NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

September 9, 2016

Fort Monmouth Economic Revitalization Authority
Oceanport, NJ

MINUTES OF THE MEETING

Members of the Authority present: Al Koepppe, Chairman; Commissioner Richard Badolato of the Department of Banking and Insurance; Jeffrey Stoller representing Commissioner Hal Wirths of the Department of Labor and Workforce Development; Public Members: David Huber, Charles Sarlo, Philip B. Alagia, Patrick Delle Cava, First Alternate Public Member; and William J. Albanese, Sr., Second Alternate Public Member;

Members Present via conference call: Peter Simon representing Acting State Treasurer Ford M. Scudder; and Colleen Kokas representing the Commissioner of the Department of Environmental Protection.

Absent: Public Members Larry Downes, Massiel Medina Ferrara, Fred B. Dumont, Harold Imperatore, Third Alternate Public Member; and Rodney Sadler, Non-Voting Member.

Also present: Melissa Orsen, Chief Executive Officer of the Authority; Timothy Lizura, President and Chief Operating Officer; Bette Renaud, Deputy Attorney General; Michael Collins, Governor’s Authorities’ Unit; and staff.

Chairman Koepppe called the meeting to order at 10 a.m.

Pursuant to the Internal Revenue Code of 1986, Ms. Orsen 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. Orsen 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.

MINUTES OF AUTHORITY MEETING

The next item of business was the approval of the August 9, 2016 meeting minutes. A motion was made to approve the minutes by Mr. Huber and seconded by Commissioner Badolato, and was approved by the 10 voting members present.

FOR INFORMATION ONLY: The next item was the presentation of the Chief Executive Officer’s Monthly Report to the Board.
FOR INFORMATION ONLY: The next item was a power point presentation of the FNERA Redevelopment Update by Executive Director Bruce Steadman.

AUTHORITY MATTERS

ITEM: Annual Organizational Meeting
REQUEST: To approve the recommendations associated with the annual reorganization meeting, including appointments of officers, committee members and calendar.
MOTION TO APPROVE: Mr. Delle Cava SECOND: Mr. StollerAYES: 10
RESOLUTION ATTACHED AND MARKED EXHIBIT: 1

INCENTIVE PROGRAMS

ITEM: Proposed Rule Amendments- Statutory and Policy Revisions
REQUEST: To approve proposed amendments to program rules based on enactment of recent statutory revisions; and implementing several policy revisions approved by the EDA Board.
MOTION TO APPROVE: Mr. Stoller SECOND: Mr. Delle CavaAYES: 10
RESOLUTION ATTACHED AND MARKED EXHIBIT: 2

Grow New Jersey Assistance Program

ITEM: Qualified Business Facility (QBF) Expansions under Grow NJ
REQUEST: To adopt a policy for approving site expansions for companies previously approved for a Grow NJ Incentive. These approvals, when granted by the members, will not increase the amount of the Grow NJ incentive previously approved for the applicant.
MOTION TO APPROVE: Mr. Huber SECOND: Mr. AlbaneseAYES: 10
RESOLUTION ATTACHED AND MARKED EXHIBIT: 3

ITEM: Doka USA Ltd. APPL.#42889
REQUEST: To approve the finding of jobs at risk.
MOTION TO APPROVE: Mr. Huber SECOND: Mr. Delle CavaAYES: 10
RESOLUTION ATTACHED AND MARKED EXHIBIT: 4

