

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

April 11, 2006

MINUTES OF THE MEETING

Members of the Authority present: Joseph McNamara, Vice Chairman; Larry Doyle representing the Secretary of the NJ Commerce, Economic Growth and Tourism Commission; Joseph Latoof representing the Commissioner of the Department of Labor and Workforce Development; Michael Sheridan representing the Commissioner of the Department of Banking and Insurance; Bernie Piaia representing the Commissioner of Education; Timothy Carden, Carlos A. Medina, Charles Sarlo, and Steve Plofker, Public Members; Carmen Twillie Ambar, Alternate Public Member; and Rodney Sadler, Non-Voting Member.

Absent from the meeting: Carl Van Horn, Chairman; Bob Smartt, representing the State Treasurer; Jack Kocsis, Jr., and Philip Kirschner, Public Members; and Raymond Burke, Alternate Public Member

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

Acting Chairman McNamara called the meeting to order at 10:02.

Pursuant to the Internal Revenue Code of 1986, Mr. Kosierowski 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, Mr. Kosierowski announced that notice of this meeting has been sent to the *Star Ledger* and the *Trenton Times* at least 48 hours prior to the meeting, and that a meeting notice has been duly posted on the Secretary of State's bulletin board at the State House.

MINUTES OF AUTHORITY MEETING

The next item of business was the approval of the March 14, 2006 meeting minutes and Executive Session minutes of the Board. A motion was made to approve the minutes by Mr. Latoof, seconded by Mr. Piaia and was approved by the 9 Members present.

Ms. Ambar recused herself from all voting because this is her first meeting and she would like to familiarize herself with the meeting format.

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

BOND RESOLUTIONS

PROJECT: CST Products, LLC & Perkintown Road Assoc., LLC **APPL.#17189**
LOCATION: Oldmans Twp./Salem Cty. **BUSINESS:** Mfr. of pavers and retaining walls/products
PROCEEDS FOR: bldg. constr./equip. purch.
FINANCING: \$9,000,000 Tax-exempt Bond
MOTION TO APPROVE: Mr. Carden **SECOND:** Mr. Plofker **AYES: 9**
RESOLUTION ATTACHED AND MARKED EXHIBIT 1
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

PROJECT: The Frisch School **APPL.#17196**
LOCATION: Paramus Boro./Bergen Cty. **BUSINESS:** Not-for-profit Jewish high school
PROCEEDS FOR: bldg. constr. & renov./refinancing
FINANCING: \$41,000,000 Tax-exempt Bond
MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Sheridan **AYES: 9**
RESOLUTION ATTACHED AND MARKED EXHIBIT 2
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

PROJECT: Marbo Cross Shop LLC & Superflex Ltd. for the benefit of Superflex, LLC **APPL.#17130**
LOCATION: Edison Twp./Middlesex Cty. **BUSINESS:** Mfr. of hoses
PROCEEDS FOR: bldg. acqui. & renov./equip. purch.
FINANCING: \$5,340,000 Tax-exempt Bond (Max)
MOTION TO APPROVE: Mr. Carden **SECOND:** Mr. Plofker **AYES: 9**
RESOLUTION ATTACHED AND MARKED EXHIBIT 3
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

PROJECT: Paddock Realty LLC for the benefit of Titanium Industries, Inc. **APPL.#17169**
LOCATION: Rockaway Twp./Morris Cty. **BUSINESS:** Titanium fabricator
PROCEEDS FOR: bldg. acqui. & renov.
FINANCING: \$3,900,000 Tax-exempt Bond
MOTION TO APPROVE: Mr. Plofker **SECOND:** Mr. Doyle **AYES: 9**
RESOLUTION ATTACHED AND MARKED EXHIBIT 4
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

PROJECT: RBD Property Management LLC for the benefit of D&N Machine Manufacturing, Inc. **APPL.#17192**
LOCATION: West Deptford Twp./Gloucester Cty. **BUSINESS:** Mfr. of specialty machines
PROCEEDS FOR: bldg. acqui. & renov./equip. purch.
FINANCING: \$714,000 Tax-exempt Bond
MOTION TO APPROVE: Mr. Latoof **SECOND:** Mr. Carden **AYES:** 9
RESOLUTION ATTACHED AND MARKED EXHIBIT 5
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

