MINUTES OF THE MEETING

Members of the Authority present: Joseph McNamara, Vice Chairman; Lopa Kolluri, representing the State Treasurer; Bernie Piaia representing the Commissioner of Education; Joseph Latooef representing the Commissioner of the Department of Labor and Workforce Development; William Waits representing the Commissioner of the Department of Banking and Insurance; Timothy Carden, Charles Sarlo, Thomas Manning, and Philip Kirschner, Public Members; and Rodney Sadler, Non-Voting Member.

Absent from the meeting: Carl Van Horn, Chairman; representative from the NJ Commerce, Economic Growth and Tourism Commission; Steve Plofker, Public Member and Carmen Twillie Ambar, and Raymond Burke, Alternate Public Members.

Also present: Caren Franzini, Chief Executive Officer of the Authority; Angie McGuire, Office of Economic Growth; bond counsel for the Authority; Bette Renaud, Deputy Attorney General, and guests.

Vice Chairman McNamara called the meeting to order at 10:08 a.m.

Pursuant to the Internal Revenue Code of 1986, Ms. Franzini announced that this was a public hearing and comments are invited on any Private Activity bond projects presented today.

In accordance with the Open Public Meetings Act, Ms. Franzini announced that notice of this meeting has been sent to the Star Ledger and the Trenton Times at least 48 hours prior to the meeting, and that a meeting notice has been duly posted on the Secretary of State’s bulletin board at the State House.

MINUTES OF AUTHORITY MEETING

The next item of business was the approval of the June 12, 2007 meeting minutes of the Board. A motion was made to approve the minutes by Mr. Piaia, seconded by Mr. Latooef and was approved by the 8 members present.

Vice Chairman McNamara thanked staff for compiling the information for the Strategic Planning Session. He commented on the usefulness of the session to review our policies and to focus on the Authority’s impact and future direction.
The next item was the presentation of the Chief Executive Officer’s Monthly Report to the Board. (For Informational Purposes Only)

BOND RESOLUTIONS

PROJECT: 385 Hillside Avenue Realty, LLC/Beau Label Manufacturing, Inc. APPL.# 17347
LOCATION: Hillside Twp./Union Cty. BUSINESS: Mfr. of labels and tabs
PROCEEDS FOR: land acqui./equip. purch.
FINANCING: $1,120,000 Tax-Exempt Bond $430,000 Tax-Exempt Bond
MOTION TO APPROVE: Mr. Manning SECOND: Mr. Kirschner AYES: 8
RESOLUTION ATTACHED AND MARKED EXHIBIT 1

PROJECT: Hamilton Area Young Men’s Christian Association APPL.# 18304
LOCATION: Hamilton Twp./Mercer Cty. BUSINESS: Not-for-profit community org.
PROCEEDS FOR: bldg. const.
FINANCING: $5,500,000 Tax-Exempt Bond

PROJECT: Hamilton Area Young Men’s Christian Association APPL.# 18303
LOCATION: Hamilton Twp./Mercer Cty. BUSINESS: Not-for-profit community org.
PROCEEDS FOR: refunding
FINANCING: $4,500,000 Tax-Exempt Bond
MOTION TO APPROVE: Mr. Piaia SECOND: Mr. Latoof AYES: 8
RESOLUTION ATTACHED AND MARKED EXHIBIT 2

PROJECT: Hatteras Press, Inc. APPL.# 18541
LOCATION: Tinton Falls Borough/Monmouth Cty. BUSINESS: Commercial printer
PROCEEDS FOR: equip. purch.
FINANCING: $2,300,000 Tax-Exempt Bond
MOTION TO APPROVE: Mr. Manning SECOND: Mr. Piaia AYES: 8
RESOLUTION ATTACHED AND MARKED EXHIBIT 3
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

Mr. Carden entered the meeting at this time.
The next item was to approve the adoption of the Third Supplemental Motor Vehicle Surcharge Revenue Bond Resolution authorizing the issuance of the 2007 Special Needs Bonds in an amount not to exceed $160,000,000 (or such lesser amount as shall be necessary so that the net proceeds of up to $150,000,000 of the 2007 Special Needs Bonds shall be available to be transferred to the HMFA for deposit to the Special Needs Housing Trust Fund) and the 2007 Refunding Bonds in an amount not to exceed $425,000,000, provided the net present value savings is 3% or greater for a total issue not to exceed $585,000,000, as well as other matters in connection with the issuance and sale thereof; authorize the use of aforementioned professionals; authorize Authority staff to take all necessary actions incidental to the issuance of the 2007 Bonds; approve the revised MOU with the HMFA; and approve the reduction of the Authority bond closing fee to no less than half the regulatory bond closing fee, all subject to the final review and approval of all terms and documentation by Bond Counsel and the Attorney General’s office. Mr. Cardin, Chairman of the Audit Committee, summarized the Committee’s review of the project and noted their approval to present it to the EDA Board of Directors.

