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 is to approve the 2011 Strategic Business Plan.

The next item is to approve the Authority’s proposed 2011 Fiscal Plan.

The next item is to authorize the Chief Executive Officer to execute a Service Agreement with Rutgers, the State University of New Jersey, to provide financial support for the New Jersey Small Business Development Centers (SBDCs) in an amount not to exceed $250,000.

The next item is a summary of the NJEDA Hearing Officer’s findings regarding PAETEC Bid Protest – ISP/VOIP Services, 2010-RFQ/P-037 Contract Award.

6. BOND PROJECTS

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

Bond Resolutions

PROJECT:  Seabrook House Inc  APPL.#33867
LOCATION:  Upper Deerfield/Cumberland Cty.
PROCEEDS FOR:  refinance existing debt
FINANCING:  $4,756,030 Tax-Exempt Bond
Amended Bond Resolutions

PROJECT: The Order of St. Benedict of New Jersey
LOCATION: Morristown/Morris Cty.
FINANCING: $17,000,000 Tax-Exempt Bond
REQUEST: Approve the amended and restated loan agreement and trust indenture for a
tax exempt bond to include an additional interest rate mode, terminate the existing letter
of credit while in the new interest rate mode and the purchase of the series bond by the
letter of credit bank.

Combination Preliminary and Bond Resolutions

PROJECT: Jordache Limited*
LOCATION: South Plainfield/Middlesex Cty.
FINANCING: $6,000,000 Tax-Exempt Recovery Zone Facility Bond

Preliminary Resolutions

PROJECT: Church of Our Lady of the Angels
LOCATION: Trenton/Mercer Cty.
FINANCING:

7. CLEAN ENERGY SOLUTIONS

Clean Energy Solutions American Recovery and Reinvestment Act Combined Heat
and Power (ARRA CHP) Program

PROJECT: ACB Energy Partners LLC
LOCATION: Atlantic City/Atlantic Cty.
FINANCING: $3,201,943 Clean Energy Solutions ARRA CHP Grant
PROJECT: ACR Energy Partners LLC
LOCATION: Atlantic City/Atlantic Cty.
PROCEEDS FOR: establishment of a 7.965 megawatt cogeneration plant
FINANCING: $3,201,943 Clean Energy Solutions ARRA CHP Grant

PROJECT: Anheuser Busch, Inc.
LOCATION: Newark/Essex Cty.
PROCEEDS FOR: establishment of a 7.965 megawatt cogeneration plant
FINANCING: $3,201,934 Clean Energy Solutions ARRA CHP Grant

PROJECT: DSM Nutritional Products, Inc.
LOCATION: White Twp./Warren Cty.
PROCEEDS FOR: purchase and installation of a 9.5 megawatt cogeneration plant
FINANCING: $3,147,120 Clean Energy Solutions ARRA CHP Grant

PROJECT: NRG Thermal LLC
LOCATION: Plainsboro/Middlesex Cty.
PROCEEDS FOR: establishment of a 4.6 combined heat and power plant
FINANCING: $1,925,100 Clean Energy Solutions ARRA CHP Grant

PROJECT: Ocean County College
LOCATION: Dover Twp/Ocean Cty.
PROCEEDS FOR: establishment of a 1.10 megawatt gas engine generator
FINANCING: $475,200 Clean Energy Solutions ARRA CHP Grant

Clean Energy Solutions Capital Investment Program

PROJECT: Anheuser-Busch Inc.
LOCATION: Newark/Essex Cty.
PROCEEDS FOR: establishment of a 7.965 megawatt cogeneration plant
FINANCING: $926,131 Clean Energy Solutions Capital Investment Loan
PROJECT: Anheuser-Busch Inc.  APPL.#29646
LOCATION: Newark/Essex Cty.
PROCEEDS FOR: establishment of a 7.965 megawatt cogeneration plant
FINANCING: $231,531 Clean Energy Solutions Capital Investment Grant

8. LOANS/GRANTS/GUARANTEES

Petroleum Underground Storage Tank Program

PROJECT: Colts Neck Animal Hospital  APPL.#31524
LOCATION: Colts Neck/Monmouth Cty.
PROCEEDS FOR: upgrade, closure and site remediation
FINANCING: $155,342 Petroleum UST Remediation, Upgrade, & Closure Fund Grant

PROJECT: Carlie Hoffman  APPL.#32816
LOCATION: Shamong/Burlington Cty.
PROCEEDS FOR: upgrade, closure and site remediation
FINANCING: $155,975 Petroleum UST Remediation, Upgrade, & Closure Fund Grant

