

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
June 14, 2011

MINUTES OF THE MEETING

Members of the Authority present: Al Koepp, Chairman; Matt McDermott representing the Executive Branch; Joe Latoof representing the Commissioner of the Department of Labor and Workforce Development; Wayne Staub representing the Commissioner of the Department of Environment Protection; Public Members: Laurence Downes, Timothy Carden, Marjorie Perry, Kate Whitman, Raymond Burke, First Alternate Public Member; Elliot M. Kosoffsky, Second Alternate Public Member; Kevin Brown, Third Alternate Public Member; and Rodney Sadler, Non-Voting Member.

Present via conference call: Steve Petrecca representing the State Treasurer; Nancy Graves representing the Commissioner of the Department of Banking and Insurance; and Public Member Charles Sarlo.

Absent from the meeting: Public Members Joseph McNamara, Vice Chairman; and Rich Tolson.

Also present: Caren Franzini, Chief Executive Officer of the Authority; Bette Renaud, and Patricia Roach, Deputy Attorney Generals, and staff.

Chairman Koepp called the meeting to order at 10 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.

MINUTES OF AUTHORITY MEETING

The next item of business was the approval of the May 13, 2011 meeting minutes. A motion was made to approve the minutes by Ms. Perry, seconded by Mr. Latoof, and was approved by the 13 voting members present.

The next item of business was the approval of the May 13, 2011 executive session minutes. A motion was made to approve the minutes by Ms. Perry, seconded by Mr. Latoof, and was approved by the 13 voting members present.

Mr. Kosoffsky entered the meeting.

Mr. Sadler entered the meeting.

The next item was a presentation of the Authority's and the Camden Economic Recovery Board's activities in Camden to the Board. **(For Informational Purposes Only)**

BOND RESOLUTIONS

PROJECT: NJEDA/State Police Barracks

APPL.#28696

LOCATION: Various

REQUEST: (i) approve the adoption of the General Bond Resolution and First Supplemental Resolution authorizing the issuance of the 2011 Series A Bonds in the principal amount not to exceed \$9 million as well as other matters in connection with the issuance and purchase thereof and otherwise described above; (ii) authorize the Authorized Officers of the Authority to (A) select and approve the direct bond purchaser, subject to the competitive solicitation process and the above-mentioned parameters, (B) determine the terms of the 2011 Series A Bonds, as specified above, including, without limitation, whether they will be fixed interest rate or variable interest rate bonds, and with respect to the variable interest rate bonds, including but not limited to, the Index and/or percentage thereof, the spread above Index, the reset period and any other applicable reset terms, and (C) enter into the bond purchase contract with the bond purchaser for the direct purchase and sale of all (but not less than all) of the 2011 Series A Bonds without State disclosure; (iii) authorize the execution and delivery of the Lease and such other documents as may be necessary or advisable in connection with the issuance of the 2011 Series A Bonds; (iv) authorize the use of the aforementioned professionals; and (v) authorize Authority staff to take all necessary actions incidental to the issuance of the 2011 Series A 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. Carden SECOND: Mr. Burke
RESOLUTION ATTACHED AND MARKED EXHIBIT: 1

AYES: 14

PROJECT: Century Packaging, Inc.

APPL.#36372

LOCATION: East Brunswick/Middlesex Cty.

PROCEEDS FOR: equipment purchase

FINANCING: \$1,620,000 Tax-Exempt Bond

MOTION TO APPROVE: Mr. Latoof SECOND: Ms. Perry
RESOLUTION ATTACHED AND MARKED EXHIBIT: 2

AYES: 14

PUBLIC HEARING: Yes

PUBLIC COMMENT: None

PROJECT: Moorestown Friends School Assoc.

APPL.#36075

LOCATION: Moorestown/Burlington Cty.