MOTION TO APPROVE: Mr. Carden  
SECOND: Mr. Latooft  
AYES: 9

RESOLUTION ATTACHED AND MARKED EXHIBIT 4

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**PRELIMINARY RESOLUTIONS**

**PROJECT:** Abrachem Group, LLC or nominee  
**LOCATION:** Clifton City/Passaic Cty.  
**APPL.#18811**  
**BUSINESS:** Outsourcing solutions to mfg. & logistical services

**PROCEEDS FOR:** land acqui./bldg. renov./equip. purch.  
**MOTION TO APPROVE:**  Mr. Piaia  
**SECOND:**  Mr. Manning  
**AYES:** 9

RESOLUTION ATTACHED AND MARKED EXHIBIT 5

**PROJECT:** Blair Academy  
**LOCATION:** Blairstown Twp./Warren Cty.  
**APPL.#18803**  
**BUSINESS:** Not-for-profit school

**PROCEEDS FOR:** bldg. const./infrastructure  
**MOTION TO APPROVE:**  Mr. Carden  
**SECOND:**  Mr. Piaia  
**AYES:** 9

RESOLUTION ATTACHED AND MARKED EXHIBIT 6

PUBLIC HEARING: Yes  
PUBLIC COMMENT: None

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**PUBLIC HEARING ONLY**

**PROJECT:** Blair Academy  
**LOCATION:** Blairstown Twp./Warren Cty.  
**APPL.18805**  
**BUSINESS:** Not-for-profit school

**PROCEEDS FOR:** refunding  
**PUBLIC HEARING ONLY - NO RESOLUTION REQUIRED**

PUBLIC COMMENT: None
LOCAL DEVELOPMENT FINANCING FUND

PROJECT: Lindsay Properties, LLC
for the benefit of R & R Cosmetics, LLC
LOCATION: Rahway City/Union Cty.
BUSINESS: Mfr. of beauty products
PROCEEDS FOR: bldg. acqui.
FINANCING: $2,300,000 bank loan with a 34.8% ($800,000) Local Development Financing Fund participation
MOTION TO APPROVE: Mr. Piaia
SECOND: Mr. Latoo
AYES: 8
Mr. Kirschner recused himself because his employer has a relationship with NJM Bank.

RESOLUTION ATTACHED AND MARKED EXHIBIT 7

CAMDEN ECONOMIC RECOVERY BOARD

PROJECT: Camden Redevelopment Agency
Parkade Building/Roosevelt Plaza
LOCATION: Camden City/Camden Cty.
MODIFICATION: change project scope to allow the $3 million ERB infrastructure grant to be used exclusively for acquisition of the leasehold interest in the building contingent upon the Camden Redevelopment Agency securing a Downtown Redevelopment Plan and subdivision approval to allow for commercial development around the perimeter of the project site.
MOTION TO APPROVE: Mr. Manning
SECOND: Mr. Kirschner
AYES: 9
RESOLUTION ATTACHED AND MARKED EXHIBIT 8

PROJECT: Cooper's Ferry Development Association, Inc.
LOCATION: Camden City/Camden Cty.
MODIFICATION: change project scope to increase the amount of the ERB recoverable infrastructure grant to Cooper's Ferry Development Association Inc. from $2,000,000 to $2,042,000.
MOTION TO APPROVE: Mr. Kirschner
SECOND: Mr. Carden
AYES: 9
RESOLUTION ATTACHED AND MARKED EXHIBIT 9
PROJECT: New Jersey Housing and Mortgage Finance Agency APPL.#16969
LOCATION: Camden City/Camden Cty.
MODIFICATION: change project scope of the $5,000,000 ERB loan to HMFA for the Citywide Home Improvement Program to allow for an increase to $30,000 in ERB funds to be used for life/safety concerns as well as exterior improvements for individual homeowner projects and allow for any earned interest and/or recovery of ERB grant funds to be reinvested in the CHIP as long as the program is operational.
MOTION TO APPROVE: Mr. Piaia SECOND: Mr. Kirschner AYES: 9
RESOLUTION ATTACHED AND MARKED EXHIBIT 10

