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 an amendment to the Authority’s by-laws to create an Incentives Committee.

   The next item was to (1) approve the proposed new rules implementing the Economic Redevelopment and Growth (ERG) Grant Program and authorize staff to file the rules with the Office of Administrative Law, subject to the approval of the Office of the Attorney General and (2) apply to the Urban Transit Hub Tax Credit Program the standard of a net positive economic benefit defined as at least one hundred and ten percent of the amount of grant assistance.

6. **BOND PROJECTS**

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

   **Bond Resolutions**

   **PROJECT:** ADJ Realty NJ, LLC & E&T Plastic Manufacturing Co.*  **APPL.##28139**
   **LOCATION:** Teterboro/Bergen Cty.
   **PROCEEDS FOR:** building acquisition
   **FINANCING:** $3,250,000 Tax-Exempt Bond

   **PROJECT:** Comar, Inc.*  **APPL.##18107**
   **LOCATION:** Buena/Atlantic Cty.
   **PROCEEDS FOR:** equipment purchase
   **FINANCING:** One or more series of tax-exempt bonds not to exceed $7,000,000
PROJECT: NSA Central Avenue, LLC
LOCATION: Newark/Essex Cty.
PROCEEDS FOR: building construction
FINANCING: Up to $19,000,000 Qualified School Construction Bond

Amended Bond Resolutions

PROJECT: Greater Brunswick Regional Charter School or related entity*
LOCATION: New Brunswick/Middlesex Cty.
PROCEEDS FOR: building renovation
FINANCING: $6,550,000 Tax Exempt Bond

PROJECT: NJEDA/NJ Performing Arts Center
LOCATION: Newark/Essex Cty.
REQUEST: Approve the refunding of the $26,010,000 outstanding balance of the 1996 Series A and 1996 Series C Bonds plus pay costs of issuance, for a total bond amount not to exceed $30 million

Combination Preliminary and Bond Resolutions

PROJECT: Friends Home at Woodstown, Inc.*
LOCATION: Woodstown/Salem Cty.
PROCEEDS FOR: refinance existing debt
FINANCING: $17,500,000 max tax Exempt Bond

Preliminary Resolutions

PROJECT: Family Intervention Services, Inc.
LOCATION: East Orange/Essex Cty.
PROCEEDS FOR: building acquisition

PROJECT: Lakewood Cheder School Inc.
LOCATION: Lakewood/Ocean Cty.
PROCEEDS FOR: refinance existing debt
PROJECT: M&J Srour Properties, Inc.  APPL.#28637
LOCATION: Piscataway/Middlesex Cty.
PROCEEDS FOR: building acquisition

Public Hearing Only

PROJECT: Fantasy Furniture, Inc. and/or  APPL.#26092
an LLC/REHC to be formed *
LOCATION: Hillside/Union Cty.
PROCEEDS FOR: building acquisition

7. LOANS/GRANTS/GUARANTEES

Camden Economic Recovery Board

PROJECT: Cooper’s Ferry Development Association, Inc.  APPL.#18149
(Boyd & Morse Infrastructure Project)
LOCATION: Camden/Camden Cty.
FINANCING: $3,570,000 non-recoverable infrastructure grant
REQUEST: amend the scope of work and extend the term of the grant agreement to October 31, 2010

PROJECT: Nueva Vida Homes, LLC (Predevelopment Funding)  APPL.#23514
LOCATION: Camden/Camden Cty.
FINANCING: $50,000 ERB Recoverable Predevelopment Grant
REQUEST: increase the grant to $100,000 to fund the increase in expenses associated with predevelopment activities

PROJECT: The Camden Redevelopment Agency  APPL.#17493
(Radio Lofts – Building #8)
LOCATION: Camden/Camden Cty.
FINANCING: $1,997,716 non-recoverable infrastructure grant
REQUEST: change in scope to the remedial action work plan
PROJECT: The Camden Redevelopment Agency  
(Tire & Battery Remediation)  
APPL.#20266  
LOCATION: Camden/Camden Cty.  
FINANCING: $700,000 non-recoverable infrastructure grant  
REQUEST: approve the funding authorization for a request for the extension of the grant until December 31, 2010.

