1. NOTICE OF PUBLIC MEETING
2. ROLL CALL
3. APPROVAL OF PREVIOUS MONTH’S MINUTES
4. CHAIRMAN’S REMARKS
5. CEO’S REPORT TO THE BOARD
6. LOANS/GRANTS/GUARANTEES

ITEM: Micro Lender Support Grant Program
REQUEST: To approve the creation of the Micro Business Lender Support Grant Program, a $2 million pilot program, that will make grant funding available to support organizations that lend to New Jersey micro and small businesses, and delegation of authority to staff to administer the program.

PUST
ITEM: Hearing Officer’s Recommendation on the Appeal of John O’Brien – application for a Conditional Hardship Grant under the Petroleum Underground Storage Tank Remediation, Upgrade and Closure Fund – P46000
REQUEST: To uphold Hearing Officer’s determination to deny the applicant’s conditional grant application.

7. AUTHORITY MATTERS
ITEM: Extension of Memorandum of Understanding (MOU) for NJ Brownfields Assistance Center at NJIT
REQUEST: To extend the Memorandum of Understanding with the New Jersey Institute of Technology for the NJ Brownfields Assistance Center at NJIT for one year, provide funding of $200,000 to support the NJ Brownfields Assistance Center at NJIT, and grant delegated authority to annually extend the MOU for up to three years.

8. ECONOMIC GROWTH
ITEM: New Jersey Wind Port – Request for Increase to Moffatt & Nichol Contract Value to Accommodate Electricity Substation and Distribution System Design
REQUEST: To approve a not-to-exceed funding amount of $353,854 for the engineering of an electricity substation and distribution system at the New Jersey Wind Port.

9. COVID-19 RESPONSE
ITEM: Community Development Finance Institution (CDFI) Emergency Loan Loss Reserve Fund – Program Extension
REQUEST: To approve an extension to the CDFI Emergency Loan Loss Reserve Fund for CDFIs to register closed loans with the NJEDA following Governor Murphy’s declared state of emergency, extending the period to register closed loans from 12 to 24 months until March 9, 2022, and delegation of authority to staff to further extend this deadline, if needed.

10. INCENTIVES
ERG
ITEM: Camden Hotel Partners, LLC – Economic Redevelopment and Growth Grant Program – P#44079
REQUEST: To re-designate the applicant name from Camden Hotel Partners, LLC to the property owner, and redeveloper of the project, CHP Land, LLC (“Land”).

FILM & DIGITAL MEDIA TAX CREDIT PROGRAM
ITEM: Black Friday the Film Inc. PROD. #00206965
MAX AMOUNT OF TAX CREDITS: $922,633.80

ITEM: Shackled Film LLC PROD. #00191008
MAX AMOUNT OF TAX CREDITS: $102,921.60

ITEM: Whoiskurt LLC PROD. #00188360
MAX AMOUNT OF TAX CREDITS: $297,048.60

11. REAL ESTATE
ITEM: FMERA Purchase and Sale & Redevelopment Agreement with New Jersey American Water for the Water Tank Parcel in Eatontown
REQUEST: To consent to FMERA entering into the redevelopment agreement contained within the Purchase and Sale Agreement & Redevelopment Agreement with New Jersey American Water for the sale and redevelopment of the Water Tank Parcel in the Fort’s Eatontown Reuse Area.

ITEM: FMERA Purchase and Sale & Redevelopment Agreement with the Borough of Eatontown for a Parks & Recreation Complex on the Nicodemus Park Parcel in Eatontown
REQUEST: To consent to FMERA entering into the redevelopment agreement contained within the Purchase and Sale Agreement & Redevelopment Agreement with the Borough
of Eatontown for the sale and redevelopment of the Nicodemus Park Parcel in the Fort’s Eatontown Reuse Area.

**ITEM: Parking Management Agreement with New Jersey Aquarium for the Camden Waterfront**

**REQUEST:** To consent to the execution of a Parking Management Agreement between the New Jersey Aquarium, LLC and the Authority for a one-year term retroactive to September 16, 2020, and delegation of authority to the CEO to enter into similar agreements annually for 10 years.

**ITEM: New Jersey Bioscience Center - Eighth Amendment to the Payment in-Lieu of Taxes Agreement and Other Matters with North Brunswick Township**

**REQUEST:** To approve the Eighth Amendment to the PILOT Agreement between the Authority and the Township for the New Jersey Bioscience Center.

12. **BOARD MEMORANDA:**

**FYI ONLY:** Credit Underwriting Projects Approved Under Delegated Authority – February 2021

**Premier Lender Program:**

**PROJECT:** Millville Properties, LLC (PROD-00257826)
**LOCATION:** Millville City, Cumberland County
**PROCEEDS FOR:** Purchase the project property
**FINANCING:** M & T Bank $1,260,000 bank loan with a 28.57% Authority participation of $360,000.

**PROJECT:** St. Rita’s Estate LLC (PROD-00257817)
**LOCATION:** South Plainfield Borough, Middlesex County
**PROCEEDS FOR:** Purchase the project property
**FINANCING:** Bank of America $4,896,000 bank loan with an 11% Authority participation of $546,000.

