

**NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY**  
**AGENDA**  
**March 13, 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**  
(\* A Public Hearing is being conducted for these projects.)

**Bond Resolutions**

**PROJECT:** MJF Realty Group, LLC and McLean Packaging Corporation\* **APPL.# 17528**  
**LOCATION:** Moorestown Twp./Burlington Cty. **BUSINESS:** Mfr. of cartons and displays  
**PROCEEDS FOR:** bldg. acqui.& renov.  
**FINANCING:** \$4,650,000 Tax-Exempt Bond

**PROJECT:** McLean Packaging Corporation and MJF Realty Group, LLC\* **APPL.# 17529**  
**LOCATION:** Moorestown Twp./Burlington Cty. **BUSINESS:** Mfr. of cartons and displays  
**PROCEEDS FOR:** equip. purch.  
**FINANCING:** \$5,350,000 Tax-Exempt Bond

**PROJECT:** St. John Vianney High School \* **APPL.#17980**  
**LOCATION:** Holmdel Twp./Monmouth Cty. **BUSINESS:** Not-for-profit high school  
**PROCEEDS FOR:** bldg. renova.  
**FINANCING:** \$3,200,000 Tax-Exempt Bond

**Amended Bond Resolutions**

**PROJECT:** Jewish Federation of Somerset, Hunterdon and Warren Counties **APPL.#12884**  
**LOCATION:** Bridgewater Twp./Somerset Cty. **BUSINESS:** Not-for-profit community center  
**AMENDED RESOLUTION TO:** modify the Bond and Note to reduce the interest rate from the current rate of 6.34% to a variable rate based on 65% of the 1 month PNC Eurodollar rate plus 230 basis points (currently 4.93%) swapped to a synthetic fixed rate of 4.95% for the remainder of the term of the Bond.

**PROJECT:** Pivotal Utility Holdings, Inc. **APPL.#18067**  
**LOCATION:** Various **BUSINESS:** Gas utility company  
**AMENDED RESOLUTION TO:** current refund principal amount of the 1997 Bonds in the amount of \$54,600,000.

## **Combination Preliminary and Bonds Resolutions**

**PROJECT:** Far Hills Country Day School\* **APPL.#18081**  
**LOCATION:** Far Hills Borough/Somerset Cty. **BUSINESS:** Not-for-profit coed. school  
**PROCEEDS FOR:** bldg. const. & renov.  
**FINANCING:** \$4,000,000 Tax-Exempt Bond

### **Preliminary Resolutions**

**PROJECT:** A.I.S. Realty, LLC for the benefit of **APPL.#18050**  
American Industrial Supply Corporation  
**LOCATION:** Perth Amboy City/Middlesex Cty. **BUSINESS:** Distribution of pipes & valves  
**PROCEEDS FOR:** bldg. acqu./equip. purch.

**PROJECT:** Community Options, Inc. **APPL.#18034**  
**LOCATION:** Various **BUSINESS:** Not-for-profit org. social  
services organization  
**PROCEEDS FOR:** refinancing/bldg. acqui.

**PROJECT:** Register Lithographers, Ltd. for the benefit **APPL.#18106**  
of Goldmark Group, Inc.  
**LOCATION:** Clifton City/Passaic Cty. **BUSINESS:** Commercial printer  
**PROCEEDS FOR:** equip. purch./bldg. renov.

### **Public Hearing Only**

**PROJECT:** B & M Building Co., LLC for the benefit **APPL.#17998**  
of Signal Sign Co., LLC\*  
**LOCATION:** Livingston Twp./Essex Cty. **BUSINESS:** Mfr. of signs  
**PROCEEDS FOR:** bldg. acqui. & renov.

**PROJECT:** Jewish Renaissance Medical Center, Inc.\* **APPL.#17916**  
**LOCATION:** Perth Amboy/Middlesex Cty. **BUSINESS:** Not-for-profit health care org.  
**PROCEEDS FOR:** refin./bldg. renov.

**PROJECT:** Newark Downtown District Management **APPL.#17841**  
Corporation\*  
**LOCATION:** Newark City/Essex Cty. **BUSINESS:** Not-for-profit business assoc.  
**PROCEEDS FOR:** site improvements

### **Bond Resolutions with Authority Exposure**

**PROJECT:** Damascus Bakery, Inc. **APPL.#17629**  
**LOCATION:** Secaucus Town/Hudson Cty. **BUSINESS:** Mfr. of pita bread  
**PROCEEDS FOR:** equip. purch./bldg. renov. & constr.  
**FINANCING:** \$7,750,000 Tax-Exempt Bond

**PROJECT:** Damascus Bakery, Inc. **APPL.#17790**  
**LOCATION:** Secaucus Town/Hudson Cty. **BUSINESS:** Mfr. of pita bread  
**PROCEEDS FOR:** equip. purch./bldg. renov. & const.  
**FINANCING:** \$750,000 direct loan

6. **LOANS/GRANTS/GUARANTEES**

**Statewide Loan Pool Program**

**PROJECT:** EdmondMarks Technologies, Inc. **APPL.#17938**  
**LOCATION:** Neptune Twp./Monmouth Cty. **BUSINESS:** Electronic services mfr.  
**PROCEEDS FOR:** working capital/equip. purch.  
**FINANCING:** \$600,000 bank loan with a \$150,000 (25%) Authority participation and a 25% five year guarantee of principal outstanding not to exceed \$112,500

**PROJECT:** Independence Realty Group **APPL.#17957**  
**LOCATION:** Carneys Point Twp./Salem Cty. **BUSINESS:** Ice cream stand & restaurant  
**PROCEEDS FOR:** bus. acqui.  
**FINANCING:** \$650,000 bank loan with a \$250,000 (38.5%) Authority participation

