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 request to make up to a $5 million limited partnership investment in the New Jersey UrbanAmerica Advantage Fund, L.P.

The next item was to approve a Higher Education Public-Private Partnership Program fee enacted under “The New Jersey Stimulus Act of 2009”, P.L. 2009, c. 90 and to approve fees for the program.

The next item was to approve an Amendment to the Amended and Restated MOU with the New Jersey Board of Public Utilities for the Edison Innovation Clean Energy Manufacturing Fund program.

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

Amended Bond Resolutions
PROJECT: The Pennington School* APPL.#28553
LOCATION: Pennington/Mercer Cty.
PROCEEDS FOR: refinance existing debt
FINANCING: $7,500,000 Tax-Exempt Bond
7. **LOANS/GRANTS/GUARANTEES**

**Direct Loans**

**PROJECT:** Chelten House Products, Inc.  
**LOCATION:** Logan/Gloucester Cty.  
**PROCEEDS FOR:** equipment acquisition  
**FINANCING:** $1,250,000 direct loan

**Statewide Loan Pool**

**PROJECT:** The Levoy Theatre Preservation Society, Inc.  
**LOCATION:** Millville/Cumberland Cty.  
**PROCEEDS FOR:** building renovation  
**FINANCING:** $800,000 million Authority guarantee of a $1.6 million Bank term loan

**Local Development Financing Fund**

**PROJECT:** BMB Properties and Management, LLC  
**LOCATION:** New Brunswick/Middlesex Cty.  
**PROCEEDS FOR:** building acquisition and renovation  
**FINANCING:** $2,000,000 Local Development Financing Fund loan

**Petroleum Underground Storage Tank Program**

**PROJECT:** Acropolis Service Center  
**LOCATION:** Leonia/Bergen Cty.  
**PROCEEDS FOR:** upgrade, closure and site remediation  
**FINANCING:** $99,034 Petroleum UST Remediation, Upgrade, & Closure Fund Grant

**PROJECT:** Kurtin’s Service Center, Inc.  
**LOCATION:** Passaic/Passaic Cty.  
**PROCEEDS FOR:** site remediation  
**FINANCING:** $101,269 Petroleum UST Remediation, Upgrade, & Closure Fund Grant
PROJECT: Leon Wieczorek
LOCATION: East Brunswick/Middlesex Cty.
PROCEEDS FOR: upgrade, closure and site remediation
FINANCING: $119,964 Petroleum UST Remediation, Upgrade, & Closure Fund Grant

PROJECT: Dawn T. Williams
LOCATION: Woodridge/Middlesex Cty.
PROCEEDS FOR: upgrade, closure and site remediation
FINANCING: $109,707 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 September 2009. (For Informational Purposes Only)

**Hazardous Discharge Site Remediation Fund Program**

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

PROJECT: Jersey City Redevelopment Agency (Turnpike Dump #5)  APPL.#28454
LOCATION: Jersey City/Hudson Cty.
PROCEEDS FOR: remedial action
FINANCING: $864,422 Hazardous Discharge Site Remediation Fund

PROJECT: Township of Winslow (Presswell Records)  APPL.#25586
LOCATION: Winslow/Camden Cty.
PROCEEDS FOR: remedial investigation
FINANCING: $124,663 Hazardous Discharge Site Remediation Fund

PROJECT: Borough of Woodbine (Woodbine Landfill)  APPL.#28568
LOCATION: Woodbine/Cape May Cty.
PROCEEDS FOR: remedial investigation, preliminary assessment
FINANCING: $428,178 Hazardous Discharge Site Remediation Fund
PROJECT: Wyckoff Cleaners, Inc. (Woodbine Landfill)  APPL.#27863
LOCATION: Wyckoff Twp./Bergen Cty.
PROCEEDS FOR: remedial action
FINANCING: $23,903 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 September 2009. (For Informational Purposes Only)

8. **CLEAN ENERGY SOLUTIONS**

PROJECT: Hausmann Industries, Inc.  APPL.#28159
LOCATION: Northvale/Bergen Cty.
PROCEEDS FOR: purchase of solar electric system
FINANCING: $670,000 Clean Energy Solutions Capital Investment loan

10. **INCENTIVE PROGRAMS**

**Business Employment Incentive Program**

PROJECT: Bind-Rite/Union Graphics, L.L.C.  APPL.#28309
LOCATION: Carlstadt/Bergen Cty.  BUSINESS: printing/publishing
GRANT AWARD: 55% Business Employment Incentive grant, 10 years

PROJECT: hhgregg, Inc.  APPL.#28394
LOCATION: Swedesboro/Gloucester Cty.  BUSINESS: retail stores/commercial sales
GRANT AWARD: 50% Business Employment Incentive grant, 10 years

PROJECT: Sinewave Energy Technologies, Inc.  APPL.#28193
LOCATION: TBD  BUSINESS: electronic device technology
GRANT AWARD: 35% Business Employment Incentive grant, 10 years

PROJECT: Watson Pharmaceuticals, Inc. and Affiliates  APPL.#28509
LOCATION: TBD  BUSINESS: pharmaceuticals
GRANT AWARD: 50% Business Employment Incentive grant, 10 years
GRANT AWARD: $289,800 (estimate), 5 years Business Retention and Relocation Assistance Grant
PROJECT: Williams-Somona Direct, Inc.  
APPL.#28366  
LOCATION: TBD  
BUSINESS: shipping/transportation  
GRANT AWARD: 35% Business Employment Incentive grant, 10 years  
GRANT AWARD: $129,600 (estimate), 5 years Business Retention and Relocation Assistance Grant

**Business Retention and Relocation Assistance Grant**

PROJECT: IDL TechniEdge, LLC  
LOCATION: TBD  
BUSINESS: manufacturing  
GRANT AWARD: $93,500 (estimate), 5 years

The next item was to approve the BRRAG Tax Credit Certificate Transfer Program application of KS Engineers, PC to transfer unused tax credits to Apple, Inc.

