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. AUTHORITY MATTERS

The next item was to approve the following actions related to the Annual Organizational meeting: 1) By Law changes; 2) committee appointments; 3) appointment of the Assistant Secretaries; 4) election of a vice chair and Treasurer; and 5) board calendar.

The next item was to reaffirm the appointment of Steven Gorelick to the position of Executive Director by The New Jersey Motion Picture and Television Commission.

The next item was to approve the proposed regulations implementing the Urban Transit Hub Tax Credit Program in accordance with the Urban Transit Hub Tax Credit Act for promulgation in the New Jersey Register.

The next item was to approve structural corrections in fees for the EDA’s various loan, guarantee and incentive programs and the corresponding amendments to the program rules for promulgation in the New Jersey Register.

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

   **Bond Resolutions**

   **PROJECT:** Buona Vita, Inc.*  
   **LOCATION:** Bridgeton/Cumberland Cty.  
   **PROCEEDS FOR:** machinery and equipment purchase  
   **FINANCING:** $3,100,000 Tax-Exempt Bond  
   **APPL.#22484**
PROJECT: Children’s Choice of New Jersey *            APPL.#22553
LOCATION: Bellmawr/Camden Cty.
PROCEEDS FOR: relocation and building acquisition
FINANCING: $4,000,000 Tax-Exempt Bond

PROJECT: Mizco International, Inc. or Nominee            APPL.#22050
LOCATION: Woodbridge/Middlesex Cty.
PROCEEDS FOR: building acquisition and renovation
FINANCING: $2,000,000 Tax-Exempt Bond

Amended Bond Resolutions

PROJECT: American Water Capital Corp. *            APPL.#23612
LOCATION: Various
PROCEEDS FOR: refinance existing debt
FINANCING: $150,000,000 Tax-Exempt Bond

Combination Preliminary and Bond Resolutions

PROJECT: R.N. Foster Associates, LLC *            APPL.#18944
LOCATION: Edgewater Borough/Bergen Cty.
PROCEEDS FOR: building acquisition and renovation
FINANCING: $2,200,000 Tax-Exempt Bond

Preliminary Resolutions

PROJECT: Beth Medrash Govoha of Lakewood Inc.,
a New Jersey Nonprofit *            APPL.#23197
LOCATION: Lakewood/Ocean Cty.
PROCEEDS FOR: property acquisition

Combination Preliminary and Bond Resolutions With Authority Exposure

PROJECT: Accurate Box Co. Inc. *            APPL.#22712
LOCATION: Paterson/Passaic Cty.
PROCEEDS FOR: machinery and equipment purchase
FINANCING: $7,000,000 Tax-Exempt Bond
PROJECT: Accurate Box Co. Inc.  APPL.#22835
LOCATION: Paterson/Passaic Cty.
PROCEEDS FOR: new equipment
FINANCING: $3,000,000 Direct Loan

PROJECT: ONB Holding Group LLC and The Exhibit Company Inc. *
LOCATION: Piscataway/Middlesex Cty.
PROCEEDS FOR: property and building purchase
FINANCING: $4,639,000 Tax Exempt Bond and $500,000 Tax Exempt Bond

PROJECT: ONB Holding Group LLC and The Exhibit Company Inc.  APPL.#23554
LOCATION: Piscataway/Middlesex Cty.
PROCEEDS FOR: property and building purchase
FINANCING: $1,250,000 Direct Loan

7. LOANS/GRANTS/GUARANTEES

Direct Loans

PROJECT: Print Tech LLC  APPL.#22499
LOCATION: Mountainside/Union Cty.
PROCEEDS FOR: refinancing existing debt
FINANCING: $400,000 Direct Loan

PROJECT: TJM Properties II, LLC  APPL.#23372
LOCATION: Hawthorne/Passaic Cty.
PROCEEDS FOR: building acquisition
FINANCING: $1,000,000 Direct Loan
Statewide Loan Pool Program

PROJECT: LLC Entity To Be Formed for D.L. Myers Corp. t/a Sheet Metal Co. and SP Marine Services, LLC

LOCATION: Barnegat/Ocean Cty.
PROCEEDS FOR: building acquisition
FINANCING: $347,265 Authority participation in a $695,250 bank loan

Local Development Financing Fund

PROJECT: ULCO Realty, LLC

LOCATION: Paterson/Passaic Cty.
PROCEEDS FOR: building acquisition
FINANCING: $255,000 Local Development Financing Fund loan

Petroleum Underground Storage Tank Program

PROJECT: Kevin Davenport

LOCATION: Wall Twp./Monmouth Cty.
PROCEEDS FOR: site remediation
FINANCING: $109,965 Petroleum UST Remediation, Upgrade, & Closure Fund Grant

PROJECT: Dorothy Sloan

LOCATION: Swedesboro/Gloucester Cty.
PROCEEDS FOR: site remediation
FINANCING: $203,128 Petroleum UST Remediation, Upgrade, & Closure Fund Grant

PROJECT: Carol Zajac

LOCATION: Dover/Ocean Twp.
PROCEEDS FOR: site remediation and restoration
FINANCING: $113,379 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 August 2008. (For Informational Purposes Only)

**Hazardous Discharge Site Remediation Fund Program**

The following projects presented under the Hazardous Discharge Site Remediation Fund Program (municipal projects).

**PROJECT:** Camden Redevelopment Agency (ABC Barrel Company)   **APPL.#23392**  
**LOCATION:** Camden/Camden Cty.  
**PROCEEDS FOR:** remedial investigation  
**FINANCING:** $81,425 Hazardous Discharge Site Remediation Fund

**PROJECT:** Jersey City Redevelopment Agency  
(Turnpike Dump #5)  **APPL.#23625**  
**LOCATION:** Jersey City/Hudson Cty.  
**PROCEEDS FOR:** remedial action  
**FINANCING:** $4,337,346 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 August 2008. (For Informational Purposes Only)

8. **EDISON INNOVATION FUND**

The next item was to approve benefit requests for the Technology Business Tax Certificate Transfer Program which have been evaluated according to the criteria established by the Members of the Board and met the criteria for approval.

