

**NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY**  
**AGENDA**  
**June 13, 2006**

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:** Dilmax, LLC for the benefit of Novell Enterprises, Inc.      **APPL.#17143**  
**LOCATION:** Rahway City/Union Cty.      **BUSINESS:** Designer & mfr. of jewelry  
**PROCEEDS FOR:** bldg. acqui. & renov./equip. purch.  
**FINANCING:** \$1,500,000 Tax Exempt Bond

**PROJECT:** Visiting Nurse Association Home Care, Inc. for the      **APPL.#17299**  
benefit of Moorestown Visiting Nurse Assoc., Inc. and Partners in Home Care,  
Inc.\*  
**LOCATION:** Moorestown Twp./Burlington Cty.      **BUSINESS:** Not-for-profit home health  
care service  
**PROCEEDS FOR:** bldg. acqui. & renov.  
**FINANCING:** \$5,000,000 Tax Exempt Bond

**Amended Bond Resolutions**

**PROJECT:** Presbyterian Homes Assisted Living Obligated Group\*      **APPL.#17386**  
**LOCATION:** Various/Variou      **BUSINESS:** Not-for-profit housing &  
health care provider  
**AMENDED RESOLUTION TO:** current and/or advance refund the 2002 Series Bonds, pay  
certain costs of issuance, in the maximum amount of \$51,000,000.

**Combination Preliminary and Bond Resolutions**

**PROJECT:** The Greek Orthodox Community of Bergen County, Inc.\*      **APPL.#17324**  
**LOCATION:** Wycoff Twp./Bergen Cty.      **BUSINESS:** Not-for-profit multi-purpose  
community center  
**PROCEEDS FOR:** refinancing  
**FINANCING:** \$1,500,000 Tax Exempt Bond

## Preliminary Resolutions

**PROJECT:** 385 Hillside Avenue Realty, LLC for the benefit of Beau Label Corporation and Beau Label Manufacturing Corp. **APPL.#17347**

**LOCATION:** Hillside Twp./Union Cty. **BUSINESS:** Mfr. of pressure sensitive labels and hanging tabs

**PROCEEDS FOR:** bldg. acqui. & renov.

**PROJECT:** Calvary Baptist Community Center, Inc. **APPL.#17349**

**LOCATION:** Paterson City/Passaic Cty. **BUSINESS:** Not-for-profit community services

**PROCEEDS FOR:** refinancing/bldg. constr./equip. purch.

**PROJECT:** JVTR Investemnts, LLC for the benefit of R&D Circuits, Inc. **APPL.#17304**

**LOCATION:** S. Plainfield Borough/Middlesex Cty. **BUSINESS:** Mfr. of printed circuit board

**PROCEEDS FOR:** bldg. acqui. & renov./equip. purch.

**PROJECT:** Lloyd Harbor Associates, LLC for the benefit of Vanguard Direct, Inc.\* **APPL.#17373**

**LOCATION:** Various/Essex Cty. **BUSINESS:** Business forms printing company

**PROCEEDS FOR:** bldg. acqui. & renov.

**PROJECT:** Monmouth Council, Inc., Boy Scouts of America **APPL.#17315**

**LOCATION:** Marlboro Twp./Monmouth Cty. **BUSINESS:** Not-for-profit training organization

**PROCEEDS FOR:** refinancing

## 6. LOANS/GRANTS/GUARANTEES

### Statewide Loan Pool Program

**PROJECT:** A & R Enterprises **APPL.#17255**

**LOCATION:** Atlantic City/Atlantic Cty. **BUSINESS:** Fast food restaurant

**PROCEEDS FOR:** bldg. constr.

**FINANCING:** \$2,260,752 bank loan with a \$500,000 (22%) Authority participation and a 30% guarantee not to exceed \$528,226 for five years.