PROJECT: The Young Men's Christian Association of Camden County, New Jersey **APPL.#17096**
LOCATION: Various/Variou **BUSINESS:** Not-for-profit community services
PROCEEDS FOR: bldg. renov./refinancing
FINANCING: \$1,450,000 Tax-exempt Bond
MOTION TO APPROVE: Mr. Plofker **SECOND:** Mr. Carden **AYES:** 9
RESOLUTION ATTACHED AND MARKED EXHIBIT 6
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

AMENDED BOND RESOLUTIONS

PROJECT: Bergen Community Regional Blood Center **APPL.#12797**
LOCATION: Paramus Boro./Bergen Cty. **BUSINESS:** Not-for-profit health services
AMENDED RESOLUTION TO: amend the bond documents to reduce the interest rate on the bond.
MOTION TO APPROVE: Mr. Plofker **SECOND:** Mr. Medina **AYES:** 9
RESOLUTION ATTACHED AND MARKED EXHIBIT 7

PRELIMINARY RESOLUTIONS

PROJECT: Steininger Behavioral Care Services, Inc. **APPL.#17233**
LOCATION: Berlin Boro./Camden Cty. **BUSINESS:** Not-for-profit mental health service
PROCEEDS FOR: refinancing
MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Carden **AYES:** 9
RESOLUTION ATTACHED AND MARKED EXHIBIT 8
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

STRUCTURED FINANCE

PROJECT: Morgan Stanley Management Services II, Inc. **APPL.#17167**
LOCATION: Franklin Twp./Somerset Cty. **BUSINESS:** Financial services firm
PROCEEDS FOR: bldg. & road constr./equip. purch.
FINANCING: Preliminary approval for approximately \$6,300,000 sales tax exemption benefit related to \$106,000,000 project.
MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Carden **AYES: 9**
RESOLUTION ATTACHED AND MARKED EXHIBIT 9

PUBLIC HEARING ONLY

PROJECT: GMT Realty, LLC **APPL.#17218**
LOCATION: Gloucester City/Camden Cty. **BUSINESS:** Real estate holding company
PROCEEDS FOR: refunding
PUBLIC HEARING ONLY - NO RESOLUTION REQUIRED
PUBLIC COMMENT: None

PROJECT: GMT Realty, LLC **APPL.#17219**
LOCATION: Gloucester City/Camden Cty. **BUSINESS:** Real estate holding company
PROCEEDS FOR: refinancing
PUBLIC HEARING ONLY - NO RESOLUTION REQUIRED
PUBLIC COMMENT: None

STATEWIDE LOAN POOL PROGRAM

PROJECT: Robert A. Conner for the benefit of William **APPL.#17141**
R. Mints Agency, Inc.
LOCATION: Millville City/Cumberland Cty. **BUSINESS:** Insurance agency
PROCEEDS FOR: bldg. acqui
FINANCING: \$320,000 bank loan with a \$100,000 (31%) Authority participation
MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Carden **AYES: 9**
RESOLUTION ATTACHED AND MARKED EXHIBIT 10

LOCAL DEVELOPMENT FINANCING FUND

PROJECT: Scholastic Uniforms LLC **APPL.#17216**
LOCATION: Belleville Town/Essex Cty. **BUSINESS:** Provider of school uniforms
PROCEEDS FOR: bldg. acqui. & renov.
FINANCING: \$1,300,000 bank loan with a \$325,000 (25%) Authority participation and a 30% guarantee of principal outstanding not to exceed \$292,500
MOTION TO APPROVE: Mr. Plofker **SECOND:** Mr. Piaia **AYES: 9**
RESOLUTION ATTACHED AND MARKED EXHIBIT 11

ECONOMIC RECOVERY BOARD FOR CAMDEN

PROJECT: American Community Partnership **APPL.#17180**
LOCATION: Camden City/Camden Cty.
PROCEEDS FOR: predevelopment costs/feasibility study
FINANCING: \$100,000 Economic Recovery Board for Camden grant program
MOTION TO APPROVE: Mr. Carden **SECOND:** Mr. Plofker **AYES: 9**
RESOLUTION ATTACHED AND MARKED EXHIBIT 12

