

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

October 11, 2005

held at the DRPA, Camden, NJ

MINUTES OF THE MEETING

Members of the Authority present: Al Koepp, Chairman, Joseph Grossi representing the Secretary of the NJ Commerce, Economic Growth and Tourism Commission; John McCormac, State Treasurer; 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, Charles Sarlo, Ciro Scalera, Philip Kirschner, and Carlos A. Medina, Public Members; Raymond Burke and Cecil House, Alternate Public Members; and Rodney Sadler, Non-Voting Member.

Absent from the meeting: Joseph McNamara, Vice Chairman; Jack Koscis, Jr., Public Member.

Also present: Caren S. Franzini, Chief Executive Officer of the Authority; bond counsel for the Authority; Bette Renaud, Deputy Attorney General, and guests.

Chairman Koepp called the meeting to order at 10:02.

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.

John Matthusen, Executive Director of DRPA, welcomed the NJEDA Board to Camden.

Mr. Medina and Mr. Latoof entered the meeting at this time.

A presentation was made by Tim Lizura that highlighted the New Jersey Economic Development Authority's and Economic Recovery Board's activities in Camden.

Mr. Scalera entered the meeting at this time.

Chairman Koepp recognized Mayor Gwendolyn Faison and the great work being done to revitalize the city.

Randy Primas, CFO of the City of Camden welcomed the Board to Camden and commended the work the Economic Recovery Board has done in the city and the many development projects that have been initiated but noted there is still more areas in need of redevelopment. Mr. Primas publically thanked Treasurer McCormac for all the hard work that he has done in Camden and for his leadership of the Economic Recovery Board.

Treasurer McCormac thanked the EDA staff for helping to make things happen and always being able to get the job done.

The first item of business was a report that provides background information and a current status report on the work of the Economic Recovery Board for Camden.
(For Informational Purposes Only).

MINUTES OF AUTHORITY MEETING

The next item of business was the approval of the September 13, 2005 meeting minutes and Executive Session minutes of the Board . A motion was made to approve the minutes by Mr. Carden, seconded by Mr. Sheridan and was approved by the 12 Members present.

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

Mr. Piaia entered the meeting at this time.

BOND RESOLUTIONS

PROJECT: Paterson Community Health Center, Inc. **APPL.#11324**
LOCATION: Paterson City/Passaic Cty. **BUSINESS:** Not for profit medical and dental center
PROCEEDS FOR: bldg. & road constr./equip. purch.
FINANCING: \$6,500,000 Tax Exempt Bond
MOTION TO APPROVE: Mr. Sheridan **SECOND:** Mr. Carden **AYES:** 13
RESOLUTION ATTACHED AND MARKED EXHIBIT 1
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

PROJECT: Romnics Realty, Inc. for the benefit of Taylor Building Products, Inc. **APPL.#16475**
LOCATION: Paterson City/Passaic Cty. **BUSINESS:** Mfr. of steel edge entry doors
PROCEEDS FOR: bldg. renov./equip. purch.
FINANCING: \$2,100,000 Tax Exempt Bond
MOTION TO APPROVE: Mr. Grossi **SECOND:** Mr. House **AYES:** 13
RESOLUTION ATTACHED AND MARKED EXHIBIT 2
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

AMENDED BOND RESOLUTIONS

PROJECT: Battaglino Realty Co. for the benefit of Central Letter Shop, Inc. **APPL.#16859**
LOCATION: Fairfield Twp./Essex Cty. **BUSINESS:** Commercial printing shop
AMENDED RESOLUTION TO: refund the outstanding balance of the 1987 Bond in an amount not to exceed \$1,450,000.
MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Carden **AYES:** 13
RESOLUTION ATTACHED AND MARKED EXHIBIT 3
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

PROJECT: Unifoil Real Estate Partners LLC **APPL.#14378**
LOCATION: Fairfield Twp./Essex Cty. **BUSINESS:** Mfr. of metallized film
AMENDED RESOLUTION TO: modify the Bond and Note to reduce the fixed interest rate from 5.1% to 4.56% for the next 5 years, based on the tax free equivalent of 118% of 5 year U.S. Treasury Note Average Yield with a floor of 4.56%.
MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Grossi **AYES:** 13
RESOLUTION ATTACHED AND MARKED EXHIBIT 4

PRELIMINARY RESOLUTIONS

PROJECT: Chabad Center of Northwest NJ for the benefit of Chabad Center Preschool **APPL.#16867**
LOCATION: Rockaway Twp./Morris Cty. **BUSINESS:** Not for profit educational center
PROCEEDS FOR: bldg. constr.
MOTION TO APPROVE: Mr. Scalera **SECOND:** Mr. Kirschner **AYES:** 13
RESOLUTION ATTACHED AND MARKED EXHIBIT 5
Subject to Attorney General's approval of church/state issue.

