and/or replacement of non-leaking residential underground storage tanks. The limits allowed under the amended legislation is $1,200 for the closure and $3,000 for the 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 month of September 2007.

Applicant	Description	Grant Amount	Awarded to Date
Gary Adair P19125	Initial grant to perform upgrade, closure and remediation	$19,280	$19,280
Robert & Janice Anderson / P18881	Initial grant to perform upgrade, closure and remediation	$3,938	$3,938
Robert Applegate P19014	Initial grant to perform upgrade, closure and remediation	$4,202	$4,202
Birgitta Bloom P18958	Initial grant to perform upgrade, closure and remediation	$9,527	$9,527

Robert Canon P19240	Initial grant to perform upgrade, closure and remediation	$11,454	$11,454
James & Alice Chirichello / P19231	Initial grant to perform upgrade, closure and remediation	$17,815	$17,815
Loretta Costello P18871	Initial grant to perform upgrade, closure and remediation	$3,302	$3,302
Edward & Marlene Dailey / P19501	Initial grant to perform upgrade, closure and remediation	$26,209	$26,209
Richard Dickerson P18215	Initial grant to perform upgrade, closure and remediation	$6,969	$6,969
Seth Diget P19018	Initial grant to perform upgrade, closure and remediation	$32,285	$32,285
Bianca Fabara P18926	Initial grant to perform upgrade, closure and remediation	$8,685	$8,685
John Fazio P19130	Initial grant to perform upgrade, closure and remediation	$42,774	$42,774
Robert Fisher, Jr. P18820	Initial grant to perform upgrade, closure and remediation	$7,722	$7,722
Manuel Gaete P19244	Initial grant to perform upgrade, closure and remediation	$10,441	$10,441
Nancy Guild P18446	Initial grant to perform upgrade, closure and remediation	$33,950	$32,950
Jesse Hannon P19072	Initial grant to perform upgrade, closure and remediation	$10,766	$10,766
Joan Irwin P19049	Initial grant to perform upgrade, closure and remediation	$17,002	$17,002
John Keyes P18790	Initial grant to perform upgrade, closure and remediation	$20,790	$20,790
Donald Jones P19025	Initial grant to perform upgrade, closure and remediation	$8,216	$8,216
Barbara LaFalce P19236	Initial grant to perform upgrade, closure and remediation	$7,876	$7,876
Living Hope Fellowship Church P19245	Initial grant to perform upgrade, closure and remediation	$7,400	$7,400
Miriam McCarthy P19251	Initial grant to perform upgrade, closure and remediation	$11,385	$11,385

Nicholas & Susan Olszuk / P19241	Initial grant to perform upgrade, closure and remediation	$11,000	$11,000
Richard Pachuta P19067	Initial grant to perform upgrade, closure and remediation	$7,340	$7,340
Devendra Patel P19124	Initial grant to perform upgrade, closure and remediation	$30,000	$30,000
Paul Pfeiffer P19471	Initial grant to perform upgrade, closure and remediation	$83,944	$83,944
Darlene Pickerell P19229	Initial grant to perform upgrade, closure and remediation	$6,231	$6,231
William Pohlman (Pohlman's Gulf Service) / P19500	Supplemental grant to perform site remediation	$39,900	$320,347 * $39,900 aggregate supplemental delegated authority approval
William & Janet Sempier / P19235	50% grant to perform site remediation	$4,232	$4,232
Florence Sniffen P19432	Initial grant to perform upgrade, closure and remediation	$3,898	$3,898
Helen Susalis P19255	Initial grant to perform upgrade, closure and remediation	$11,276	$11,276
James & Maureen Veneri / P19026	Initial grant to perform upgrade, closure and remediation	$31,131	$31,131
Frank Weindel P18962	Initial grant to perform upgrade, closure and remediation	$25,200	$25,200
Frank Weiss P18965	Initial grant to perform upgrade, closure and remediation	$25,065	$25,06
Stuart Wood P19324	Initial grant to perform upgrade, closure and remediation	$8,674	$8,674
Nicola & Rosemarie Woronekin / P19254	Initial grant to perform upgrade, closure and remediation	$15,234	$15,234
George Young P19502	Initial grant to perform upgrade, closure and remediation	$12,609	$12,609
Richard Zaleski P19430	Initial grant to perform upgrade, closure and remediation	$9,599	$9,599

Kenneth Zlotnick P19243	Initial grant to perform upgrade, closure and remediation	$11,387	$11,387
39 Grants	**Total Delegated Authority funding for Leaking Tank applications in September 2007**	**$659,008**	

Wayne Adams P19523	Grant to remove an underground storage tank and install an above ground storage tank	$2,595	$2,595
Felipe Aires P19384	Grant to remove an underground storage tank	$850	$850
Edward Basford P19407	Grant to remove an underground storage tank	$1,200	$1,200
Charles & Diane Bauer (Tank A) P19300	Grant to remove an underground storage tank	$873	$873
Charles & Diane Bauer (Tank B) P19754	Grant to remove an underground storage tank and install an above ground storage tank	$2,574	$2,574
Anastasios Berdebes P19606	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Miriam & Ilya Berezin / P19544	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Dina & Atul Bhasin P19448	Grant to remove an underground storage tank	$1,200	$1,200
Patricia & William Bobko / P18995	Grant to remove an underground storage tank and install an above ground storage tank	$2,550	$2,550
Gary & Margaret Brethorst / P19557	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Patricia Brown P19698	Grant to remove an underground storage tank and install an above ground storage tank	$1,975	$1,975
Chester Cameron P19184	Grant to remove an underground storage tank and install an above ground storage tank	$2,597	$2,597

Sandie Campanell P19602	Grant to remove an underground storage tank and install an above ground storage tank	$2,900	$2,900
Barbara Carr P19537	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Christopher & Maryann Chestnut P19307	Grant to remove an underground storage tank and install an above ground storage tank	$2,700	$2,700
Vito Cianci P19431	Grant to remove an underground storage tank and install an above ground storage tank	$2,575	$2,575
Marlo & Anthony Cino / P19181	Grant to remove an underground storage tank	$1,200	$1,200
Maurice & Anne Marie Coffey / P19487	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Alan & Cindy Conk P19477	Grant to remove an underground storage tank and install an above ground storage tank	$2,417	$2,417
James & Toni Corban P19565	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Eileen Cubberly P19116	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Barbara Davide P19521	Grant to remove an underground storage tank	$1,200	$1,200
Glenn & Michelle Davis / P19586	Grant to remove an underground storage tank and install an above ground storage tank	$2,932	$2,932
Thomas Dawkins P19543	Grant to remove an underground storage tank and install an above ground storage tank	$2,775	$2,775
Alan & Denise Delimon / P19358	Grant to remove an underground storage tank and install an above ground storage tank	$2,778	$2,778

Janet DeSouza P19605	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Louise DeWar P19246	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Dominic & Angela DiGioacchino / P19587	Grant to remove an underground storage tank	$1,200	$1,200
Kim Edwards P19564	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Susan & David Farnsworth / P19198	Grant to remove an underground storage tank	$1,200	$1,200
Peter & Nancy Ferrante P19353	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Marie Francis P19187	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Richard & Margaret Frei / P19736	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Robert Gerald, Jr. P19583	Grant to remove an underground storage tank	$1,200	$1,200
John & Sandra Gerrity P19218	Grant to remove an underground storage tank and install an above ground storage tank	$2,300	$2,300
Doreen & Bruce Gesslein / P19715	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
John Gierveld P19703	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Roelie Gierveld P19704	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000

Anthony Giordano P19330	Grant to remove an underground storage tank and install an above ground storage tank	$2,981	$2,981
Marianne & Giovanna Giammona P19346	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Kathleen & Eugene Gilbert / P19163	Grant to remove an underground storage tank	$1,200	$1,200
Howard & Linda Gooblar / P19406	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Mordechai & Golda Gorelick / P19402	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Madeline Grae P19739	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Angelo Grimaldi P19333	Grant to remove an underground storage tank	$1,040	$1,040
Thomas Gunsch P19202	Grant to remove an underground storage tank and install an above ground storage tank	$2,400	$2,400
William Hall P19577	Grant to remove an underground storage tank and install an above ground storage tank	$2,634	$2,634
Brian & Linda Harris P19079	Grant to remove an underground storage tank and install an above ground storage tank	$2,880	$2,880
Sonia Harrison P19527	Grant to remove an underground storage tank and install an above ground storage tank	$2,877	$2,877
Ty & Kioko Heineken P19337	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Elizabeth Heldak P19481	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000

John Herbert P19603	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
John Steven Hiss P19420	Grant to remove an underground storage tank and install an above ground storage tank	$2,465	$2,465
Mark & Colleen Hopkins / P18967	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Mary Ellen Hudson P19470	Grant to remove an underground storage tank and install an above ground storage tank	$2,775	$2,775
Robert & Gretchen Hudson / P19693	Grant to remove an underground storage tank	$1,200	$1,200
Timothy Hutchinson P19186	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Thomas & Barbara Hyde / P19607	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Joseph & Catherine Irons / P19400	Grant to remove an underground storage tank	$1,200	$1,200
Michelle Jones P19421	Grant to remove an underground storage tank and install an above ground storage tank	$2,730	$2,730
Maria Karkanias P19731	Grant to remove an underground storage tank	$1,200	$1,200
Albert Katinsky P19525	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Al Kluge P19707	Grant to remove an underground storage tank and install an above ground storage tank	$2,834	$2,834
Stella Kolakowski P19520	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Robert & Helen Kolberg / P19070	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000

Alan Kozal P19405	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
James Krahling P19639	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Mary Krech P19381	Grant to remove an underground storage tank and install an above ground storage tank	$2,885	$2,885
Thomas Lambrinides P19576	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Claire Landon P19626	Grant to remove an underground storage tank	$1,092	$1,092
Orlando Largo P19383	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Gary & Claude Marie Larson / P19642	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
John Legidakes P19356	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Joe Levy P19382	Grant to remove an underground storage tank	$1,200	$1,200
Richard Lima P19205	Grant to remove an underground storage tank and install an above ground storage tank	$2,587	$2,587
Mary Liska P19545	Grant to remove an underground storage tank and install an above ground storage tank	$1,842	$1,842
Anthony LoPrinzi P19344	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Dawn Lounsbury P19210	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000

Michael Mahoney P19343	Grant to remove an underground storage tank and install an above ground storage tank	$2,925	$2,925
Michael & Laurie Matassa / P19526	Grant to remove an underground storage tank and install an above ground storage tank	$2,698	$2,698
Michael Matticola P19212	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Richard McCrea P19522	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Geraldine Migliorelli P19226	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Helen Milano P19473	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Rose Minniti P19224	Grant to remove an underground storage tank and install an above ground storage tank	$2,627	$2,627
Herbert & Dolores Moore / P19539	Grant to remove an underground storage tank and install an above ground storage tank	$2,957	$2,957
Andrew Murcko P19341	Grant to remove an underground storage tank and install an above ground storage tank	$1,827	$1,827
Robert Naylor P19692	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Dov Newmark P19737	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Eric & Jean Nielsen P19375	Grant to remove an underground storage tank and install an above ground storage tank	$2,499	$2,499
Mari Nutile P19555	Grant to remove an underground storage tank and install an above ground storage tank	$1,842	$1,842

Louise Ann O'Connor P19485	Grant to remove an underground storage tank and install an above ground storage tank	$2,995	$2,995
Patricia O'Mahoney P19581	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Vincent Opalski P19290	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
William & Patricia Ordille / P19578	50% grant to remove an underground storage tank and install an above ground storage tank	$1,423	$1,423
James & Lynne Pakestein / P19122	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Lawrence & Elizabeth Palko / P18875	Grant to remove an underground storage tank and install an above ground storage tank	$2,387	$2,387
Domenico Panduri P19674	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Rose Papa P19275	Grant to remove an underground storage tank and install an above ground storage tank	$2,750	$2,750
John Pawlowski P19732	Grant to remove an underground storage tank and install an above ground storage tank	$2,754	$2,754
Thomas & Sandra Pender / P19529	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Pedro Perez P19127	Grant to remove an underground storage tank and install an above ground storage tank	$2,760	$2,760
Virginia Pivko P19536	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Todd & Laura Poirier P19675	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000

Kurt & Carole Pritchard / P19417	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Courtney Quinn P18951	Grant to remove an underground storage tank and install an above ground storage tank	$2,804	$2,804
Don Ragno P19279	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Elaine Ragosta P19009	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Clifford Roberts, Jr. P19633	Grant to remove an underground storage tank and install an above ground storage tank	$2,736	$2,736
Henry Rosen P19418	Grant to remove an underground storage tank and install an above ground storage tank	$1,226	$1,226
Michael Rosen P19085	Grant to remove an underground storage tank and install an above ground storage tank	$2,500	$2,500
Deborah & Kenneth Rumney / P19393	Grant to remove an underground storage tank and install an above ground storage tank	$1,300	$1,300
Robert & Barbara Scheer / P19217	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Deborah Schmidt P19479	Grant to remove an underground storage tank and install an above ground storage tank	$2,888	$2,888
Tracy Schnorr P19556	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Walter Schwab, Jr. P19363	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Mike Sernottie P19528	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000