ITEM: Doka USA Ltd. APPL.#42889
REQUEST: To approve the application of Doka USA Ltd. for a Grow New Jersey Assistance Program Grant to encourage the applicant to make a capital investment and locate in Wallington Borough, NJ. Project location of Wallington Borough, Bergen 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 estimated annual award is $300,000 for a 10-year term.
MOTION TO APPROVE: Mr. Delle Cava SECOND: Mr. AlbaneseAYES: 10
RESOLUTION ATTACHED AND MARKED EXHIBIT: 5
ITEM: Fidessa Corporation
REQUEST: To approve the application of Fidessa 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 an Urban Transit HUB 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, Jobs with Salary in Excess of County Average, Large Number of New/Retained F/T Jobs and Targeted Industry (Technology). The estimated annual award is $3,060,000 for a 10-year term.
MOTION TO APPROVE: Mr. Stoller SECOND: Mr. Huber AYES: 10
RESOLUTION ATTACHED AND MARKED EXHIBIT: 6

ITEM: Freedom Mortgage Corporation
REQUEST: To approve the application of Freedom Mortgage Corporation for a Grow New Jersey Assistance Program Grant to encourage the applicant to make a capital investment and locate in Evesham Township, NJ. Project location of Evesham Township, Burlington 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 Large Number of New/Retained F/T Jobs and Targeted Industry (Finance). The estimated annual award is $1,400,000 for a 10-year term.
MOTION TO APPROVE: Comm. Badolato SECOND: Mr. Delle Cava AYES: 10
RESOLUTION ATTACHED AND MARKED EXHIBIT: 7

ITEM: New York Popular, Inc.
REQUEST: To approve the application of New York Popular, Inc. for a Grow New Jersey Assistance Program Grant to encourage the applicant to make a capital investment and locate in Carteret Borough, NJ. Project location of Carteret Borough, Middlesex 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 Capital Investment in Excess of Minimum and Targeted Industry (Manufacturing). The estimated annual award is $975,000 for a 10-year term.
MOTION TO APPROVE: Mr. Albanese SECOND: Mr. Delle Cava AYES: 10
RESOLUTION ATTACHED AND MARKED EXHIBIT: 8

ITEM: Pink Sparrow Scenic, Ltd.
REQUEST: To approve the application of Pink Sparrow Scenic, Ltd. 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 an Urban Transit HUB 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) and Targeted Industry (Manufacturing). The estimated annual award is $340,000 for a 10-year term.
MOTION TO APPROVE: Mr. Stoller SECOND: Mr. Huber AYES: 10
RESOLUTION ATTACHED AND MARKED EXHIBIT: 9
ITEM: W & H Systems, Inc.  APPL.#43030
REQUEST: To approve the finding of jobs at risk.
MOTION TO APPROVE: Mr. Delle Cava SECOND: Mr. Alagia  AYES: 10
RESOLUTION ATTACHED AND MARKED EXHIBIT: 10

ITEM: W & H Systems, Inc.  APPL.#43030
REQUEST: To approve the application of W & H Systems, Inc. for a Grow New Jersey Assistance Program Grant to encourage the applicant to make a capital investment and locate in Bloomfield Township, NJ. Project location of Bloomfield Township, Essex 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 Jobs with Salary in Excess of County Average. The estimated annual award is $412,092 for a 10-year term.
MOTION TO APPROVE: Mr. Alagia SECOND: Mr. Albanese AYES: 10
RESOLUTION ATTACHED AND MARKED EXHIBIT: 11

BOND PROJECTS

Combination Preliminary and Bond Resolutions

ITEM: The CTC Academy, Inc.  APPL.#42911
LOCATION: Oakland Borough, Bergen County
PROCEEDS FOR: Refinancing
FINANCING: $6,500,000
MOTION TO APPROVE: Mr. Stoller SECOND: Mr. Delle Cava AYES: 10
RESOLUTION ATTACHED AND MARKED EXHIBIT: 12
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

ITEM: Jersey City Community Charter School, Inc.  APPL.#42890
LOCATION: Jersey City, Hudson County
PROCEEDS FOR: Refinancing
FINANCING: $10,375,000
MOTION TO APPROVE: Mr. Stoller SECOND: Comm. Badolato AYES: 10
RESOLUTION ATTACHED AND MARKED EXHIBIT: 13
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

