

## NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

August 16, 2011

### MINUTES OF THE MEETING

Members of the Authority present: Al Koepp, Chairman; Matt McDermott representing the Executive Branch; Steve Petrecca representing the State Treasurer; Dr. Aaron Fichtner representing the Department of Labor and Workforce Development; Wayne Staub representing the Commissioner of the Department of Environment Protection; Nancy Graves representing the Commissioner of the Department of Banking and Insurance; Kate Whitman, Rich Tolson, Ray Burke, First Alternate Public Member; Kevin Brown, Third Alternate Public Member; and Rodney Sadler, Non-Voting Member.

Present via conference call: Public Member: Laurence Downes

Absent from the meeting: Public Members: Joseph McNamara, Vice Chairman, Timothy Carden, Marjorie Perry, Charles Sarlo, and Elliot M. Kosoffsky, Second Alternate Public Member.

Also present: Caren Franzini, Chief Executive Officer of the Authority; Nicole Crifo, Governor's Authorities' Unit, and Sudi Solomon, Deputy Attorney General; 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 July 14, 2011 meeting minutes. A motion was made to approve the minutes by Mr. Tolson, seconded by Mr. Brown, and was approved by the 10 voting members present.

The next item of business was the approval of the July 25, 2011 special meeting minutes including the strategic planning session and executive session. A motion was made to approve the minutes by Dr. Fichtner, seconded by Ms. Graves, and was approved by the 7 voting members present.

Mr. McDermott entered the meeting at this time.

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

**BOND RESOLUTIONS**

**PROJECT:** Congregation and Yeshiva Ohr Eichenon, Inc. **APPL.#35711**  
**LOCATION:** Lakewood/Ocean Cty.  
**PROCEEDS FOR:** refinance existing debt  
**FINANCING:** \$2,600,000 Tax-Exempt Bond  
**MOTION TO APPROVE: Mr. Brown SECOND: Ms. Graves AYES: 11**  
**RESOLUTION ATTACHED AND MARKED EXHIBIT: 1**  
**PUBLIC HEARING:** Yes  
**PUBLIC COMMENT:** None

**PROJECT:** Congregation Meoros Nosson, Inc. **APPL.#36404**  
**LOCATION:** Lakewood/Ocean Cty.  
**PROCEEDS FOR:** refinancing existing debt  
**FINANCING:** \$1,540,000 Tax Exempt Bond  
**MOTION TO APPROVE: Mr. Brown SECOND: Ms. Graves AYES: 11**  
**RESOLUTION ATTACHED AND MARKED EXHIBIT:2**  
**PUBLIC HEARING:** Yes  
**PUBLIC COMMENT:** None

**PROJECT:** Saint Peter's College **APPL.#33686**  
**LOCATION:** Jersey City/Hudson Cty.  
**PROCEEDS FOR:** building construction  
**FINANCING:** \$24,925,000 Tax Exempt Bond  
**MOTION TO APPROVE: Mr. Brown SECOND: Ms. Graves AYES: 11**  
**RESOLUTION ATTACHED AND MARKED EXHIBIT:3**  
**PUBLIC HEARING:** Yes  
**PUBLIC COMMENT:** None

**AMENDED BOND RESOLUTIONS**

**PROJECT:** Cedar Crest Village, Inc. **APPL.#36863**  
**LOCATION:** Pequannock/Morris Cty.  
**PROCEEDS FOR:** refinance existing debt  
**FINANCING:** \$25,000,000 Series A Tax-Exempt Bond, \$33,000,000 Series B Tax-Exempt Bond and \$27,500,000 Series C Tax Exempt Bond  
**MOTION TO APPROVE: Mr. Brown SECOND: Mr. Petrecca AYES: 11**  
**RESOLUTION ATTACHED AND MARKED EXHIBIT:4**  
**PUBLIC HEARING:** Yes  
**PUBLIC COMMENT:** None

**PRELIMINARY RESOLUTIONS**

**PROJECT:** Congregation Bnos Yaakov, Inc. **APPL.#36840**  
**LOCATION:** Lakewood/Ocean Cty.  
**PROCEEDS FOR:** refinance existing debt  
**MOTION TO APPROVE: Mr. Brown SECOND: Mr. Petrecca AYES: 11**  
**RESOLUTION ATTACHED AND MARKED EXHIBIT: 5**  
**PUBLIC HEARING:** Yes  
**PUBLIC COMMENT:** None

**PROJECT:** Bais Rivka Rochel Inc. **APPL.#36763**  
**LOCATION:** Lakewood/Ocean Cty.  
**PROCEEDS FOR:** refinance existing debt  
**MOTION TO APPROVE: Mr. Brown SECOND: Mr. Petrecca AYES: 11**  
**RESOLUTION ATTACHED AND MARKED EXHIBIT:6**  
**PUBLIC HEARING:** Yes  
**PUBLIC COMMENT:** None

