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
6. BOARD PRESENTATION

Opportunity Zones Update
Tai Cooper, Deputy Chief Policy Advisor, Governor Murphy

7. AUTHORITY MATTERS

ITEM: Proposed New Rules
REQUEST: Approve special adopted new rules for the Film & Digital Media Tax Credit Program

ITEM: Premier Lender Program, Small Business Fund and Direct Loan Program Changes
REQUEST: Allow the extension of EDA’s loan term and amortization under the Premier Lender Program; extend the loan terms under the Small Business Fund and Direct programs; and allow the flexibility to fix interest rates.

8. INCENTIVE PROGRAMS

Grow New Jersey Assistance Program

ITEM: Gobrands, Inc. APPL.#45135
REQUEST: To approve the application of Gobrands, Inc. for a Grow New Jersey Assistance Program Grant to encourage the applicant to make a capital investment and locate in Glassboro Borough/ Harrison Township, NJ. Project location of Glassboro Borough/ Harrison Township, Gloucester 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 Large Number of New/Retained F/T Jobs, Targeted Industry of Technology, 2007 Revit. Index>465. The estimated annual award is $3,913,000 for a 10-year term.

ITEM: Horsepower Electric & Maintenance Corp. APPL.#45258
REQUEST: To approve the application of Horsepower Electric & Maintenance Corp. for a Grow New Jersey Assistance Program Grant to encourage the applicant to make a capital investment and locate in Paterson City, NJ. Project location of Paterson City, Passaic County qualifies as a Garden State Growth Zone 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, Targeted Industry of Manufacturing, GSGZ Ind. Project w/ Cap. Inv. In Excess of Min. The estimated annual award is $350,000 for a 10-year term.

ITEM: Mesorah Publications, Ltd. APPL.#45236

REQUEST: To approve the application of Mesorah Publications, Ltd. for a Grow New Jersey Assistance Program Grant to encourage the applicant to make a capital investment and locate in Rahway City, NJ. Project location of Rahway City, Union 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 of Technology. The estimated annual award is $825,000 for a 10-year term.

Grow New Jersey Assistance Program- Modification

ITEM: TDAF I Springfield Avenue Holding Urban Renewal Company, LLC

REQUEST: Consent to the sale and assignment of TDAF’s commercial ERG agreement.

ITEM: Quest Diagnostics Incorporated

REQUEST: Consent to a reduction in the time Grow NJ employees are required to work at the Qualified Business Facility.

ITEM: GrowNJ Extensions

REQUEST: Consent to expanding the extension delegation to staff approved by the members.

ITEM: Adare Pharmaceuticals, Inc.

REQUEST: Consent to a second six-month extension

ITEM: York Risk Servicing Group, Inc.

REQUEST: Consent to a modified project with an overall reduction in the incented full-time jobs and decrease in the award

9. **BOND PROJECTS**

* Public hearing is being conducted for this project.
Bond Resolutions

PROJECT: The Friends of TEAM Charter Schools, Inc.                                      APPL.#45075
LOCATION: Newark City, Essex County
PROCEEDS FOR: Acquisition of Building and Renovations
FINANCING: $13,500,000 Tax-exempt Series A Bond (Part of a $65,500,000 Tax-exempt
and Taxable bond issue with Appl. P45268)

PROJECT: The Friends of TEAM Charter Schools, Inc.                                      APPL.#45268
LOCATION: Newark City, Essex County
PROCEEDS FOR: Refinancing
FINANCING: $52,000,000 Taxable Series B Bond (Part of a $65,500,000 Tax-exempt and
Taxable bond issue with Appl. P45075)

Amended Bond Resolutions

PROJECT: Lutheran Social Ministries at Crane’s Mill, Inc.*                                APPL.#45317
LOCATION: West Caldwell, Essex County
PROCEEDS FOR: Refinancing
FINANCING: $41,930,000 Tax-Exempt Bond (the Applicant is also requesting approval of a
new money tax-exempt bond under P045318 in the amount of $5,000,000)

PROJECT: Lutheran Social Ministries at Crane’s Mill, Inc.*                                APPL.#45318
LOCATION: West Caldwell, Essex County
PROCEEDS FOR: Renovation of Existing Building
FINANCING: $5,000,000 Tax-Exempt Bond (the Applicant is also requesting approval of a
revenue refunding bond under P045317 in the amount of $41,930,000)

PROJECT: Yeshiva of North Jersey, a New Jersey Corporation*                              APPL.#45365
LOCATION: River Edge Borough, Bergen County
PROCEEDS FOR: Bond Refund
FINANCING: $2,620,000 (est.) Part of a total $7.4 million tax-exempt bond with Appl. P45319