PETROLEUM UNDERGROUND STORAGE TANK PROGRAM

The following projects were presented under the Petroleum Underground Storage Tank Grant Program.
MOTION TO APPROVE: Mr. Waits SECOND: Mr. Manning AYES: 9
RESOLUTION ATTACHED AND MARKED EXHIBIT 11

PROJECT: Ken Behr for the benefit of Acrosstown, Inc. APPL.#18694
LOCATION: Middletown Twp./Monmouth Cty.
PROCEEDS FOR: site investigation
FINANCING: $275,966 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund

PROJECT: Toledo's Livery Service APPL.#17871
LOCATION: Paterson City/Passaic Cty.
PROCEEDS FOR: site investigation
FINANCING: $109,083 Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund

The next item was the Petroleum Underground Storage Tank Program Delegated Authority Approvals for the month of June 2007. (For Informational Purposes Only)

HAZARDOUS DISCHARGE SITE REMEDIATION FUND PROGRAM

The following projects presented were municipal grants under the Hazardous Discharge Site Remediation Fund Program.
MOTION TO APPROVE: Mr. Carden SECOND: Mr. Piaia AYES: 9
RESOLUTION ATTACHED AND MARKED EXHIBIT 12

PROJECT: City of Vineland (Cedarwood Drive Landfill) APPL.#18746
LOCATION: Vineland City/Cumberland Cty.
PROCEEDS FOR: site remediation
FINANCING: $264,664 Hazardous Discharge Site Remediation Fund
PROJECT: Township of West Orange (549 Valley Road) APPL.#18695
LOCATION: West Orange Twp./Essex Cty.
PROCEEDS FOR: site remediation
FINANCING: $425,019 Hazardous Discharge Site Remediation Fund

The next item was the Hazardous Discharge Site Remediation Fund Program Delegated Authority Approvals for the month of June 2007. (For Informational Purposes Only)

**BUSINESS EMPLOYMENT INCENTIVE PROGRAM**

PROJECT: AFL Quality NY, LLC APPL.#18679
LOCATION: Secaucus Town/Hudson Cty. BUSINESS: Printing company
GRANT AWARD: 60% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Piaia SECOND: Mr. Waits AYES: 9
RESOLUTION ATTACHED AND MARKED EXHIBIT 13

PROJECT: Cultech, Inc. APPL.#17819
LOCATION: South Plainfield Borough/Middlesex Cty. BUSINESS: Mfr. of folding cartons
GRANT AWARD: 30% Business Employment Incentive grant, 10 years
This matter was held from consideration.

PROJECT: DeltaPaper Corporation APPL.#18801
LOCATION: Pennsauken Twp./Camden Cty. BUSINESS: Paper converting company
GRANT AWARD: 65% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Kirschner SECOND: Mr. Carden AYES:9
RESOLUTION ATTACHED AND MARKED EXHIBIT 13

PROJECT: IPC Systems, Inc. APPL.#18806
LOCATION: Jersey City/Hudson Cty. BUSINESS: Mfr. of communications systems
GRANT AWARD: 80% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Manning SECOND: Mr. Waits AYES: 9
RESOLUTION ATTACHED AND MARKED EXHIBIT 13

PROJECT: New Jersey Ethanol, LLC APPL.#18356
LOCATION: Bridgeton City/Cumberland Cty. BUSINESS: Mfr. of ethanol
GRANT AWARD: 75% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Piaia SECOND: Mr. Kirschner AYES: 9
RESOLUTION ATTACHED AND MARKED EXHIBIT 13

Subject to company closing on a $3,000,000 bank loan in order to meet financial viability test.
PROJECT: Aeterna Zentaris Inc. APPL.#18528
LOCATION: Warren Twp./Somerset Cty. BUSINESS: Biopharmaceutical company
GRANT AWARD: 55% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Piaia SECOND: Mr. Manning AYES: 9
RESOLUTION ATTACHED AND MARKED EXHIBIT 13

PROJECT: Barclays Global Investors, N.A. or nominee APPL.#18932
LOCATION: unknown BUSINESS: National trust bank
GRANT AWARD: 35% Business Employment Incentive grant, 10 years
MOTION TO APPROVE: Mr. Carden SECOND: Mr. Manning AYES: 9
RESOLUTION ATTACHED AND MARKED EXHIBIT 13

PROJECT: Refcon, Inc. APPL.#15520
LOCATION: Norwood/Bergen Cty. BUSINESS: Mfr. of display equipment
MODIFICATION: approval of the acquisition of substantially all of their assets by HPC Investment Co., LLC, a wholly-owned subsidiary Henny Penny Corporation. Refcon, Inc. is also requesting the approval of the name change from Refcon, Inc. to Refcon, LLC.
MOTION TO APPROVE: Mr. Piaia SECOND: Mr. Carden AYES: 9
RESOLUTION ATTACHED AND MARKED EXHIBIT 14

