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. INCENTIVE PROGRAMS

ITEM: Notice of Proposed Amendments—Grow New Jersey Assistance Program
Notice of Adoption, Without Change and With N.J.A.C. 19:31-18.4(c) Not Adopted
REQUEST: To approve proposed amendments to the rules implementing the Grow New Jersey Assistance (Grow NJ) Program to address greater efficiencies in administration of the program; and, to approve a notice of adoption, without change and with N.J.A.C. 19:31-18.4(c) not adopted for proposed amendments to the Urban Transit Hub Tax Credit Program (UTHTC) Program to clarify certain deadlines for applications and reporting; and Grow NJ to clarify the administration of certain statutory elements of the program.

Economic Redevelopment and Growth Grant Program

ITEM: One Journal Square Partners Urban Renewal Company, LLC APPL.#40469
REQUEST: To approve the application of One Journal Square Partners Urban Renewal Company, LLC for a project located in Jersey City, Hudson County for the issuance of tax credits. The recommendation is to award 17.22% of actual eligible costs, not to exceed $34,000,000, in tax credits based on the budget submitted.

Grow New Jersey Assistance Program

ITEM: WW 1 Journal Square LLC APPL.#41291
REQUEST: To approve the application of WW 1 Journal Square LLC, for tax credits under the Grow New Jersey Assistance Program to encourage the applicant to make a capital investment and locate in Jersey City, NJ. Project location of Jersey City, in 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 Deep Poverty Pocket, Qualified Incubator Facility and Transit Oriented Development. The estimated annual award is $5,900,403 for a 10-year term.

ITEM: Audio and Video Labs, Inc. APPL.#41518
REQUEST: To approve the application of Audio and Video Labs, Inc. for tax credits under the Grow New Jersey Assistance Program to encourage the applicant to make a capital investment and locate in Pennsauken Township, NJ. Project location of Pennsauken Township, in 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 Capital Investment in Excess of Minimum (non-Mega), Targeted Industry of Manufacturing, and...
2007 Revitalization Index Greater than 465 in Camden County. The estimated annual award is $147,550 for a 10-year term.

ITEM: Borax Paper Products, Inc. APPL.#41506
REQUEST: To approve the application of Borax Paper Products, Inc. for tax credits under the Grow New Jersey Assistance Program to encourage the applicant to make a capital investment and locate in Secaucus Town, NJ. Project location of Secaucus Town, 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 estimated annual award is $332,000 for a 10-year term.

ITEM: Comar Holding Company, LLC and subsidiaries APPL.#41513
REQUEST: To approve the application of Comar Holding Company, LLC and subsidiaries for tax credits under the Grow New Jersey Assistance Program to encourage the applicant to make a capital investment and locate in Voorhees Township, NJ. Project location of Voorhees Township, Camden 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 and Targeted Industry of Manufacturing. The estimated annual award is $85,000 for a 10-year term.

ITEM: IPAK, Inc. APPL.#41519
REQUEST: To approve the application of IPAK, Inc. for tax credits under the Grow New Jersey Assistance Program to encourage the applicant to make a capital investment and locate in Camden City, NJ. Project location of Camden City, Camden 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, Mega/GSGZ Ind. Project with Capital Investment In excess of Minimum, and 2007 Revitalization Index Greater than 465 in Camden County. The estimated annual award is $1,710,000 for a 10-year term.

ITEM: Radwell International, Inc. APPL.#41250
REQUEST: To approve the application of Radwell International, Inc. for tax credits under the Grow New Jersey Assistance Program to encourage the applicant to make a capital investment and locate in Willingboro Township, NJ. Project location of Willingboro Township, Burlington County qualifies as a Mega Project 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 a bonus increase to the tax credit award for Large Number of New/Retained Full-Time Jobs. The estimated annual award is $2,121,750 for a 10-year term.

ITEM: Frederick Goldman, Inc. APPL.#41654
REQUEST: To approve the application of Frederick Goldman, Inc. for tax credits under the Grow New Jersey Assistance Program to encourage the applicant to make a capital investment and locate in Secaucus Town, NJ. Project location of Secaucus Town, 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 a bonus increase to the tax credit award for Capital Investment in Excess of
Minimum (Non Mega), Large Number of New/Retained Full-Time Jobs, Targeted Industry (Manufacturing). The estimated annual award is $2,008,000 for a 10-year term.

**ITEM:** Seton Hall-Hackensack School of Medicine  
**REQUEST:** To approve the application of Seton Hall-Hackensack School of Medicine for tax credits under the Grow New Jersey Assistance Program to encourage the collaboration between a university and hospital to locate a new school of medicine in Clifton City, NJ. Project location of Clifton City, Passaic 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 a bonus increase to the tax credit award for Jobs with Salary in Excess of County Average, Large Number of New/Retained Full-Time Jobs, Targeted Industry (Health), Vacant Commercial Building in excess of 1,000,000 sq. ft. The estimated annual award is $1,693,750 for a 10-year term.

