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**

**PROJECT:** Phoenix Container, Inc.*
**LOCATION:** North Brunswick/Middlesex Cty.
**PROCEEDS FOR:** equipment purchase
**FINANCING:** $1,680,000 Tax Exempt Bond

**PROJECT:** Phoenix Container, Inc.*
**LOCATION:** North Brunswick/Middlesex Cty.
**PROCEEDS FOR:** refinance existing debt
**FINANCING:** $850,000 Tax Exempt Bond

**PROJECT:** Family Intervention Services, Inc.*
**LOCATION:** East Orange /Essex Cty.
**PROCEEDS FOR:** acquisition of building
**FINANCING:** $1,305,000 Tax Exempt Bond

6. LOANS/GRANTS/GUARANTEES

**Direct Loans**

**PROJECT:** Food Basics, Inc.
**LOCATION:** Atlantic City/Atlantic Cty.
**PROCEEDS FOR:** building renovation and equipment purchase
FINANCING: $1,000,000 direct loan

**Fund for Community Economic Development**

**PROJECT:** Woodrose Properties Golden Swan, LLC  
**APPL.#**21755  
**LOCATION:** Trenton/Mercer Cty.  
**PROCEEDS FOR:** building renovation  
**FINANCING:** $750,000 loan

**Petroleum Underground Storage Tank Program**

**PROJECT:** Richard C. Martindale  
**APPL.#**29021  
**LOCATION:** Park Ridge/Bergen Cty.  
**PROCEEDS FOR:** upgrade, closure and site remediation  
**FINANCING:** $162,797 Petroleum UST Remediation, Upgrade, & Closure Fund Grant

**PROJECT:** Township of Blairstown  
**APPL.#**29022  
**LOCATION:** Blairstown/Warren Cty.  
**PROCEEDS FOR:** remediation  
**FINANCING:** $274,977 Petroleum UST Remediation, Upgrade, & Closure Fund Grant

The next item was a summary of all Petroleum Underground Storage Tank Program Delegated Authority Approvals for the month of December 2009. (For Informational Purposes Only)

**Hazardous Discharge Site Remediation Fund Program**

The following private and municipal projects were presented under the Hazardous Discharge Site Remediation Fund Program.

**PROJECT:** City of Gloucester (Gloucester Titanium)  
**APPL.#**29135  
**LOCATION:** Gloucester Twp./Camden Cty.  
**PROCEEDS FOR:** site investigation  
**FINANCING:** $156,390 Hazardous Discharge Site Remediation Fund
The next item was a summary of the Hazardous Discharge Site Remediation Fund Program Delegated Authority Approvals for the month of December 2009. (For Informational Purposes Only)

7. **CLEAN ENERGY SOLUTIONS**

**PROJECT:** S. Bertram, Inc.  
**APPL.#**29371  
**LOCATION:** Linden/Union Cty.  
**PROCEEDS FOR:** purchase of a 1 MgW solar electric system  
**FINANCING:** $2,875,000 Clean Energy Solutions Capital Investment loan

**PROJECT:** Warren Hospital  
**APPL.#**28742 & 29775  
**LOCATION:** Phillipsburg/Warren Cty.  
**PROCEEDS FOR:** purchase of a Combined Heat and Power System  
**FINANCING:** $1,044,138 Clean Energy Solutions Capital Investment loan and $261,035 Clean Energy Solutions Capital Investment grant

The next item was to approve in substantially final form the amended MOU between the Board of Public Utilities and the Authority concerning the partnership to implement the ARRA-funded Clean Energy Solutions Edison Innovation Project Fund.
8. INCENTIVE PROGRAMS

Business Employment Incentive Program

PROJECT: CSS Materials, Inc.  APPL.#29649
LOCATION: Piscataway/Middlesex Cty.  BUSINESS: advanced materials
GRANT AWARD: 65% Business Employment Incentive grant, 10 years

Business Retention and Relocation Assistance Grant

PROJECT: NexAge Technologies USA
LOCATION: TBD  BUSINESS: IT Consulting
GRANT AWARD: $56,100 (estimate), 5 years

Brownfield Reimbursement Program

PROJECT: Statue of Liberty Harbor North Urban Renewal, LLC
LOCATION: Jersey City/Hudson Cty.
REIMBURSEMENT GRANT: Up to $2,222,625

UEZ/Salem Sales Tax Exemption

The next item was to approve the Urban Enterprise Zone Energy Sales Tax Exemption Renewal Application of General Mills Operations, Inc. The estimated annualized U-STX benefit is $315,000.

The next item was to approve the Urban Enterprise Zone Energy Sales Tax Exemption Renewal Application of Leone Industries, LLC. The estimated annualized U-STX benefit is $825,000.

Urban Transit Hub Tax Credit Program

PROJECT: Two Center Street Urban Renewal, LLC
LOCATION: Newark/Essex Cty.
MAX AMOUNT OF TAX CREDITS: Not to exceed $38,000,000
PROJECT: Somerset Street Urban Renewal Associates, LLC
LOCATION: New Brunswick/Middlesex Cty.
MAX AMOUNT OF TAX CREDITS: Not to exceed $27,191,900

11. BOARD MEMORANDUMS

The next item was a list of all BEIP modifications that were approved in the quarter ending December 31, 2009. (For Informational Purposes Only)

The next item was a summary of Delegated Authority approvals prepared by Portfolio Services during the 4th Quarter of 2009. (For Informational Purposes Only)

The next item was a summary of projects approved under Delegated Authority in December 2009. (For Informational Purposes Only)

New Jersey Business Growth Fund: Digital Productions, Inc.; Peek A Boo Toys, Ltd. and 2901 Boardwalk LLC; The Kings Cottage Enterprises; The Sileo Agency LLC

Preferred Lender Program: Family Intervention Services, Inc.

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

NJ Main Street Program: Kids Palace, Inc. and DVS, Inc.; M & A Holdings Co., LLC; NorthStar Litigation Technologies, LLC; Rahn Realty, LLC

Small Business Fund Program - Modification: Petrol Pump, LLC

12. REAL ESTATE

The next item was to grant requests of Advance Spine, a current tenant at the Trenton Office Complex’s (TOC) retail space, 1) to relocate to larger space at TOC and 2) extend its term to December 31, 2012, with two, two-year renewal options.

The next item was to request the Members’ approval to 1) enter into a lease amendment with the Cooper Health System, a New Jersey non-profit corporation for approximately 3,130 square feet of first floor office space at the Waterfront Technology Center at Camden in the Tech One building, and 2) for a Business Lease Incentive grant for approximately $28,170 payable over two years.
13. **AUTHORITY MATTERS**

The next item was a summary of Executive Session items from 2005 – 2009 that are no longer considered confidential and to set forth an annual process to inform members of resolved matters considered under Executive Session. *(For Informational Purposes Only)*

14. **EXECUTIVE SESSION**

To discuss a real estate refinancing negotiation for L3 Communications, Camden

15. **PUBLIC COMMENT**

16. **ADJOURNMENT**