PROJECT: Robert Hope and Anne Hope  APPL.#33253
LOCATION: Haddonfield/Camden Cty.
PROCEEDS FOR: upgrade, closure and site remediation
FINANCING: $359,866 Petroleum UST Remediation, Upgrade, & Closure Fund Grant

PROJECT: Mary Olsen  APPL.#33084
LOCATION: Red Bank/Monmouth Cty.
PROCEEDS FOR: upgrade, closure and site remediation
FINANCING: $150,496 Petroleum UST Remediation, Upgrade, & Closure Fund Grant

PROJECT: Mary Piscitelli  APPL.#30609
LOCATION: Union Twp./Union Cty.
PROCEEDS FOR: upgrade, closure and site remediation
FINANCING: $132,800 Petroleum UST Remediation, Upgrade, & Closure Fund Grant
PROJECT:  Frank Taylor
LOCATION:  Garfield/Bergen Cty.
PROCEEDS FOR:  upgrade, closure and site remediation
FINANCING:  $101,637 Petroleum UST Remediation, Upgrade, & Closure Fund Grant

PROJECT:  Roselle Catholic High School
LOCATION:  Roselle/Union Cty.
PROCEEDS FOR:  upgrade, closure and site remediation
FINANCING:  $385,210 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 November 2010.  (For Informational Purposes Only)

**Hazardous Discharge Site Remediation Fund Program**

PROJECT:  City of Burlington (Burlington Mart)
LOCATION:  Burlington/Burlington Cty.
PROCEEDS FOR:  remedial investigation
FINANCING:  $294,310 Hazardous Discharge Site Remediation Fund

PROJECT:  Camden Redevelopment Agency
            (Harrison Avenue Landfill)
LOCATION:  Camden/Camden Cty.
PROCEEDS FOR:  remedial action
FINANCING:  $4,293,712 Hazardous Discharge Site Remediation Fund

PROJECT:  Borough of Carteret (Carteret Waterfront Develop)
LOCATION:  Carteret/Middlesex Cty.
PROCEEDS FOR:  remedial action
FINANCING:  $4,926,851 Hazardous Discharge Site Remediation Fund
PROJECT: Township of Haddon (BDA Wide Groundwater)  APPL.#32623
LOCATION: Haddon Twp./Camden Cty.
PROCEEDS FOR: remedial investigation/action
FINANCING: $112,343 Hazardous Discharge Site Remediation Fund

PROJECT: Township of Hamilton  APPL.#33959
LOCATION: Hamilton/Atlantic Cty.
PROCEEDS FOR: remedial investigation
FINANCING: $426,003 Hazardous Discharge Site Remediation Fund

PROJECT: City of Newark (Former Duralac Facility)  APPL.#34308
LOCATION: Newark/Essex Cty.
PROCEEDS FOR: remedial action
FINANCING: $255,809 Hazardous Discharge Site Remediation Fund

PROJECT: City of Newark (Passaic River Waterfront Park)  APPL.#34448
LOCATION: Newark/Essex Cty.
PROCEEDS FOR: site investigation
FINANCING: $157,856 Hazardous Discharge Site Remediation Fund

PROJECT: Rahway Redevelopment Agency (Hamilton Laundry Site)  APPL.#33897
LOCATION: Rahway/Union Cty.
PROCEEDS FOR: remedial action
FINANCING: $1,529,037 Hazardous Discharge Site Remediation Fund

PROJECT: Borough of Somerville (Somerville Landfill)  APPL.#34204
LOCATION: Somerville/Somerset Cty.
PROCEEDS FOR: remedial investigation
FINANCING: $126,805 Hazardous Discharge Site Remediation Fund

PROJECT: City Works West Lake, LLC  APPL.#33866
LOCATION: Neptune City/Monmouth Cty.
PROCEEDS FOR: remedial action
FINANCING: $221,229 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 November 2010. **(For Informational Purposes Only)**

9. **INCENTIVE PROGRAMS**

**Business Employment Incentive Program**

**PROJECT:** A&B Wiper Supply, Inc. or nominee  
**APPL.#34282**  
**LOCATION:** Gloucester Twp./Camden Cty.  
**BUSINESS:** wholesale  
**GRANT AWARD:** 80% Business Employment Incentive grant, 10 years

**PROJECT:** National Financial Services, LLC  
**APPL.#33869**  
**LOCATION:** Jersey City/Hudson Cty.  
**BUSINESS:** financial services  
**GRANT AWARD:** 80% Business Employment Incentive grant, 10 years