**Grow New Jersey Assistance Program – Modification**

**ITEM:** Great Socks, LLC  
**APPL.#41133**  
**REQUEST:** The board approved Great Socks, LLC for a $15,000,000 Grow New Jersey Grant Award on August 11, 2015. Since then, the company could not procure the original project site, 1601-1607 Thorne Street, Camden City, Camden County and has identified a new location also in the city of Camden, 1535 Broadway.

6. **BOND PROJECTS**

**ITEM:** NJEDA/Biomedical Research Facilities Bonds, Series 2016  
**REQUEST:** Approve the issuance of one or more series of Biomedical Research Facilities Bonds, Series 2016. The 2016 Bonds will be used to (i) provide $50,000,000 in proceeds for the costs of the Biomedical Research Facilities Project and (ii) pay the costs of issuance of the 2016 Bonds.

*Public hearings are being conducted for these projects.

**ITEM:** MSC State & River LLC*  
**APPL.#40717**  
**LOCATION:** Camden City/Camden  
**PROCEEDS FOR:** Construction of new building or addition  
**FINANCING:** $47,500,000 Taxable Qualified School Construction Bond

**Combination Preliminary and Bond Resolutions**

**ITEM:** Bnos Melech of Lakewood, Inc.*  
**APPL.#41386**  
**LOCATION:** Lakewood Township/Ocean  
**PROCEEDS FOR:** Refinancing  
**FINANCING:** $7,800,000 Tax-exempt bond

**ITEM:** Cong Bnos Devorah Inc.*  
**APPL.#41070**  
**LOCATION:** Lakewood Township/Ocean  
**PROCEEDS FOR:** Refinancing  
**FINANCING:** up to $5,752,250 Tax-exempt bond
ITEM: Talmud Torah Bais Avrohom*  APPL.#41230  LOCATION: Lakewood Township/Ocean  PROCEEDS FOR: Refinancing  FINANCING: $3,000,000 Tax-exempt bond

ITEM: Chapin School*  APPL.#41514  LOCATION: Lawrence Township/Mercer  PROCEEDS FOR: Refinancing  FINANCING: $8,200,000 Tax-exempt bond

Preliminary Resolutions

ITEM: The Fred 101, LLC*  APPL.#41631  LOCATION: Secaucus Town/Hudson  PROCEEDS FOR: Acquisition/Renovation of existing building/Purchase of equipment and machinery  FINANCING: $15,150,000

7. LOANS/GRANTS/GUARANTEES

Local Development Financing Fund Program

PROJECT: The Patrick School, Inc.  APPL.#41501  LOCATION: Elizabeth City/Union  PROCEEDS FOR: Acquisition of existing building  FINANCING: $1,600,000 Valley National Bank loan with a 50% ($800,000) EDA participation

Petroleum Underground Storage Tank Program

FOR INFORMATION ONLY: NJDEP Petroleum UST Remediation, Upgrade & Closure Fund Program

PROJECT: John Manczur  APPL.#41482  LOCATION: West Milford Township/Passaic  PROCEEDS FOR: Remediation  FINANCING: $103,222

PROJECT: Steven Matthews  APPL.#40556  LOCATION: Montclair Township/Essex  PROCEEDS FOR: Remediation  FINANCING: $25,904

FOR INFORMATION ONLY: PUST and HDSRF Program Funding Status

8. OFFICE OF RECOVERY

Stronger New Jersey Programs
ITEM: Stronger NJ Business Program modifications
REQUEST: To approve modifications to the Stronger NJ Business Loan Program regarding eligible costs and the extension of disbursement deadlines through delegated authority for the Stronger NJ Business Grant, Loan, and Neighborhood Community Revitalization Programs.

**Stronger New Jersey Business Loan Program**

PROJECT: DMM Associates    APPL.#41354
LOCATION: Beach Haven Borough/Ocean
PROCEEDS FOR: Renovation of existing building
FINANCING: $2,123,233

9. **BOARD MEMORANDUMS**

FOR INFORMATION ONLY: Projects Approved Under Delegated Authority

Small Business Fund Program: Galvanic Printing and Plate Co., Inc. (P41311)

FOR INFORMATION ONLY: Technology & Life Sciences – Delegated Authority Approvals for 3rd Quarter 2015

10. **REAL ESTATE**

ITEM: FMERA Purchase and Sale & Redevelopment Agreement with Trinity Hall for Building 2290 in the Tinton Falls Section of Fort Monmouth
REQUEST: To consent to the Fort Monmouth Economic Revitalization Authority entering into the redevelopment agreement that is contained within FMERA’s Purchase and Sale & Redevelopment Agreement with Trinity Hall, Inc. for the sale and renovation of Building 2290 in the Tinton Falls section of the former Fort Monmouth.

ITEM: FMERA Purchase and Sale & Redevelopment Agreement with TetherView for Russel Hall in the Oceanport Section of Fort Monmouth
REQUEST: To consent to the Fort Monmouth Economic Revitalization Authority entering into the redevelopment agreement that is contained within FMERA’s Purchase and Sale & Redevelopment Agreement with TetherView Property Management, LLC for the sale and renovation of Russel Hall in the Oceanport Section of the former Fort Monmouth.

11. **PUBLIC COMMENT**

12. **EXECUTIVE SESSION**

13. **ADJOURNMENT**