PROJECT: E & W Textile Processors, Inc. **APPL.#16890**
LOCATION: Haledon Boro./Passaic Cty. **BUSINESS:** Textile dye & finishing facility
PROCEEDS FOR: bldg. acqui. & renov.
MOTION TO APPROVE: Mr. Carden **SECOND:** Mr. Grossi **AYES:** 13
RESOLUTION ATTACHED AND MARKED EXHIBIT 6

PROJECT: Future Fuels, Inc. **APPL.#16565**
LOCATION: Dover Twp./Ocean Cty. **BUSINESS:** Processor of solid waste materials
PROCEEDS FOR: bldg. constr./equip. purch.
This matter was held from consideration.

PROJECT: MA-IS Holdings Inc. for the benefit of Norfil, USA **APPL.#16831**
LOCATION: Salem City/Salem Cty. **BUSINESS:** Mfr. of steel wire products
PROCEEDS FOR: bldg. acqui. & constr.
MOTION TO APPROVE: Mr. Grossi **SECOND:** Mr. Kirschner **AYES:** 13
RESOLUTION ATTACHED AND MARKED EXHIBIT 7

PROJECT: The Morris Museum, Inc. **APPL.#16875**
LOCATION: Morristown Town/Morris Cty. **BUSINESS:** Not for profit museum
PROCEEDS FOR: bldg. constr. & renov./equip. purch
MOTION TO APPROVE: Mr. House **SECOND:** Mr. Grossi **AYES:** 13
RESOLUTION ATTACHED AND MARKED EXHIBIT 8
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

PROJECT: Multi-Fab Sales & Service, Inc. for the benefit of **APPL.#16848**
Wire Cloth Manufactures, Inc.
LOCATION: Mine Hill Twp./Morris Cty. **BUSINESS:** Fabricator of wire cloth products
PROCEEDS FOR: bldg. acqui. & renov.
MOTION TO APPROVE: Mr. House **SECOND:** Mr. Grossi **AYES:** 13
RESOLUTION ATTACHED AND MARKED EXHIBIT 9

PROJECT: Riverview Management, LLC for the benefit of **APPL.#16335**
American Industrial Supply, Inc.
LOCATION: Perth Amboy City/Middlesex Cty. **BUSINESS:** Mfr. of steel pipes
PROCEEDS FOR: bldg. constr.
MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Scalera **AYES:** 13
RESOLUTION ATTACHED AND MARKED EXHIBIT 10

PROJECT: The Rock Brook School, Inc. **APPL.#16849**
LOCATION: Montgomery Twp./Somerset Cty. **BUSINESS:** Not for profit school
PROCEEDS FOR: bldg. constr./refinancing
MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. House **AYES:** 13
RESOLUTION ATTACHED AND MARKED EXHIBIT 11
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

FUND FOR COMMUNITY ECONOMIC DEVELOPMENT

PROJECT: Nonprofit Finance Fund **APPL.#16790**
LOCATION: Various/Variou **BUSINESS:** Not for profit financial
advisory services
PROCEEDS FOR: loan funding
FINANCING: \$500,000 Fund for Community Economic Development loan
MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Carden **AYES:** 13
RESOLUTION ATTACHED AND MARKED EXHIBIT 12

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. Carden **AYES:** 13
RESOLUTION ATTACHED AND MARKED EXHIBIT 13

PROJECT: Daniel Abbate for the benefit of DAS Automotive **APPL.#16712**
LOCATION: Newfield Boro./Gloucester Cty.
PROCEEDS FOR: site remediation
FINANCING: \$587,200 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

PROJECT: Glenn Axelrod for the benefit of Central Jersey **APPL.#14487**
Garage, Inc.
LOCATION: Edison Twp./Middlesex Cty.
PROCEEDS FOR: site remediation
FINANCING: \$191,880 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

PROJECT: Bradford Chaney and Dianne Chaney **APPL.#16817**
LOCATION: Stillwater Twp./Sussex Cty.
PROCEEDS FOR: site remediation
FINANCING: \$2,550 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

PROJECT: Tad Coleman for the benefit of Front End Specialists **APPL.#16775**
LOCATION: Bridgeton City/Cumberland Cty.
PROCEEDS FOR: site remediation
FINANCING: \$44,898 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

PROJECT: Fairleigh Dickinson University **APPL.#16696**
LOCATION: Teaneck Twp./Bergen Cty.
PROCEEDS FOR: site remediation
FINANCING: \$500,000 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