PROJECT: Camden Redevelopment Agency **APPL.#17185**
(Carnegie Library)
LOCATION: Camden City/Camden Cty.
PROCEEDS FOR: bldg. stabilization
FINANCING: \$1,000,000 Economic Recovery Board for Camden recoverable grant program
MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Plofker **AYES: 9**
RESOLUTION ATTACHED AND MARKED EXHIBIT 12

PROJECT: Cooper Health System **APPL.#15233**
LOCATION: Camden City/Camden Cty.
MODIFICATION: to approve the funding reallocation for the \$12,350,000 ERB grant to fund the building structure expansion.
MOTION TO APPROVE: Mr. Plofker **SECOND:** Mr. Carden **AYES: 9**
RESOLUTION ATTACHED AND MARKED EXHIBIT 13

PETROLEUM UNDERGROUND STORAGE TANK LOAN PROGRAM

The following projects presented were grants under the NJDEP Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund Program.

MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Medina **AYES: 9**
RESOLUTION ATTACHED AND MARKED EXHIBIT 14

PROJECT: E. Parker Bliss, Jr. **APPL.#17113**
LOCATION: Newton Town/Sussex Cty.
PROCEEDS FOR: site remediation
FINANCING: \$15,832 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

PROJECT: Charles Fantasia and Margaret Fantasia **APPL.#17139**
LOCATION: Newton Town/Sussex Cty.
PROCEEDS FOR: site remediation
FINANCING: \$6,375 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

PROJECT: Matthew Gervase and Lisa Gervase **APPL.#17175**
LOCATION: Sayreville Boro./Middlesex Cty.
PROCEEDS FOR: site remediation
FINANCING: \$7,194 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

PROJECT: George Heister **APPL.#17203**
LOCATION: Medford Twp./Burlington Cty.
PROCEEDS FOR: site remediation
FINANCING: \$92,211 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

PROJECT: John Maddalone and Susan Maddalone **APPL.#17197**
LOCATION: Bloomfield Town/Essex Cty.
PROCEEDS FOR: site remediation
FINANCING: \$19,567 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

PROJECT: Gerald Mingin **APPL.#17006**
LOCATION: Eastampton Twp./Burlington Cty.
PROCEEDS FOR: site remediation
FINANCING: \$27,051 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

PROJECT: Zvi Moyal **APPL.#16941**
LOCATION: Linden City/Union Cty.
PROCEEDS FOR: site remediation
FINANCING: \$3,108 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

PROJECT: Raymond Olschewski and Lois Olschewski **APPL.#17081**
LOCATION: East Amwell Twp./Hunterdon Cty.
PROCEEDS FOR: site remediation
FINANCING: \$7,665 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

PROJECT: Leopold L. Otway **APPL.#17126**
LOCATION: South Brunswick Twp./Middlesex Cty.
PROCEEDS FOR: site remediation
FINANCING: \$21,670 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

PROJECT: Richard Ross and Patricia Ross **APPL.#17117**
LOCATION: Sparta Twp./Sussex Cty.
PROCEEDS FOR: site remediation
FINANCING: \$7,888 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

PROJECT: Jeffrey Warner and Joanne Warner **APPL.#17080**
LOCATION: Jackson Twp./Ocean Cty.
PROCEEDS FOR: site remediation
FINANCING: \$8,285 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

PROJECT: Rose Williams and Angela Brown **APPL.#17151**
LOCATION: Teaneck Twp./Bergen Cty.
PROCEEDS FOR: site remediation
FINANCING: \$5,288 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

PROJECT: Glenn Wilson and Carol Ann Wilson **APPL.#17124**
LOCATION: Woodstown Boro./Salem Cty.
PROCEEDS FOR: site remediation
FINANCING: \$7,449 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

The next item was the Petroleum Underground Storage Tank program's delegated authority approvals. **(For Informational Purposes Only.)**