ITEM: Kent Place School  APPL.#43094
LOCATION: Summit City, Union County
PROCEEDS FOR: Construction of new building
FINANCING: $10,000,000
MOTION TO APPROVE: Mr. Delle Cava SECOND: Mr. Albanese AYES: 10
RESOLUTION ATTACHED AND MARKED EXHIBIT: 14
PUBLIC HEARING: Yes
PUBLIC COMMENT: None
Preliminary Bond Resolutions

ITEM: Go Realty LLC  
LOCATION: Pennsauken Township, Camden County  
PROCEEDS FOR: Renovation/Acquisition  
FINANCING: $2,900,000  
MOTION TO APPROVE: Mr. Huber SECOND: Mr. Stoller AYES: 10  
RESOLUTION ATTACHED AND MARKED EXHIBIT: 15  
PUBLIC HEARING: Yes  
PUBLIC COMMENT: None

ITEM: Edison Solutions  
LOCATION: Pennsauken Township, Camden County  
PROCEEDS FOR: Purchase of Equipment and Machinery  
FINANCING: $2,700,000  
MOTION TO APPROVE: Mr. Albanese SECOND: Mr. Huber AYES: 10  
RESOLUTION ATTACHED AND MARKED EXHIBIT: 16  
PUBLIC HEARING: Yes  
PUBLIC COMMENT: None

Public Hearing Only

ITEM: The Job Haines Home for Aged People  
LOCATION: Bloomfield Township, Essex County  
PROCEEDS FOR: Renovation  
FINANCING: $4,500,000  
PUBLIC HEARING: Yes  
PUBLIC COMMENT: None

ITEM: The Job Haines Home for Aged People  
LOCATION: Bloomfield Township, Essex County  
PROCEEDS FOR: Refunding  
FINANCING: $4,765,000  
PUBLIC HEARING: Yes  
PUBLIC COMMENT: None

ITEM: Yeshiva Shvilay Hataalmud, Inc.  
LOCATION: Lakewood Township, Ocean County  
PROCEEDS FOR: Refinancing  
FINANCING: $1,900,000  
PUBLIC HEARING: Yes  
PUBLIC COMMENT: None
LOANS/GRANTS/GUARANTEES

Fund for Community and Economic Development (FCED)

ITEM: Housing and Neighborhood Development Services, Inc. Villita Artes, LLC
REQUEST: To approve the restructure and extend the Authority’s $306,600 CED Loan to HANDS and $867,100 Direct loan to VA to be co-terminus with new senior debt, and consent to the dissolution of VA as part of the project refinance.
MOTION TO APPROVE: Mr. Delle Cava SECOND: Mr. Huber AYES: 9
RESOLUTION ATTACHED AND MARKED EXHIBIT: 17

Mr. Alagia recused himself because Essex County provides funding for the applicant.

Petroleum Underground Storage Tank Program

ITEM: Summary of NJDEP Petroleum UST Remediation, Upgrade & Closure Fund Program projects approved by the Department of Environmental Protection.
MOTION TO APPROVE: Mr. Huber SECOND: Mr. Albanese AYES: 10
RESOLUTION ATTACHED AND MARKED EXHIBIT: 18

PROJECT: Lillian Applegate (Theo’s Auto Repair) APPL.#42513
LOCATION: South Amboy City/Middlesex
PROCEEDS FOR: Remediation
FINANCING: $370,250

PROJECT: Woroco III, Inc. APPL.#42730
LOCATION: Perth Amboy City/Middlesex
PROCEEDS FOR: Remediation
FINANCING: $152,002

PROJECT: Asya Qureshi APPL.#40276
LOCATION: Franklin Township/Somerset
PROCEEDS FOR: Upgrade, Closure & Remediation
FINANCING: $223,685

PROJECT: Dawn DiBella APPL.#42512
LOCATION: Wyckoff Township/Bergen
PROCEEDS FOR: Remediation
FINANCING: $164,329