Timothy & Gaylene Shorey / P19524	Grant to remove an underground storage tank and install an above ground storage tank	$2,999	$2,999
Martin & Rita Silverman / P19534	Grant to remove an underground storage tank and install an above ground storage tank	$2,852	$2,852
Harry Wayne Skyler P19203	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Calvin Steed P19516	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Tracy Stires P19451	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Bernard & Angela Stiroh / P19538	Grant to remove an underground storage tank and install an above ground storage tank	$2,800	$2,800
Marilyn Tattersall P19568	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Leonard & Peggy Tedesco / P19563	Grant to remove an underground storage tank	$1,200	$1,200
Anthony & Susan Tezsla / P19610	Grant to remove an underground storage tank and install an above ground storage tank	$2,630	$2,630
Harry & Armida Tierny / P19575	Grant to remove an underground storage tank	$1,200	$1,200
Merle & Regina Titus P19486	Grant to remove an underground storage tank	$1,200	$1,200
Joseph & Joyce Triano / P19078	Grant to remove an underground storage tank and install an above ground storage tank	$2,910	$2,910
Rachel Virgilio P19338	Grant to remove an underground storage tank and install an above ground storage tank	$2,600	$2,600
Richard Virgilio P19440	Grant to remove an underground storage tank	$1,200	$1,200

Danielle Wagner P19572	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Mark Wartenberg P19673	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Gregory & Gail Werner / P19366	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Leslie Wexler P19480	Grant to remove an underground storage tank and install an above ground storage tank	$2,800	$2,800
Jeffrey White P19535	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Katie Wichser P19468	Grant to remove an underground storage tank	$1,200	$1,200
John & Joyce Williams / P19566	Grant to remove an underground storage tank and install an above ground storage tank	$2,902	$2,902
John & Pearl Wisner P19469	50% grant to remove an underground storage tank and install an above ground storage tank	$1,500	$1,500
Helena Wolfer P19608	Grant to remove an underground storage tank and install an above ground storage tank	$2,700	$2,700
Guorong Xu P19165	Grant to remove an underground storage tank and install an above ground storage tank	$3,000	$3,000
Paul Zaraza P19465	Grant to remove an underground storage tank	$946	$946
142 Grants	**Total Delegated Authority funding for Non-Leaking Tank applications in September 2007**	**$361,350**	

Caren S. Franzini

Prepared by: Lisa Petrizzi

HAZARDOUS DISCHARGE SITE REMEDIATION FUND PROGRAM

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: October 9, 2007

SUBJECT: Hazardous Discharge Site Remediation Fund Program

The following commercial projects have been approved by the Department of Environmental Protection to perform remedial action. The scope of work is described on the attached project summaries.

Commercial Grant:

Auberbach Chevrolet Corporation **$135,515**
Nordan Realty Corporation **$1,000,000**
St. Georges Center Associates, LLC **$143,648**

Total HDSRF funding for October 2007 ..... $1,279,163

Prepared by: Lisa Petrizzi

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

APPLICANT: Auerbach Chevrolet Corp P19570

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

PROJECT LOCATION: Route 130 South & Lawrence Burlington City (T) Burlington

GOVERNOR'S INITIATIVES:

( ) NJ Urban Fund ( ) Edison Innovation Fund (X) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

Nelson Rutledge is the owner of the project site, which is a car dealership previously used as filling stations located in Burlington City. The NJDEP Bureau of Case Management has found the applicant's proposal for financial assistance to be administratively and technically complete and has approved funding to be provided in the form of a Hazardous Discharge Site Remediation Innocent Party Grant under N.J.S.A. 58:10B-Subsection 4, Series A. This 50% Innocent Party Grant has been calculated off the approved remedial action project costs of $246,390 ($123,195) and adding the oversight costs ($12,320).

The scope of work involves removal of underground storage tanks (UST's) and remedial action of contamination detected during UST removal.

APPROVAL REQUEST:

The applicant is requesting grant funding in the amount of $135,515 to perform the approved scope of work at the project site.

The NJDEP estimated oversight fee is $12,320. 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: Hazardous Discharge Site Remediation Fund

AMOUNT OF GRANT: $135,515 (50% Innocent Party Grant)

TERMS OF GRANT: No Interest; No Repayment

PROJECT COSTS:

Remedial Action	$246,390
NJDEP oversight cost	$12,320
EDA administrative cost	$500
TOTAL COSTS	$259,210

APPROVAL OFFICER: L. Petrizzi

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

APPLICANT: Nordan Realty Corporation P19766

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

PROJECT LOCATION: Haggerty Drive West Orange Township (N) Essex

GOVERNOR'S INITIATIVES:

( ) NJ Urban Fund ( ) Edison Innovation Fund (X) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

Nordan Realty Corporation is the owner of the project site which was purchased in 1978 as vacant wooded land. Upon commencement of initial clearing of the property, an area of dumping containing bottles and layers of ash and cinders was discovered. Due to the nature of the material, it was determined that the best way to deal with the issue was through a landfill disruption permit under the oversight of the NJDEP Solid Waste Division. The NJDEP Bureau of Case Management has found the applicant's proposal for financial assistance to be administratively and technically complete and has approved funding to be provided in the form of a Hazardous Discharge Site Remediation Innocent Party Grant under N.J.S.A. 58:10B-Subsection 6, Series A. This 50% Innocent Party Grant has been calculated off the approved remedial action project costs of $1,802,000 ($901,000) and adding the oversight costs (99,000).

The scope of work involves remedial action activities which includes the removal of contaminated soil estimated at a volume of 5,000 cubic yards.

APPROVAL REQUEST:

The applicant is requesting grant funding in the amount of $1,000,000 to perform the approved scope of work at the project site.

The NJDEP estimated oversight fee is $99,000. 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: Hazardous Discharge Site Remediation Fund

AMOUNT OF GRANT: $1,000,000 (50% Innocent Party Grant)

TERMS OF GRANT: No Interest; No Repayment

PROJECT COSTS:

Remedial Action	$1,802,000
NJDEP oversight cost	$99,000
EDA administrative cost	$500
TOTAL COSTS	$1,901,500

APPROVAL OFFICER: L. Petrizzi

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

APPLICANT: St. Georges Center Associates, LLC P19445

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

PROJECT LOCATION: 1110 St. Georges Avenue Rahway City (T/UA) Union

GOVERNOR'S INITIATIVES:

(X) NJ Urban Fund ( ) Edison Innovation Fund ( ) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

St. Georges Center Associates, LLC is the owner of the project site, which is a former dry cleaning establishment located in Rahway. The NJDEP Bureau of Case Management has found the applicant's proposal for financial assistance to be administratively and technically complete and has approved funding to be provided in the form of a Hazardous Discharge Site Remediation 25% Matching Grant under N.J.S.A. 58:10B-Subsection 2, Series A. The grant has been calculated off the remedial action project costs of $522,355 ($130,589) and adding the oversight costs ($13,059).

The scope of work includes remedial action activities to achieve an unrestricted or limited restricted re-use classification. In addition, pursuant to the evaluation it has been determined that the applicant meets the Authorities standard guidelines under the program.

APPROVAL REQUEST:

The applicant is requesting grant funding in the amount of $143,649 to perform the approved scope of work at the project site. The applicant is requesting another grant in the amount of $37,156 under P19446. This application is being reviewed and approved by staff, which will bring the total funding to date to $180,805.

The NJDEP estimated oversight fee is $13,059. 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: Hazardous Discharge Site Remediation Fund

AMOUNT OF GRANT: $143,648 (25% Matching Grant)

TERMS OF GRANT: No Interest; No Repayment

PROJECT COSTS:

Remedial Action	$522,355
NJDEP oversight cost	$13,059
EDA administrative cost	$500
TOTAL COSTS	$535,914

APPROVAL OFFICER: L. Petrizzi

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: October 9, 2007

SUBJECT: Hazardous Discharge Site Remediation Fund Program

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

Municipal Grant:

Hanover Township (Former Van Dyk Research Corp.)	**$106,867**
Harrison Redevelopment Agency (Spiegel Trucking, Inc.)	**$862,940**
Township of Maplewood (Former Fresco Silver Company)	**$373,995**
City of Newark (Nat Turner Park)	**$2,962,479**
Borough of Roselle Park (Youth Baseball Field Complex)	**$120,903**
City of Vineland (Block 597 Project)	**$178,852**

Total HDSRF funding for October 2007 ..... $4,606,036

Prepared by: Lisa Petrizzi

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

APPLICANT: Hanover Township (Frm Van Dyk Research Corp.) P19483

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

PROJECT LOCATION: 7 Rosin Road Hanover Township (N) Morris

GOVERNOR'S INITIATIVES:

( ) NJ Urban Fund ( ) Edison Innovation Fund (X) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

The Township of Hanover received a grant on 5/21/97 in the amount of $205,498 under P9204 to perform a Preliminary Assessment (PA) and Site Investigation (SI) at the Former Van Dyk Research Corporation project site. The Township of Hanover received a supplemental grant on 12/26/03 in the amount of $192,640 to complete the Site Investigation (SI) activities and to perform a Remedial Investigation (RI) at the project site. The project site, identified as Block 3901, Lots 12 & 13, is currently abandoned, but had been utilized for industrial operations since 1963 which potentially has suspected areas of environmental concerns due to the presence of radiological waste, priority pollutant metals and chlorinated solvents, which reportedly impacted soil and groundwater. The Township of Hanover holds a tax sale certificate on the property and has satisfied Proof of Site Control. It is the Township's intent, upon completion of the environmental investigation activities, to redevelop the project site for industrial/light operation use.

NJDEP has approved the request for additional SI grant funding on the above-referenced project site and finds the project technically eligible under the HDSRF program.

APPROVAL REQUEST:

The Township of Hanover is requesting grant funding to perform SI in the amount of $106,867 at the Former Four Stars Facility project site, for a total funding to date of $505,005.

FINANCING SUMMARY:

GRANTOR: Hazardous Discharge Site Remediation Fund

AMOUNT OF GRANT: $106,867

TERMS OF GRANT: No Interest; No Repayment

PROJECT COSTS:

Site investigation	$97,151
NJDEP oversight cost	$9,716
EDA administrative cost	$500
TOTAL COSTS	$107,367

APPROVAL OFFICER: L. Petrizzi

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

APPLICANT: Harrison Redevelopment Agency (Spiegel Trucking, Inc.) P19800

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

PROJECT LOCATION: 600 Cape May Street Harrison Town (T) Hudson

GOVERNOR'S INITIATIVES:

( ) NJ Urban Fund ( ) Edison Innovation Fund (X) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

The project site is a warehouse which has potential environmental areas of concern (AOC's). The Harrison Redevelopment Agency received a Brownfield Development Area designation for this project and currently owns the project site satisfying Proof of Site Control. It is the Agency's intent, upon completion of the environmental investigation activities, to redevelop the project site for recreation.

NJDEP has approved this request for Remedial Investigation (RI) and Remedial Action (RA) grant funding 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 75% of the RA ($64,040) and adding the RI ($736,461) and the oversight costs ($78,449).

APPROVAL REQUEST:

The Harrison Redevelopment Agency is requesting grant funding to perform RI and RA in the amount of $862,940 at the Spiegel Trucking, Inc. project site.

FINANCING SUMMARY:

GRANTOR: Hazardous Discharge Site Remediation Fund

AMOUNT OF GRANT: $862,940

TERMS OF GRANT: No Interest; No Repayment

PROJECT COSTS:

Remedial investigation	$736,461
NJDEP oversight cost	$78,449
Remedial Action	$64,040
EDA administrative cost	$500
TOTAL COSTS	$879,450

APPROVAL OFFICER: L. Petrizzi

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

APPLICANT: Township of Maplewood (Former Fresco Silver Company) P19761

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

PROJECT LOCATION: 357 Boyden Avenue Maplewood Township (N) Essex

GOVERNOR'S INITIATIVES:

( ) NJ Urban Fund ( ) Edison Innovation Fund (X) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

The Township of Maplewood has received grants totaling $260,013 from 1999-2001 to fund Preliminary Assessment (PA) and Site Investigation (SI) activities. The project site, identified as Block 48.47 and Lot 140.01 (formerly 140A) was formerly used to manufacture machinery for metal finishing. The Township of Maplewood holds a Tax Sale Certificate on the project site and has satisfied Proof of Site Control. It is the Township's intent, upon completion of the environmental investigation activities, to redevelop the project site for mixed-use.

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

APPROVAL REQUEST:

The Township of Maplewood is now requesting supplemental grant funding to perform SI and RI required by NJDEP in the amount of $373,995 at the Former Fresco Silver Company project site, for total funding to date of $634,008.