PROCEEDS FOR: refinance existing debt

FINANCING: \$6,000,000 Series A Tax-Exempt Bond and \$6,000,000 Series B Tax
Exempt Bond

MOTION TO APPROVE: Mr. Carden SECOND: Mr. Brown
RESOLUTION ATTACHED AND MARKED EXHIBIT: 3

AYES: 14

PUBLIC HEARING: Yes

PUBLIC COMMENT: None

PROJECT: Yeshivat Keter Torah **APPL.#35112**
LOCATION: Eatontown/Monmouth Cty.
PROCEEDS FOR: building acquisition and renovation
FINANCING: \$2,400,000 Tax-Exempt Bond
MOTION TO APPROVE: Ms. Perry **SECOND:** Mr. Latoof **AYES: 14**
RESOLUTION ATTACHED AND MARKED EXHIBIT: 4
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

COMBINATION PRELIMINARY AND BOND RESOLUTIONS

PROJECT: Yeshiva Toras Aron, Inc.* **APPL.#34036**
LOCATION: Lakewood/Monmouth Cty.
PROCEEDS FOR: refinance existing debt
FINANCING: Up to \$6,500,000 Tax-Exempt Bond
MOTION TO APPROVE: Mr. Carden **SECOND:** Mr. Latoof **AYES: 14**
RESOLUTION ATTACHED AND MARKED EXHIBIT: 5
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

PRELIMINARY RESOLUTIONS

PROJECT: Congregation Yeshiva Yesodei Hatorah, Inc. **APPL.#36173**
dba Yeshiva Yesodei
LOCATION: Lakewood/Ocean Cty.
PROCEEDS FOR: refinance existing debt
MOTION TO APPROVE: Mr. McDermott **SECOND:** Mr. Carden **AYES: 14**
RESOLUTION ATTACHED AND MARKED EXHIBIT: 6
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

PROJECT: New Jersey Nonferrous Trading Inc. or its nominee **APPL.#36741**
LOCATION: Hillside/Union Cty.
PROCEEDS FOR: building acquisition and renovation
MOTION TO APPROVE: Ms. Perry **SECOND:** Mr. Latoof **AYES: 14**
RESOLUTION ATTACHED AND MARKED EXHIBIT: 7

PROJECT: TBB, Inc. d/b/a O Padiero **APPL.#36724**
LOCATION: Woodbridge/Middlesex Cty.
PROCEEDS FOR: equipment purchase
MOTION TO APPROVE: Mr. Carden SECOND: Mr. Latoof AYES: 14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 8

CAMDEN ECONOMIC RECOVERY BOARD

PROJECT: City of Camden – Carnegie Library Stabilization **APPL.#35568**
LOCATION: Camden/Camden Cty.
FINANCING: \$1,000,000 recoverable grant from the Demolition and Redevelopment Financing Fund
REQUEST: Approve the funding authorization for a \$1 million recoverable grant under the Demolition and Redevelopment Financing Fund to the City of Camden to fund the stabilization of the Carnegie Library located in the Lanning Square neighborhood of Camden.
MOTION TO APPROVE: Mr. Burke SECOND: Mr. Brown AYES: 14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 9

PROJECT: Rowan University **APPL.#36026**
LOCATION: Camden/Camden Cty.
FINANCING: \$9,000,000 non-recoverable grant under the Higher Education and Regional Health Care Development Fund
REQUEST: Approve the funding authorization for a \$9 million non-recoverable grant under the Higher Education and Regional Health Care Development Fund to Rowan University to fund a portion of the construction and permanent financing for a six-story, 200,000 sq. ft. academic medical research and education facility in the Lanning Square neighborhood of Camden.
MOTION TO APPROVE: Mr. Latoof SECOND: Mr. Brown AYES: 14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 9

PETROLEUM UNDERGROUND STORAGE TANK PROGRAM

The following projects were presented under the Petroleum Underground Storage Tank Program.

MOTION TO APPROVE: Mr. Carden SECOND: Mr. Latoof AYES:
RESOLUTION ATTACHED AND MARKED EXHIBIT: 10

PROJECT: Mary Brasch **APPL.#34118**
LOCATION: Shrewsbury/Monmouth
PROCEEDS FOR: upgrade, closure and site remediation
FINANCING: \$107,339 Petroleum UST Remediation, Upgrade, & Closure Fund Grant

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

INCENTIVE PROGRAMS

BUSINESS EMPLOYMENT INCENTIVE PROGRAM, BUSINESS RETENTION AND RELOCATION ASSISTANCE GRANT PROGRAM, AND SALES AND USE TAX EXEMPTION