PROJECT: The Salvation Army, a New York Corporation  
(Kroc Corp Community Center)  
APPL.#17483  
LOCATION: Camden/Camden Cty.  
FINANCING: $4,000,000 non-recoverable infrastructure grant and $1,000,000 public purpose grant  
REQUEST: approve the funding authorization for a request for the extension of the grants until December 31, 2011.

Petroleum Underground Storage Tank Program

PROJECT: James Boyce  
APPL.#28521  
LOCATION: Hopatcong/Sussex Cty.  
PROceeds FOR: upgrade, closure and site remediation  
FINANCING: $108,545 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 October 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: Borough of Glassboro (Frm. Migrant Worker’s Camp)  
APPL.#28615  
LOCATION: Glassboro/Gloucester Cty.  
PROceeds FOR: remedial investigation  
FINANCING: $170,035 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 October 2009. (For Informational Purposes Only)

8. CLEAN ENERGY SOLUTIONS

The next item was to give the Board background on how the EDA is planning to address Renewable Energy Certificate (REC) collateral that will be pledged as a part of financing clean energy projects under the Clean Energy Solutions Capital Investment program.

PROJECT: Fisherman’s NJ Offshore Windfarm, LLC.  APPL.#28876
LOCATION: Atlantic City/Atlantic Cty.
PROCEEDS FOR: construction of a meteorological tower
FINANCING: $3,074,000 Clean Energy Solutions Capital Investment loan

PROJECT: Major Betty, LLC.  APPL.#28461
LOCATION: Elizabeth/ Union Cty.
PROCEEDS FOR: purchase and installation of a solar electric system
FINANCING: $2,000,000 Clean Energy Solutions Capital Investment loan

PROJECT: Merlin Industries, Inc.  APPL.#28574
LOCATION: Hamilton/Mercer Cty.
PROCEEDS FOR: purchase and installation of a solar electric system
FINANCING: $1,000,000 Clean Energy Solutions Capital Investment loan

PROJECT: Nautilus Solar WPU, LLC  APPL.#28571
LOCATION: Wayne/Passaic Cty.
PROCEEDS FOR: purchase and installation of a solar electric system
FINANCING: $5,000,000 Clean Energy Solutions Capital Investment loan
10. INCENTIVE PROGRAMS

Business Employment Incentive Program

PROJECT: Catapult Holdings, Inc.  APPL.#28762
LOCATION: Camden/Camden Cty.  BUSINESS: educational services
GRANT AWARD: 80% Business Employment Incentive grant, 10 years

PROJECT: INTEX Millwork Solutions LLC  APPL.#28763
LOCATION: Millville/Cumberland Cty.  BUSINESS: paper/wood
GRANT AWARD: 80% Business Employment Incentive grant, 10 years

PROJECT: Nebraska Meat Corporation  APPL.#28590
LOCATION: TBD  BUSINESS: food products
GRANT AWARD: 20% Business Employment Incentive grant, 10 years

PROJECT: NicOx Inc. and Affiliates  APPL.#28915
LOCATION: Warren/Somerset Cty.  BUSINESS: biotechnology
GRANT AWARD: 60% Business Employment Incentive grant, 10 years

PROJECT: Oxford Instruments Superconducting Technology LLC  APPL.#28892
LOCATION: Carteret/Middlesex Cty.  BUSINESS: medical device technology
GRANT AWARD: 80% Business Employment Incentive grant, 10 years

PROJECT: Roka Bioscience, Inc.  APPL.#28799
LOCATION: Warren/Somerset Cty.  BUSINESS: biotechnology
GRANT AWARD: 50% Business Employment Incentive grant, 10 years

PROJECT: Xybion Corporation and Affiliates  APPL.#28899
LOCATION: TBD  BUSINESS: printing and publishing
GRANT AWARD: 35% Business Employment Incentive grant, 10 years