PROJECT: Mary Gurovich **APPL.#15369**
LOCATION: Woodbridge Twp./Middlesex Cty.
PROCEEDS FOR: site remediation
FINANCING: \$13,873 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

PROJECT: Thomas Mehalick and Melissa Mehalick **APPL.#16795**
LOCATION: Garwood Boro./Union Cty.
PROCEEDS FOR: site remediation
FINANCING: \$8,635 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

PROJECT: Carol Merrick **APPL.#16722**
LOCATION: Phillipsburg Town/Warren Cty.
PROCEEDS FOR: site remediation
FINANCING: \$8,161 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

PROJECT: Franklin Prasch **APPL.#16816**
LOCATION: Monroe Twp./Gloucester Cty.
PROCEEDS FOR: site remediation
FINANCING: \$6,896 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

PROJECT: Kathy Ring **APPL.#16048**
LOCATION: Berkeley Twp./Ocean Cty.
PROCEEDS FOR: site remediation
FINANCING: \$7,143 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

PROJECT: Arthur Robertson **APPL.#16850**
LOCATION: East Orange City/Essex Cty.
PROCEEDS FOR: site remediation
FINANCING: \$7,875 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

PROJECT: Elmer Roy and Ann Roy **APPL.#16740**
LOCATION: Mount Laurel Twp./Burlington Cty.
PROCEEDS FOR: site remediation
FINANCING: \$5,374 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

PROJECT: Jack Rubin and Myra Rubin **APPL.#16818**
LOCATION: Mount Olive Twp./Morris Cty.
PROCEEDS FOR: site remediation
FINANCING: \$9,357 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

PROJECT: Margaret Jill Shann **APPL.#16808**
LOCATION: Barnegat Twp./Ocean Cty.
PROCEEDS FOR: site remediation
FINANCING: \$8,386 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

PROJECT: Michael Tetesco **APPL.#16646**
LOCATION: Woodbridge Twp./Middlesex Cty.
PROCEEDS FOR: site remediation
FINANCING: \$9,037 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

PROJECT: Celso Torres **APPL.#12876**
LOCATION: Penns Grove Boro./Salem Cty.
PROCEEDS FOR: site remediation
FINANCING: \$60,171 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

PROJECT: Joseph Tucker and Jean Tucker **APPL.#16721**
LOCATION: Phillipsburg Town/Warren Cty.
PROCEEDS FOR: site remediation
FINANCING: \$10,397 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

PROJECT: Joann Walsh **APPL.#16602**
LOCATION: Bradley Beach Boro./Monmouth Cty.
PROCEEDS FOR: site remediation
FINANCING: \$6,657 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund grant

HAZARDOUS DISCHARGE SITE REMEDIATION FUND PROGRAM

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

MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Latoof **AYES:** 13
RESOLUTION ATTACHED AND MARKED EXHIBIT 14

PROJECT: Township of Morris **APPL.#16837**
(Former Pecar Mobil Site)
LOCATION: Morris Twp./Morris Cty.
PROCEEDS FOR: site remediation
FINANCING: \$17,770 NJDEP Hazardous Discharge Site Remediation municipal grant

PROJECT: Borough of Somerville **APPL.#16880**
(Seven Various Sites)
LOCATION: Somerville Boro./Somerset Cty.
PROCEEDS FOR: site remediation
FINANCING: \$11,500 NJDEP Hazardous Discharge Site Remediation municipal grant

PROJECT: Borough of South Bound Brook **APPL.#16866**
(Fmr. GAF Corp. Main Plant)
LOCATION: South Bound Brook Boro./Somerset Cty.
PROCEEDS FOR: site remediation
FINANCING: \$33,228 NJDEP Hazardous Discharge Site Remediation municipal grant

PROJECT: Borough of South Bound Brook **APPL.#16868**
(South Brook Auto Body)
LOCATION: South Bound Brook Boro./Somerset Cty.
PROCEEDS FOR: site remediation
FINANCING: \$26,030 NJDEP Hazardous Discharge Site Remediation municipal grant

The next item was the presentation of the amendments to the legislation for the Hazardous Discharge Site Remediation Fund. **(For Informational Purposes Only).**

BUSINESS EMPLOYMENT INCENTIVE PROGRAM

PROJECT: Dietz and Watson, Inc. **APPL.#16862**
LOCATION: Various/Burlington Cty. **BUSINESS:** Processor of deli meat
GRANT AWARD: 30% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Grossi **SECOND:** Mr. Latoof **AYES:** 13
RESOLUTION ATTACHED AND MARKED EXHIBIT 15