FINANCING SUMMARY:

GRANTOR: Hazardous Discharge Site Remediation Fund

AMOUNT OF GRANT: $373,995

TERMS OF GRANT: No Interest; No Repayment

PROJECT COSTS:

Remedial investigation	$316,695
NJDEP oversight cost	$34,000
Site investigation	$23,300
EDA administrative cost	$500
TOTAL COSTS	$374,495

APPROVAL OFFICER: L. Petrizzi

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

APPLICANT: City of Newark (Nat Turner Park) P19799

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

PROJECT LOCATION: 251-289 18th Avenue Newark City (T/UA) Essex

GOVERNOR'S INITIATIVES:

(X) NJ Urban Fund ( ) Edison Innovation Fund ( ) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

The City of Newark received grants in 2006 and 2007 for Site Investigation (SI) activities totaling $145,737. The project site, identified as Block 2571, Lot 26, has been utilized for a mixture of residential, commercial and industrial uses which has potential environmental areas of concern (AOC's). The City of Newark currently owns the project site and has satisfied Proof of Site Control. It is the City's intent, upon completion of the environmental investigation activities, to redevelop the project site as a park.

NJDEP has approved this request for remedial investigation (RI) and remedial action (RA) grant funding 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 75% of the RA costs ($2,684,624) and adding the RI costs ($136,970) and the oversight costs ($140,885).

According to amended legislation, a grant can be awarded to a municipality, county or redevelopment entity authorized to exercise redevelopment powers up to 75% of the costs of remedial action for projects involving the redevelopment of contaminated property for recreation and conservation purposes, provided that the use of the property for recreation and conservation purposes is included in the redevelopment plan and is conveyed by a development easement, deed restriction for development or conservation easement for recreation and conservation purposes.

APPROVAL REQUEST:

The City of Newark is requesting additional grant funding to perform RI and RA in the amount of $2,962,479 at the Nat Turner Park project site, for a total funding to date of $3,108,216.

FINANCING SUMMARY:

GRANTOR: Hazardous Discharge Site Remediation Fund

AMOUNT OF GRANT: $2,962,479

TERMS OF GRANT: No Interest; No Repayment

PROJECT COSTS:

Remedial Action	$3,579,498
NJDEP oversight cost	$140,885
Remedial investigation	$136,970
EDA administrative cost	$500
TOTAL COSTS	$3,857,853

APPROVAL OFFICER: L. Petrizzi

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

APPLICANT: Borough of Roselle Park (Youth Baseball Field Complex) P19444

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

PROJECT LOCATION: 180 West Webster Avenue Roselle Park Borough (N) Union

GOVERNOR'S INITIATIVES:

( ) NJ Urban Fund ( ) Edison Innovation Fund (X) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

The Borough of Roselle Park received in April 2007 in the amount of $158,522 under P17923 to perform a Remedial Investigation (RI). The project site, identified as Block 506, Lot 1 is an underutilized baseball field that has been closed for public use at the request of the USEPA and the NJDEP because of potential environmental areas of concern (AOC's). The Borough of Roselle Park owns the project site and has satisfied Proof of Site Control. It is the Borough's intent, upon completion of the environmental investigation activities, to redevelop the project site for recreation and conservation as new Youth Baseball Field Complex as outlined in the Borough's site specific redevelopment resolution.

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

APPROVAL REQUEST:

The Borough of Roselle Park is requesting supplemental grant funding to perform RI in the amount of $120,903 at the Youth Baseball Field Complex project site, for a total funding to date of $158,522.

FINANCING SUMMARY:

GRANTOR: Hazardous Discharge Site Remediation Fund

AMOUNT OF GRANT: $120,903

TERMS OF GRANT: No Interest; No Repayment

PROJECT COSTS:

Remedial investigation	$96,722
NJDEP oversight cost	$24,181
EDA administrative cost	$500
TOTAL COSTS	$121,403

APPROVAL OFFICER: L. Petrizzi

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

APPLICANT: City of Vineland (Block 597 Project) P19159

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

PROJECT LOCATION: Various Vineland City (T/UA) Cumberland

GOVERNOR'S INITIATIVES:

(X) NJ Urban Fund ( ) Edison Innovation Fund ( ) Core ( ) Ready for Growth

APPLICANT BACKGROUND:

The project site, identified as Block 597, Lots 1, 2, 3, 5, 6, 7 & 53 is a former gas station and auto repair facility, hotel, small strip mall, former movie theater and another former auto repair facility which have potential environmental areas of concern (AOC's). The City of Vineland 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 Preliminary Assessment (PA) and Site Investigation (SI) grant funding on the above-referenced project site and finds the project technically eligible under the HDSRF program, Category 2, Series A.

APPROVAL REQUEST:

The City of Vineland is requesting grant funding to perform PA and SI in the amount of $178,852 at the Block 597 project site.

FINANCING SUMMARY:

GRANTOR: Hazardous Discharge Site Remediation Fund

AMOUNT OF GRANT: $178,852

TERMS OF GRANT: No Interest; No Repayment

PROJECT COSTS:

Site investigation	$156,593
NJDEP oversight cost	$16,259
Preliminary assessment	$6,000
EDA administrative cost	$500
TOTAL COSTS	$179,352

APPROVAL OFFICER: L. Petrizzi

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: October 9, 2007

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 September 2007.

Applicant	Description	Grant Amount	Awarded to Date
City of Atlantic City (Altman Field Playground) P19289	Initial grant for site investigation to redevelop for recreation and open space.	$10,505	$10,505
Housing & Neighborhood Development Services, Inc. P19571	Not for Profit grant to perform site investigation and remedial investigation to redevelop for residential.	$97,631	$97,631
City of Newark (Former Humble Oil) P19562	Initial grant for preliminary assessment and site investigation to redevelop for mixed- use.	$29,051	$29,051

City of Paterson (34-50 Spruce Street) P19517	Initial grant for preliminary assessment to redevelop for mixed-use.	$5,500	$5,500
St. Georges Center Associates, LLC P19446	Supplemental 25% matching grant to perform remedial action utilizing innovative technology.	$37,156	$180,805 *$37,156 aggregate supplemental delegated authority approval
City of Vineland (Vineland Glass Company) P19161	Initial grant to perform preliminary assessment and site investigation to redevelop for mixed use.	$79,585	$79,585
Wyckoff Cleaners, Inc. / P19032	25% Matching Grant to perform remedial action utilizing innovative technology	$78,774	$78,774
7 Grants	**Approved in September 2007**	**$338,202**	

Caren S. Franzini

Prepared by: Lisa Petrizzi

BUSINESS EMPLOYMENT INCENTIVE PROGRAM

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

APPLICANT: CLIC International Inc. and Affiliates P19348

PROJECT LOCATION: Block 0, Lot 0 Locations Unknown (N) Unknown County

GOVERNOR'S INITIATIVES:

( ) NJ Urban Fund ( ) Edison Innovation Fund (X) Core ( ) Ready for Growth

APPLICANT BACKGROUND/ECONOMIC VIABILITY:

CLIC International Inc. ("CLIC") is a subsidiary of Canadian Lebanese Investment Corp. Ltd, a holding company, founded in 1979 and expanded into the food import and export business in 1984. Today, with multiple acquisitions, including a manufacturing and a Canadian canning plant, CLIC is one of the leading international and ethnic (Asian, Hispanic and Middle Eastern) food production and distribution companies in North America. It has 6 locations in Canada, serving a diversified clientele ranging from warehouse, convenience, ethnic and natural food stores to hotel suppliers, hospitals, restaurants, food processing companies, independent distributors, ship owners and supermarket chains. CLIC is an economically viable company.

MATERIAL FACTOR:

CLIC is seeking a BEIP grant to support creating 28 new jobs to staff a new distribution and warehousing site in New Jersey. CLIC is estimating the project costs to establish the new site will be approximately $575,000. Also under consideration is Lancaster, Pennsylvania. The company has indicated that a favorable decision by the Authority to award the BEIP grant is a material factor in the Applicant's decision for the selection of a project location and therefore picking New Jersey over Pennsylvania. The Authority staff recommends the award of the BEIP grant for 10 years.

APPROVAL REQUEST: **PERCENTAGE:** 30% **TERM:** 10 years

The Members of the Authority are asked to approve the proposed BEIP grant and award percentage to encourage CLIC International Inc. and Affiliates 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: $ 62,790
(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** 10 **Year 2** 18 **Base Years Total =** 28

ANTICIPATED AVERAGE WAGES: $40,000

ESTIMATED PROJECT COSTS: $575,000

ESTIMATED GROSS NEW STATE INCOME TAX - DURING 10 $209,300

ESTIMATED NET NEW STATE INCOME TAX - DURING 15 $251,160

PROJECT IS: (X) Expansion ( ) Relocation _____

CONSTRUCTION: ( ) Yes (X) No

PROJECT OWNERSHIP HEADQUARTERED IN: _____

APPLICANT OWNERSHIP: ( ) Domestic (X) Foreign Canada

DEVELOPMENT OFFICER: R. Gomez **APPROVAL OFFICER:** D. Sucsuz

Applicant : CLIC International Inc. and Affiliates **Project # : P19348**

FORMULA EVALUATION

Criteria		Score
1. Location:	**Locations Unknown**	**N/A**
2. Job Creation	**28**	**1**
Targeted : _____ Non-Targeted : __X__		
3. Job at Risk:	**0**	**0**
4. Industry:	**Transportation & logistics**	**2**
Designated : __X__ Non-Designated : _____		
5. Leverage:	**3 to 1 and up**	**2**
6. Capital Investment:	**$575,000**	**1**
7. Average Wage:	**$ 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 receiv. 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 :	**0 %**
Bonus Increases :	**0 %**
Total Score (not to exceed 80 %):	**30 %**

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

APPLICANT: Lee Spring Company LLC P19427

PROJECT LOCATION: 56 New Hook Road Bayonne City (T/UA) Hudson County

GOVERNOR'S INITIATIVES:

(X) NJ Urban Fund ( ) Edison Innovation Fund ( ) Core ( ) Ready for Growth

APPLICANT BACKGROUND/ECONOMIC VIABILITY:

Lee Spring Company LLC (Lee), originally formed in 1918, in Brooklyn, N.Y., is a wholly owned subsidiary of The Unimax Company. Today, Lee Spring operates five technologically advanced state-of-the-art manufacturing facilities utilizing "Lean Manufacturing Techniques" to produce the exact springs and metal parts to meet the customer's needs. The manufacturing plants are strategically located to service all regions of the United States, with a manufacturing and distribution facility in Mexico since 2003, servicing Latin and South America, a distribution facility in the United Kingdom since 1978, servicing Great Britain and the European market, and most recently a subsidiary in China, servicing Asia. The ISO certifications were renewed for all its manufacturing facilities in 2006. The company is economically viable.

MATERIAL FACTOR:

Lee is seeking a BEIP grant to relocate its global corporate headquarters from Brooklyn, N.Y. to Bayonne and create 125 new jobs. The project cost are estimated to be $4,300,000. Also under consideration is relocating to the Brooklyn Navy Yard, 2 miles from the existing facility in Brooklyn, or moving to Connecticut. A favorable decision by the Authority to award the BEIP grant is a material factor in the applicant's decision to establish its global corporate headquarters in New Jersey.

APPROVAL REQUEST: **PERCENTAGE:** 80% **TERM:** 10 years

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

TOTAL ESTIMATED GRANT AWARD OVER TERM OF GRANT: $ 1,007,204
(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** 125 **Year 2** 0 **Base Years Total =** 125

ANTICIPATED AVERAGE WAGES: $46,408

ESTIMATED PROJECT COSTS: $4,300,000

ESTIMATED GROSS NEW STATE INCOME TAX - DURING 10 $1,258,780

ESTIMATED NET NEW STATE INCOME TAX - DURING 15 $881,146

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

CONSTRUCTION: (X) Yes ( ) No

PROJECT OWNERSHIP HEADQUARTERED IN: New York

APPLICANT OWNERSHIP: (X) Domestic ( ) Foreign

DEVELOPMENT OFFICER: J. Colon **APPROVAL OFFICER:** M. Krug

Applicant : Lee Spring Company LLC **Project # : P19427**

FORMULA EVALUATION

Criteria		Score
1. Location:	**Bayonne City**	**N/A**
2. Job Creation	**125**	**2**
Targeted : _____ Non-Targeted : X		
3. Job at Risk:	**0**	**0**
4. Industry:	**metals**	**0**
Designated : _____ Non-Designated : X		
5. Leverage:	**3 to 1 and up**	**2**
6. Capital Investment:	**$4,300,000**	**2**
7. Average Wage:	**$ 46,408**	**2**
	TOTAL:	**8**

Bonus Increases (up to 80%):

Located in Planning Area 1 or 2 of the State's Development and Redevelopment Plan	20%	20%
Located in Planning Area 1 or 2 of the State's Development and Redevelopment Plan AND creation of 500 or more jobs	30%	
Located in a former Urban Coordinating Council or other distressed municipality as defined by Department of Community Affairs	20%	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%	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: **55 %**

Total Score :

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

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

APPLICANT: Mapei Corporation P19609

PROJECT LOCATION: 1600-1660 Eden Road Millville City (T/UA) Cumberland County

GOVERNOR'S INITIATIVES:

(X) NJ Urban Fund ( ) Edison Innovation Fund ( ) Core ( ) Ready for Growth

APPLICANT BACKGROUND/ECONOMIC VIABILITY:

Mapei Corporation (Mapei) was formed in 1937 in Milan Itay, with expansion to North America in the 1970's. Today, Mapei is the worldwide leader in the field of adhesives, sealants and chemical products for building. The product line includes systems for tile and stone installation, floor covering installation, decorative concrete and concrete restoration. The applicant boasts 40,000 customers worldwide, and employs 4,800 people in 47 subsidiaries and 46 manufacturing plants in 23 different countries on five continents. The company is economically viable.