PROJECT: Church & Dwight
LOCATION: Various **BUSINESS:** manufacturing
GRANT AWARD: \$13,554,000 (estimate), 6 years **Business Retention and Relocation Assistance Grant**
MOTION TO APPROVE: Mr. Carden **SECOND:** Mr. Staub **AYES:** 14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 11

PROJECT: Church & Dwight
LOCATION: Various **BUSINESS:** manufacturing
GRANT AWARD: \$2,782,500 (estimate), **Sales and Use Tax Exemption**
MOTION TO APPROVE: Mr. McDermott **SECOND:** Ms. Perry **AYES:** 14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 12

PROJECT: Data Centrum Communications, Inc. **APPL.#36599**
LOCATION: TBD **BUSINESS:** printing and publishing
GRANT AWARD: 35% **Business Employment Incentive grant**, 10 years
MOTION TO APPROVE: Ms. Perry **SECOND:** Mr. Latoof **AYES:** 14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 13

PROJECT: The Great Atlantic & Pacific Tea Company, Inc.
LOCATION: TBD **BUSINESS:** consumer goods
GRANT AWARD: \$6,243,750 (estimate), 5 years **Business Retention and Relocation Assistance Grant**
MOTION TO APPROVE: Mr. Latoof **SECOND:** Mr. Staub **AYES:** 14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 14

PROJECT: The Great Atlantic & Pacific Tea Company, Inc.
LOCATION: TBD **BUSINESS:** consumer goods
GRANT AWARD: \$496,125 **Sales and Use Tax Exemption**
MOTION TO APPROVE: Mr. Latoof **SECOND:** Mr. Carden **AYES:** 14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 15

PROJECT: Hyponex Corporation **APPL.#36601**
LOCATION: Newton/Sussex Cty. **BUSINESS:** agricultural
GRANT AWARD: 45% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Carden **SECOND:** Ms. Perry **AYES:** 14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 13

PROJECT: Mediacom Communications Corporation **APPL.#36720**
LOCATION: Mahwah/Bergen **BUSINESS:** communications
GRANT AWARD: 65% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Latoof **SECOND:** Mr. Staub **AYES:** 14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 13

PROJECT: Crane Group International, LLC **APPL.#36723**
LOCATION: Hillside/Union **BUSINESS:** manufacturing
GRANT AWARD: 70% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Latoof **SECOND:** Mr. Staub **AYES:** 14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 13

BOARD MEMORANDUMS

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

New Jersey Business Growth Fund: DB Land Holdings LLC and Innovative Orthodontics, LLC; Emad Jacob MD PC and 716 Jacob Properties, LLC; Interfashion Cosmetics Corp.; RMF Sales Associates LLC & PowerComm Solutions, Inc.

NJ Main Street Program: Fulcrum Facilities Services, LLC

Small Business Fund: Hexacon Electric Company, Inc.; Personalized Independent Living Opportunities and Training, Inc.

Camden ERB: Catapult Learning, LLC; Refat Elsayed

Community Economic Development Program: Waterford Township

New Jersey Business Growth Fund – Modification: Stir-Up, LLC

ITEM: American Home Assurance Company and AIG BEIP Grants

REQUEST: Approve recommendation not to disqualify AIG for BEIP assistance based on a review of the legal matters.

MOTION TO APPROVE: Mr. Carden SECOND: Mr. Brown AYES: 14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 16

ITEM: American Home Assurance Company and AIG BEIP Grants

REQUEST: Consent to administrative changes in the AIG BEIP grants.

MOTION TO APPROVE: Mr. Carden SECOND: Mr. Latoof AYES: 14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 17

REAL ESTATE

ITEM: Acquisition and Rehabilitation of Five State Police Barracks

REQUEST: Approve the following for the acquisition and rehabilitation of five State Police barracks and the land on which they are located: (1) budget for the acquisition and rehabilitation (2) agreement and lease between the Authority and Treasury (3) Agreement for Purchase of Property between the Authority and B&S Partners to purchase the Barracks.

MOTION TO APPROVE: Ms. Perry SECOND: Mr. Sarlo AYES: 14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 18

AUTHORITY MATTERS

ITEM: Revised Memorandum of Understanding between the Authority and the Department of State

REQUEST: Approve a revised Memorandum of Understanding between the Authority and the Department of State to clarify changes to funding related to personnel.