Hazardous Discharge Site Remediation Fund Program

ITEM: Summary of NJDEP Hazardous Discharge Site Remediation Fund Program projects approved by the Department of Environmental Protection.
MOTION TO APPROVE: Mr. Stoller SECOND: Mr. Delle Cava AYES: 10
RESOLUTION ATTACHED AND MARKED EXHIBIT: 19
PROJECT: Esterbrook Lane, LLC
LOCATION: Cherry Hill Township/Camden
PROCEEDS FOR: Hazardous Remediation
FINANCING: $30,215

PROJECT: City of Paterson (BDA - Addy Mill)
LOCATION: Paterson City/Passaic
PROCEEDS FOR: Remedial Investigation
FINANCING: $201,935

PROJECT: City of Plainfield (Redemption Power)
LOCATION: Plainfield City/Union
PROCEEDS FOR: Remedial Investigation
FINANCING: $101,416

OFFICE OF RECOVERY

Stronger New Jersey Business Grants

PROJECT: Surf City Marina
THIS PROJECT WAS WITHHELD FROM CONSIDERATION.

Stronger New Jersey Business Loan Program

PROJECT: Lawrence Wehrlen LLC and Wehrlen Brothers Marina LLC
LOCATION: Brick Twp., Ocean County
PROCEEDS FOR: Construction
FINANCING: $3,633,703
MOTION TO APPROVE: Mr. Stoller SECOND: Mr. Huber AYES: 10
RESOLUTION ATTACHED AND MARKED EXHIBIT: 20

REAL ESTATE

ITEM: FAMERA Purchase and Sale & Redevelopment Agreement with AP Development Partners for Dance Hall Parcel in Oceanoport
REQUEST: Consent to the FAMERA entering into the redevelopment agreement that is contained within FAMERA’s Purchase and Sale & Redevelopment Agreement with AP Development Partners LLC for the Sale and redevelopment of the Dance Hall Parcel, including approximately 4.2 acres and Building 552 in the Oceanoport section of the former Fort.
MOTION TO APPROVE: Mr. Albanese SECOND: Mr. Stoller AYES: 10
RESOLUTION ATTACHED AND MARKED EXHIBIT: 21
ITEM: New State Health and Agriculture Office Building in Trenton
REQUEST: To approve Funding of Project Costs, Memorandum of Understanding and Budget
MOTION TO APPROVE: Mr. Huber SECOND: Mr. Delle Cava AYES: 10
RESOLUTION ATTACHED AND MARKED EXHIBIT: 22

ITEM: New State Taxation Office Building in Trenton
REQUEST: To approve Funding of Project Costs, Memorandum of Understanding and Budget
MOTION TO APPROVE: Comm. Badolato SECOND: Mr. Stoller AYES: 10
RESOLUTION ATTACHED AND MARKED EXHIBIT: 23

BOARD MEMORANDUMS

FOR INFORMATION ONLY: The next item is a summary of the resolved executive session items.

FOR INFORMATION ONLY: Projects approved under Delegated Authority

Small Business Fund Program: BROT Firm LLC (P43016)

Premier Lender Program: 251 S 31st Street LLC (P42727)

The next item of business was the approval of the August 9, 2016 Executive Session meeting minutes. A motion was made to approve the minutes by Mr. Huber and seconded by Mr. Albanese, and was approved by the 10 voting members present.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

There being no further business, on a motion by Commissioner Badolato, and seconded by Mr. Albanese, the meeting was adjourned at 11:06 am.

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.