MATERIAL FACTOR:

Mapei is seeking a BEIP grant to support creation of 64 new jobs to staff a new 100,000 s.f. manufacturing facility in Millville. Under consideration are sites in New York and Pennsylvania. The applicant is estimating project cost to be in excess of $13 million. A favorable decision by the Authority to award the BEIP grant is a material factor in the applicant's decision to open a new manufacturing facility in New Jersey.

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

TOTAL ESTIMATED GRANT AWARD OVER TERM OF GRANT: $ 321,664
(not to exceed an average of $50,000 per new employee over the term of the grant)

NJ EMPLOYMENT AT APPLICATION: 32

ELIGIBLE BEIP JOBS: **Year 1** 32 **Year 2** 32 **Base Years Total =** 64

ANTICIPATED AVERAGE WAGES: $39,000

ESTIMATED PROJECT COSTS: $13,320,000

ESTIMATED GROSS NEW STATE INCOME TAX - DURING 10 $459,520

ESTIMATED NET NEW STATE INCOME TAX - DURING 15 $367,616

PROJECT IS: (X) Expansion ( ) Relocation _____

CONSTRUCTION: (X) Yes ( ) No

PROJECT OWNERSHIP HEADQUARTERED IN: Florida

APPLICANT OWNERSHIP: ( ) Domestic (X) Foreign Italy

DEVELOPMENT OFFICER: H. Friedberg **APPROVAL OFFICER:** M. Krug

Applicant : Mapei Corporation **Project # : P19609**

FORMULA EVALUATION

Criteria		Score
1. Location:	**Millville City**	**N/A**
2. Job Creation	**64**	**1**
Targeted : _____ Non-Targeted : X		
3. Job at Risk:	**0**	**0**
4. Industry:	**other manufacturing**	**0**
Designated : _____ Non-Designated : X		
5. Leverage:	**3 to 1 and up**	**2**
6. Capital Investment:	**$13,320,000**	**2**
7. Average Wage:	**$ 39,000**	**2**
	TOTAL:	7

Bonus Increases (up to 80%):

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

Total Bonus Points: **40 %**

Total Score :

Total Score per formula:	**7 = 25 %**
Construction/Renovation :	**5 %**
Bonus Increases :	**40 %**
Total Score (not to exceed 80 %):	**70 %**

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

APPLICANT: McGrory Glass, Inc. P19653

PROJECT LOCATION: 1450 Grandview Avenue West Deptford Township Gloucester County

GOVERNOR'S INITIATIVES:

( ) NJ Urban Fund ( ) Edison Innovation Fund (X) Core ( ) Ready for Growth

APPLICANT BACKGROUND/ECONOMIC VIABILITY:

McGrory Glass, Inc. ("McGrory") is a leading flat glass fabricator and consultant to the architectural glass industry. McGrory stocks a wide assortment of both domestic and imported decorative, patterned, laminated and radiation shielding glass. With its state-of-the-art distribution and fabricating facility in Aston, Pennsylvania, McGrory is one of the nation's most diversified glass suppliers. Using a patented laminating technology, McGrory can permanently bond two or more "lites" of textured glass together. Custom colors can also be added to produce endless design possibilities. McGrory has grown from $5 Million in sales in 1996 to $14 Million in 2006. It is considering expanding into the manufacturing of laminated glass, coated glass and tempered glass. A new facility will allow McGrory to implement its long-term business plan of expanding into the manufacturing of laminated glass, back-coated glass and tempered glass. McGrory is an economically viable company.

MATERIAL FACTOR:

McGrory is seeking a BEIP grant to support relocating 60 jobs from Pennsylvania to New Jersey. The company has indicated 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. The BEIP grant will also help defray the costs that were already incurred for the Chester site. McGrory is estimating the project costs to establish the new site will be approximately $9.2 Million. Under consideration is Chester, Pennsylvania, which has strong local and state backing plus ready architectural plans.

APPROVAL REQUEST:

PERCENTAGE: 50%
TERM: 10 years

The Members of the Authority are asked to approve the proposed BEIP grant and award percentage to encourage McGrory Glass, 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: $ 160,872
(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 47 Year 2 13 Base Years Total = 60

ANTICIPATED AVERAGE WAGES: $31,812

ESTIMATED PROJECT COSTS: $9,200,000

ESTIMATED GROSS NEW STATE INCOME TAX - DURING 10 $321,744

ESTIMATED NET NEW STATE INCOME TAX - DURING 15 $321,744

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

CONSTRUCTION: (X) Yes ( ) No

PROJECT OWNERSHIP HEADQUARTERED IN: Pennsylvania

APPLICANT OWNERSHIP: (X) Domestic ( ) Foreign

DEVELOPMENT OFFICER: H. Friedberg **APPROVAL OFFICER:** D. Sucsuz

Applicant : McGrory Glass, Inc. **Project # : P19653**

FORMULA EVALUATION

Criteria		Score
1. Location:	**West Deptford Township**	N/A
2. Job Creation	**60**	1
Targeted : _____ Non-Targeted : X		
3. Job at Risk:	**0**	0
4. Industry:	**glass manufacturing**	0
Designated : _____ Non-Designated : X		
5. Leverage:	**3 to 1 and up**	2
6. Capital Investment:	**$9,200,000**	2
7. Average Wage:	**$ 31,812**	2
	TOTAL:	7

Bonus Increases (up to 80%):

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

Total Bonus Points: **20 %**

Total Score :

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

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

APPLICANT: Mylan Laboratories Inc. and Affiliates P19657

PROJECT LOCATION: Block 0, Lot 0 Locations Unknown (N) Unknown County

GOVERNOR'S INITIATIVES:

( ) NJ Urban Fund (X) Edison Innovation Fund ( ) Core ( ) Ready for Growth

APPLICANT BACKGROUND/ECONOMIC VIABILITY:

Mylan Laboratories Inc. ("Mylan") is a global pharmaceutical company with market leading positions in generic pharmaceuticals, transdermal technology and unit dose packaged products. Mylan focuses on providing an extensive line of affordable, high quality prescription drugs in traditional and innovative dosage forms. They have expertise in creating difficult-to-formulate and high-barrier-to-entry generic products. Mylan operates through three principal subsidiaries: Mylan Pharmaceuticals Inc., a world leader in generic pharmaceuticals; Mylan Technologies, Inc., the largest producer of generic and branded transdermal patches for the U.S. market; and UDL Laboratories, inc., the top U.S.-supplier of unit dose pharmaceuticals. Mylan, through its subsidiaries, markets its products directly to wholesalers, distributors, retail pharmacy chains, mail order pharmacies, group purchasing organizations; and indirectly to independent pharmacies, managed care organizations, hospitals, nursing homes, pharmacy benefit management companies and government entities. Mylan is an economically viable company.

MATERIAL FACTOR:

Mylan is seeking a BEIP grant to support relocating 126 jobs from Pennsylvania to New Jersey. The company has indicated that a favorable decision by the Authority to award the BEIP grant is a material factor in the Applicant's decision for the selection of a project location and therefore picking New Jersey over Pennsylvania. Mylan is estimating the project costs to establish the new site will be approximately $4.25 million. The Authority staff recommends the award of the proposed BEIP grant for 10 years.

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

The Members of the Authority are asked to approve the proposed BEIP grant and award percentage to encourage Mylan Laboratories Inc. and Affiliates 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: $ 3,598,560
(not to exceed an average of $50,000 per new employee over the term of the grant)

NJ EMPLOYMENT AT APPLICATION: 12

ELIGIBLE BEIP JOBS: **Year 1** 50 **Year 2** 76 **Base Years Total =** 126

ANTICIPATED AVERAGE WAGES: $150,000

ESTIMATED PROJECT COSTS: $4,250,000

ESTIMATED GROSS NEW STATE INCOME TAX - DURING 10 $8,996,400

ESTIMATED NET NEW STATE INCOME TAX - DURING 15 $9,896,040

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

CONSTRUCTION: ( ) Yes (X) No

PROJECT OWNERSHIP HEADQUARTERED IN: Pennsylvania

APPLICANT OWNERSHIP: (X) Domestic ( ) Foreign

DEVELOPMENT OFFICER: S. Royster **APPROVAL OFFICER:** D. Sucsuz

Applicant : Mylan Laboratories Inc. and Affiliates **Project # : P19657**

FORMULA EVALUATION

Criteria		Score
1. Location:	**Locations Unknown**	**N/A**
2. Job Creation	**126**	**2**
Targeted : _____ Non-Targeted : __X__		
3. Job at Risk:	**0**	**0**
4. Industry:	**Pharmaceuticals**	**2**
Designated : __X__ Non-Designated : _____		
5. Leverage:	**3 to 1 and up**	**2**
6. Capital Investment:	**$4,250,000**	**2**
7. Average Wage:	**$ 150,000**	**4**
	TOTAL:	**12**

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:	**12 = 40 %**
Construction/Renovation :	**0 %**
Bonus Increases :	**0 %**
Total Score (not to exceed 80 %):	**40 %**

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

APPLICANT: McKinsey & Company, Inc. United States P19640

PROJECT LOCATION: 600 Campus Drive Florham Park Borough (N) Morris County

GOVERNOR'S INITIATIVES:

( ) NJ Urban Fund ( ) Edison Innovation Fund (X) Core ( ) Ready for Growth

APPLICANT BACKGROUND/ECONOMIC VIABILITY:

McKinsey & Company, Inc. United States (McKinsey US), a wholly owned subsidiary of McKinsey & Company, Inc. (McKinsey), formed in 1926, is a global management consulting company. Today, McKinsey serves more than 70% of Fortune magazine's most admired list of companies, offering the tools to assist companies to succeed in a global economy. In 1990, McKinsey established the McKinsey Global Institute (MGI), an independent private global economic research group with the goal to assist clients understand how global issues will impact their business. McKinsey maintains 90 offices with over 14,000 employees in 51 countries, with its employees speaking over 120 languages and representing 100 nationalities. The Authority approved a 10 year BEIP grant (P09674) for McKinsey at its August 1997 Board meeting. To date, McKinsey has received $3.8 million for creation of 275 jobs through 2005, with $1.9 million for 2006, pending review. The company is economically viable.

MATERIAL FACTOR:

McKinsey US is seeking a BEIP grant to support the creation of 340 new high income positions at its Florham Park office. The new jobs will be in consulting, marketing, and support staff. Also under consideration is creating these positions at its Philadelphia or Washington, D.C. offices, which both have available space. The estimated project cost is $2.4 million. A favorable decision by the Authority to award the BEIP grant is a material factor in the applicant's decision to open a new manufacturing facility in New Jersey.

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

The Members of the Authority are asked to approve the proposed BEIP grant and award percentage to encourage McKinsey & Company, Inc. United States 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: $ 9,677,250
(not to exceed an average of $50,000 per new employee over the term of the grant)

NJ EMPLOYMENT AT APPLICATION: 474

ELIGIBLE BEIP JOBS: **Year 1** 170 **Year 2** 170 **Base Years Total =** 340

ANTICIPATED AVERAGE WAGES: $120,000

ESTIMATED PROJECT COSTS: $2,400,000

ESTIMATED GROSS NEW STATE INCOME TAX - DURING 10 $17,595,000

ESTIMATED NET NEW STATE INCOME TAX - DURING 15 $16,715,250

PROJECT IS: (X) Expansion ( ) Relocation

CONSTRUCTION: ( ) Yes (X) No

PROJECT OWNERSHIP HEADQUARTERED IN: New York

APPLICANT OWNERSHIP: (X) Domestic ( ) Foreign

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

Applicant : McKinsey & Company, Inc. United States

Project # : P19640

FORMULA EVALUATION

Criteria		Score
1. Location:	Florham Park Borough	N/A
2. Job Creation	340	4
Targeted : _____ Non-Targeted : X		
3. Job at Risk:	0	0
4. Industry:	professional services	0
Designated : _____ Non-Designated : X		
5. Leverage:	3 to 1 and up	2
6. Capital Investment:	$2,400,000	1
7. Average Wage:	$ 120,000	4
	TOTAL:	11

Bonus Increases (up to 80%):

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

Total Bonus Points: 20 %

Total Score :

Total Score per formula:	11 = 35 %
Construction/Renovation :	0 %
Bonus Increases :	20 %
Total Score (not to exceed 80 %):	55 %

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

APPLICANT: Visual Graphic Systems Inc. P19604

PROJECT LOCATION: Block 0, Lot 0 Locations Unknown (N) Unknown County

GOVERNOR'S INITIATIVES:

( ) NJ Urban Fund ( ) Edison Innovation Fund (X) Core ( ) Ready for Growth

APPLICANT BACKGROUND/ECONOMIC VIABILITY:

Visual Graphic Systems Inc. ("Visual") is a sign manufacturing company employing 160 full-time personnel. It is headquartered in New York City (140 employees) with an existing operation in a leased facility in Newark, New Jersey (20 employees). Visual is also a marketing partner for businesses in designing, fabricating and installing their visual communication systems. Its clients are among the best-known companies in the architectural, foodservice, hospitality and retail industries. Visual offers unique, patented technologies in different ways of meeting its customers' needs. Visual's lease at the New Jersey site will soon have a renewal/expiration. Visual is considering consolidation of its two locations into a single expanded facility by relocating to a new site in New York or New Jersey. They will need 65,000+ sf of space and will invest approximately $1 Million in equipment purchases and facility upgrades. The first phase will be relocating the existing Newark site, followed by the relocation of existing New York site. Visual is an economically viable company.