MOTION TO APPROVE: Mr. Staub SECOND: Mr. McDermott AYES: 14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 19

ITEM: 2011-RED-RFQ/P-BKR-0013 Lease Brokerage Services – Award Protest

REQUEST: Approve the recommendation that the contract award to Jones Lang LaSalle approved at the March 8 Authority meeting remain unchanged.

MOTION TO APPROVE: Ms. Perry SECOND: Mr. Latoof AYES: 14
RESOLUTION ATTACHED AND MARKED EXHIBIT: 20

Chairman Koepp turned the board duties over to Mr. Carden and recused himself from the upcoming item due to his being a Director of a company that has an existing business relationship with a vendor company.

Mr. Downes recused himself because his employer has an existing business relationship.

Mr. Burke recused because of a supplier relationship with the applicant.

EXECUTIVE SESSION

Mr. Carden, Acting Chair, asked for a Motion to go into Executive Session to receive legal advice pertaining to Revel Atlantic City/LLC/Revel Entertainment Group, LLC, Atlantic City, NJ. He advised that the minutes would be made public when the need for confidentiality no longer exists.

MOTION TO APPROVE: Ms. Perry SECOND: Mr. Latoof AYES: 11
RESOLUTION ATTACHED AND MARKED EXHIBIT: 21

The board returned to Public Session

Ms. Whitman left the room and rejoined the meeting via conference call.

The next item was to review de novo and retroactively ratify, Revel Atlantic City, LLC/Revel Entertainment Group, LLC, Atlantic City, NJ, as of February 1, 2011, the previous action taken regarding the recommended reimbursement grant to Revel Atlantic City, LLC and Revel Entertainment Group., LLC under the Economic Redevelopment and Growth Grant Program (P.L. 2009, c.90 (N.J.S.A. 52:27D-489 a through o), its guidelines and the regulations governing the program.

Ms. Franzini stated that the project involves the creation of an entertainment resort on 20 acres of beachfront property in the South Inlet of Atlantic City. The applicant will construct approximately 6.3 million square feet with a hotel tower (with up to 1,898 keys on 46 guest room floors, the majority of which will have ocean views with a discreet hotel lobby and two acre outdoor terrace), 1.8 million square feet low rise structure (including a 5,500 seat performance theater, 700 seat black box theatre, 700 seat performance theatre on the gaming floor, 30,000 square foot night club and ultra lounge, eighteen restaurants encompassing a diverse range of dining, 44,000 square foot private beach, three distinct pool experiences, night club featuring live performances, 22,000 square foot spa with bathhouse, treatment rooms, fitness and salon, up to 190,000 square feet of convention and meeting space, 75,000 square feet of retail with over 40 unique addresses and a 150,000 square foot casino), a 7,800 space parking facility (encompassing 2.9 million square feet) and a standalone central utility plant.

She remarked that the entire project costs related to the resort are approximately \$2.8 billion. The costs expended to date (commencing in 2008) are \$1.26 billion. The costs to complete the project are being contemplated in three phases. It is anticipated that the project costs for the first phase will be \$1.48 billion. Phases 2 and 3 will cost \$78 million and \$71 million, respectively. Phase one will consist of 1,090 rooms, 12 restaurants, 2 theatres and 160,000 square feet of convention/meeting space (to be completed in the summer of 2012). Phase 2 will add 505 rooms, bringing the total to 1,595 rooms (with completion targeted by the summer of 2013). Phase three would add an additional 303 rooms, which will bring the total to 1,898 rooms (completed by the first quarter of 2015). Each phase will obtain a certificate of occupancy. Each phase would have a separate closing and the size of the ERG grant is based upon all three phases being completed and would be reduced based upon the ultimate amount completed under each phase.

Ms. Franzini pointed out that in addition to the privately owned casino and resort space, from both a public policy perspective and in order to enhance the economic feasibility of the project, the applicant will undertake the enhancement of public areas and infrastructure on contiguous properties. Staff therefore recommends and applicant has agreed that the ERG proceeds will be dedicated in part to fund the costs associated with new development projects and recreational amenities in the City's Inlet Revitalization Plan.