PROJECT: Kulite Semiconductor Products, Inc. **APPL.#16857**
LOCATION: Leonia Boro./Bergen Cty. **BUSINESS:** Mfr. of solid state technology
GRANT AWARD: 55% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Grossi **SECOND:** Mr. Latoof **AYES:** 13
RESOLUTION ATTACHED AND MARKED EXHIBIT 15

PROJECT: L'Oreal USA S/D, Inc. **APPL.#16838**
LOCATION: Burlington City/Burlington Cty. **BUSINESS:** Dist. of cosmetics
GRANT AWARD: 75% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Kirschner **AYES:** 13
RESOLUTION ATTACHED AND MARKED EXHIBIT 15

PROJECT: SmartShipper.com, Inc. **APPL.#16856**
LOCATION: TBD/TBD **BUSINESS:** Online freight broker
GRANT AWARD: 35% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Carden **SECOND:** Mr. Grossi **AYES:** 13
RESOLUTION ATTACHED AND MARKED EXHIBIT 15

PROJECT: Telargo Inc. **APPL.#16858**
LOCATION: Jersey City/Hudson Cty. **BUSINESS:** Mobile communications operator
GRANT AWARD: 80% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Piaia **SECOND:** Mr. Grossi **AYES:** 13
RESOLUTION ATTACHED AND MARKED EXHIBIT 15

PROJECT: Butterfly Press, LLC **APPL.#16870**
LOCATION: TBD/TBD **BUSINESS:** Provider of printing services
GRANT AWARD: 25% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Sheridan **SECOND:** Mr. Grossi **AYES:** 13
RESOLUTION ATTACHED AND MARKED EXHIBIT 15

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

PROJECT: DB Investment Managers, Inc.

APPL.#13761

LOCATION: Summit City/Union Cty.

MODIFICATION: to change the grantee from DBIM to their sister company, DB Services New Jersey, Inc. and to disclose and seek guidance regarding the debarment issues and to permit the continuation of their BEIP grant.

MOTION TO APPROVE: Mr. Scalera

SECOND: Mr. Carden

AYES: 13

RESOLUTION ATTACHED AND MARKED EXHIBIT 16

BOARD MEMORANDUMS

PROJECT: EDM Holdings, LLC

APPL.#15559 & 15670

LOCATION: Camden City/Camden Cty.

MODIFICATION: to approve the extension of the loan commitments from September 30, 2005 to December 31, 2005, and waiver of the condition of closing of a satisfactory Phase 1 environmental report.

MOTION TO APPROVE: Mr. Scalera

SECOND: Mr. Piaia

AYES: 13

RESOLUTION ATTACHED AND MARKED EXHIBIT 17

The next item was the approval of the following loans under the New Jersey Business Growth Fund Program: Smart Apple, LLC, Pro-med, Inc. and Robert Kramer and Kathleen Kramer or Nominee. **(For Informational Purposes Only)**

The next item was the presentation of the Delegated Authority approvals for the third quarter of 2005. **(For Informational Purposes Only)**

AUTHORITY MATTERS

The next item was the approval to delegate authority to the Chief Executive Officer or Senior Vice President to approve supplemental funds for grants and/or loans previously approved by the Members of the Authority for the Hazardous Discharge Site Remediation Fund and Petroleum Underground Storage Tank Fund, subject to certain limitations.

MOTION TO APPROVE: Mr. Carden

SECOND: Mr. Latoof

AYES: 13

RESOLUTION ATTACHED AND MARKED EXHIBIT 18

EXECUTIVE SESSION

At this time on a motion made by Mr. Scalera, and seconded by Mr. Latoof, the members adjourned to go into Executive Session to discuss litigation matters.

RESOLUTION ATTACHED AND MARKED EXHIBIT 19

The next item was the approval of the information submitted with the appeals in consultation with the New Jersey Commission on Science & Technology and the Attorney General's office for the following applicants: Dobi Medical Systems, Invidi Technologies Corp., Kodeos Communications, Inc., Medikon Corporation; Mark Lighting, Inc. (returning applicant); and Cape Systems Group, subject to review of a legal matter and payments current with the Department of Labor, Workforce Development.

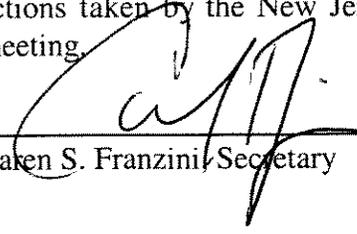
MOTION TO APPROVE: Mr. Carden **SECOND:** Mr. Scalera **AYES:** 13
RESOLUTION ATTACHED AND MARKED EXHIBIT 20

PUBLIC COMMENT

There was no comment from the public.

There being no further business on a motion by Mr. House, and seconded by Mr. Scalera, the meeting was adjourned at 11:45.

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.



Caren S. Franzini, Secretary