MATERIAL FACTOR:

Visual is seeking a BEIP grant to support creating 155 new jobs in New Jersey through relocating and establishing its consolidated sign manufacturing operations. The company has indicated that a favorable decision by the Authority to award the BEIP grant is a material factor in the Applicant's decision for the selection of a project location and therefore picking New Jersey over New York. Visual is estimating the project costs to establish the new site will be approximately $1 Million.

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 Visual Graphic Systems 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: $ 526,360
(not to exceed an average of $50,000 per new employee over the term of the grant)

NJ EMPLOYMENT AT APPLICATION: 20

ELIGIBLE BEIP JOBS: **Year 1** 100 **Year 2** 55 **Base Years Total =** 155

ANTICIPATED AVERAGE WAGES: $45,500

ESTIMATED PROJECT COSTS: $1,069,000

ESTIMATED GROSS NEW STATE INCOME TAX - DURING 10 $1,503,887

ESTIMATED NET NEW STATE INCOME TAX - DURING 15 $1,729,470

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

CONSTRUCTION: (X) Yes ( ) No

PROJECT OWNERSHIP HEADQUARTERED IN: New York

APPLICANT OWNERSHIP: (X) Domestic ( ) Foreign

DEVELOPMENT OFFICER: R. Gomez **APPROVAL OFFICER:** D. Sucsuz

Applicant : Visual Graphic Systems Inc. Project # : P19604

FORMULA EVALUATION

Criteria		Score
1. Location:	**Locations Unknown**	N/A
2. Job Creation	**155**	3
Targeted : _____ Non-Targeted : X		
3. Job at Risk:	**20**	0
4. Industry:	**other manufacturing**	0
Designated : _____ Non-Designated : X		
5. Leverage:	**3 to 1 and up**	2
6. Capital Investment:	**$1,069,000**	1
7. Average Wage:	**$ 45,500**	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 A

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: October 9, 2007

SUBJECT: Business Employment Incentive Program (BEIP) Modifications
(For Informational Purposes Only)

On September 11, 2001 and amended on September 16, 2003, the Members of the Authority approved a delegation of authority to the Chief Executive Officer with the Senior Vice President-Programs or Director-Business and Community Lending to approve certain BEIP modifications All modifications must be reported to the Members of the Authority on a quarterly basis. Below is a list of all BEIP modifications that were approved in the quarter ending September 30, 2007:

Name	Application #	Modification
Barnes & Noble, Inc.	P09665	Project location changed from 100 Middlesex Center Boulevard, Jamesburg, Middlesex County, to 1 Barnes & Noble Way, Monroe Township, Middlesex County, New Jersey.
Comcast Business Communications, Inc.	P12716	Increase in the New Employment Commitment from 460 to the New Employment Commitment approved at board approval of 528. Increase in the grant award percentage from 70% to 80%.
Designer Greetings, Inc.	P17452	Extension of the BEIP grant expiration date from July 31, 2007 to July 31, 2008.
Kulite Semiconductor Products, Inc.	P16857	Project location change from 118 Fort Lee Road & 141 Schor Avenue, Leonia Borough, Bergen County to 1 Schor Avenue, Leonia Borough, Bergen County, New Jersey.

NVR Building Products Company.	P14223	Added NVR Services, Inc. to the grant.
Snow Bird Corporation	P9937	Decrease in the New Employment Commitment from 112 to 104. Decrease in grant award percentage from 80% to 70%.

Prepared by: C. Craddock

BOARD MEMORANDUMS

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: October 9, 2007

SUBJECT: Delegated Authority Approvals - Third Quarter 2007
For Informational Purposes Only

Below is a summary of the Delegated Authority approvals prepared by the Portfolio Services Division/Special Loan Management for the third quarter of 2007.

Project Name	Balance	Action
West Ward Community	$50,000	Write off of CED Grant. The organization dissolved leaving no source of repayment.

Prepared by: Jon Maticka

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini, Chief Executive Officer

DATE: October 9, 2007

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

The following projects were approved under delegated authority in September 2007:

Preferred Lender Program:

New Jersey Academy of Family Physicians (P19512) is located in Trenton City, Mercer County. The company was formed in 1949 as a non-profit organization that specializes in providing continuing medical education ("CME") courses, healthcare policy research, and advocacy services to family physicians. Commerce Bank has approved a loan of $643,500 with a five-year, 27.8% PLP participation, not to exceed $178,750. The proceeds will be used to purchase a commercial building for expansion. The company currently has five employees and plans to create four additional jobs within the next two years.

Camden ERB:

The Cooper Health System (P19475) is located in Camden City. The company is a leading provider of quality health care services in the region. The company was approved for a Business Lease Incentive Grant in the amount of $26,604. The Applicant intends to open a Pathology Laboratory in Camden. The company currently has one employee and plans to create six additional jobs within the next two years.

PNC Business Growth Fund - Modification:

Alan M. Jessat dba Racers Edge (P19498) is located in Bridgeton City, Cumberland County. Alan M. Jessat dba Racers Edge is requesting an increase in the PNC bank loan amount from $198,162 with a 25% guarantee not to exceed $49,541, to $199,344 with a 25% guarantee not to exceed $49,836. The loan proceeds will be used to refinance an existing commercial mortgage. The company currently has one employee and anticipates creating one additional job within the next two years.

Prepared by: S. Mania

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

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: October 9, 2007

RE: Selection of Architect/Engineer & Construction Manager
Integrative Biology and Genomic Medicine Institute (Camden)

Summary

At the October meeting of the Authority, I will ask the Members to approve the selection of an Architect and a Construction Manager to design and construct the Integrative Biology and Genomic Medicine Institute (IBGMI) in Camden. The IBGMI is one of five projects cited for funding by the Legislature as part of the State's stem cell research initiative. Tentative plans call for an 80,000 to 100,000 sf facility to be developed adjacent to the proposed UMDNJ Academic Research Building in downtown Camden, at a cost of approximately $50 million.

Background

IBGMI's mission is to provide an environment for collaborative and interdisciplinary research for scientists from the Camden Biomedical Research Consortium, consisting of Rutgers-Camden, the Coriell Institute, the Cancer Institute of South Jersey (Cooper), and Robert Wood Johnson Medical School at Camden. The Consortium has asked the Authority to serve as developer for the IBGMI and manage site acquisition, design and construction services on its behalf. We anticipate presenting a Memorandum of Understanding between the Authority and Rutgers-Camden (who will own the IBGMI facility), along with the Consortium's pre-development funding request, at the November meeting.

In order to meet the Consortium's project schedule, the Real Estate Division has conducted a publicly advertised Request for Qualifications for Architects (A/E) and Construction Management (CM) services in accordance with our policies and procedures. A Selection Committee comprised of Authority staff members ranked and selected a short list of the submitting firms, and the short list

was approved by the Consortium. A Request for Proposal for A/E services and CM services was issued to the short list of firms in each category. Based on the Selection Committee's review of the technical proposals, the highest ranked A/E firm is Ballinger of Philadelphia, and the highest ranked CM firm is Skanska of Parsippany New Jersey. This ranking of the firms was approved by the Consortium.

The Selection Committee is recommending, for approval by the Board, the award of contracts to Ballinger and Skanska. The award of the A/E contract to Ballinger is based upon a pre-construction fee not to exceed $480,000 and a design fee of 8.0% for the building. The award of the CM contract to Skanska is based upon a pre-construction fee of $ 130,000, a construction fee of 2.25% for the research building and site improvements, plus general conditions and an incentive clause. RFP results are summarized on the attached schedules.

Final approval of the selection of Ballinger and Skanska will be subject to receipt and approval of each firm's compliance documentation. In the alternative, if either Ballinger or Skanska is found to be non-compliant, we are seeking approval to enter into a contract for these services with the second ranked firms, CUH2A Architects and Torcon.

As stated above, approval of Ballinger and Skanska is also subject to the Members' approval of a Memorandum of Understanding with Rutgers-Camden outlining the Authority's role in development of the facility, and the Members' approval of the Consortium's pre-development funding request. We anticipate presenting both items to the Members at the November meeting. Through the Memorandum of Understanding and a subsequent development agreement, Rutgers-Camden will fully fund the Authority's payment of A/E and CM fees to Ballinger and Skanska from the $50 million legislative appropriation for this project.

The Authority will enter into its standard form A/E and CM contracts for these services. Final documents will be subject to revision, although basic terms and conditions will remain consistent with those in the standard form agreements. Final terms of each contract will be subject to the approval of the Chief Executive Officer and the Attorney General's Office.

While we are seeking the Members approval to enter into contracts with both firms for complete services, we will only be providing a notice-to-proceed for pre-construction services upon the Consortium's receipt of pre-development funding. Following this phase, we will be presenting a comprehensive development budget to the Board for approval. After funding is in place and other necessary formal agreements are executed for development of the project, we will release these selected firms to continue the remainder of services.

Recommendation

In summary, I am requesting the Members' approval to enter into the Authority's standard form contracts with Ballinger Architects and Skanska for design and construction of the Integrative Biology and Genomic Medicine Institute in Camden, as set forth above.

CAREN FRANZINI

Attachments

Prepared by: Edward J. Clark

BIOMEDICAL RESEARCH FACILITY - CAMDEN

Construction Management RFP Evaluation

9/11/2007

No	Name of Firm(s)	Office Location Firm	Bonding Capacity	Number of Years in Business	Volume Under Contract	Average $ VOLUME of Work	1 Key staff	2 Similar firm experience	3 Understanding of scope	4 Exceptions/ exclusions/ clarifications	QUALIFICATION SUBTOTAL		5 Fee Pre-construction		6 Fee Construction		7 Insurance Costs per/$1000		8 Staff Multiplier		FEE SUBTOTAL	OVERALL TOTAL
1	Skanska	Parsippany, NJ	$250mm	$5	$17B	$3.9B	4	4	3	3	14		$130,000	3	2.25%	2.5	$8.50	2	1.5	2.5	10	24
2	Torcon	Red Bank, NJ	$550mm	40	$600mm	$325mm	3	2.5	2	3	10.5		$88,000	4	1.50%	4	$8.50	2	1.5	2.5	12.5	23
3	Turner	Philadelphia	$350mm	105	600mm	8.5B	2	2.5	4	1	9.5		$240,000	1	2.90%	4	max	2	1.5	2.5	9.5	19
4	Gilbane	Lawrenceville, NJ	$125mm	132	$1.58B	$2.48B	1	1	1	3	6		$189,350	2	2.25%	2.5	$7.47	4	1.5	2.5	11	17

Biomedical Research Facility - Architectural/Engineering Services RFQ
Camden, NJ
September 11, 2007

			1	2	3	4	5	6	7	8	9	10	11	
No	Name of Firm(s)	Office of Firm Location	Number of Years in Business	Total Number of Employees	No. of Staff with Arch. License in NJ	Average Fees Last 5 Years	Architects Key staff member eperience	Key sub-consultants experience	Relevant Project Experience (Based on 80K-120K SF)	Experience Coordinating Multi-design Disciplines	CM Experience	NJDCA Local Planning Bd Review Experience	Exceptions/ Exclusions/ Clarifications	Total Score for Evaluation of Each
1	Ballinger	Philadelphia, PA	129	220	14	$32,855,800	4	2.5	4	3	2.5	3	4	23
2	CUH2A	Princeton, NJ	45	440	30	$57,700,000	3	2.5	2.5	3	2.5	4	3	20.5
3	Kling Stubbins	Philadelphia, PA	61	540	10	$77,700,000	2	2.5	2.5	3	2.5	1.5	1.5	15.5
4	Ewing Cole	Philadelphia, PA	45	360	21	$48,400,000	1	2.5	1	1	2.5	1.5	1.5	11

IBGMI_AE_Fees.xls

IBGMI
A/E Fee Proposals
September 26, 2007

	Ballinger	CUH2A	Ewing Cole	Kling Stubbins
Basic Compensation				
Design Fees - Phase I				
Boundary Survey	$15,000	$14,175	$13,900	$11,500
Topo Survey	$20,000	$16,590	$17,900	$15,500
Space Programming	$45,000	$91,350	$106,448	$22,000
Site Investigation & Analysis	$35,000	$74,309	$18,580	$23,050
Environmental PA	$10,000	$12,075	$11,300	$8,900
Project Site Plan	$30,000	$97,907	$44,680	$30,800
Conceptual Design	$30,000	$186,900	$82,280	$36,300
Feasibility Study & BOD	$165,000	$84,242	$128,480	$167,100
Dev. Budget & Cost Estimate	$40,000	$52,217	$58,132	$6,500
Design & Develop. Schedule	$5,000	$22,943	$8,831	$1,200
Soil Borings & Soil Test	$25,000	$242,025	$29,400	$27,000
Historic/Cultural Resources	$30,000	$15,474	$30,900	$6,500
Traffic/Air quality analysis	$30,000	$25,094	$27,900	$25,500
Phase I Total	**$480,000**	**$935,301**	**$578,731**	**$381,850**
Design Fees - Phase II				
Percentage of DECB	**8.00%**	**7.88%**	**8.00%**	**6.75%**
Phase II Total(based upon$40M)	$3,200,000	$3,150,000	$3,200,000	$2,700,000
Basic Compensation Total	$3,680,000	$4,085,301	$3,778,731	$3,081,850
Comp-Additional Services				
DP Exp. Mult. (max 1.35)	1.30	1.32	not compliant	1.35
Office Multiplier (max 2.25)	2.20	2.22	not compliant	2.25
Principals hrly rate (max $175)	$175.00	$175.00	not compliant	$175.00
Number of Principals				
Service-Specific Individuals				
DP Exp. Mult. (max 1.35)	1.30	1.32	not compliant	1.35
Multiplier (max 1.25)	1.25	1.25	not compliant	1.25
Services-Consultants				
Amount billed A/E (max 1.05)	1.05	1.05	1.05	1.03

Highlighting denotes fees that exceed the average.