9. **BUSINESS EMPLOYMENT INCENTIVE PROGRAM**

**PROJECT:** API Nanofabrication and Research Center, Inc.   **APPL.#23534**  
**LOCATION:** Franklin/Somerset  
**BUSINESS:** electronic device technology  
**GRANT AWARD:** 80% Business Employment Incentive grant, 10 years
PROJECT: The MLB Network, LLC and Major League Baseball Properties
LOCATION: Secaucus/Hudson Cty.
BUSINESS: communications
GRANT AWARD: 80% Business Employment Incentive grant, 10 years

PROJECT: Sun Pharmaceutical Industries, Inc.
LOCATION: Cranbury/Middlesex Cty.
BUSINESS: pharmaceuticals
GRANT AWARD: 65% Business Employment Incentive grant, 10 years

PROJECT: Bausch & Lomb Incorporated
LOCATION: TBD
BUSINESS: pharmaceuticals
GRANT AWARD: 55% Business Employment Incentive grant, 10 years

10. BOARD MEMORANDUMS

PROJECT: AJ Stairs, Inc.
LOCATION: Lakewood/Ocean Twp.
FINANCING: $400,000 Direct Loan
PROPOSAL: Write off loan with recourse

PROJECT: YWCA of Central New Jersey, Inc.
LOCATION: Plainfield/Somerset Cty.
FINANCING: $1,404,167 Guaranteed Bond
MODIFICATION: Bayonne Community Bank (bondholder) requests EDA’s consent to modify the subject bonds from a 20 year term to a 30 year term. (A public hearing was conducted for this project.)

PROJECT: YWCA of Central New Jersey, Inc.
LOCATION: Plainfield/Somerset Cty.
FINANCING: $845,832 Guaranteed Bond
MODIFICATION: Bayonne Community Bank (bondholder) requests EDA’s consent to modify the subject bonds from a 20 year term to a 30 year term. (A public hearing was conducted for this project.)
The next item was to approve the addition of Susquehanna Bank as a Preferred Lender.

The next item was a summary of projects approved under Delegated Authority for August 2008. (For Informational Purposes Only).


Camden ERB: Heaven’s Little Angels Learning Center, WorldExtend, LLC

Edison Innovation Fund – SierraClimb, LLC

Preferred Lender Program – 265 Pennsylvania Realty, LLC, Air World, Inc. or Nominee, BSD Realty, Shields Holdings, LLC

FastStart Direct Loan Program – Arborsys Group LLC

Community Economic Development Program – The Food Trust

11. REAL ESTATE

The next item was to approve the recommendation to increase the Vitetta and Torcon budgets to provide additional services at Greystone Psychiatric Hospital as requested by the Department of Human Services, and to increase the Construction Fund Budget with regard to the project cost items, and to amend the Construction Fund Budget utilizing contingency and interest earnings from the project Construction Fund.

The next item was to approve the recommendation to extend to December 31, 2010 the lease with Laboratory Corporation of America Holdings, a current tenant at the Trenton Office Complex’s retail space.
The next item was to authorize an amendment to the Ground Lease with L’Oreal USA Products, Inc. extending L’Oreal’s Due Diligence Period until January 30, 2009.

The next item was to amend the lease agreement with myLeaderboard, Inc. to relocate their business from 2,053 square feet to 1,077 square feet of research and development space on the first floor of the Waterfront Technology Center Camden (“WTCC”) in the Tech One building. All other terms of the existing lease will remain the same.

The next item was to enter into a lease with WorldExtend, LLC, (“World”) for approximately 2,053 square feet of research and development space at the Waterfront Technology Center Camden (“WTCC”) in the Tech One building.

12. COMMERCe DIVISION

The next item was to approve the Business Retention and Relocation Assistance Grant Tax Credit Certificate Transfer Program application of Celico Partnership/Verizon Wireless, to sell unused Business Retention and Relocation Assistance Grant tax credits to Nestle Waters North America, Inc.

The next item was to approve the Energy Sales and Use Tax Exemption Program Renewal Application of B&B Poultry Company, which continues the exemption through August 31, 2009 pursuant to P.L. 2005, c. 374.

The next item was a summary of the Business Retention and Relocation Assistance Grant (BRRAG) Program. (For Informational Purposes Only).

PROJECT: Thales Avionics, Inc. LOCATION: Edison/Middlesex BUSINESS: electronics company GRANT AWARD: $208,000 (estimate), 5 years

The next item was to approve the brownfield application of Artic Realty Company, LLC for reimbursement of clean-up costs for an Atlantic City redevelopment project under a Redevelopment Agreement with the New Jersey Economic Development Authority and the State Treasurer, pursuant to the Brownfield and Contaminated Site Remediation Act, P.L. 1997, c. 278, (N.J.S.A. 58:10B-1 et seq.) (the “Act”). The recommended reimbursement is up to $640,000.

The next item was to approve the brownfield application of ProLogis Teterboro, LLC for reimbursement of clean-up costs for a Teterboro redevelopment project under a Redevelopment Agreement with the New Jersey Economic Development Authority and the State Treasurer, pursuant to the Brownfield and Contaminated Site Remediation Act, P.L. 1997, c. 278, (N.J.S.A. 58:10B-1 et seq.) (the “Act”). The recommended reimbursement is up to $21,276,225.
13. PUBLIC COMMENT

14. ADJOURNMENT