**PROJECT:** NRS, LLC for the benefit of Denaka Partners **APPL.#17958**  
**LOCATION:** Trenton City/Mercer Cty. **BUSINESS:** Mfr. of rubber goods  
**PROCEEDS FOR:** refinancing  
**FINANCING:** \$744,000 bank loan with a \$75,000 (10%) Authority participation

**Local Development Financing Fund**

**PROJECT:** Jewish Renaissance Medical Center, Inc. **APPL.#17914**  
**LOCATION:** Perth Amboy/Middlesex Cty. **BUSINESS:** Not-for-profit health care org.  
**PROCEEDS FOR:** bldg. renov. & acqui./equip. purch.  
**FINANCING:** \$2,000,000 Local Development Financing Fund loan

**PROJECT:** TETITO, LLC for the benefit of Toth, Inc. **APPL.#17858**  
**LOCATION:** Pennsauken Twp./Camden Cty. **BUSINESS:** Mfr. aerospace parts  
**PROCEEDS FOR:** bldg. acqui.  
**FINANCING:** \$895,500 bank loan with a \$248,750 Authority participation funded by the Local Development Financing Fund

**Edison Innovation Fund**

**PROJECT:** Corente, Inc. **APPL.#17580**  
**LOCATION:** East Brunswick Twp./  
Middlesex Cty. **BUSINESS:** Provider of internet  
applications  
**PROCEEDS FOR:** working capital  
**FINANCING:** \$1,000,000 Edison Innovation Fund Investment

**PROJECT:** myLEADERBOARD, Inc. **APPL.#17960**  
**LOCATION:** Camden City/Camden Cty. **BUSINESS:** Provider of event info.  
**PROCEEDS FOR:** working capital  
**FINANCING:** \$1,000,000 Edison Innovation Fund Investment

**PROJECT:** myLEADERBOARD, Inc. **APPL.#18171**  
**LOCATION:** Camden City/Camden Cty. **BUSINESS:** Provider of event info.  
**APPROVAL REQUEST:** to approve a request for \$100,000 from the Camden Technology Seed Capital Fund Program

### Camden Economic Recovery Board

**PROJECT:** Camden Redevelopment Agency **APPL.#17193**  
(301 Market Street)  
**LOCATION:** Camden City/Camden Cty.  
**PROCEEDS FOR:** bldg. const.  
**FINANCING:** \$3,000,000 Economic Recovery Board for Camden recoverable grant program

**PROJECT:** Camden Redevelopment Agency **APPL.#17939**  
(Parkade Bldg./Roosevelt Plaza)  
**LOCATION:** Camden City/Camden Cty.  
**PROCEEDS FOR:** bldg. acqui. & const.  
**FINANCING:** \$3,000,000 Economic Recovery Board for Camden non-recoverable grant

### Petroleum Underground Storage Tank Program

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

### Hazardous Discharge Site Remediation Fund Program

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

**PROJECT:** City of Rahway **APPL.#18150**  
(Former Warwick Laboratories)  
**LOCATION:** Rahway City/Union Cty.  
**PROCEEDS FOR:** site remediation  
**FINANCING:** \$344,487 NJDEP Hazardous Discharge Site Remediation grant

**PROJECT:** Borough of Somerville **APPL.#17977**  
(Somerville Landfill)  
**LOCATION:** Somerville Borough/Somerset Cty.  
**PROCEEDS FOR:** site remediation  
**FINANCING:** \$209,843 NJDEP Hazardous Discharge Site Remediation grant

The next item was the Hazardous Discharge Site Remediation Fund Program Delegated

7. **BUSINESS EMPLOYMENT INCENTIVE PROGRAM**

**PROJECT:** Dietz and Watson, Inc. **APPL.#18083**  
**LOCATION:** Delanco Twp./Burlington Cty. **BUSINESS:** Mfr. of deli meats  
**GRANT AWARD:** 55% Business Employment Incentive grant, 10 years

**PROJECT:** Hoffman-La Roche, Inc. **APPL.#17843**  
**LOCATION:** Nutley Twp./Essex Cty. **BUSINESS:** Pharmaceutical mfr.  
**GRANT AWARD:** 55% Business Employment Incentive grant, 10 years

**PROJECT:** JYACC, Inc. d/b/a Prolifics **APPL.#18088**  
**LOCATION:** Jersey City/Hudson Cty. **BUSINESS:** Technology company  
**GRANT AWARD:** 80% Business Employment Incentive grant, 10 years

**PROJECT:** Novo Nordisk, Inc. **APPL.#18102**  
**LOCATION:** TBD **BUSINESS:** Pharmaceutical mfr.  
**GRANT AWARD:** 50% Business Employment Incentive grant, 10 years

**PROJECT:** Trimco Display, LLC **APPL.#17794**  
**LOCATION:** Carteret Boro/Middlesex Cty. **BUSINESS:** Mfr., designer & distributor of displays  
**GRANT AWARD:** 75% Business Employment Incentive grant, 10 years

8. **BOARD MEMORANDUMS**

**PROJECT:** Performa Trenton, LLC. **APPL.#16998**  
**LOCATION:** Trenton/Mercer Cty. **BUSINESS:** Provider of event info.  
**APPROVAL REQUEST:** to modify the \$10,000,000 New Markets Tax Credit loan by permitting a deferral of a portion of the Authority's management fee, adjusting project costs, and extending the closing date to April 30, 2009

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

**New Jersey Business Growth Fund:** AIT Computers, Inc., Bresler Boys, LLC, Schneider and Marquard, Inc., and VMF Holdings, LLC.

9. **AUTHORITY MATTERS**

The next item was the approval of a three year contract award for marketing services with a first year budget of \$240,000.

10. **PUBLIC COMMENT**

11. **ADJOURNMENT**