Maureen Hassett, SVP,
Governance, Communications and Strategic Initiatives
Assistant Secretary
FMERA
Redevelopment Update
EDA Board Meeting – Fort Monmouth
September 9, 2016
Welcome to Fort Monmouth

MAIN POST
OCEANPORT

EATONTOWN

CHARLES WOOD AREA

TINTON FALLS

TINTON FALLS = 255.76 ACRES
EATONTOWN = 452.24 ACRES
OCEANPORT = 418.56 ACRES
TOTAL = 1,126.56 ACRES

PHASE 1
PHASE 2
Create an atmosphere in which employers will employ and investors will invest, to maximize the jobs created and the value of the property.
Redevelopment Status

• FMERA acquired title to 563 acres (Phase 1 parcels) from Army June 2014
• CommVault completed $100M Phase 1 world headquarters - Tinton Falls
• Acutecare Health Systems $5M rehab of former hospital underway – Oceanport
• Closed with RADAR Properties, LLC for purchase of Building 2525 - Tinton Falls
• Closed with Trinity Hall for purchase of the Child Development Center – Tinton Falls
• Tetherview leasing Russel Hall and has occupied the 3rd floor - Oceanport
• Monmouth County Parks (former Recreation Center) – Now Open
• Monmouth County Highway District (Former Motor Pool) – Now Open
• Marina leased by FMERA – Operator under contract – Now Open
• Golf Course owned by FMERA – Operator under contract – Now Open
• Under contract with RPM Development for Officers Housing (Oceanport): (117 Units)
• Under contract with FM Partners for the former Fitness Center (pool, basketball, weight room) (Oceanport)
• Exclusive negotiations with Fort Monmouth Parcel B Redevelopment, LLC for Parcel B: 300,000sf retail, 302 housing units (Eatontown)
• Under contract with Lennar Corporation for Parcel C: 241 Residential Units/40,000sf mixed-use/retail (Tinton Falls)
• Under contract with Lennar Corporation for Parcel C-1: 47 Residential units (Tinton Falls)
• Under contract with Pinebrook Commerce Center, LLC for Pinebrook Commerce Center (Tinton Falls)
• Under contract with Kiely Realty Group for the Pistol Range (Tinton Falls)
• Oceanport Police Department has occupied former Main Post Firehouse Building
• Oceanport Department of Public Works has occupied Buildings 900 & 917
Redevelopment Status (cont’d)

- Phase 2 EDC Application approved by DOD
- FMERA executed term sheet with Army to acquire balance of Fort for $33 million and completed negotiations on Phase 2 MOA (563 acres)
- Anticipated Army/FMERA Phase 2 closing October 2016
- FMERA and Monmouth County finalizing funding plan to finance the purchase
- Monmouth County guaranteeing MCIA loan to FMERA for $35 million
- Estimated Phase 2 property value - $90 million
Redevelopment Status (cont’d)

Proposals for Parcels under evaluation:
• Marina (Oceanport) – Negotiations underway
• Nurses Quarters (Oceanport) – Negotiations underway
• Dance Hall – (Oceanport) – Negotiations underway
• Howard Commons – 275 unit townhouse site (Eatontown) – Negotiations underway
• Squier Hall (Oceanport) – Negotiations underway
• Charles Wood Firehouse (Tinton Falls) – 5 proposals received
• Eatontown Barracks – One proposal received

Requests for Offers to Purchase pending or reissuance
• Suneagles Golf Course (Eatontown)
• Bowling Center (Eatontown)
• Expo Theatre (Eatontown)
• Barracks (Eatontown)
• Parcel F-2 (Tinton Falls)
• Balance of Historic District – Barker’s Circle / Alison Hall / Lodging Area (Oceanport)
• Main Post Chapel (Oceanport)
FMERA Team

- Regina McGrade........... Administration Manager
- John Windish............... Facilities & Maintenance Officer
- Jennifer Lepore............. Senior Finance Officer
- Candice Valente............. Senior Project Officer
- Kara Kopach................ Redevelopment Officer
- Tony Poklasny............... Sr. Construction & Engineering Officer
- Joe Fallon................... Sr. Environmental Officer
- Rick Harrison.............. Director of Facilities Planning
- Dave Nuse.................... Deputy Executive Director
- Bruce Steadman............. Executive Director