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.)

Combination Preliminary and Bond Resolutions

PROJECT:  Maryville, Inc.*                 APPL.#24105
LOCATION:  Monroe/Gloucester Cty.
PROCEEDS FOR:  refinance existing debt
FINANCING:  $2,000,000 Tax-Exempt Bond

Preliminary Resolutions

PROJECT:  Giordano Vineland Scrap Material, LLC  APPL.#24260
LOCATION:  Vineland/Cumberland Cty.
PROCEEDS FOR:  property acquisition and building construction

PROJECT:  Impex Corporation or LLC to be formed  APPL.#24167
LOCATION:  Jersey City/Hudson Cty.
PROCEEDS FOR:  property acquisition and building construction

PROJECT:  Tribeca Oven, Inc.                     APPL.#24300
LOCATION:  Carlstadt/Bergen Cty.
PROCEEDS FOR:  equipment purchase

PROJECT:  Princeton Microwave Technology Incorporated.  APPL.#24164
LOCATION:  Hamilton/Mercer Cty.
PROCEEDS FOR:  building acquisition
Public Hearing Only

PROJECT: Longfield Brothers L.L.C.* APPL.#23936
LOCATION: Vineland/Cumberland Cty.
PROCEEDS FOR: building expansion

Combination Preliminary and Bond Resolutions With Authority Exposure

PROJECT: DHI Property Inc.* APPL.#24134
LOCATION: Camden/Camden Cty.
PROCEEDS FOR: building acquisition
FINANCING: $900,000 Tax-Exempt Bond

PROJECT: DHI Property Inc. APPL.#24087
LOCATION: Camden/Camden Cty.
PROCEEDS FOR: building acquisition
FINANCING: $300,000 Local Development Financing Fund loan

6. LOANS/GRANTS/GUARANTEES

New Markets Loan Program

PROJECT: AC Beach Development Partners LLC APPL.#24092
LOCATION: Atlantic City/Atlantic Cty.
PROCEEDS FOR: building renovation
FINANCING: $4,200,000 New Market Tax Credit loan

PROJECT: AC Beach Development Partners LLC APPL.#24137
LOCATION: Atlantic City/Atlantic Cty.
PROCEEDS FOR: building renovation
FINANCING: $3,000,000 Urban Plus loan
Camden Economic Recovery Board

PROJECT: Greater Camden Partnership, Inc. APPL.#21944
LOCATION: Camden/Camden Cty.
FINANCING: $50,000 ERB Predevelopment recoverable grant
MODIFICATION: approve the funding authorization of the contingent predevelopment loan in the amount of $50,000 to the Greater Camden Partnership, Inc (GCP).

PROJECT: Nueva Vida Homes, LLC APPL.#23514
LOCATION: Camden/Camden Cty.
FINANCING: $50,000 ERB Predevelopment recoverable grant
REQUEST: approve the funding authorization for the proposed contingent predevelopment loan in the amount of $50,000 to Nueva Vida Homes, LLC.

Petroleum Underground Storage Tank Program

PROJECT: Clara’s Coffee Shop APPL.#21719
LOCATION: Neptune/Monmouth Cty.
PROCEEDS FOR: site remediation
FINANCING: $163,830 Petroleum UST Remediation, Upgrade, & Closure Fund Grant

PROJECT: Timothy Mimna and Shawne Mimna APPL.#23862
LOCATION: Springfield/Burlington Cty.
PROCEEDS FOR: site remediation
FINANCING: $148,036 Petroleum UST Remediation, Upgrade, & Closure Fund Grant

PROJECT: Westmoor Gardens, Inc. (Site B) APPL.#23709
LOCATION: Englewood/Bergen Cty.
PROCEEDS FOR: site remediation
FINANCING: $25,642 Petroleum UST Remediation, Upgrade, & Closure Fund Grant
PROJECT: Wholesale Flowers & Interior Design  APPL.#23717
LOCATION: Howell/Monmouth Cty.
PROCEEDS FOR: site remediation
FINANCING: $185,816 Petroleum UST Remediation, Upgrade, & Closure Fund Grant

PROJECT: Joseph Zipeto  APPL.#23937
LOCATION: West Orange/Essex Cty.
PROCEEDS FOR: site remediation
FINANCING: $137,259 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 2008. (For Informational Purposes Only)