The infrastructure noted above aggregate \$125 million. The applicant will undertake these infrastructure improvements and will seek to monetize the ERG stream resulting in \$125 million principal borrowing with interest and financing fees totaling \$270 million (which approximates the amount of the ERG). For point of reference, the net present value of the anticipated ERG payment stream at 9% equates to \$125 million. Applicant has agreed to create an infrastructure fund into which it will deposit a portion of the ERG proceeds or proceeds from the monetarization.

The applicant has finalized the terms of an estimated \$1.15 billion in credit facilities consisting of an \$850 million first position loan and \$305 million second (or "mezzanine") loan mainly from a syndicate of major international lending organizations.

Regarding Project Ownership, Ms. Franzini stated that Revel Entertainment Group, LLC has a parent organization named Revel Holdings, LLC which is currently owned approximately 5% by management team of Revel and approximately 95% by an affiliate of Morgan Stanley; however, once the new financing has been closed, Revel Holdings ownership of Revel Entertainment will be terminated (Morgan Stanley or one of its affiliates will receive a \$30 million payment) and transferred to a new entity (Revel Acquisition, LLC) formed by and 100% owned by management (it is anticipated that upon the exercise of warrants by owners of the mezzanine debt Kevin DeSanctis who is Chairman and Chief Executive Officer of Revel will hold management's 10% stake with holders of the mezzanine debt receiving the remaining 90% ownership stake. Management will have the opportunity to increase their stake to 15% by completing the project and the generation of earnings. Revel Atlantic City, LLC is the owner of the project site and a wholly owned subsidiary of Revel Entertainment Group. Revel Atlantic City, LLC and/or a new interposed entity will be the borrower under the proposed credit facilities (which will have a corporate guarantor).

Ms. Franzini stated that the ERG eligible amount above also excludes costs related to gaming, working capital, marketing and real estate taxes. Infrastructure costs are also excluded from both the total and ERG eligible project costs listed above.

Regarding Gap Analysis, Ms. Franzini stated that EDA staff has reviewed the application to determine that there is a shortfall in the project development economics pertaining to the return on the investment for the developer and their ability to attract the required investment to complete the project. Staff analyzed the pro forma and projections of the project (utilizing the revenue and cash flow figures associated with the downside case as opposed to the management case per the lenders offering prospectus) and compared the pre-tax returns (based on the \$118 million impaired asset value and excluding the impact of our share in cash flow as described in more detail hereafter) with and without the ERG over 20 years.

She stated that staff reviewed the project with and without the ERG funding and the project would not otherwise be completed without the benefit of the ERG. For the purposes of the 20% required project equity, the Authority reviewed the resort project's entire costs (from inception through completion) which aggregates \$2.8 billion resulting in a minimum equity project contribution of \$560 million and this has been met via the \$1.2 billion of funds contributed by applicant members to date. It should be noted that although the \$1.2 billion was initially funded with debt from Morgan Stanley, the Morgan Stanley debt will be forgiven at time of the proposed debt closing.

The potential cash from the prospective ERG will assist in enabling the applicant to obtain an estimated \$125 million in debt necessary to cover the costs associated with the infrastructure improvements surrounding the entertainment resort. These improvements are beyond what was required of Revel per its redevelopment agreement and are being implemented to not only complement the resort but to improve the surrounding neighborhood community infrastructure and provide enhanced public amenities and beach access.

Regarding the Net Positive Benefit Analysis, Ms. Franzini stated that staff has conducted the required analysis and has found that the present value of the Net Positive Benefits to the State at a 6% discount rate over a 20 year period is \$540 million (including the \$90 million of one-time tax benefits). As this project is deemed a destination entertainment and retail facility, up to 100% of the taxes collected by the state can be deemed net new based on a recently adopted policy. Revel's first full year revenues are estimated at \$800 million (with gaming comprising 70% with the remainder food, beverage, hotel and entertainment) and Spectrum Gaming Group has stated that \$75 million in non-gaming revenues generated by Revel are considered net new to New Jersey. As a result, the net benefit calculation has been calculated including \$3 million (equating to 4% of the new revenues) in new sales taxes to the state. This net benefits figure is obtained by taking solely the CBT and gross income tax at 66%, the indirect ongoing taxes and the one time tax benefits. The present value of this figure is reduced by the present value of all local and state grants, including the ERG award to the project, resulting in the present value of the Net Positive Benefits to the State of \$368 million.

