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: Church of Our Lady of the Angels  APPL.#33790
LOCATION: Trenton/Mercer Cty.
PROCEEDS FOR: building renovation
FINANCING: $1,750,000 Tax-Exempt Bond

PROJECT: Kontos Foods, Inc. and related entities  APPL.#33790
LOCATION: Paterson/Passaic Cty.
PROCEEDS FOR: building acquisition
FINANCING: $5,760,000 Tax-Exempt Bond and $3,200,000 Tax-Exempt Bond

Preliminary Resolutions

PROJECT: Camden Academy Charter High School  APPL.#34890
LOCATION: Camden/Camden Cty.
PROCEEDS FOR: building renovation

PROJECT: Ilan High School  APPL.#35701
LOCATION: Ocean Twp./Monmouth Cty.
PROCEEDS FOR: building acquisition and renovation
PROJECT: Newark Teachers Village Urban Renewal, L.L.C.  APPL.#35260
LOCATION: Newark/Essex Cty.
PROCEEDS FOR: building construction

PROJECT: Women In Support of the Million Man March, Inc.  APPL.#35518
LOCATION: Newark/Essex Cty.
PROCEEDS FOR: building renovation

6. **CLEAN ENERGY SOLUTIONS**

The next item is to approve in substantially final form the attached Memorandum of Understanding between the Board of Public Utilities and the Authority concerning the partnership to implement three programs to be administered by EDA in 2011 – the new Edison Innovation Green Growth Fund, the new Energy Efficiency Revolving Loan Fund, and an updated Clean Energy Manufacturing Fund.

7. **LOANS/GRANTS/GUARANTEES**

**Direct Loans**

PROJECT: Harry’s Oyster Bar, LLC  APPL.#35002
LOCATION: Atlantic City/Atlantic Cty.
PROCEEDS FOR: building renovation and equipment purchase
FINANCING: $1,500,000 direct loan

**Main Street Assistance Program**

PROJECT: C.G.T. Construction, Inc. and American Air Systems Group, Inc.  APPL.#35157
LOCATION: Edison/Middlesex Cty.
PROCEEDS FOR: working capital
FINANCING: $250,000 guarantee (50%) of a $500,000 working capital line of credit
Camden Economic Recovery Board

PROJECT: New Jersey Community Capital (NJCC) APPL.#35126
- Camden POWER
LOCATION: Camden/Camden Cty.
FINANCING: $500,000 non-recoverable Residential Neighborhood Financing Fund grant

Petroleum Underground Storage Tank Program

PROJECT: Anthony Colaluca, Jr. (Boulevard Fuel, Inc.) APPL.#34469
LOCATION: Middlesex/Middlesex Cty.
PROCEEDS FOR: upgrade, closure and site remediation
FINANCING: $116,872 Petroleum UST Remediation, Upgrade, & Closure Fund Grant

PROJECT: Michael Markulin APPL.#34317
LOCATION: Perth Amboy/Middlesex Cty.
PROCEEDS FOR: upgrade, closure and site remediation
FINANCING: $172,588 Petroleum UST Remediation, Upgrade, & Closure Fund Grant

PROJECT: Augusto Palermo APPL.#30724
LOCATION: Freehold/Monmouth Cty.
PROCEEDS FOR: site remediation
FINANCING: $194,075 Petroleum UST Remediation, Upgrade, & Closure Fund Grant

PROJECT: Mary Piscitelli APPL.#30609
LOCATION: Union Twp./Union Cty.
PROCEEDS FOR: site investigation
FINANCING: $134,775 Petroleum UST Remediation, Upgrade, & Closure Fund Grant

The next item is a summary of all Petroleum Underground Storage Tank Program Delegated Authority Approvals for the month of February 2011. (For Informational Purposes Only)
Hazardous Discharge Site Remediation Fund Program

PROJECT: Township of Neptune (Former Chidnese Property)  APPL.#34354
LOCATION: Neptune/Monmouth Cty.
PROCEEDS FOR: site investigation
FINANCING: $60,524 Hazardous Discharge Site Remediation Fund

PROJECT: City of Newark (Lionetti Oil)  APPL.#32258
LOCATION: Newark/Essex Cty.
PROCEEDS FOR: remedial investigation
FINANCING: $106,169 Hazardous Discharge Site Remediation Fund

PROJECT: City of Newark (Northern New Jersey Oil)  APPL.#32303
LOCATION: Newark/Essex Cty.
PROCEEDS FOR: remedial investigation
FINANCING: $218,808 Hazardous Discharge Site Remediation Fund

The next item is a summary of the Hazardous Discharge Site Remediation Fund Program Delegated Authority Approvals for the month of February 2011. (For Informational Purposes Only)

8. EDISON INNOVATION FUND

The next item is to approve the utilization of up to $2 million to support Edison Innovation loan programs to support emerging technology and life sciences businesses in New Jersey.