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

PROJECT: Rockland Corporation  APPL.#23983
LOCATION: West Caldwell/Essex Cty.
PROCEEDS FOR: remedial action
FINANCING: $155,973 Hazardous Discharge Site Remediation Fund

PROJECT: Texas Eastern Terminal Company  APPL.#23390
LOCATION: South Plainfield/Middlesex Cty.
PROCEEDS FOR: remedial investigation
FINANCING: $1,000,000 Hazardous Discharge Site Remediation Fund

PROJECT: City of Salem (Tri County Oil)  APPL.#24162
LOCATION: Salem/Salem Cty.
PROCEEDS FOR: remedial investigation
FINANCING: $178,152 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 2008. (For Informational Purposes Only)

7. **EDISON INNOVATION FUND**

   **PROJECT:** Sempra Laboratories, Inc.  
   **APPL.#23834**  
   **LOCATION:** Paramus/Bergen Cty.  
   **PROCEEDS FOR:** growth capital  
   **FINANCING:** $1,000,000 Edison Innovation Fund investment

8. **INCENTIVE PROGRAMS**

   **Business Employment Incentive Program**

   **PROJECT:** AAF-McQuay Inc.  
   **APPL.#24262**  
   **LOCATION:** Jersey City/Hudson  
   **BUSINESS:** industrial/electrical equipment  
   **GRANT AWARD:** 75% Business Employment Incentive grant, 10 years

   **PROJECT:** CGC Centro de Genetica Clinica, S.A.  
   **APPL.#24392**  
   **LOCATION:** TBD  
   **BUSINESS:** biotechnology  
   **GRANT AWARD:** 30% Business Employment Incentive grant, 10 years

   **PROJECT:** Nephros Incorporated  
   **APPL.#24275**  
   **LOCATION:** Hackensack/Bergen Cty.  
   **BUSINESS:** medical device technology  
   **GRANT AWARD:** 75% Business Employment Incentive grant, 10 years

   **UEZ/Salem Sales Tax Exemption**

   The next item was to approve the Urban Enterprise Zone (UEZ) Energy Sales Tax Exemption (U-STX) Renewal Application of Omni Baking Company, a contract baking manufacturer that is located in the Vineland UEZ. The estimated annualized U-STX benefit to Omni Baking Company is $86,000.
9. **BOARD MEMORANDUMS**

**PROJECT:** Marine Terminal Urban Renewal Associates  
**APPL.#013589**

**LOCATION:** Trenton/Mercer Cty.

**FINANCING:** $1,651,620 Direct Loan

**MODIFICATION:** Extend and modify the terms of the existing restructure agreement which expires January 1, 2009 for an additional 2 years with six month call provisions.

The next item was an update on Fast Start & Urban Plus loan programs. *(For Informational Purposes Only)*

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

**New Jersey Business Growth Fund:** 1703 Valley Road, LLC, Bright Lights USA, Inc., Frank and Dolores Di Tillio, Micro Molding, Inc, Palasa, LLC, RLC Plus, Inc.

**Preferred Lender Program:** Arlington Machine and Tool Company, L&F Urban Renewal Properties, Respond, Inc.

**Edison Innovation Fund Program:** Prospect Biosystems, LLC

**Fast Start Direct Loan Program:** LLC to be Formed (The Oliver-Drake Company), Strauss Glass, LLC, Young’s Westville Laundromat, LLC.

10. **URBAN & SITE DEVELOPMENT/REAL ESTATE**

The next item was to approve the request to make two changes to the Fund for Community Economic Development to assist development of grocery stores and supermarkets in urban areas. The two changes include: 1) allowing up to $4 million within the Loans to Lenders component to be used for supermarket and grocery store development, with a maximum of $3 million per loan; and 2) reducing the interest rate for Loans to Lenders to 2%, fixed.

The next item was to approve the request to enter into a lease with the Institute for Development of Education in the Arts for exclusive use of office space and non-exclusive use of the Black Box Theater at the Susquehanna Bank Center in Camden.
The next item was to approve the request for the Authority to enter into a one-year lease with OmniCapital Fund, L.P. for one office unit (approximately 106 sf.) in the Commercialization Center for Innovative Technologies.

11. PUBLIC COMMENT

12. ADJOURNMENT