**PUBLIC HEARING ONLY**

**PROJECT:** Ilan High School **APPL.#35701**  
**LOCATION:** Ocean Twp./Monmouth Cty.  
**PROCEEDS FOR:** building acquisition and renovation  
**PUBLIC HEARING:** Yes  
**PUBLIC COMMENT:** None

**AMENDED BOND RESOLUTION**

**PROJECT:** Springpoint Senior Living, Inc. **APPL.#10254**  
**LOCATION:** Various  
**FINANCING:** \$29,600,000 1998 Series A Tax-Exempt Bonds  
**REQUEST:** Consent to modifying the redemption fee provisions of the Bonds.  
**MOTION TO APPROVE: Mr. Brown SECOND: Mr. Burke AYES: 11**  
**RESOLUTION ATTACHED AND MARKED EXHIBIT: 7**

**DIRECT LOANS**

**PROJECT:** The Learning Center for Exceptional Children, Inc. **APPL.#36849**  
**LOCATION:** Clifton/Passaic Cty.  
**PROCEEDS FOR:** building acquisition and renovation  
**FINANCING:** \$1,000,000 direct loan  
**MOTION TO APPROVE: Mr. Staub SECOND: Mr. Burke AYES: 11**  
**RESOLUTION ATTACHED AND MARKED EXHIBIT: 8**

**SMALL BUSINESS FUND DIRECT LOAN PROGRAM**

**PROJECT:** Mars Direct, LLC **APPL.#36820**  
**LOCATION:** Westville/Gloucester Cty.  
**PROCEEDS FOR:** refinance existing debt  
**FINANCING:** \$250,000 (48%) participation in a \$518,709 bank loan  
**MOTION TO APPROVE: Mr. Tolson SECOND: Mr. Staub AYES: 11**  
**RESOLUTION ATTACHED AND MARKED EXHIBIT: 9**

**MAIN STREET BUSINESS ASSISTANCE PROGRAM**

**PROJECT:** Mars Direct, LLC **APPL.#36792**  
**LOCATION:** Westville/Gloucester Cty.  
**PROCEEDS FOR:** working capital  
**FINANCING:** \$250,000 guarantee of a \$1.5 million bank line of credit  
**MOTION TO APPROVE: Mr. Brown SECOND: Mr. Staub AYES: 11**  
**RESOLUTION ATTACHED AND MARKED EXHIBIT: 10**

**PETROLEUM UNDERGROUND STORAGE TANK PROGRAM**

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

**MOTION TO APPROVE: Mr. Tolson SECOND: Ms. Graves AYES: 11**  
**RESOLUTION ATTACHED AND MARKED EXHIBIT: 11**

**PROJECT:** Donald Nix **APPL.#36774**  
**LOCATION:** Paterson/Passaic Cty.  
**PROCEEDS FOR:** upgrade, closure and site remediation  
**FINANCING:** \$210,706 Petroleum UST Remediation, Upgrade, & Closure Fund Grant

**PROJECT:** The Estate of Louis Spagnuolo **APPL.#34212**  
**LOCATION:** Newark/Essex Cty.  
**PROCEEDS FOR:** upgrade, closure and site remediation  
**FINANCING:** \$662,979 Petroleum UST Remediation, Upgrade, & Closure Fund Grant

**HAZARDOUS DISCHARGE SITE REMEDIATION FUND**

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

**MOTION TO APPROVE: Mr. Tolson SECOND: Mr. Ms. Graves AYES: 11**  
**RESOLUTION ATTACHED AND MARKED EXHIBIT: 12**

**PROJECT:** R.C.J., Inc. **APPL.#36848**  
**LOCATION:** South Plainfield/Middlesex Cty.  
**PROCEEDS FOR:** site remediation  
**FINANCING:** \$220,000 Hazardous Discharge Site Remediation Fund Loan

**PROJECT:** R.C.J., Inc. **APPL.#36848**  
**LOCATION:** South Plainfield/Middlesex Cty  
**PROCEEDS FOR:** site remediation  
**FINANCING:** \$110,000 Hazardous Discharge Site Remediation Fund Grant

**PROJECT:** R.C.J., Inc. **APPL.#35514**  
**LOCATION:** South Plainfield/Middlesex Cty.  
**PROCEEDS FOR:** site remediation  
**FINANCING:** \$110,000 Hazardous Discharge Site Remediation Fund Grant

**PROJECT:** Camden County Improvement Authority **APPL.#30911**  
**LOCATION:** Pennsauken/Camden Cty.  
**PROCEEDS FOR:** site remediation  
**FINANCING:** \$250,000 Hazardous Discharge Site Remediation Fund Grant

**PROJECT:** Borough of Keyport **APPL.#35559**  
**LOCATION:** Keyport/Monmouth Cty.  
**PROCEEDS FOR:** site remediation  
**FINANCING:** \$342,923 Hazardous Discharge Site Remediation Fund Grant

