

**NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY**

**AGENDA**

**July 14, 2011, 10:00 a.m.**

**EDA Board Room – 36 West State Street, Trenton**

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:** Ace Alliance, Inc. **APPL.#35518**

**LOCATION:** Newark/Essex Cty.

**PROCEEDS FOR:** building renovation

**FINANCING:** \$3,000,000 Series A Qualified School Construction Bond, \$800,000 Series B Tax Exempt Bond, \$800,000 Series C Taxable Bond

**PROJECT:** Congregation Yeshiva Yesodei Torah, Inc. **APPL.#36173**

dba Yeshiva Tesodei

**LOCATION:** Lakewood/Ocean Cty.

**PROCEEDS FOR:** refinancing existing debt

**FINANCING:** \$4,292,000 Tax Exempt Bond

**PROJECT:** Congregation Agudath Israel of West Essex, Inc. **APPL.#36721**

**LOCATION:** Caldwell/Essex Cty.

**PROCEEDS FOR:** refinance existing debt

**FINANCING:** \$3,000,000 Series A Qualified School Construction Bond, \$800,000 Series B Tax Exempt Bond, \$800,000 Series C Taxable Bond

### **Amended Bond Resolutions**

**PROJECT:** New Jersey Natural Gas Company\* **APPL.#36797**

**LOCATION:** Various

**PROCEEDS FOR:** refinance existing debt

**FINANCING:** \$97,045,5000 tax-exempt refunding bonds

**PROJECT:** Register Lithographers, Inc.\* **APPL.#36788**

**LOCATION:** Clifton/Passaic Cty.

**PROCEEDS FOR:** refinance existing debt

**FINANCING:** \$6,000,000 tax-exempt refunding bonds

### **Statewide Loan Pool**

**PROJECT:** Register Lithographers, Inc. **APPL.#36787**

**LOCATION:** Clifton/Passaic Cty.

**PROCEEDS FOR:** refinance existing debt

**FINANCING:** \$500,000 (50%) EDA participation in a \$1,000,000 loan

### **Combination Preliminary and Bond Resolutions**

**PROJECT:** New Jersey Community Development Corporation\* **APPL.#36786**

**LOCATION:** Paterson/Passaic Cty.

**PROCEEDS FOR:** refinance existing debt

**FINANCING:** \$1,500,000 Tax-Exempt Bond

## **6. LOANS/GRANTS/GUARANTEES**

### **Small Business Fund Direct Loan Program**

**PROJECT:** NewPoint Behavioral Health Care, Inc. **APPL.#36765**

**LOCATION:** Washington Twp./Gloucester Cty.

**PROCEEDS FOR:** building acquisition and renovation

**FINANCING:** \$70,000 Small Business Fund loan

## **Petroleum Underground Storage Tank Program**

**FOR INFORMATION ONLY:** Summary of all Petroleum Underground Storage Tank Program Delegated Authority Approvals for the month of June 2011.

### **7. INCENTIVE PROGRAMS**

#### **Business Employment Incentive Program, Business Retention and Relocation Assistance Grant Program, Sales and Use Tax Exemption**

**PROJECT:** A. Fodera & Son, Inc. **APPL.#36580**  
**LOCATION:** TBD **BUSINESS:** transportation & logistics  
**GRANT AWARD:** 35% **Business Employment Incentive grant**, 10 years

**PROJECT:** Anchor Glass Container Corporation **APPL.#36785**  
**LOCATION:** Salem/Salem Cty. **BUSINESS:** glass manufacturing  
**GRANT AWARD:** 80% **Business Employment Incentive grant**, 10 years  
**GRANT AWARD:** \$1,332,000 (estimate), 2 years **Business Retention and Relocation Assistance Grant**

**PROJECT:** Fluitec International LLC, Fluitec NV and Affiliates **APPL.#36738**  
**LOCATION:** TBD **BUSINESS:** environmental device technology  
**GRANT AWARD:** 40% **Business Employment Incentive grant**, 10 years

**PROJECT:** Prestige Corporation and Affiliates **APPL.#36733**  
**LOCATION:** North Bergen/Hudson Cty. **BUSINESS:** personal services  
**GRANT AWARD:** 80% **Business Employment Incentive grant**, 10 years

**PROJECT:** Robertet, Inc. **APPL.#36766**  
**LOCATION:** Mount Olive/Morris Cty. **BUSINESS:** manufacturing  
**GRANT AWARD:** 35% **Business Employment Incentive grant**, 10 years  
**GRANT AWARD:** \$225,000 (estimate), 1 year **Business Retention and Relocation Assistance Grant**

**ITEM:** Discussion of legal matters related to UBS Financial Services' BRRAG application

**REQUEST:** Discussion and action on staff's recommendation to not disqualify UBS Financial Services' BRRAG application after a review of legal matters.

**PROJECT:** UBS Financial Services, Inc. and related entities  
**LOCATION:** Weehawken & Jersey City/Hudson Cty.      **BUSINESS:** financial services  
**GRANT AWARD:** \$27,000,000 (estimate), 6 years **Business Retention and Relocation Assistance Grant**

**8.      BOARD MEMORANDUMS**

**PROJECT:** Citigroup Global Markets, Inc. and Citibank, N.A.      **APPL.#17365**  
**LOCATION:** Jersey City/Hudson Cty.  
**GRANT AWARD:** 80% **Business Employment Incentive grant**, 10 years  
**REQUEST:** Consent to the addition of these entities (Citicorp North America, Inc., Citigroup Technology, Inc. and Citigroup Management Corporation) as additional entities on the NOC VII Jersey City BEIP grant.

**FOR INFORMATION ONLY:** The next item is a summary of post closing actions approved under Delegated Authority in Q2 2011.

**FOR INFORMATION ONLY:** The next item is a summary of BEIP modifications approved under Delegated Authority in Q2 2011.

**FOR INFORMATION ONLY:** The next item is a summary of projects approved under Delegated Authority in June 2011.

**New Jersey Business Growth Fund:** Karatonis Realty, LLC; Monroe Realtors Inc.; Wayson LLC

**NJ Main Street Program:** Bach Associates, PC

**9.      REAL ESTATE**

**ITEM:** Selection of Real Estate Advisory Services Consultant  
**REQUEST:** Approval to Enter into a contract to provide real estate advisory services to the Authority pursuant to 2011-RFQ/P-041.

**ITEM:** Waterfront Technology Center Camden – Lease Amendment with Accenture Federal Services, Inc.

**REQUEST:** Approval to Execute an amendment permitting a partial termination of the lease agreement between the Authority and Accenture Federal Services, Inc. at the Waterfront Technology Center at Camden.

**ITEM:** Aviation Research & Technology Park

**REQUEST:** Approve the substitution of the Aviation Research and Technology Park Inc. for the South Jersey Economic Development District as the co-grantee on the \$2.5 million grant from the United States Department of Commerce, Economic Development Administration, under its Public Works Grant Program.

**ITEM:** Waterfront Technology Center Camden – Lease Agreement with Montgomery Investment Technology, Inc.

**REQUEST:** Approval 1). To enter into a lease agreement with Montgomery Investment Technology, Inc. for approximately 1,872 square feet of fourth floor office space at the Waterfront Technology Center at Camden and 2) for a Business Lease Incentive Grant for approximately \$6,660 payable over two years.

**10. PUBLIC COMMENT**

**11. ADJOURNMENT**