**Micro Business Loan Program:**

1. **PROJECT:** Animal Bikes, Inc. (PROD-00224471 & 00258182)
   **LOCATION:** Jersey City, Hudson County
   **PROCEEDS FOR:** Working Capital
   **FINANCING:** $22,500 /$2,500 working/forgivable capital loan

2. **PROJECT:** BeLO Cryotherapy LLC (PROD-00224545 &258196)
   **LOCATION:** Livingston Township, Essex County
   **PROCEEDS FOR:** Working Capital
   **FINANCING:** $17,100 $1,900 working/ forgivable capital loan.

3. **PROJECT:** Bijou Amore Inc. (“Bijou”) (PROD-00224559 &00258160)
4. PROJECT: Brigid Callahan Harrison Limited Liability Company (PROD-00224422 & 00258161)
   LOCATION: Longport City, Atlantic County
   PROCEEDS FOR: Working Capital
   FINANCING: $22,500/ $2,500 working/forgivable capital loan

5. PROJECT: Chatham School House LLC (PROD-00224522 & 00258197)
   LOCATION: Chatham Township, Morris County
   PROCEEDS FOR: Working Capital
   FINANCING: $22,500/ $2,500 working/forgivable capital loan

6. PROJECT: Down Town Nails & Spa LLC (PROD-00224340 &00258082)
   LOCATION: Clayton Borough, Gloucester County
   PROCEEDS FOR: Working Capital
   FINANCING: $45,000/ $5,000 working/forgivable capital loan

7. PROJECT: Friday Films LLC (PROD-00224256 & 00258094)
   LOCATION: Edison Township, Middlesex County
   PROCEEDS FOR: Working Capital
   FINANCING: $18,000/$2,000 working/forgivable capital loan

8. PROJECT: Global Producers Services, Inc. (PROD-00224232 & 00258102)
   LOCATION: Plumsted Township, Ocean County
   PROCEEDS FOR: Working Capital
   FINANCING: $22,500/ $2,500 working/forgivable capital loan

9. PROJECT: Hands to Feet Therapy LLC DBA Whole Team Therapy (PROD-00224449 & 00258192)
   LOCATION: Lakewood Township, Ocean County
   PROCEEDS FOR: Working Capital
   FINANCING: $45,000/ $5,000 working/forgivable capital loan

10. PROJECT: Inspire Investments LLC DBA Heavenly Chicken and Ribs (PROD-00224561 & 00258176)
    LOCATION: Jersey City, Hudson County
    PROCEEDS FOR: Working Capital
    FINANCING: $22,500/$2,500 working/forgivable capital loan

11. PROJECT: JTS (New Jersey) Inc. (PROD-00224564 & 00258167)
12. PROJECT: Legacy Coffee LLC (PROD-00224520 & 00258081)
   LOCATION: Montclair Township, Essex County
   PROCEEDS FOR: Working Capital
   FINANCING: $22,500/$2,250 working/forgivable capital loan

13. PROJECT: Micro Enterprises LLC DBA Uniq Electronics (PROD-00224436 & 00258098)
    LOCATION: Pennsville Township, Salem County
    PROCEEDS FOR: Working Capital
    FINANCING: $45,000/$5,000 working/forgivable capital loan

14. PROJECT: Mill Hill Saloon, LLC (PROD-00224479 & 00258195)
    LOCATION: Trenton City, Mercer County
    PROCEEDS FOR: Working Capital
    FINANCING: $45,000/$5,000 working/forgivable capital loan

15. PROJECT: MST Tutoring, LLC (PROD-00224229 & 00258199)
    LOCATION: Manasquan Borough, Monmouth County
    PROCEEDS FOR: Working Capital
    FINANCING: $22,500/ $2,500 working/forgivable capital loan

16. PROJECT: Neaha Sub, Inc. DBA Subway (PROD-00224261 & 00258056)
    LOCATION: Parsippany-Troy Hills Township, Morris County
    PROCEEDS FOR: Working Capital
    FINANCING: $45,000/ $5,000 working/forgivable capital loan

17. PROJECT: Neaha Sub 2 LLC DBA Subway (PROD-00224254 & 00258059)
    LOCATION: Jersey City, Hudson County
    PROCEEDS FOR: Working Capital
    FINANCING: $45,000/ $5,000 working/forgivable capital loan

18. PROJECT: Neaha Sub and Salad LLC DBA Subway (PROD-00224274 & 00258057)
    LOCATION: Wayne Township, Passaic County
    PROCEEDS FOR: Working Capital
    FINANCING: $45,000/$5,000 working/forgivable capital loan

19. PROJECT: Sung Hee Lee (PROD-00224503 & 00258090)
    LOCATION: Harrison Township, Gloucester County
    PROCEEDS FOR: Working Capital
FINANCING: $45,000/$5,000 working/forgivable capital loan

20. PROJECT: TCH at Culver Lake LLC (PROD-00224389 & 002258151)
   LOCATION: Branchville Borough, Sussex County
   PROCEEDS FOR: Working Capital
   FINANCING: $22,500/$2,500 working/forgivable capital loan

21. PROJECT: The Center for Sports Medicine, LLC DBA Masri Sports medicine & Wellness (PROD-00224316 & 00258200)
   LOCATION: Clifton City, Passaic County
   PROCEEDS FOR: Working Capital
   FINANCING: $45,000/ $5,000 working/forgivable capital loan

FYI ONLY: New Jersey Small and Micro Business PPE Access program – Designated Vendor Delegated Authority Approvals and Phase 2 Program Usage Updates

13. PUBLIC COMMENT