1. NOTICE OF PUBLIC MEETING
2. ROLL CALL
3. APPROVAL OF PREVIOUS MONTH’S MINUTES
4. CEO’S REPORT TO THE BOARD
5. BOARD PRESENTATION
   Update on Office of Economic Transformation

6. AUTHORITY MATTERS

ITEM: Community Development Financial Institutions (CDFI) Initiative
REQUEST: Approve the creation of two pilot programs, utilization of NJEDA Economic Recovery Fund (ERF) funds, delegation to Authority staff to accept and approve applications.

ITEM: NJ Golden Seeds Chapter
REQUEST: Approve the organization and formation of the New Jersey Golden Seeds chapter

ITEM: Opportunity Zone Challenge Program
REQUEST: Approve the creation of the Opportunity Zone Challenge Program and utilization of NJEDA Economic Recovery Fund (ERF) funds.

7. INCENTIVE PROGRAMS

Legacy Grow New Jersey Assistance Program - Modifications

ITEM: Express Scripts Pharmacy, Inc., Accredo Health Group, Inc. APPL.#38382
and Express Scripts Services Company – Legacy Grow NJ Modification
REQUEST: To approve a modified project with an overall reduction in the incented jobs from 713 to 524.

NJ Film and Digital Media Tax Credit Program

ITEM: To approve the following NJ Film and Digital Media Tax Credit Projects for allocations in Fiscal Year 2020
PROJECT: Viacom International, Inc.       APPL.#45507
MAX AMOUNT OF TAX CREDITS: $583,857

8. BOND PROJECTS
* Public hearing is being conducted for this project.

Amended Resolution       APPL.#15750

ITEM: NJEDA State Pension Funding
REQUEST: Approve the adoption of the Second Supplemental State Pension Funding Bond Resolution authorizing the de-listing of the Series 1997 A and B Bonds from the Luxembourg Stock Exchange and the execution and delivery of any documents in connection therewith.

Bond Modifications

ITEM: The Gill St. Bernard’s School *       APPL.#40208 & 40211
REQUEST: Consent to extend the maturity, extend the direct purchase period, alter the interest rate calculation and alter the taxable interest rate.

ITEM: Oaks Integrated Care, Inc. *        APPL.#25363 & 25802
REQUEST: Consent to new maturity date, convert to a fixed interest rate, alter the payment schedule and remove the call option.

ITEM: New Jersey Natural Gas Company*      APPL.#36797
REQUEST: Consent to change the interest rate modes, extend maturities of the bonds and modify certain covenants.

9. LOANS/GRANTS/GUARANTEES

Petroleum Underground Storage Tank (PUST)

ITEM: Summary of NJDEP Petroleum UST Remediation, Upgrade & Closure Fund Program projects approved by the Department of Environmental Protection.

PROJECT: John Reilly       APPL.#45597
LOCATION: Edison Township, Middlesex County
PROCEEDS FOR: Remediation
FINANCING: $98,924
10. **REAL ESTATE**

**ITEM:** Higher Education PPP – New Jersey City University - West Campus  
**REQUEST:** Approve the amended application for phase 2 of the NJCU and KKF University Enterprises LLC mixed-used development project

11. **BOARD MEMORANDUMS**

**FOR INFORMATION ONLY:** Credit Underwriting projects Approved Under Delegated Authority

**Direct Loan Program:**

**PROJECT:** Chestnut St. Realty LLC  
**LOCATION:** Norwood Brough, Bergen County  
**PROCEEDS FOR:** Refinance existing debt  
**FINANCING:** $1,000,000 direct loan in conjunction with a $1,800,000 loan from Citizens Bank

**Premier Lender Program:**

**PROJECT:** 225 Liberty Street LLC  
**LOCATION:** Metuchen Borough, Middlesex County  
**PROCEEDS FOR:** Property Acquisition  
**FINANCING:** $2,835,750 OceanFirst Bank loan with a $1,044,750 EDA participation

**PROJECT:** 465 Industrial way West Owner, LLC  
**LOCATION:** Eatontown Borough, Monmouth County  
**PROCEEDS FOR:** Property Acquisition  
**FINANCING:** $4,560,000 Provident Bank loan with a $720,000 EDA participation

**PROJECT:** Federation Realty, LLC  
**LOCATION:** South Brunswick Township, Middlesex County  
**PROCEEDS FOR:** Property Acquisition and Debt Consolidation  
**FINANCING:** $8,330,000 OceanFirst Bank loan with $1,000,000 EDA participation

**Small Business Fund Program:**
PROJECT: 332 Haddon LLC  
LOCATION: Haddon Township, Camden County  
PROCEEDS FOR: Property Acquisition  
FINANCING: $499,500 Fulton Bank loan with a $200,000 EDA participation  

PROJECT: Highstep Properties, LLC  
LOCATION: Fairfield Borough, Essex County  
PROCEEDS FOR: Property Acquisition  
FINANCING: $73,8000 EDA direct loan  

PROJECT: Kamela Kator  
LOCATION: Vineland City, Cumberland County  
PROCEEDS FOR: Property Acquisition and Debt Consolidation  
FINANCING: $180,000 direct loan in conjunction with a $630,000 loan from BB&T Bank  

PROJECT: Property Partner Managers, LLC  
LOCATION: Westfield Town, Union County  
PROCEEDS FOR: Property Acquisition and Debt Consolidation  
FINANCING: $612,750 Fulton Bank loan with a $193,000 EDA participation  

Small Business Fund Program – Modification:  

PROJECT: Kamela Kator  
LOCATION: Vineland City, Cumberland County  
REQUEST: Loan to Value Change  

FOR INFORMATION ONLY: Real Estate Delegated Authority for Leases and Right of Entry/Licenses- 2nd Quarter 2019 approvals  

FOR INFORMATION ONLY: Petroleum Underground Storage Tank Program Delegated Authority- 2nd Quarter 2019 approvals  

FOR INFORMATION ONLY: Hazardous Discharge Site Delegated Authority- 2nd Quarter 2019 approvals  

12. PUBLIC COMMENT  
13. EXECUTIVE SESSION