1. **NOTICE OF PUBLIC MEETING**
2. **ROLL CALL**
3. **APPROVAL OF PREVIOUS MONTH’S MINUTES**
4. **CHIEF EXECUTIVE OFFICER’S MONTHLY REPORT TO THE BOARD**
5. **AUTHORITY MATTERS**

**ITEM:** Annual Organizational Meeting

**REQUEST:** To approve the recommendations associated with the annual reorganization meeting.

6. **INCENTIVE PROGRAMS**

**Economic Redevelopment and Growth (ERG) Program - Modification**

**ITEM:** One Cooper Residential Urban Renewal, LLC

**APPL.#42320**

**REQUEST:** To modify the Project’s Applicant entity from One Cooper Residential Urban Renewal, LLC to CP Residential GSGZ, LLC.

**Grow New Jersey Assistance Program**

**ITEM:** Boomerang USA Inc.

**APPL.#44273**

**REQUEST:** To approve the application of Boomerang USA Inc. for a Grow New Jersey Assistance Program Grant to encourage the applicant to make a capital investment and locate in Pennsauken Township, NJ. Project location of Pennsauken, Camden 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, Capital Investment in Excess of Minimum (non-Mega), Targeted Industry (Manufacturing), 2007 Revit. Index>465 in Camden County, Located w/in ½ Mile of Light Rail Constr. after 9/18/13. The estimated annual award is $254,649 for a 10-year term.

**ITEM:** Elite Decor, Inc.

**APPL.#44436**

**REQUEST:** To approve the application of Elite Decor, Inc. for a Grow New Jersey Assistance Program Grant to encourage the applicant to make a capital investment and locate in Clifton City, NJ. Project location of Clifton, Passaic County qualifies as an 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, Capital Investment in Excess of...
Minimum, Targeted Industry (Manufacturing). The estimated annual award is $700,300 for a 10-year term.

**ITEM:** Gourmet Nut Inc.  
**APPL.#:** 44433

**REQUEST:** To approve the application of Gourmet Nut Inc. for a Grow New Jersey Assistance Program Grant to encourage the applicant to make a capital investment and locate in Perth Amboy City, NJ. Project location of Perth Amboy, Middlesex County qualifies as a Distress 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 Deep Poverty Pocket, Transit Oriented Development, Capital Investment in Excess of Minimum (non-Mega), Targeted Industry (Manufacturing). The estimated annual award is $1,210,000 for a 10-year term.

**ITEM:** Schuster Meat Corporation  
**APPL.#:** 44409

**REQUEST:** To approve the application of Schuster Meat Corporation for a Grow New Jersey Assistance Program Grant to encourage the applicant to make a capital investment and locate in Lodi Borough NJ. Project location of Lodi, Bergen County qualifies as an 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 Capital Investment in Excess of Minimum (non-Mega), Targeted Industry (Manufacturing). The estimated annual award is $300,000 for a 10-year term.

**Grow New Jersey Assistance Program – Modifications**

**ITEM:** ENER-G Rudox Incorporated  
**APPL.#:** 39002

**REQUEST:** Consent to a second six-month extension from October 8, 2017 to April 8, 2018 to complete the capital investment and to certify costs and jobs.

7. **BOND PROJECTS**

**Bond Resolutions**

**ITEM:** NJEDA/School Facilities Construction Bonds

**REQUEST:** To approve the issuance of one or more series of 2017 School Facilities Construction Bonds.

**Amended Bond Resolutions**

**ITEM:** Friends of Teaneck Community Charter School  
**APPL.#:** 44146

**LOCATION:** Teaneck Township, Bergen County

**PROCEEDS FOR:** Refinancing, Construction, Machinery & Equipment

**FINANCING:** $13,500,000 Tax Exempt Bond, $500,000 Taxable Bond
8. **LOANS/GRANTS/GUARANTEES**

**Statewide Loan Pool Program**

**PROJECT:** Middletown Bus Depot LLC  
**LOCATION:** Middletown Twp., Monmouth County  
**PROCEEDS FOR:** Acquisition of building  
**FINANCING:** $4,000,000 Fulton Bank loan with a $900,000 EDA participation

**Hazardous Discharge Site Remediation Fund**

**PROJECT:** 99 Chapel Street LLC  
**LOCATION:** Newark City, Essex County  
**PROCEEDS FOR:** Remedial Action and Investigation  
**FINANCING:** $254,108

**PROJECT:** City of Elizabeth (Kull Property)  
**LOCATION:** Elizabeth City, Union County  
**PROCEEDS FOR:** Remedial Investigation  
**FINANCING:** $188,102

**PROJECT:** Zeus Realty Corp  
**LOCATION:** Montclair Township, Essex County  
**PROCEEDS FOR:** Remedial Action and Investigation  
**FINANCING:** $201,690

**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:** The Estate of Warren Wilke  
**LOCATION:** Passaic City, Passaic County  
**PROCEEDS FOR:** Remediation  
**FINANCING:** $530,346

**PROJECT:** George’s Friendly Service  
**LOCATION:** Dumont Borough, Bergen County
**Office of Recovery**

**Stronger New Jersey Business Loan Program - Modification**

**ITEM:** Formica Brothers LLC  
**REQUEST:** To consent to a 1-year principal payment moratorium.

**REAL ESTATE**

**ITEM:** Purchase & Sale Agreement w/ the FMERA Authority with respect to Parcel F-1 in Tinton Falls.  
**REQUEST:** To authorize steps necessary to execute a Purchase & Sale agreement between the Authority and FMERA for approximately 36.3-acre Parcel F-1.

**ITEM:** Award of Abatement, Demolition and Site Improvements Contract for the Former Myer Center on Fort Monmouth property.
REQUEST: To approve the award of an abatement, demolition and site improvements services contract to Tricon Enterprises, Inc. of Keyport, NJ.

ITEM: Property and Facilities Management Services
REQUEST: To approve the authorization to enter into a contract with ISS Facility Services, Inc. of Mount Laurel, New Jersey for property and facilities management services for Technology Centre of New Jersey, NJEDA Headquarters and additional properties throughout the State which are owned, leased, managed and/or operated by the Authority.

11. BOARD MEMORANDUMS

FOR INFORMATION ONLY: Executive Session Items

FOR INFORMATION ONLY: Projects approved under Delegated Authority
  Premier Lender Program: Tyten 1 LLC (P44292)
  Small Business Fund Program: ICCG Properties LLC (P44384)
  Stronger NJ Business Loan Program: Bowker’s South Beach Grill (P43882 & P44439), Ritu Berry LLC (P44223)

12. PUBLIC COMMENT
13. ADJOURNMENT