1. **NOTICE OF PUBLIC MEETING**

2. **ROLL CALL**

3. **APPROVAL OF PREVIOUS MONTH'S MINUTES**

4. **CHAIRMAN'S REPORT TO THE BOARD**

5. **CEO’S REPORT TO THE BOARD**

FOR INFORMATION ONLY: The Authority intends to launch an Innovation Challenge initiative, offering eligible communities an opportunity to compete for planning funds.

6. **BOARD PRESENTATION**

- FMERA: Bruce Steadman
- Choose New Jersey: Jose Lozano

7. **AUTHORITY MATTERS**

**ITEM:** Real Estate Advisory Consulting Services Contract

**REQUEST:** Consent to enter into the First Amendment to Real Estate Advisory Consulting Servicing Contract with JLL to increase the contract.

8. **INCENTIVE PROGRAMS**

**ITEM:** Review of Policies and Procedures of Incentive Programs

**REQUEST:** Approval is requested to direct Authority staff to undertake a review of the policies and procedures of the incentive programs approved under the Economic Opportunity Act of 2013.

**Grow New Jersey Assistance Program**

**ITEM: E*Trade Financial Corporation**

**APPL.#45002**

**REQUEST:** To approve the application of E*Trade Financial Corporation for a Grow New Jersey Assistance Program Grant to encourage the applicant to make a capital investment and locate in Jersey City, NJ. Project location of Jersey City, Hudson County qualifies as a Distressed Municipality under N.J.S.A. 34:1B-242 et seq and the program’s rules, N.J.A.C. 19:31-18. The project is eligible, pursuant to the statute, for bonus increases to the tax credit award for Transit Oriented Development, Large Number of New/Retained F/T Jobs, Targeted Industry (Finance). The estimated annual award is $2,008,000 for a 10-year term.
ITEM: Teva Pharmaceuticals USA, Inc.  APPL.#44994

REQUEST: To approve the application of Teva Pharmaceuticals USA, Inc. for a Grow New Jersey Assistance Program Grant to encourage the applicant to make a capital investment and locate in Parsippany-Troy Hills, NJ. Project location of Parsippany-Troy Hills, Morris County qualifies as a Priority Area under N.J.S.A. 34:1B-242 et seq and the program’s rules, N.J.A.C. 19:31-18. The project is eligible, pursuant to the statute, for bonus increases to the tax credit award for Jobs with Salary in Excess of County Average, Large Number of New/Retained F/T Jobs, Targeted Industry of Life Sciences. The estimated annual award is $3,999,873 for a 10-year term.

Grow New Jersey Assistance Program- Modification

ITEM: GGB, LLC  APPL.#39591

REQUEST: Consent to a second six-month extension to complete the certification of cost and job requirements

ITEM: Insurance Services Office, Inc.  APPL.#40230

REQUEST: Consent to a second six-month extension to complete the certification of cost and job requirements

ITEM: Just Greens, LLC dba Aerofarms  APPL.#39142

REQUEST: Consent to adding the re-purposed 16,375 sf show room space to the QBF.

9.  BONDS

ITEM: NJEDA/Transportation Project Sublease Revenue Bonds (New Jersey Transit Corporation Projects) 2018 Series A

REQUEST: To approve a preliminary resolution relative to the provision of financial assistance relative to the issuance of one or more series of Transportation Project Sublease Revenue Bonds and to approve the execution and delivery of a funding agreement with New Jersey Transit Corporation.

Bond Resolutions

PROJECT: University Heights Charter School, Inc.*  APPL.#44936

LOCATION: Newark City, Essex County

PROCEEDS FOR: Acquisition and Renovations of building

FINANCING: $14,900,000 Tax-Exempt Bond; $600,000 Taxable Bond

* Public hearing for University Heights Charter School is being held in Trenton, comments are welcomed at both locations.
Preliminary Bonds

PROJECT: United Airlines  APPL.#45004
LOCATION: Newark City, Essex County
PROCEEDS FOR: Construction, Machinery & Equipment
FINANCING: $180,000,000 Tax-Exempt Bond

10. LOANS/GRANTS/GUARANTEES

Hazardous Discharge Site Remediation Fund

ITEM: Summary of NJDEP Hazardous Discharge Site Remediation Fund Program projects approved by the Department of Environmental Protection.

PROJECT: Borough of Glassboro (Former Bill’s Auto Radiator)  APPL.#44991
LOCATION: Glassboro Borough, Gloucester County
PROCEEDS FOR: Remedial Investigation
FINANCING: $60,638

PROJECT: Borough of Madison (Bayley Ellard Field)  APPL.#44998
LOCATION: Madison Borough, Morris County
PROCEEDS FOR: Remedial Action
FINANCING: $409,313 (75% Matching Grant)

11. OFFICE OF RECOVERY

Stronger NJ Business Loan- Modification

ITEM: Akamai Property Management, LLC  APPL.#39568
REQUEST: Approval to increase an existing construction loan

Stronger NJ Business Loan- Appeals

ITEM: Pride Products Manufacturing, LLC
REQUEST: Approve the recommendation to uphold the declination of the Stronger NJ Business Loan application.

12. REAL ESTATE
ITEM: MOU Former Riverfront State Prison Site, Camden
REQUEST: Approval to execute the Second Amendment to the MOU regarding the disposition of the former Riverfront Prison in Camden.

ITEM: Purchase and Sale Agreement for Parcel F-1 in Tinton Falls
REQUEST: To authorize the execution of the Agreement to Assign the Purchase and Sale Agreement between the Authority, the Fort Monmouth Economic Revitalization Authority, and RWJ Barnabas Health, Inc. for an approximately 36.3-acre parcel in the Tinton Falls section of Fort Monmouth.

ITEM: Replacement Parking Lot Project, Camden
REQUEST: Approve a change order to the construction services contract with F.M. Schiavone Construction for additional services to complete the construction of the parking lot in Camden.

13. BOARD MEMORANDUMS

FOR INFORMATION ONLY: Projects approved under Delegated Authority

Premier Lender Program:

PROJECT: Good Realty LLC
LOCATION: North Brunswick Township, Middlesex County
PROCEEDS FOR: Purchase of Building
FINANCING: $832,500 bank loan with $132,500 EDA participation

PROJECT: B. K. Foods, Inc.
LOCATION: New Providence, Union County
PROCEEDS FOR: Renovations and expansion of property/ purchase of land
FINANCING: $4,275,000 bank loan with $475,000 EDA participation

14. PUBLIC COMMENT
15. ADJOURNMENT