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. BOND PROJECTS

(* A Public Hearing is being conducted for these projects.)

Bond Resolutions

ITEM: NJEDA/2012 School Facilities Construction Refunding Bonds
REQUEST: To approve a decrease in bond closing fee for the 2012 Refunding Bonds to $200,000.

PROJECT: UMM Energy Partners, LLC*          APPL.#36870
LOCATION: Montclair Township/Essex
PROCEEDS FOR: Construction and Equipment
FINANCING: $60,000,000 (est.) Series A Tax-Exempt Bond and $30,000,000 (est.) Series B Taxable Bond

Combination Preliminary and Bond Resolutions

PROJECT: The Seeing Eye, Inc.*          APPL.#37370
LOCATION: Morris Township/Morris
PROCEEDS FOR: Renovation
FINANCING: Up to $25,000,000 Tax-Exempt Bond

6. LOANS/GRANTS/GUARANTEES

ITEM: Fort Monmouth Economic Recovery Authority
REQUEST: To approve a credit facility totaling $4.5 million to Fort Monmouth Economic Revitalization Authority for general working capital purposed and renovation costs.
Hazardous Discharge Site Remediation Fund Program

PROJECT: Borough of Northvale  APPL.#37376
LOCATION: Northvale Borough/Bergen
PROCEEDS FOR: Remedial Investigation and Remedial Action
FINANCING: $295,577, Hazardous Discharge Site Remediation Fund grant

7. INCENTIVE PROGRAMS

Business Employment Incentive Program, Business Retention & Relocation Assistance Grant Program

PROJECT: Achieve 3000, Inc.  APPL.#37407 & 37410
LOCATION: Lakewood Township/Ocean  BUSINESS: Communications
GRANT AWARD: 80% Business Employment Incentive grant, 10 years
GRANT AWARD: $180,000 (est.), Business Retention and Relocation Assistance grant, 1 year

PROJECT: Dendreon Distribution, LLC  APPL.#37402
LOCATION: Bridgewater Township/Somerset  BUSINESS: Biotechnology
GRANT AWARD: 80% Business Employment Incentive grant, 10 years

PROJECT: Ginsey Industries, Inc.  APPL.#37380
LOCATION: Logan Township/Camden  BUSINESS: Distribution
GRANT AWARD: $162,000 (est.), Business Retention and Relocation Assistance grant, 1 year

PROJECT: Goltens-New York Corp.  APPL.#37401
LOCATION: TBD  BUSINESS: Repair Shops
GRANT AWARD: 30% Business Employment Incentive grant, 10 years

PROJECT: Lonza Group Ltd. & subsidiaries  APPL.#37418 & 37427
LOCATION: Allendale Borough/Bergen  BUSINESS: Biotechnology
GRANT AWARD: 60% Business Employment Incentive grant, 10 years
GRANT AWARD: $333,000 (est.), Business Retention and Relocation Assistance grant, 1 year
PROJECT: Vitamin Shoppe Industries, Inc.  APPL.#37360
LOCATION: TBD  BUSINESS: Wholesale
GRANT AWARD: 40% Business Employment Incentive grant, 10 years

Economic Redevelopment and Growth Program

PROJECT: Lacey Plaza, LLC
LOCATION: Lacey/Ocean
REIMBURSEMENT GRANT: Up to $3,365,004

Urban Transit Hub Tax Credit Program

ITEM: Ahold eCommerce Sales Company LLC
REQUEST: To approve the Urban Transit Hub Tax Credit program application for Ahold eCommerce Sales Company LLC under P.L. 2007, c.346, P.L. 2008, as amended on July 26, 2011, for the amount of up to $34,561,347 or $3,456,135 annually for 10 years (which equates to the cumulative net benefits nominal value).

Grow New Jersey Assistance Program

PROJECT: Soundview Paper LLC
LOCATION: Elmwood Park Borough/Bergen
REQUEST: To approve the $25,450,000 Grow New Jersey award

8. BOARD MEMORANDUMS

ITEM: Metropolitan YMCA of the Oranges
   Hardyston Township, Sussex County, NJ
   $5,500,000 Tax Exempt Bond (P16417)
REQUEST: Consent to modify the existing Bond to reduce the existing interest rate, amend the First and Second Reset Dates and to add an additional 25 basis points to existing pricing formula of the First Rest Rate.
FOR INFORMATION ONLY: The next item is a summary of the projects approved under Delegated Authority in April 2012:

**New Jersey Business Growth Fund:** Enright Chiropractic LLC

**Direct Loan Program:** SPCI Realty, LLC

**Camden ERB:** Khal Bnei Torah Inc.

**Community Economic Development Program:** Franklin Township

9. **REAL ESTATE**

**ITEM:** FMERA Purchase and Sale Agreement with CommVault Systems, Inc.

**REQUEST:** To approve the Fort Monmouth Economic Revitalization Authority entering into the redevelopment agreement that is contained within its Purchase and Sale Agreement with CommVault Systems Inc. for Parcel E in the Tinton Falls section of the former Fort Monmouth.

**ITEM:** Termination of Agreement and Assignment of Retail Tenant Leases

Retail Space Sublease Agreement between Treasury and the Authority

Trenton Office Complex Project

**REQUEST:** To approve the termination of the Authority’s agreement to convert the existing Retail Space Sublease Agreement between Treasury and the Authority into a lease agreement between the parties when the project is conveyed to Treasury and to assign the retail tenant leases to Treasury’s Department of Property Management and Construction.


11. **PUBLIC COMMENT**

12. **ADJOURNMENT**