PROJECT: The Sports Authority, Inc. APPL.#14423
LOCATION: Burlington/Burlington Cty. BUSINESS: Sporting goods retailer
MODIFICATION: approval of a change in ownership and the subsequent name change from The Sports Authority, Inc. to TSA Stores, Inc.
MOTION TO APPROVE: Mr. Manning SECOND: Mr. Waits AYES: 9
RESOLUTION ATTACHED AND MARKED EXHIBIT 15

The next item was the BEIP Modifications Delegated Authority Approvals for the month of June 2007. (For Informational Purposes Only)

BOARD MEMORANDUMS

PROJECT: Vineland Adult Education/Aquatic Center APPL.#17484
LOCATION: Vineland/Cumberland Cty.
MODIFICATION: approval to allow NJEDA to provide a recapture provision to the investors of the Vineland Adult Education/Aquatic Center project. The provision will only be exercised in the event a recapture is caused by the NJCDE, LLC.
MOTION TO APPROVE: Mr. Carden SECOND: Mr. Latoo AYES: 9
RESOLUTION ATTACHED AND MARKED EXHIBIT 16

The next item was the approval of the following projects under Delegated Authority for the month of June 2007: (For Informational Purposes Only)

Modifications: Penn Pub, Inc. & WWSBP Inc.

The next item was the approval of the following projects under Delegated Authority for Credit Compliance for the 2nd quarter of 2007: (For Informational Purposes Only)

Active Portfolio: Corporate Childcare Solutions, Inc.

SLM Portfolio: Checkspert, Inc., Avatar Medical LLC & Avatar Biotechnologies, LLC.

REAL ESTATE

The next item was the approval to enter into a Memorandum of Understanding with Cooper's Ferry Development Association to provide for the Authority's funding of a portion of Phase I of the Camden Waterfront Landscaping Project.

MOTION TO APPROVE: Mr. Piaia SECOND: Ms. Kolluri AYES: 9
RESOLUTION ATTACHED AND MARKED EXHIBIT 17

The next item was the approval to enter into a Reciprocal Use & Occupancy Agreement with the Trenton Parking Authority and the Amendment to Agreement and Lease to facilitate redevelopment in downtown Trenton.

MOTION TO APPROVE: Mr. Carden SECOND: Mr. Latoff AYES: 9
RESOLUTION ATTACHED AND MARKED EXHIBIT 18

AUTHORITY MATTERS

The next item was in regards to the New Markets Tax Credit program and the recommendation to approve a maximum loan of $22.8 million to the Investor LLP, and accept an investment from US Bancorp in order to create a loan pool of up to $33.1 million and approve a recapture provision in an amount up to $19 million for the New Markets Tax Credit investment. This proposal was reviewed by the Audit Committee and was approved to be presented to the Board of Directors.

MOTION TO APPROVE: Mr. Piaia SECOND: Mr. Carden AYES: 9
RESOLUTION ATTACHED AND MARKED EXHIBIT 19

The next item presented by Audit Chairman, Tim Carden, was to approve the selection of Mercadien, P.C. to be independent auditors to the NJEDA for the fiscal years 2007-2009 with the option to extend the contract for two more years.

MOTION TO APPROVE: Mr. Piaia SECOND: Mr. Waits AYES: 9
RESOLUTION ATTACHED AND MARKED EXHIBIT 20
The next item was to approve the appointment of John Rosenfeld as Assistant Secretary of the Authority.

**MOTION TO APPROVE:** Mr. Carden  
**SECOND:** Mr. Manning  
**AYES:** 9

**RESOLUTION ATTACHED AND MARKED EXHIBIT 21**

The next item was the expansion of scope on the current technical assistance consulting contract with Southlight Group, LLC as the technical consultant. *(For Informational Purposes Only)*

**EXECUTIVE SESSION**

At this time on a motion made by Mr. Carden, and seconded by Mr. Latof, the members adjourned to go into Executive Session to discuss a potential litigation matter.

**RESOLUTION ATTACHED AND MARKED EXHIBIT 22**

**PUBLIC COMMENT**

There was no comment from the public.

There being no further business, on a motion by Mr. Carden, and seconded by Mr. Piaia, the meeting was adjourned at 11:25 a.m.

**Certification:**

The foregoing and attachments represent a true and complete summary of the actions taken by the New Jersey Economic Development Authority at its meeting.

[Signature]

Caren S. Franza, Secretary