PROJECT: Atlantic Coast Media Group, LLC  APPL.#29034
LOCATION: Jersey City/Hudson Cty.  BUSINESS: wholesale
GRANT AWARD: 80% Business Employment Incentive grant, 10 years
Business Retention and Relocation Assistance Grant

PROJECT: Nebraska Meat Corporation
LOCATION: TBD
BUSINESS: food products
GRANT AWARD: $480,000 (estimate), 5 years

Brownfield Reimbursement Program

PROJECT: P&F Hackensack, LLC
LOCATION: Hackensack/Bergen Cty.
REIMBURSEMENT GRANT: Up to $484,500

Economic Redevelopment and Growth Grant Program

PROJECT: Newport Office Center VI, LLC
LOCATION: Jersey City/Hudson Cty.
REIMBURSEMENT GRANT: Up to $14,600,000

11. BOARD MEMORANDUMS

The next item was to approve the addition of not-for-profits as eligible entities for the Fast Start loan program and to change the name of the program to the “Small Business Fund.”

The next item was to accept three changes to the Fund for Community Economic Development: (1) the extension of terms for an additional 10 years of the loans that PSE&G and JCP&L provided in 1997 to capitalize the Fund (2) the reduction of the notes’ interest rates to 2% fixed for PSE&G and 3% fixed for JCP&L and (3) the alteration of the loan limit of the Real Estate component so that it allows the EDA Direct Loan limit.

PROJECT: Wood-Ridge Development LLC
LOCATION: Wood-Ridge/Bergen Cty.
FINANCING: $750,000 Brownfields Redevelopment loan
REQUEST: Extend the loan maturity from October 1, 2009 to July 1, 2011
PROJECT: JVG Properties, LLC  APPL.#14552
LOCATION: Carlstadt/Bergen Cty.
FINANCING: $6,100,000 Tax Exempt Bond
REQUEST: Consent to the sole bondholder’s request to eliminate requiring a letter of credit to credit enhance the 2004 bonds

PROJECT: DPC Cirrus, Inc.  APPL.#10894
LOCATION: Flanders/Morris Cty.
FINANCING: $362,260 BEIP grant
REQUEST: (1) sale of parent company, Diagnostic Products Corporation, to Siemens Medical Solutions (2) Name change from SMSD to Siemens Healthcare Diagnostics Inc. (3) Continuation of BEIP grant notwithstanding legal issues reviewed by staff, in consultation with the Attorney General’s office.

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

New Jersey Business Growth Fund: Catherine M. Ricciardi, DBA State Farm Insurance Agency; Schultes Inc. and A.C.S. & Sons, Inc.; Uptown Keyport Hotel LLC and Uptown Keyport Bar & Grill LLC

Fast Start Direct Loan Program: Direct Cabinet Sales Inc.; Keep It Clean Janitorial Service and Supply

NJ Main Street Program: 100 E. Taylor Avenue Associates, LLC & BSCS Associates, LLC

Preferred Lender Program: Aries Realty Associates, LLC; MCB, LLC

Camden ERB: 808 Market Street Associates, LLC; Standard Merchandising Company

12. **REAL ESTATE**

The next item was to approve a Memorandum of Understanding between the Authority and the Department of Treasury, Division of Property Management, and Construction, authorizing the Authority’s acquisition and marketing of the Riverfront State Prison under the terms consistent with the Riverfront State Prison Demolition and Redevelopment Funding Agreement between the Authority and the Delaware River Port Authority.

The next item was to approve a second extension of a Memorandum of Understanding for the period beginning January 1, 2010 through December 31, 2011, between the Port Authority of New York & New Jersey and the New Jersey Economic Development Authority in which each party will continue to fund Portfields development feasibility and planning studies and projects, and implement activities in support of Portfields development projects which will positively impact PANYNJ facilities in New Jersey.

13. **EXECUTIVE SESSION**

14. **PUBLIC COMMENT**

15. **ADJOURNMENT**