HAZARDOUS DISCHARGE SITE REMEDIATION FUND PROGRAM

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

MOTION TO APPROVE: Mr. Carden **SECOND:** Mr Doyle **AYES: 9**
RESOLUTION ATTACHED AND MARKED EXHIBIT 15

PROJECT: Charles Capaci and Elois Capaci **APPL.#17146**
LOCATION: Bloomingdale Boro./Passaic Cty.
PROCEEDS FOR: site remediation
FINANCING: \$50,436 NJDEP Hazardous Discharge Site Remediation 50% innocent party grant

PROJECT: Charles Capaci and Elois Capaci **APPL.#17147**
LOCATION: Bloomingdale Boro./Passaic Cty.
PROCEEDS FOR: site remediation
FINANCING: \$16,783 NJDEP Hazardous Discharge Site Remediation 25% matching grant

PROJECT: Estate of Anthony Piperata **APPL.#17083**
LOCATION: Phillipsburg Town/Warren Cty.
PROCEEDS FOR: site remediation
FINANCING: \$109,135 NJDEP Hazardous Discharge Site Remediation 50% innocent party grant

PROJECT: Union Container Corporation, Inc. **APPL.#17053**
LOCATION: Newark City/Essex Cty.
PROCEEDS FOR: site remediation
FINANCING: \$26,232 NJDEP Hazardous Discharge Site Remediation 50% innocent party grant

PROJECT: Joan Verkerke **APPL.#14588**
LOCATION: Hardyston Twp./Sussex Cty.
PROCEEDS FOR: site remediation
FINANCING: \$7,411 NJDEP Hazardous Discharge Site Remediation 50% innocent party grant

The next item was the approval to authorize the submission of amendments to the regulations for the Hazardous Discharge Site Remediation Fund Program reflecting new legislative changes to the Office of Legislative Services for publication and adoption in the New Jersey Register; and to authorize any adjustments as may be required by the Office of Administrative Law and the Office of the Attorney General.

MOTION TO APPROVE: Mr. Carden **SECOND:** Mr. Piaia **AYES: 9**
RESOLUTION ATTACHED AND MARKED EXHIBIT 16

TECHNIUM TECHNOLOGY RESOURCES PROGRAM

PROJECT: Sightlogix, Inc. **APPL.#16958**
LOCATION: Princeton Boro./Mercer Cty. **BUSINESS:** Designer of video camera systems
PROCEEDS FOR: Growth capital
FINANCING: \$750,000
MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Latoof **AYES: 9**
RESOLUTION ATTACHED AND MARKED EXHIBIT 17

The next item was the approval to realign the review process for Technium investments to include: 1) staff to conduct a through business plan review on the front end; 2) monthly Technology Advisory Board meetings; and 3) technical due diligence to be conducted by a "bench" of advisors who have domain expertise.

MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Sheridan **AYES: 9**
RESOLUTION ATTACHED AND MARKED EXHIBIT 18

The next item was a clarification of the Technology Business Tax Certificate Program changes. (For Informational Purposes Only).

BUSINESS EMPLOYMENT INCENTIVE PROGRAM

PROJECT: E*Trade Securities, LLC **APPL.#17220**
LOCATION: Jersey City/Hudson Cty. **BUSINESS:** Provider of brokerage services
GRANT AWARD: 75% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Doyle **AYES: 9**
RESOLUTION ATTACHED AND MARKED EXHIBIT 19

PROJECT: Hapag-Lloyd (America) Inc. **APPL.#17206**
LOCATION: Piscataway Twp./Middlesex Cty. **BUSINESS:** Cargo handling services
GRANT AWARD: 70% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Plofker **AYES: 9**
RESOLUTION ATTACHED AND MARKED EXHIBIT 19

PROJECT: LiveProcess Corporation **APPL.#17208**
LOCATION: TBD/TBD **BUSINESS:** Mfr. of medical software
GRANT AWARD: 35% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Sheridan **AYES: 8**
RESOLUTION ATTACHED AND MARKED EXHIBIT 19 **Mr. Plofker recused himself because he knows the company and the principals and is talking to them about leasing office space.**

PROJECT: Rose Brand Wipers, Inc. **APPL.#17217**
LOCATION: Secaucus Town/Hudson Cty. **BUSINESS:** Reseller of remnant fabrics
GRANT AWARD: 60% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Plofker **SECOND:** Mr. Doyle **AYES: 9**
RESOLUTION ATTACHED AND MARKED EXHIBIT 19