**INCENTIVE PROGRAMS**

**BUSINESS EMPLOYMENT INCENTIVE PROGRAM AND BUSINESS RETENTION  
AND RELOCATION ASSISTANCE GRANT PROGRAM**

**PROJECT:** Celsion Corporation **APPL.#36821**  
**LOCATION:** Lawrence/Mercer Cty. **BUSINESS:** biotechnology  
**GRANT AWARD:** 55% Business Employment Incentive grant, 10 years  
**MOTION TO APPROVE:** Mr. Tolson **SECOND:** Ms. Graves **AYES:** 11  
**RESOLUTION ATTACHED AND MARKED EXHIBIT:** 13

**PROJECT:** Consolidated Services Group, Inc.  
**LOCATION:** Cherry Hill/Camden Cty. **BUSINESS:** medical claims management  
**GRANT AWARD:** \$225,000 (estimate), 1 year Business Retention and Relocation Assistance Grant  
**MOTION TO APPROVE:** Mr. Tolson **SECOND:** Ms. Graves **AYES:** 11  
**RESOLUTION ATTACHED AND MARKED EXHIBIT:** 14

**PROJECT:** Laureate Biopharmaceutical Services, Inc. **APPL.#36841**  
**LOCATION:** TBD **BUSINESS:** pharmaceuticals  
**GRANT AWARD:** 40% Business Employment Incentive grant, 10 years  
**MOTION TO APPROVE:** Mr. Staub **SECOND:** Mr. Tolson **AYES:** 11  
**RESOLUTION ATTACHED AND MARKED EXHIBIT:** 13

**PROJECT:** QualCare Alliance Networks, Inc. **APPL.#36835**  
**LOCATION:** Egg Harbor/Atlantic Cty. **BUSINESS:** business management &  
support services  
**GRANT AWARD:** 50% Business Employment Incentive grant, 10 years  
**MOTION TO APPROVE:** Mr. Brown **SECOND:** Mr. Burke **AYES:** 11  
**RESOLUTION ATTACHED AND MARKED EXHIBIT:** 13

**PROJECT:** QualCare Alliance Networks, Inc.  
**LOCATION:** Egg Harbor/Atlantic Cty. **BUSINESS:** business management &  
support services  
**GRANT AWARD:** \$245,250 (estimate), 1 year Business Retention and Relocation Assistance Grant  
**MOTION TO APPROVE:** Mr. Brown **SECOND:** Mr. Staub **AYES:** 11  
**RESOLUTION ATTACHED AND MARKED EXHIBIT:** 15

**PROJECT:** Terica, Inc., Ipsen S.A. and Affiliates **APPL.#36828**  
**LOCATION:** TBD **BUSINESS:** biotechnology  
**GRANT AWARD:** 40% Business Employment Incentive grant, 10 years  
**MOTION TO APPROVE:** Mr. Tolson **SECOND:** Mr. Brown **AYES:** 11  
**RESOLUTION ATTACHED AND MARKED EXHIBIT:** 13

**FILM TAX CREDIT TRANSFER PROGRAM**

**This action was held from the agenda.**

**BOARD MEMORANDUMS**

**PROJECT:** Bluenog Corporation **APPL.#22018**

**LOCATION:** Piscataway/Middlesex Cty.

**FINANCING:** \$807,062 Edison Innovation Loan with warrants

**REQUEST:** Consent to up to a \$1,100,000 asset-based working capital bank line of credit and increase EDA's subordination from \$250,000 currently to \$1,100,000 on corporate assets and shared lien on intellectual property.

**MOTION TO APPROVE: Mr. Brown SECOND: Mr. Staub AYES: 11**

**RESOLUTION ATTACHED AND MARKED EXHIBIT: 16**

**PROJECT:** RadPharm, Inc. **APPL.#16965**

**LOCATION:** West Windsor/Mercer Cty.

**GRANT AWARD:** 60% Business Employment Incentive grant, 10 years

**REQUEST:** Consent to the merger of Radpharm, Inc. and Medifacts International, Inc., and subsequent name change to CoreLab Partners, Inc.

**MOTION TO APPROVE: Mr. Tolson SECOND: Mr. Brown AYES: 11**

**RESOLUTION ATTACHED AND MARKED EXHIBIT: 17**

**PROJECT:** X-Factor Communications, LLC **APPL.#25138**

**LOCATION:** South Hackensack/Bergen Cty.

**FINANCING:** \$486,750 Edison Innovation Loan with warrants

**REQUEST:** Consent to the company's request for second 6-month principal moratorium through November 30, 2011.

**MOTION TO APPROVE: Mr. Brown SECOND: Mr. Staub AYES: 11**

**RESOLUTION ATTACHED AND MARKED EXHIBIT: 18**

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

**New Jersey Business Growth Fund:** Adamus Media LLC; RJ Medical Holdings LLC

**Small Business Fund:** Crazy Susan's Cookie Company, LLC

**PUBLIC COMMENT**

There was no comment from the public.

There being no further business, on a motion by Mr. Brown, and seconded by Mr. Staub, the meeting was adjourned at 10:50am.

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.



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Maureen Hassett, Assistant Secretary