9. INCENTIVE PROGRAMS

The next item is to approve revisions to the proposed amendments to the rules implementing the Business Retention and Relocation Assistance Grant (BRRAG) Program that were approved by the EDA Board at its February 8, 2011 meeting.
**Business Employment Incentive Program and Business Retention and Relocation Assistance Grant Program**

**PROJECT:** Church & Dwight Co., Inc.  
**APPL.#** 35667  
**LOCATION:** Princeton/Mercer  
**BUSINESS:** manufacturing  
**GRANT AWARD:** 45% *Business Employment Incentive grant*, 10 years

**PROJECT:** Church & Dwight Co., Inc.  
**APPL.#** 35855  
**LOCATION:** Lakewood/Ocean  
**BUSINESS:** manufacturing  
**GRANT AWARD:** 80% *Business Employment Incentive grant*, 10 years

**PROJECT:** Church & Dwight Co., Inc.  
**APPL.#** 35855  
**LOCATION:** Various  
**BUSINESS:** manufacturing  
**GRANT AWARD:** $10,000,000 (estimate), 5 years *Business Retention and Relocation Assistance Grant*

**PROJECT:** Citibank, N.A. and Affiliates  
**APPL.#** 35753  
**LOCATION:** Jersey City/Hudson  
**BUSINESS:** financial services  
**GRANT AWARD:** 80% *Business Employment Incentive grant*, 10 years

**PROJECT:** Evonik Degussa Corporation and subsidiary  
**APPL.#** 35585  
**LOCATION:** TBD  
**BUSINESS:** advanced materials  
**GRANT AWARD:** 40% *Business Employment Incentive grant*, 10 years  
**GRANT AWARD:** $1,017,000 (estimate), 2 years *Business Retention and Relocation Assistance Grant*

**PROJECT:** Ferraro Foods, Inc. and Affiliates  
**APPL.#** 35673  
**LOCATION:** Piscataway/Middlesex  
**BUSINESS:** transportation & logistics  
**GRANT AWARD:** 60% *Business Employment Incentive grant*, 10 years  
**GRANT AWARD:** $1,129,500 (estimate), 2 years *Business Retention and Relocation Assistance Grant*

**PROJECT:** ICUP, Inc.  
**APPL.#** 35666  
**LOCATION:** Pennsauken/Camden  
**BUSINESS:** wholesale  
**GRANT AWARD:** 65% *Business Employment Incentive grant*, 10 years

**PROJECT:** Excalibur Group, Inc.  
**LOCATION:** Perth Amboy/Middlesex  
**BUSINESS:** medical device technology  
**GRANT AWARD:** $159,750 (estimate), 1 year *Business Retention and Relocation Assistance Grant*
10. BOARD MEMORANDUMS

PROJECT: Foundation for Educational Administration, Inc.  APPL.#22322 & 22636
LOCATION: Monroe Twp./Middlesex Cty.
FINANCING: $4,000,000 Stand-Alone bond
REQUEST: Consent to either (a) a change in the reset date and call date on the existing bond to 5 years from the modification date or (ii) an interest rate change in the current fixed interest rate of 4.59% on the bond to the tax-exempt equivalent of LIBOR + 220 b.p. with a 5 year interest rate swap and call date; with a 7 year swap and call date or with a 10 year swap and call date.

PROJECT: Barclay’s Bank Plc./Lehman Brothers Holdings, Inc. (LBHI)  APPL.#16324
LOCATION: Various
FINANCING: $49,800,000 Structured Financing
REQUEST: Extend the closing date from March 31, 2011 to September 30, 2011 on the transfer of Barclays of EDA’s assets purchased by LBHI pursuant to a structured finance agreement.

PROJECT: Metro Packaging & Imaging, Inc.  APPL.#25779 & 25847
LOCATION: Wayne/Warren Cty.
FINANCING: $1,084,000 (50%) Statewide Loan Pool participation in $2,168,000 bank loan and $350,000 (25%) Main Street participation in $1.4 million bank loan
REQUEST: Consent to the subordination on the new loan in exchange for a reduction in overall EDA exposure via the payoff of EDA’s loan and improvement in our collateral position to pari passu on the $1.96 million SLP loan.

The next item is a summary of projects approved under Delegated Authority in February 2011. (For Informational Purposes Only)

New Jersey Business Growth Fund: Enviroprobe Service, Inc. and ETBF, LLC; Essex Coatings, LLC; Kaplanova Insurance Agency, LLC; Ralph & Rachelle Di Clemente and Daily Bread LLC d/b/a Bennie’s Bread; RJ Medical Holdings LLC; Wayson LLC.

New Jersey Main Street Program: 22 Jackson Drive Associated, LLC
Preferred Lender Program: 502 Pleasant Valley, LLC

11. ECONOMIC DEVELOPMENT SITE FUND GRANT

The next item is to confirm the eligibility of 25 Lafayette, LLC/Robert C. Halgas as a qualified project under Burlington County’s EDSF grant.

The next item is to approve a $1.793 million grant from the Economic Development Site Fund to the Camden County Improvement Authority for the development and construction of a new residential dormitory facility for Rutgers University in Camden City.

12. REAL ESTATE

The next item is to approve the award of leasing brokerage services contracts (2011 – RED – RFQ/P-BRK-0013) for the Technology Centre of New Jersey and the Waterfront Technology Center at Camden.

13. EXECUTIVE SESSION – OPMA Exemption N.J.S.A. 10:4-12b(7)

The next item is to discuss potential litigation related to a real estate contract matter.

14. PUBLIC COMMENT

15. ADJOURNMENT