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: October 9, 2007

SUBJECT: Schering-Plough Research Institute
Project Location: Kenilworth, Union County

BEIP REQUEST

I. Schering-Plough Research Institute ("SPRI"), formerly a subsidiary of Schering-Plough Corporation ("SP"), received approval for a BEIP grant in 2000. In December 2005, SPRI merged into another SP subsidiary Schering Corporation ("SC"). As a result of the merger SPRI no longer exists as a separate corporation and is now a Division of SC. SP and some of its other subsidiaries have since been involved in certain legal matters detailed below for which the Members could seek to disqualify the former SPRI and SC from the BEIP program. SC is requesting that neither it, nor the former SPRI be disqualified from the BEIP program and that its BEIP grant be continued. Based on the analysis and mitigating factors discussed below, staff recommends that the Members approve continuation of the BEIP grant without disqualification.

II. SC is also requesting approval of the merger and name change from SPRI to SC. This internal merger will not materially change the terms of the grant that were approved by the Members in 2000 because the company has agreed that the grant will only include eligible new employees working in the SPRI Division at the project location.

BACKGROUND

SP and its subsidiaries are a worldwide pharmaceutical corporation engaged in developing, manufacturing and marketing new therapies and treatment programs. The SPRI Division is engaged in innovative technological research focusing on allergic and inflammatory disorders, infectious diseases, oncology, cardiovascular disease and central nervous system disorders.

SPRI was approved for a 70% grant for 10 years on February 8, 2000 with a New Employment Commitment of 323 at its facility in Kenilworth Boro, Union County. Its Minimum Eligibility Threshold of 75 was reached on June 5, 2000. To date, SPRI has received $646,730 in

disbursements. Approximately $6,216,433 for calendar years 2002 through 2006 is pending review and certification by the Division of Taxation. Current employment is 772.

Also in 2000, a BEIP grant was approved for SP and several of its subsidiaries including Schering Sales Corporation ("SSC"). SPRI was not part of this grant. In March 2007 this grant was terminated for failure to reach the Minimum Eligibility Threshold ("MET").

Last month, Staff prepared a memo to the Members of the DLRC Committee outlining the legal issues listed below. The matter was not presented to the full Board because Staff determined that the merger and name change between SPRI and SC should be approved concurrently with the request for approval for continuation of the BEIP Grant.

Staff recently met with a representative of SP who confirmed that the merger was a ministerial internal reorganization and that the company only sought inclusion of eligible new employees employed at the SPRI Division at the project location, and therefore would not materially change the terms of the BEIP Grant.

As such, the Members are asked to grant this merger and name change as part of this approval request.

I A. ANALYSIS OF LITIGATION AS GROUNDS FOR DISQUALIFICATION:

Numerous discussions with company representatives including a 2005 meeting with SP, the Authority's Executive staff and representatives from Treasury and the Attorney General's Office, took place to gather information regarding legal matters involving SP and its subsidiaries. SP has been given the opportunity to present any information that it would like considered in this matter and has been cooperative in providing the details to staff and the Attorney General's Office. Two criminal matters which could support disqualification, as explained below, are summarized as follows:

- In 2004, SSC pled guilty to the federal crime of paying a kickback ($1,831,967) which was disguised as a fee to an HMO to induce the HMO to purchase or recommend the drug Claritin. The criminal conduct related to this crime occurred from 1999-2000. As a result of its conviction, SSC was prohibited from participating in federal healthcare programs and is no longer in operation.

  Although charges were considered against SP, all of the criminal conduct was assessed to SSC. SP and the rest of the related companies were permitted to continue conducting business with the federal government under the terms of a Corporate Integrity Agreement ("Agreement") with the Office of Inspector General of the Department of Health and Human Services of the United States ("OIG"). The Agreement covers SP's subsidiaries and requires timely implementation of preventive procedures, oversight, audits, training, ethics codes, and reporting requirements with substantial penalties for failing to meet the Agreement's requirements.

  SP has paid approximately $52 million in fines and $293.2 million in damages to the United States and participating states for conduct related to the charges against SSC. New Jersey, as

a participating state, through the Medicaid Fraud Control Unit of the Attorney General's Office, settled for approximately $4.875 million and agreed that it would not exclude SP or its subsidiaries from the State Medicaid program. While the Members must consider this agreement not to exclude SP or its subsidiaries, the settlement does not actually preclude disqualification of them from NJEDA programs.

- In August 2006, SSC entered a guilty plea to a charge by the U.S. Department of Justice of conspiring to make false statements to the government regarding the prices it charged for its drug Claritin and to avoid scrutiny of its promotion of the approved drugs Temodar and Intron A for uses not approved by the government in violation of federal law. The conduct involved in this offense occurred from 1998-2001.

  Pursuant to the settlement regarding this charge, SP agreed to pay approximately $435,000,000 in fines and damages. The existing Agreement was amended so that key parts of it including maintenance of standards, compliance of officers and executive management team with the Agreement's requirements, training and education, auditing, monitoring and reporting were extended for 5 years after the execution of the amended agreement. Additional monitoring and reporting requirements were implemented for the prevention of improper reporting to authorities and promotional activities. As in the kickback matter, New Jersey participated in the related settlement with the states. New Jersey's share was approximately $3.5 million. New Jersey agreed to not exclude any company other than SSC for this conduct from the New Jersey Medicaid program. This settlement also does not prevent disqualification of the former SPRI or SC from NJEDA programs.

Under the NJEDA regulations, the kickback violation is specifically noted as a basis for disqualification. The false statement charge could also support disqualification pursuant to the regulations as an offense indicating a lack of business integrity or honesty. SP, as the parent company, was involved in the sales and practices that formed the basis of these charges; however, only SSC was charged and convicted. Since these matters involved SP, and SP is the parent company of SSC, the former SPRI, and SC, the Members, in their discretion after giving due regard to all relevant facts and circumstances, could seek the disqualification of the former SPRI and SC.

A civil matter also is brought to the Board's attention for informational purposes; however, it cannot form the basis of disqualification because there were no findings or admissions of wrongdoing in the settlement of the case. Specifically, in 2002, SP entered into a Consent Decree in a civil matter in which the federal government alleged that the company had irregularities in technical quality procedures in its manufacturing facilities, including its New Jersey facility, contrary to the Federal Food, Drug and Cosmetic Act. Pursuant to the Consent Decree, the company agreed to pay $500 million, which at the time was the largest civil penalty assessed by the Food and Drug Administration ("FDA"). It also agreed to refrain from the manufacture of certain drug products until satisfying the FDA's requirements, including extensive remedial measures in SP's manufacturing process. The initial five year period for the Consent Decree expired in May of this year and SP has announced that the Consent Decree was dissolved by the U.S. District Court for the District of New Jersey.

I B. MITIGATING FACTORS

The Company has presented the following mitigating factors that put the events in context and demonstrate the safeguards put in place to avoid further unlawful incidents:

1. After SSC's initial conviction, extensive procedures were put in place to prevent further problems from arising and SP is in compliance with them. The implementation of these procedures was supported by adoption of a $50 million budget and the creation of a 200 member staff in Schering's Global Compliance and Business Practices Organization whose primary responsibility is to build and sustain Schering's Best-in-Class compliance program (Compliance Program). This Compliance Program stresses business integrity, transparency and accountability. Relevant improvements implemented by SP include: improvement in compliance training for the sales force; changes to the sales force compensation structure with less compensation in the form of bonuses and more for straight salary; clearer employee conduct guidelines; proactive monitoring; investigations of infractions and ongoing review of business integrity procedures.

   Additionally, under the Corporate Integrity Agreement and the 2006 amendment, the company is required, among other things, to continue its Compliance Program in most aspects through 2011 and to implement procedures directed at preventing reporting and promotional misconduct.

2. Counsel for SP has represented that the company's current management has no intention of discontinuing its Compliance Program in order to prevent legal issues from arising at any time in the future.

3. By early 2004, SP's entire senior management had been replaced. Additionally, all management responsible for the business units involved in the conduct related to these crimes have been replaced.

4. All of the criminal liability discussed above was attributed to SSC which is no longer operating.

5. Other than SSC, neither SP nor any of its subsidiaries, including the former SPRI and SC, have been disqualified from participating in any government programs. New Jersey (through the Medicaid Fraud Control Unit of the Attorney General of New Jersey - the New Jersey agency most affected by this conduct) agreed not to exclude any SP entity other than SSC from the New Jersey Medicaid program.

6. The business of the SPRI Division is research and unrelated to the marketing problems or crimes of SSC and only its employees at the project location will be considered for inclusion under the grant.

7. SP states it cooperates in all investigations and is in compliance with the Agreement and Consent Decree.

8. The offenses concerned conduct that ended by 2001 and there have been no additional convictions.

9. SC is willing to agree that it shall provide Staff with copies of certain certifications it files with OIG and certain demand letters and notices of material breaches from OIG relating to compliance with the Agreement ("Compliance Reporting Documents").

It should also be noted that SP has an ongoing responsibility to report to the Authority any material additions and changes regarding any legal matters of the type requested as part of the application process for the BEIP grant so that the Authority will be able to consider future legal matters relevant to the issue of disqualification.

II. MERGER

As stated above, SPRI merged into SC on December 31, 2005, resulting in a name change to SC. Because only new employees in the SPRI Division at the project location will be eligible under the Grant, this name change and merger are ministerial and will therefore have no material impact on the terms of SPRI's original BEIP grant approved by the Members in 2000.

RECOMMENDATION:

1. Subject to its agreement to provide Staff with the Compliance Reporting Documents, Staff recommends that neither the former SPRI nor SC be disqualified from the BEIP program and that the BEIP grant be continued. Staff believes that its recommendation is warranted based on the mitigating factors: (i) only SSC was disqualified from participation in federal healthcare programs and New Jersey agreed to no further exclusions of the companies from the New Jersey Medicaid program, (ii) the remedial actions taken by the company including the removal of senior management and (iii) the SPRI Division is involved solely in research and was not involved in the sales practices or manufacturing processes that formed the basis of the legal matters discussed above. Based on the foregoing, the Members are asked to approve continuation of the BEIP grant without disqualification.

2. Staff also recommends that the Members approve the merger and name change of Schering-Plough Research Institute to Schering Corporation; provided that only new employees in the SPRI Division at the project location shall be eligible for inclusion under the grant.

Prepared by: K. Gallagher

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: October 9, 2007

SUBJECT: Technology Business Tax Certificate Transfer Program - Appeals

BACKGROUND

At the September 11, 2007 Board Meeting, the Members considered 142 benefit requests from 116 companies to participate in the Technology Business Tax Certificate Transfer Program. A total of 97 benefits requests were recommended for approval and 45 benefits requests were disapproved. Following the September Board meeting, 29 disapproved applicants submitted appeals with information for the Authority to evaluate.

I. Authority staff has reviewed the information submitted with the appeals in consultation with the New Jersey Commission on Science & Technology and the Attorney General's office. A brief review of each of the 11 appeals being recommended for approval is listed below.

Classlink, Inc. - (Independent CPA Prepared Financial Statments)
Based on clarifying information provided by the applicant, the Financial Statements provided were prepared by an Independent CPA though they were not accompanied by the standard accountant's letter. The applicant's accountant provided a certification letter indicating the same.