Ms. Franzini stated that in order to be eligible for the program, the project must comport with additional statutory criteria that address economic feasibility and furtherance of the redevelopment plan and that staff review confirms compliance.

Ms. Franzini also noted that due to the size of the grant and essential assistance that the ERG will provide to the project, and per the amendment to the ERG guidelines regarding ERG payments to be considered by the Board on February 1, 2011, there will be an agreement to share a portion (estimated at 20% of management's 10% initial ownership) of the distributions to the applicants with the State of New Jersey based upon specific milestones to be negotiated satisfactory to the EDA.

Ms. Franzini stated that Reimbursement of the project shall only commence upon:

1. Completion of construction and issuance of a certificate of occupancy for Phase 1 of the project;
2. Submission of a detailed list of all eligible costs, which costs shall be satisfactory to the NJEDA; and
3. New tax revenues have been paid to the NJ Treasury.

4. Reimbursement of ERG eligible tax revenues will only be applied to costs associated with the infrastructure projects outlined in this memo subject to satisfactory review of NJEDA.

Finally, Ms. Franzini added that the NJ Treasury annually tracks taxes received from job sites and subsequently remits reimbursement equal to a percentage of funds collected during the year.

ITEM: Revel Atlantic City, LLC/Revel Entertainment Group, LLC, Atlantic City, NJ

REQUEST: Review de novo and retroactively ratify, as of February 1, 2011, the previous action taken regarding the recommended reimbursement grant to Revel Atlantic City, LLC and Revel Entertainment Group., LLC under the Economic Redevelopment and Growth Grant Program (P.L. 2009, c.90 (N.J.S.A. 52:27D-489 a through o), its guidelines and the regulations governing the program.

MOTION TO APPROVE: Ms. Perry SECOND: Mr. Staub AYES: 11

ABSTENTIONS: 3

RESOLUTION ATTACHED AND MARKED EXHIBIT: 22

Acting Chairman Carden stated that staff had done an extraordinary job of due diligence on a project that is important to the State and the region. He noted that it is very rare that this Board gets the opportunity to act on a project that leverages \$1 billion in sunk costs. He then asked if any Members of the Board had questions or comments on the matter.

Ms. Perry asked if there was any downside of this project to the Authority.

Ms. Franzini responded that since this program is structured as a reimbursement program, no State dollars are expended until the project is complete. Also, the award will go into projects that benefit the community, not just the project and she does not see a downside.

Acting Chairman Carden commented that while there is no financial exposure for the Authority in this project, there are tax dollars at stake and the exposure of EDA's reputation in administering programs. He believes that this project has been reviewed thoroughly by staff both qualitatively and quantitatively.

Mr. Staub asked if the amount of the award was \$260 million or \$125 million and how would Revel determine which community projects to undertake first. Ms. Franzini responded that \$125 million is the present value of the \$260 million that would be awarded over a number of years. Mr. Lizura noted that Revel will need to come to the Authority for final approval of projects.

Mr. Kosoffsky asked for the status of the loans to Revel and Ms. Franzini responded that the loans have closed and there are currently about 2000 construction workers on site.

Mr. Brown asked for confirmation that this meeting had been noticed properly. Ms. Hassett stated that the agenda is on the Authority's website, was in the papers 48 hours in advance of the meeting, and that UNITE Here had been notified.

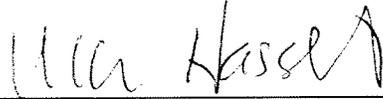
Mr. Carden, Acting Chair returned the board duties back to Chairman Koeppel.

PUBLIC COMMENT

Mr. Joe Young, General Counsel for Mediacom Communications Corp. thanked the board for its consideration and said that New Jersey looks very appealing for their quest to relocate and consolidate jobs.

There being no further business, on a motion by Mr. Latoof, and seconded by Ms. Perry, the meeting was adjourned at 12:25 pm.

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.



Maureen Hassett, Assistant Secretary