**PROJECT:** PBF Holding Company, LLC  
**APPL.#34216**  
**LOCATION:** Parsippany-Troy Hills/Morris Cty.  
**BUSINESS:** energy  
**GRANT AWARD:** 55% Business Employment Incentive grant, 10 years

**PROJECT:** Photocure, Inc.  
**APPL.#34279**  
**LOCATION:** TBD  
**BUSINESS:** pharmaceuticals  
**GRANT AWARD:** 30% Business Employment Incentive grant, 10 years

**PROJECT:** Revolution Foods, Inc.  
**APPL.#34250**  
**LOCATION:** TBD  
**BUSINESS:** food products  
**GRANT AWARD:** 25% Business Employment Incentive grant, 10 years

The next item is to not disqualify Jefferies and Company for a Business Employment Incentive Program Grant and a Business Retention and Relocation Assistance Grant Program Grant.

**PROJECT:** Jefferies and Company  
**APPL.#33917**  
**LOCATION:** Jersey City/Hudson Cty.  
**BUSINESS:** financial services  
**GRANT AWARD:** 80% Business Employment Incentive grant, 10 years  
**GRANT AWARD:** $317,200 (estimate), 5 years Business Retention and Relocation Assistance Grant
Business Retention and Relocation Assistance Grant Tax Credit Transfer Program

The next item is to not disqualify Novartis’ application to purchase BRRAG tax credits from Wyndham Worldwide Services.

The next item was to approve the BRRAG Tax Credit Certificate Transfer Program application of Wyndham Worldwide Services to transfer unused tax credits to Novartis Pharmaceuticals.

Economic Redevelopment and Growth (ERG) Grant Program

PROJECT: Cedar Shopping Centers, Inc. (dba Shore Mall Associates, L.P.)
LOCATION: Egg Harbor/Atlantic Cty.
REIMBURSEMENT GRANT: Up to $20,409,123

Urban Transit Hub Tax Credit Program

The next item is a summary of Transit Village Associates LLC’s intention to assign Urban Transit Hub Tax Credits to its lender, Bank of America, upon the event of a default on the bridge loan. (For Informational Purposes Only)

10. BOARD MEMORANDUMS

PROJECT: Waterhouse Securities, Inc. APPL.#10739
LOCATION: Jersey City/Hudson Cty.
FINANCING: $1,092,000 Business Employment Incentive Program Grant
REQUEST: Consent to administrative changes in the BEIP grant.

The next item is to confirm the eligibility of the Edgewater Park Crossing Group, LLC as a qualified project under Burlington County’s Economic Development Site Fund Grant.
PROJECT: 2 Fairfield Crescent, LLC  APPL.#17852
LOCATION: West Caldwell/Essex Cty.
FINANCING: $2,350,000 Tax-Exempt Bond
REQUEST: Consent to changes including modifying the current fixed rate of 5.05% to a floating rate tax exempt equivalent of 3% over LIBOR plus forty-five basis points, eliminating the existing rate floor and changing the current reset/call dates from 2012 to ten years.

The next item is a summary of loans approved for write off under Delegated Authority in December 2010. (For Informational Purposes Only)

The next item is to write off the subject loans with recourse. (For Informational Purposes Only)

The next item is a summary of projects approved under Delegated Authority in November 2010. (For Informational Purposes Only)

New Jersey Business Growth Fund: Dr. Anselm Q. Igbanugo or Nominee; JEHB Management LLC and Preform Labs Inc.; RECA Property, LLC & Acer Associates, LLC or Nominee

Camden ERB: DCM Architecture & Engineering, LLC

11. REAL ESTATE

The next item is to approve a Memorandum of Understanding with Rowan University which contemplates an assignment of the Lammey & Giorgio, P.A. architectural and engineering contract to the Authority to facilitate the rehabilitation of the First Camden National Bank & Trust building at 606 Cooper Street, Camden to serve as Rowan University’s Camden Campus for approximately 1,500 students and 100 Rowan faculty and staff.

The next item is to 1) execute an amendment permitting a partial termination of the lease agreement between the Authority and Rutgers Camden Technology Campus, Inc. for the second floor at the Waterfront Technology Center at Camden and 2) retrofitting allowance of $100,000.

The next item is to approve the 2011 operating budget for the Technology Centre of New Jersey., L.L.C.
12. **EXECUTIVE SESSION – OPMA Exemption N.J.S.A. 10:4-12b(7)**

The next item is a list of accounts that were approved for write-off under Delegated Authority in December 2010.

The next item is to write off the subject loans with recourse.

The next item is staff’s recommendation with regards to loan status.

13. **PUBLIC COMMENT**

14. **ADJOURNMENT**