**PROJECT:** Patel Jamil Real Estate LLC for the benefit of Holly City Pediatrics, PA **APPL.#17297**

**LOCATION:** Millville City/Cumberland Cty. **BUSINESS:** Pediatric center

**PROCEEDS FOR:** bldg. acqui.

**FINANCING:** \$571,469 bank loan with a \$172,630 (30.2%) Authority participation.

**PROJECT:** Psuedo Properties II, LLC for the benefit of Landis Title Corporation **APPL.#17298**

**LOCATION:** Millville City/Cumberland Cty. **BUSINESS:** Title company

**PROCEEDS FOR:** bldg. acqui.

**FINANCING:** \$343,000 bank loan with a \$109,066 (31.7%) Authority participation.

**Camden Economic Recovery Board**

**PROJECT:** Cramer Hill CDC (CHCDC)(Nueva Vida Homes) **APPL.#16572**  
**LOCATION:** Camden City/Camden Cty.

**MODIFICATION:** to the Cramer Hill CDC Nueva Vida Homes market-rate home ownership project in the Cramer Hill section of Camden to approve the allowance of income restrictions on two of the fourteen unit housing projects.

**PROJECT:** Respond, Inc. **APPL.#15442**  
**LOCATION:** Camden City/Camden Cty.

**MODIFICATION:** to extend the commitment of the \$1,000,000 public purpose grant to Respond, Inc. until December 31, 2007.

**Brownfields Redevelopment Loan Program**

**PROJECT:** Wood-Ridge Development LLC **APPL.#16898**  
**LOCATION:** Wood-Ridge Boro ./Bergen Cty. **BUSINESS:** Development company  
**PROCEEDS FOR:** site remediation  
**FINANCING:** \$750,000 Brownfields Redevelopment loan

**Petroleum Underground Storage Tank Program Grant**

**PROJECT:** Eastland Recovery Group, LLC **APPL.#12068**  
**LOCATION:** Galloway Twp ./Atlantic Cty.  
**PROCEEDS FOR:** site remediation  
**FINANCING:** \$346,343 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 May 2006. **(For Informational Purposes Only)**

**Hazardous Discharge Site Remediation Fund Program Municipal Grant**

**PROJECT:** City of Bayonne **APPL.#17333**  
(Rt 440 Corridor E. Redev Area)  
**LOCATION:** Bayonne City/Hudson Cty.  
**PROCEEDS FOR:** site remediation  
**FINANCING:** \$152,333 NJDEP Hazardous Discharge Site Remediation municipal grant

The next item was the Hazardous Discharge Site Remediation Fund Delegated Authority Approvals for the month of May 2006. **(For Informational Purposes Only)**

7. **TECHNIUM**

**PROJECT:** Ranch Networks, Inc.  
**LOCATION:** Marlboro Twp./Monmouth Cty.

**APPL.#17071**  
**BUSINESS:** IP telephony appliance  
provider integrating voice and data securely

**PROCEEDS FOR:** growth capital  
**FINANCING:** \$1,000,000

8. **BOARD MEMORANDUMS**

The next item was the approval of the following loans under the New Jersey Business Growth Fund Program: Bright Lights USA, Inc., Exothemic Molding, Inc., Stirrup Metal Products Corp. and Stir Up, LLC, and Vogel Bus Company, Inc. **(For Informational Purposes Only)**

9. **REAL ESTATE**

The next item was the approval to enter into a memorandum of understanding with Seton Hall University of Law through which the Authority will provide technical assistance to develop mixed-use, graduate student housing facilities.

The next item was the approval of the execution of an amendment to the escrow agreement for the Jersey City Medical Center project and any other documents necessary to conclude our role in the project.

The next item was the approval to: 1) execute the Authority's standard form of lease with Rutgers Camden Technology Campus, Inc. for the revised amount of up to 22,549 +/- square feet of initial office and development space with a single, two year option on 20,000 +/- square feet of (5<sup>th</sup> floor) expansion space for research and laboratory use at the Waterfront Technology Center Camden's Tech One building; 2) reduce rent for the first two years to reflect Rutgers Camden Technology Campus, Inc. Contribution towards tenant improvement costs at the Waterfront Technology Center Camden's Tech One facility; and 3) execute any and all other documents required to effectuate this transaction, on final terms acceptable to the Attorney General's Office and the Authority's Chief Executive Officer.

10. **PUBLIC COMMENT**

11. **EXECUTIVE SESSION**

12. **ADJOURNMENT**