PROJECT: Rosetta Genomics, Inc. **APPL.#17241**
LOCATION: North Brunswick Twp./Middlesex Cty. **BUSINESS:** Medical research company
GRANT AWARD: 75% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Carden **SECOND:** Mr Plofker **AYES: 9**
RESOLUTION ATTACHED AND MARKED EXHIBIT 19

PROJECT: SYSCO Food Services of Philadelphia, LLC **APPL.#17244**
LOCATION: TBD/TBD **BUSINESS:** Dist. of food service products
GRANT AWARD: 45% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Latoof **SECOND:** Mr. Carden **AYES: 9**
RESOLUTION ATTACHED AND MARKED EXHIBIT 19

PROJECT: Vanguard Direct, Inc. **APPL.#17226**
LOCATION: Irvington Twp./Essex Cty. **BUSINESS:** Printing company
GRANT AWARD: 60% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Carden **AYES:** 9
RESOLUTION ATTACHED AND MARKED EXHIBIT 19

Mr. Sheridan left the meeting at this time.

The next item was the Business Employment Incentive Program Modifications.
(For Informational Purposes Only).

BOARD MEMORANDUMS

The next item was the Delegated Authority Approvals for the first quarter of 2006.
(For Informational Purposes Only).

The next item was the approval of the following loans under the New Jersey Business Growth Fund Program: 1253 North Church, LLC, AMB Enterprises, LLC and ULCO LLC, Lafferty Family Chiropractic LLC, Permalith Plastics, LLC, Ravi Shankar and Sita Shankar owners of Fourth Technology, Inc., and Rebtex, Inc. **(For Informational Purposes Only)**

REAL ESTATE

The next item was the approval of a 10 year lease with Chromocell Corporation (or NOVO - Should they choose to exercise their option) for 25,000 +/- square feet of research and development space at the Technology Centre of New Jersey in the Tech IV building; to utilize Authority funds to construct improvements to the Tech IV building; to terminate Chromocell's Commercialization Centre for Innovative Technologies lease contemporaneously with its occupancy of its new space; and to execute documents to complete these transactions on final terms acceptable to the Attorney General's Office and the Authority's Chief Executive Officer.

MOTION TO APPROVE: Mr. Plofker **SECOND:** Mr. Piaia **AYES:** 8
RESOLUTION ATTACHED AND MARKED EXHIBIT 20

The next item was the approval to amend the Letter of Intent with University Heights Science Park, Inc. to commence the Construction Document Phase of the Digital Century Center Project and expenditure of approximately \$900,000 for the completion of the construction documents.

MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Medina **AYES:** 8
RESOLUTION ATTACHED AND MARKED EXHIBIT 21

AUTHORITY MATTERS

The next item was the approval, under the New Markets Loan program, to the amendments to the Authority's regulations; and to authorize Authority staff to submit amendments to the program rules for promulgation and adoption in the New Jersey Register, subject to final review and approval by the Office of the Attorney General and the Office of Administrative Law.

MOTION TO APPROVE: Mr. Carden **SECOND:** Mr. Piaia **AYES:** 8
RESOLUTION ATTACHED AND MARKED EXHIBIT 22

The next item was the approval to grant Level 4 operating authority to Program Managers and permit Level 3 Management to execute and confirm wire transfers with other Level 3 Management.

MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Carden **AYES:** 8
RESOLUTION ATTACHED AND MARKED EXHIBIT 23

The next item was the approval of amendments to the Articles of Incorporation and By-laws of the New Jersey Schools Construction Corporation, a subsidiary of the Authority.

MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Plofker **AYES:** 8
RESOLUTION ATTACHED AND MARKED EXHIBIT 24

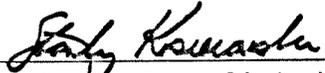
PUBLIC COMMENT

There was no comment from the public.

There being no further business on a motion by Mr. Piaia, and seconded by Mr. Latoof, the meeting was adjourned at 11:05.

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.



Stanley Kosierowski, Assistant Secretary