The next item was to approve the BRRAG Tax Credit Certificate Transfer Program application of MRS Associates, Inc. to Apple, Inc.

**Brownfield Reimbursement Program**

PROJECT: Center 48 Limited Partnership and National Retail Urban Renewal, LLC  
LOCATION: Somerdale/Magnolia/Camden Cty.  
REIMBURSEMENT GRANT: Up to $375,000

PROJECT: Frank Greek Company EB27 LLC  
LOCATION: East Brunswick/Middlesex Cty.  
REIMBURSEMENT GRANT: Up to $1,812,600

**Film Tax Credit Credit Program**

The next item was to approve the following Film Tax Credit Projects for allocations

PROJECT: All The Kings Horses LLC  
MAX AMOUNT OF TAX CREDITS: $701,735
UEZ/Salem Sales Tax Exemption

The next item was to approve the Salem County Energy Sales Tax Exemption Renewal Application of B&B Poultry Co., Inc., a manufacturer that is located in Salem. The estimated annualized STX benefit is $400,000.

The next item was to approve the Urban Enterprise Zone Energy Sales Tax Exemption Renewal Application of Church & Dwight Company, Inc. The estimated annualized U-STX benefit is $1,500,000.

The next item was to approve the Urban Enterprise Zone Energy Sales Tax Exemption Renewal Application of Gerresheimer Glass, Inc. The estimated annualized U-STX benefit is $1,600,000.

The next item was to approve the modification to the expiration date of the Salem County Energy Sales Tax Exemption Renewal benefit for E.I. du Pont de Nemours & Company to August 3, 2010.

The next item was to approve the modification to the expiration date of the Salem County Energy Sales Tax Exemption Renewal benefit for Mannington Mills, Inc. to May 10, 2010.

Urban Transit Hub Tax Credit Program

PROJECT: Somerset Street Urban Renewal Associates LLC
LOCATION: New Brunswick/Middlesex Cty.
MAX AMOUNT OF TAX CREDITS: Not to exceed $21,860,000

PROJECT: Trenton Housing Authority
LOCATION: Trenton/Mercer Cty.
MAX AMOUNT OF TAX CREDITS: Not to exceed $11,782,970

11. BOARD MEMORANDUMS

PROJECT: Diamond Chemical Co., Inc. APPL.# 27153
LOCATION: East Rutherford/Bergen Cty.
FINANCING: $750,000 million Authority guarantee of a $1.5 million term loan
REQUEST: approval to a change in collateral
PROJECT: Greater Brunswick Charter School  
APPL.#27102  
LOCATION: New Brunswick/Middlesex Cty.  
FINANCING: $1,000,000 Main Street Business Assistance loan  
REQUEST: permit an additional $500,000 of debt from Sun National Bank which will be ahead of the Authority’s direct loan in terms of collateral.

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

**New Jersey Business Growth Fund:** Pollack Health and Wellness Center Inc., or Nominee; Premier Oncology, LLC;

**Fast Start Direct Loan Program:** Mercy Transportation, Inc.;

**NJ Main Street Program:** G Boys Excavating Inc.; 29 Ash Realty LLC; Star Soap/Star Candle/Prayer Candle Co., LLC

**Preferred Lender Program:** G Boys Excavating Inc.; Marotta Controls, Inc.

The next item was a summary of all BEIP modifications that were approved in the quarter ending September 30, 2009. (For Informational Purposes Only)

The next item was a summary of Delegated Authority approvals prepared by Portfolio Services in Q3 2009. (For Informational Purposes Only)

**12. REAL ESTATE**

The next item was to approval for the following: 1) to execute a Lease Agreement with Drexel University for appropriately 10,557 square feet of lab space at the Waterfront Technology Center in Camden; 2) a $158,400 Business Lease Incentive Grant to Drexel payable over five years per the approved schedule for office and high tech tenants, contingent on ERB approval; 3) an increase in the WTCC development budget for the fifth floor in the amount of $120,000; 4) an increase in the Ballinger contract of $100,000 and an increase in the Skanska contract of $20,000; and 5) any other documents required to effectuate this transaction on final terms acceptable to the Chief Executive Officer and the Attorney General’s Office.
The next item was to 1) construct a 15,000 square foot addition for Merial, Limited, a tenant in the Tech One building at the Technology Centre of New Jersey, 2) enter into an Amendment to the Lease Agreement between Merial and the Technology Centre of New Jersey, LLC, 3) make an equity contribution of $605,000 to the LLC and enter into an Amendment to the LLC Operating Agreement and 4) grant Merial a two year extension of their current License Agreement to maintain a temporary trailer on the back parking area of their current Leased Premises.

13. EXECUTIVE SESSION

14. PUBLIC COMMENT

15. ADJOURNMENT