CMWare, Inc. - (75% NJ Employment, 2004 Financial Statements)
Based on clarifying information provided by the applicant, more than 75% of its employees work in NJ. Applicant provided an adequate explanation of why the 2004 tax returns were provided in lieu of the 2004 Financial Statements with the application.

Corente, Inc. - (75% NJ Employment, Parent Company Financial Statements)
Based on clarifying information provided by the applicant, the applicant is owned more than 50% by a single-member LLC venture fund. The venture fund is ultimately owned by 1 individual. This ownership clarification satisfies both reasons for the original denial.

Global Print Systems, Inc. - (Independent CPA Prepared Financial Statements)
Based on clarifying information provided by the applicant, the applicant's accountant also does some bookkeeping work for the applicant. A conflict of interest checklist from the AICPA has the accountant comfortable certifying that they are independent with regards to the applicant.

Knite, Inc. - (Creation of Full-Time Jobs in NJ)
Based on clarifying information provided by the applicant, though employment has been level for the last 3 years, the applicant is in the process of hiring a full-time employee.

Opt-e-Scrip, Inc. - (75% NJ Employment)
Based on clarifying information provided by the applicant, the applicant had no full-time employment at the end of 2006 but has subsequently brought 2 individuals on full-time.

Premier Specialties, Inc. - (Protected Proprietary IP, Tech. Viability)
Based on clarifying information provided by the applicant, the New Jersey Commission on Science and Technology has determined that the applicant does have Protected Proprietary Intellectual Property. This determination also increases the applicant's score on Scientific and Technological Viability above the minimum required score.

Scivanta Medical Corporation - (Protected Proprietary IP, Tech. Viability)
Based on clarifying information provided by the applicant, the New Jersey Commission on Science and Technology has determined that the applicant does have Protected Proprietary Intellectual Property. This determination also increases the applicant's score on Scientific and Technological Viability above the minimum required score.

Smarter Agent, Inc. - (75% NJ Employment)
Based on clarifying information provided by the applicant, the W-2 summary submitted by the applicant with the application did contain the necessary information to determine that more than 75% of the applicant's employees work in NJ.

Viocare Technologies - (Protected Proprietary IP, Tech. Viability)
Based on clarifying information provided by the applicant, the New Jersey Commission on Science and Technology has determined that the applicant does have Protected Proprietary Intellectual Property. This determination also increases the applicant's score on Scientific and Technological Viability above the minimum required score.

VioQuest Pharmaceuticals, Inc. - (Protected Proprietary IP, Tech. Viability)
Based on clarifying information provided by the applicant, the New Jersey Commission on Science and Technology has determined that the applicant does have Protected Proprietary Intellectual Property. This determination also increases the applicant's score on Scientific and Technological Viability above the minimum required score.

II. The following companies either did not appeal or did not provide sufficient clarifying information in their appeal as to warrant a reversal:

	New Applicants	**Recertification Applicants**
1	Advaxis, Inc.	Advanced Logic Systems, Inc.
2	Agile Therapeutics, Inc.	Alphion Corporation
3	Arkados Group, Inc.	Antyra, Inc
4	IPP of America, Inc.	Coating Technologies, Inc.
5	Reldata, Inc.	Conolog Corporation
6	Silicon Wafer Technologies, Inc.	DOV Pharmaceutical, Inc.
7	Violin Memory, Inc.	Ei3Corporation
8		Elcom Technologies, Inc.
9		Elite Laboratories, Inc.
10	**Returning Applicant:**	Fifth Generation Computer Corp.
11	Camanco Communications	Immunogenetics, Inc.
12		Inplane Photonics, Inc.
13		Ion Networks
14		Majesco
15		Medeikon Corporation
16		Molecu Wire Corporation
17		New Jersey Microsystems, Inc.
18		ONG Corporation
19		Orthobond Corporation
20		Palatin Technologies, Inc.
21		Pharmacopeia, Inc.
22		Princeton Lightwave, Inc.
23		Princeton Optronics, Inc.
24		Tetragenex Pharmaceuticals, Inc.
25		Transave, Inc.
26		X-Cell Medical

RECOMMENDATION

As a result of careful consideration of the above appeals by Authority staff, the New Jersey Commission on Science & Technology, and having consulted with the Attorney General's Office, the following appeals are recommended for approval: Classlink, CMWare, Corente, Global Print Systems, Knite, Opt-e-Scrip, Premier Specialties, Scivanta Medical, Smarter Agent, Viocare Technologies, and VioQuest Pharmaceuticals.

Prepared by: John J. Rosenfeld

8

REAL ESTATE

AUTHORITY MATTERS

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Caren S. Franzini
Chief Executive Officer

DATE: October 9, 2007

SUBJECT: Exposure Limits for Direct Loan Participations and Guarantees
Preferred Lender Program
Delegated Authority

Request:

The Members are requested to approve changes in three areas: exposure limits, the Preferred Lender Program, and Delegated Authority. These changes will enhance EDA's efforts as part of the Governor's Economic Growth Strategy to support business growth in the State. The requested changes are contained in **Exhibits I-III**, which have been reviewed with the Policy and Directors Loan Review Committees and by the Office of the Attorney General.

Background:

Based on market feedback from our customers and financial partners as well as from internal constituents, staff is recommending several modifications to our existing products and services, primarily centered on increased maximum direct loans and guarantees, an expansion of our successful Preferred Lender Program, and increased delegated authority that will enable staff to increase efficiency, reducing the number of signatures required for approvals, and providing staff with dollar thresholds to effectively do their jobs.

Recommendation #1: Increase the maximum amount of our loan and guarantees

We have not revised our lending and guarantee limits for many years. The recommendation to increase our direct loans and guarantees will enable the EDA to be a more meaningful partner in financing transactions, thereby enabling more businesses to be assisted and more jobs created. Our recommendation (see Exhibit I) is to increase the maximum loan and guarantee amounts to $1,250,000 and $1,500,000, respectively, for fixed asset loans and to $750,000 and $1,500,000, respectively for working capital loans.

Recommendation #2: Expansion of the Preferred Lender Program to enable the inclusion of smaller, community banks

The most important factors contributing to the success of the Preferred Lender Program (PLP) are the three-day turnaround time for approvals and the strong credit profile of the projects. We currently give "Preferred Lender" status to banks whose underwriting criteria are acceptable to us, have a track record of at least ten projects and present ten deals to us annually. The Preferred Lender status is approved by the Board after analysis and review by the Credit Underwriting Division and by the Directors Loan Review Committee. To date, we have eight financial institutions with PLP status: Sovereign, Bank of America, Commerce, North Fork, Sun, PNC, New Jersey Community Capital, and The Bank. None of the banks have actually done 10 PLP deals annually with us, although PNC has clearly exceeded that under the PNC NJ Business Growth Fund.

Staff proposes that we eliminate the ten-deal requirement, which opens this program up to smaller, community banks whose size and volume would not normally support that minimum number. Smaller banks focus on small–to-mid-sized companies, part of our core target market, and we should be able to help more small companies by partnering with small banks. We would follow the same criteria in place today: Credit Underwriting will review each bank's underwriting criteria, credit policies, and sample approval documents; evaluate the Bank's financial condition and then make an appropriate recommendation to DLRC and the Board. Each project, to qualify for approval under this program, will still require no less than 1.1x historical debt service coverage and no greater than 100% loan-to-value on fixed assets.

We also recommend that the Preferred Lender Program increase the maximum loan and guarantee exposures to match our current request, which is in keeping with our current practice of mirroring the amounts available under our Statewide Pool Program.

Staff evaluated the performance of our Preferred Lender Program based on credit, loss, and payment statistics. As of the July 31, 2007, the Preferred Lender Program has performed as follows:

- 14 projects closed
- $6.2MM in EDA financing
- $33.1MM in total project costs (4:1 leverage)
- -0- losses to date
- 3 downgrades from original risk ratings
    - two from Satisfactory to Special Mention
    - one from Satisfactory to Watch
- 226 new jobs created ($28,358 per job, without any consideration for maintained manufacturing jobs)
- 101 manufacturing jobs maintained
- only 3 delinquent accounts as of 7/31, no losses

It should also be noted that we reviewed all projects that went to DLRC and the Board since March 2007. All of the projects that have been presented to the Board would also have been presented under these new, increased limits. The net effect of the changes to Delegated Authority would have been zero. While this

may seem surprising, this is explained by the fact that we are not changing the risk tolerance profile but only the dollar amount.

We anticipate an increase in volume as a result of these recommendations. More banks will be able participate in the Preferred Lender Program, and our increased financial participation should result in more and larger projects being financed.

Exhibit II outlines the current and proposed Preferred Lender Program guidelines.

Recommendation #3: Other Changes to Delegated Authority

Exhibit III outlines recommendations for additional changes to delegated authority. These changes are primarily to increase our efficiency, reducing the number of required signatures for approvals, and providing staff with dollar thresholds to more effectively do their jobs in servicing our customers and portfolios.

All requested changes have been reviewed by the office of the Attorney General, Policy Committee, and by the Directors Loan Review Committee.

The members are further requested to authorize staff to submit amendments to the program rules as substantially presented in the attachment to this memo for promulgation and adoption in the NJ Register, subject to final review and approval by the Office of the Attorney General and Office of Administrative Law. The proposed changes are included in Exhibit IV.

Prepared by: Kathleen E. Stucy

Exhibit I

Loan and Guarantee Limits

	Current Limits	Proposed Limits
Fixed Assets		
Loans	$ 750,000	$1,250,000
Guarantees	$1,000,000	$1,500,000
Maximum Exposure	$1,750,000	$2.750,000
Working Capital		
Loans	$ 500,000	$ 750,000
Guarantees	$1,000,000	$1,500,000
Maximum Exposure	$1,500,000	$2,250,000

Exhibit II

Preferred Lender Program

Current Program Guidelines	Proposed Changes to Program Guidelines
Fixed asset loans: Up to 50% (not to exceed $1,750,000) of the bank loan amount Maximum EDA participation of $750,000 Maximum EDA guarantee of $1,000,000	Up to 50% (not to exceed $2,750,000) of the bank loan amount Maximum EDA participation of $1,250,000 Maximum EDA guarantee of $1,500,000
Working capital loans: Up to 50% (not to exceed $1,500,000) of the bank loan amount Maximum EDA participation of $500,000 Maximum EDA guarantee of $1,000,000	Up to 50% (not to exceed $2,250,000) of the bank loan amount Maximum EDA participation of $750,000 Maximum EDA guarantee of $1,500,000
Global cash flow: Can be used on exposures $500,000 or less (Bank and EDA combined)	**Global cash flow:** Can be used on exposures up to $1,000,000
Ten projects required	No minimum number of projects

All other terms and conditions remain the same, including minimum debt service coverage, maximum loan-to-value on collateral, analysis by the Credit Underwriting Division of banks seeking Preferred Lender status with the subsequent review by the Directors Loan Review Committee, approval of banks in the program by the Board, and the provision of the bank's commitment and underwriting document to Credit Underwriting.

Program	EXHIBIT III – DELEGATED AUTHORITY Conditions	Signatories	Board	Recommendation
Preferred Lender Program	Approvals **Fixed asset loans:** EDA exposure up to 50% (not to exceed $1,750,000) of the bank loan amount; a maximum EDA participation of **$750,000** with a maximum of **$1,000,000** as an EDA guarantee. **Working capital loans:** EDA exposure up to 50% (not to exceed $1,500,000) of the bank loan; a maximum EDA participation of **$500,000** with the balance as an EDA guarantee. Global cash flow can be used on loans **$500,000** or less (Bank and EDA combined).	CEO SVP-Operations Director	Delegated Authority Board Memo	Change to any two of the three signatures, as approvals are based on pre-determined criteria Increase maximum direct EDA participation to **$1,250,000** and guarantee to **$1,500,000**, for maximum exposure of **$2,750,000**. Increase maximum EDA participation to **$750,000**, guarantee to **$1,500,000** for a maximum EDA exposure of **$2,250,000**. No change to amortization, collateral or DSCR Increase ability to rely on global cash flow to an aggregate loan amount of **$1,000,000** Eliminate 10-deal requirement
NJ Business Growth (PNC Partnership)	Approvals for guarantees from $100,000 up to $2,000,000 with EDA exposure of either 25% or 50% of bank's share of loan up to a maximum exposure of $1,000,000 guarantee.	CEO and SVP-Operations Director	Delegated Authority Board Memo	Change to any two of the three signatures, as approvals are based on pre-determined criteria.
Fund for Community Economic Development	Can approve up to $50,000 for pre-development financial assistance.	CEO SVP-Operations Director	Delegated Authority Board Memo	Change to any two of the three signatures
Delegated Authority Loan Modifications	Used for changes that may compromise the Authority's position, but are limited in terms of transaction size and risk components. Delegated Authority Approvals may also be used to approve changes to Preferred Lender and PNC (up to program maximum exposures) transactions as long as they meet the guidelines approved by the Members.	CEO SVP-Operations Director	Delegated Authority Board Memo	Change to any two of the three signatures