PROJECT: Yeshiva of North Jersey, a New Jersey Corporation*                              APPL.#45319
LOCATION: River Edge Borough, Bergen County
PROCEEDS FOR: Renovation of Existing Building
FINANCING: $4,780,000 (est.) Part of a total $7.4 million tax-exempt bond with Appl. P45365

**Bond Modifications**

**ITEM:** New Jersey Natural Gas Company  
**REQUEST:** Consent to change the interest rate modes and extend maturities of the bonds

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:** Camden Redevelopment Agency (Camden Town Center)  
**LOCATION:** Camden City, Camden County  
**PROCEEDS FOR:** Remedial Action  
**FINANCING:** $883,447

**PROJECT:** Township of Hainesport (Frm Hardware & Industrial Tool)  
**LOCATION:** Hainesport Township, Burlington County  
**PROCEEDS FOR:** Remedial Investigation  
**FINANCING:** $77,872

**PROJECT:** Township of Pittsgrove (US Grain and Feed Corporation)  
**LOCATION:** Pittsgrove Township, Salem County  
**PROCEEDS FOR:** Remedial Investigation  
**FINANCING:** $141,286

**PROJECT:** City of Trenton (Freight Yards)  
**LOCATION:** Trenton City, Mercer County  
**PROCEEDS FOR:** Remedial Action  
**FINANCING:** $141,199

**PROJECT:** Township of West Orange (Selecto Flash Inc.)  
**LOCATION:** West Orange Township, Essex County
ITEM: Summary of NJDEP Petroleum UST Remediation, Upgrade & Closure Fund Program projects approved by the Department of Environmental Protection.

PROJECT: Tomasello Auto Center  
LOCATION: Ventnor City, Atlantic County  
PROCEEDS FOR: Remediation  
FINANCING: $128,648

PROJECT: Brad Groatman  
LOCATION: Hammonton Township, Atlantic County  
PROCEEDS FOR: Remediation  
FINANCING: $161,260

PROJECT: Ryan Coutu (Ryan Coutu Living Trust)  
LOCATION: Asbury Park City, Monmouth County  
PROCEEDS FOR: Remediation  
FINANCING: $20,209

PROJECT: Michael Lapi and Kathy Lapi  
LOCATION: Bergenfield Borough, Bergen County  
PROCEEDS FOR: Remediation  
FINANCING: $20,303

PROJECT: Craig Macinnes  
LOCATION: Brick Township, Ocean County  
PROCEEDS FOR: Remediation  
FINANCING: $338,248

PROJECT: Dean Rankin  
LOCATION: Brick Township, Ocean County  
PROCEEDS FOR: Remediation  
FINANCING: $33,555
PROJECT: Adam Roller  
LOCATION: Springfield Township, Union County  
PROCEEDS FOR: Remediation  
FINANCING: $26,092

PROJECT: Marcella Simadiris  
LOCATION: Montclair Township, Essex County  
PROCEEDS FOR: Remediation  
FINANCING: $112,377

11. OFFICE OF RECOVERY

Stronger NJ Business Loan Program

ITEM: S Kelly Corporation dba Mad Hatter Sports Bar & Restaurant and Kelly Management Group, LLC; Sea Bright Borough, Monmouth County  
APPL.#40547

REQUEST: Approve the subordination in position only of the EDA’s construction loan previously approved under the Stronger NJ Business Loan Program

12. BOARD MEMORANDUMS

FOR INFORMATION ONLY: Projects approved under Delegated Authority

Premier Lender Program:

PROJECT: Giordano Vineland Scrap Material, LLC  
LOCATION: Vineland City, Cumberland County  
PROCEEDS FOR: Purchase of Machinery and Equipment  
FINANCING: $360,000 Capital Bank loan with $180,000 EDA participation  
APPL.#45231

PROJECT: Sand Hill Investments LLC  
LOCATION: Lakewood Township, Ocean County  
PROCEEDS FOR: Purchase of Property, Machinery and Equipment  
FINANCING: $4,634,250 OceanFirst Bank loan with $876,750 EDA participation  
APPL.#45213

PROJECT: Theo Hackensack Properties, LLC  
LOCATION: Hackensack City, Bergen County  
APPL.#45181
PROCEEDS FOR: Purchase of Property
FINANCING: $550,000 M&T Bank loan with $275,000 EDA participation

FOR INFORMATION ONLY: Post Closing Credit Delegated Authority Approvals for 3rd Quarter 2018

FOR INFORMATION ONLY: PUST and HDSRF Program Funding Status

FOR INFORMATION ONLY: Technology & Life Sciences - Delegated Authority Approvals for Q3 2018

13. EXECUTIVE SESSION
14. PUBLIC COMMENT
15. ADJOURNMENT