EXHIBIT III – DELEGATED AUTHORITY				
Program	**Conditions**	**Signatories**	**Board**	**Recommendation**
Post Closing Conduit Bond Amendment	Approve modifications to conduit bond transactions that have received final approval from Board. Such modifications include but are not limited to: a. change of Trustee b. change of remarketing agent c. change of paying agent d. transfers to unrelated parties e. change of principals of applicant f. merger with parent or subsidiary g. change of legal structure of applicant h. defeasance of bonds i. substitution of bond j. substitution of letter of credit	CEO SVP-Operations Director	Delegated Authority Board Memo	Change to any two of the three signatures
Collateral – release, substitute collateral where either:	a. The aggregate current principal exposure does not exceed $500,000, provided that the loan to value ratio after the release is not less than the ratio indicated in the original project summary or b. The collateral being released represents less than ten percent (on a cumulative basis) of the current collateral value.	Any two: CEO COO or SVP-Operations	Delegated Authority Board Memo	Change to any one of the three signatures plus recommending director, as no there is no impairment to EDA's position
Guarantors – release where the current aggregate principal exposure does not exceed $500,000 and the guarantor is no longer affiliated with the business provided:	a. The value of the remaining collateral adequately secures the debt within the existing guidelines, or b. The guarantor provides fair value for the release of the guarantee, or c. The guarantee gives no significant support to the credit.	Any two: CEO COO or SVP-Operations	Delegated Authority Board Memo	Change to any one signature plus recommending director as there is no impairment to the EDA's position
Settlements and compromises	a. Maximum loss of principal will not exceed **$250,000** and the settlement, compromise or forgiveness has been approved by the Attorney General's Office and any remaining debt will be satisfied or paid in full.	Any two: CEO COO or SVP-Operations (upon recommendation by Director)	No Board approval	Current amount of up to $250,000 loss of principal requires **notification only** to the Attorney General's Office, with approval as currently defined, unless there is litigation involved. Increase threshold to maximum loss of **$750,000** to be approved by the grid in place today. However, If loan has already been charged off and there is no litigation, staff should have authority to make the business decision to settle.

EXHIBIT III – DELEGATED AUTHORITY				
Program	**Conditions**	**Signatories**	**Board**	**Recommendation**
Write-offs	Write-offs with the concurrence of the Attorney General's office up to **$250,000** when there are no longer any parties legally obligated and no remaining collateral value	Any two: CEO COO or SVP-Operations (upon recommendation by Director)	No Board approval	Increase the amount up to a maximum loss of **$500,000.** Remove requirement of signature of CEO and COO, as there would still be requirement of concurrence from the AG's office.
Loan Extensions	Loan extensions for a maximum of 5 years where the current exposure is not in excess of $500,000 and the total term (original plus extension) will not exceed 10 years, as long as Borrower's financial condition has not deteriorated and the loan is performing.	Any two CEO COO or SVP-Operations (upon recommendation by Director)	Delegated Authority Board Memo	Change to any one of the signatures plus the recommending Director. Ability to extend for an additional 5-year period beyond the current maximum of 10 years.
BEIP Modifications	a. Project Location Changes b. New Employment Commitment Number Changes c. Changes and Additions of Wholly-Owned Subsidiaries	CEO and SVP-Operations or Director	No Board Approval	Any two of SVP-Operations, Director and Employee as there is no financial impact on the EDA
BEIP - Performance Based Adjustments for Companies in Default	a. Full PBA b. Sliding Scale PBA c. No PBA d. Withhold Grant Payments e. Grant Award Percentage Adjustments	CEO and COO or SVP-Operations	Delegated Authority Board Memo	Change to any one of the signatures plus the recommending Director.
BEIP – Mergers and Acquisitions			Board Approval	CEO or SVP-Operations and Director

EXHIBIT IV

ECONOMIC DEVELOPMENT AUTHORITY
CHAPTER 30
ADMINISTRATIVE RULES

SUBCHAPTER 2. LOAN GUARANTEE PROGRAMS

§ 19:31-2.1. Program description

(a) The Authority is empowered to guarantee a portion of the principal amount of a financing which would increase or maintain employment and/or tax ratables in New Jersey, and which would not be made without the guarantee.

(b) The Authority is empowered to own and lease equipment and/or real estate to eligible applicants.

(c) There are five types of guarantees available: Fixed Asset Guarantees, Working Capital Guarantees, Special Guarantees, Film Production Program Assistance Guarantees and Smart Growth Pre-development Guarantees.

1. Under the Fixed Assets Guarantee program:

i. The Authority may guarantee the lesser of $2.0 million or 90 percent of the principal amount of the financing.

ii. The financing can either be:

(1) A taxable or tax-exempt Authority-issued bond financing (see 19:31-1); or

(2) Any other form of financing other than as stated in (b)1ii(1) above, including, but not limited to, bank loans, lease financing, seller take-back financing, Federal take-back financing and financings described in (b)3ii(1) and (2) below ("conventional financing");

iii. Proceeds of guaranteed conventional financing can be used for the acquisition of land, buildings, machinery and equipment, the expansion of an existing building or the renovation of machinery, equipment, and buildings; and

iv. Use of the proceeds of tax-exempt bond financing is governed by the Internal Revenue Code.

2. Under the Working Capital Guarantee program:

i. The Authority may guarantee the lesser of [$1 million] $ **1,250,000** or 90 percent of the principal amount of the financing;

ii. The financing can be either a conventional financing or an Authority-issued tax-exempt or taxable bond (see 19:31-1), subject to the terms and conditions of the Internal Revenue Code; and

iii. The financing proceeds can be used for refinancing of existing debt, purchase of inventory, or operating expenses.

SUBCHAPTER 3. DIRECT LOAN PROGRAM

§ 19:31-3.1. Program description

(a) The Authority is empowered to make direct loans to applicants which are unable to obtain funding from conventional sources even with the help of an Authority guarantee.

(b) Except as otherwise provided in this subsection, direct loans are available in a maximum amount of [$ 750,000] **$1,250,000** for fixed asset financing and [$ 500,000] **$750,000** for working capital.

1. For the Smart Growth Pre-development Loan Program, the maximum loan amount will be $ 1 million.

2. For the Brownfields Redevelopment Loan Program, the maximum loan amount will be $ 750,000.

3. The maximum amount of combined total financing under the Smart Growth Pre-development and Brownfield Redevelopment loan program(s) is $ 1.0 million.

4. The maximum amount of total financing for the New Jersey Growth Fund Program shall be $ 1 million per transaction.

(c) Proceeds of fixed asset loans can be used for the acquisition of land, buildings, machinery and equipment, the expansion of an existing building or the renovation of machinery, equipment, and buildings.

(d) Proceeds of working capital loans can be used for refinancing of existing debt, purchase of inventory, or operating expenses.

(e) Proceeds of Smart Growth Pre-development loans shall be used for the purposes of pre-development site preparation costs to be determined by the Authority. Such costs may include, but are not limited to, land assemblage, demolition, removal of materials and debris and engineering costs.

(f) Proceeds of Brownfield Redevelopment loans shall be used for financing those remediation costs deemed eligible by the New Jersey Department of Environmental Protection pursuant to the Municipal Landfill Site Closure, Remediation and Redevelopment Agreement that has been entered into by the applicant with the New Jersey Department(s) of Environmental Protection and Treasury, and the New Jersey Commerce and Economic Growth Commission.

(g) For the Authority's Direct Loan Program, the applicant shall elect in writing, at or prior to the time of closing, a fixed interest rate as set forth in (g)1 below or a variable interest rate as provided in (g)2 below.

1. Fixed Rate Interest:

i. Interest on Smart Growth Predevelopment, Brownfield Redevelopment, fixed asset or working capital loans will be fixed at the time of closing and shall be indexed to the United States Treasury Bill of like term plus any additional basis points to be determined by the Authority pursuant to the criteria set forth herein; with a floor of four percent and no more than a maximum of the highest Prime Rate as published in the Wall Street Journal plus three percent. Factors to be considered when calculating the additional interest basis points may include the applicant's creditworthiness, quality of collateral, the project's location-municipality, whether the applicant is locating to a former brownfield site, the industry type, the leveraging of total project costs to public dollars, whether the business is new to the State or expanding operation in the State, and the increase in tax ratable values.

ii. The Loans to Lenders component of the Fund for Community and Economic Development will charge an interest rate to be fixed at three percent for the first five years. For those loans that extend beyond five years, the rate will adjust to four percent on the first day of the sixth year. For those loans that extend beyond seven years, the rate will adjust to five percent on the first day of the eighth year. The maximum term of a Loans to Lenders Loan will be 10 years.

iii. The rate to be charged for the New Jersey Growth Fund Program is fixed at four percent plus any additional basis points to be determined by the Authority pursuant to the criteria set forth herein; with a floor of four percent and no more than two times the highest Prime Rate as published in the Wall Street Journal. Factors to be considered when calculating the additional interest basis points may include the special criteria detailed in 19:31-3.2(f).

2. Variable Rate Interest: Interest on fixed asset and working capital loans is at a rate no less than three percent or the Federal Discount Rate, whichever is greater, and no more than one percent below the highest Prime Rate as published in the Wall Street Journal at the time of closing. The interest rate will be variable, adjusted on the first business day of each calendar quarter in accordance with the relationship of the original calculated interest rate to the Prime Rate or the Federal Discount rate. The maximum increase in the variable interest rate over a five year period will be five percentage points greater than the original calculated interest rate. Factors to be considered when calculating the interest rate are as set forth in (g)1 above.

3. In addition to any interest charged on a New Jersey Growth Fund loan, the Authority may also require the payment of additional fees, including, but not limited to, warrants, stock, stock options, a percentage of royalties, and a percentage of sales proceeds.

(h) The term of a fixed asset or working capital loan is a maximum of 10 years, although the repayment schedule is usually for a shorter time based on the applicant's ability to repay. Smart Growth Predevelopment and Brownfield Redevelopment loans will have a maximum term of three years. The New Jersey Growth Fund term is a maximum of 10 years, and may allow for interest only payments for a portion of the term, or for interest and payment deferrals, with the repayment schedule to be determined on revenue and operational milestone achievement.

(i) The Authority may make direct loans in excess of [$ 750,000] **$1,250,000** and up to $ 2 million for fixed assets. An applicant for a direct loan in excess of $ 750,000 shall:

1. Be in an industry or municipality that is targeted by the Authority as set forth in 19:30-5 or located in the Port District;

2. Demonstrate to the Authority that it has viable options to vacate the State, has been offered economic incentives by the competing state and, without the special guarantee, the applicant shall not undertake the relocation or expansion in the State; and

3. Create or maintain a minimum of 200 permanent full-time jobs in the State. The Authority's assistance shall not exceed $ 50,000 per job created and/or maintained.

(j) Notwithstanding (i) above, an existing New Jersey company that is not targeted by the Authority as set forth in 19:30-5, but can meet the criteria set forth in (i)2 above shall be eligible for a direct loan in excess of [$ 750,000] **$1,250,000** if it can demonstrate that at least 400 permanent full-time jobs shall be maintained in New Jersey and the Authority's exposure shall be maintained in New Jersey and the Authority's exposure shall not exceed $ 50,000 per job maintained.

(k) For purposes of (i) and (j) above, the direct loan term shall not exceed 10 years.

(l) For New Markets Loans:

1. The maximum amount of total financing for a New Markets loan is $ 10 million, except for projects that provide extraordinary economic development benefits when the maximum amount of total financing for a New Markets loan is $ 25 million.

2. The rate for loans shall be fixed at three percent and shall be interest only for at least the first seven years of the term of the loan.

3. New Markets loans will have terms of no less than seven years and may be up to 10 years.

4. For New Markets loans, the projects must be located within areas designated for smart growth land use development and designated by the New Jersey Development and Redevelopment Plan as in Planning Areas One or Two or is a designated center or endorsed plan. Additionally, projects must be located in communities and census tracks as approved by the Community Development Financial Institutions Fund (CDFI) as described in (l)4i through iii below and must have at least one of the characteristics described in (l)5 below.

i. A poverty rate of at least 20 percent;

ii. In the case of a tract not located within a Metropolitan area as defined by the United States Census, where the median income family income for such tract does not exceed 80 percent of the Statewide median family income; or

iii. In the case of a tract located within a Metropolitan area, where the median family income for such tract does not exceed 80 percent of the greater of Statewide median income or the Metropolitan area median family income.

5. Additionally, New Markets loans must be located in at least one of the following types of designated areas:

i. CDFI Hot Zone, Empowerment Zone, Renewal Community, HOPE VI Redevelopment area or Small Business Administration HUB Zone;

ii. A brownfield redevelopment area, locally designated redevelopment area, or New Jersey Urban Enterprise Zone;

iii. A census tract with an unemployment rate of 1.5 times the national average; or

iv. A census area with a poverty rate greater than 30 percent or with median incomes of less than 60 percent of the area median income.

6. In addition to any interest charges on a New Markets loan, the Authority shall also require the payment of additional fees, including a one-time monitoring fee of $ 1,000 and a management fee of five percent of the loan amount, with the exception of non-profit borrowers that will be charged a 3.5 percent management fee.