

# NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

August 13, 2019

## MINUTES OF THE MEETING

Members of the Authority present: Chairman Kevin Quinn, Catherine Brennan for State Treasurer Elizabeth Muoio; Commissioner Marlene Caride of the Department of Banking and Insurance; Public Members: Charles Sarlo, Vice Chairman; and Fred Dumont.

Members present via conference call: Commissioner Robert Asaro - Angelo of Department of Labor and Workforce Development; and Public Members Philip Alagia, and John Lutz, Third Alternate Public Member.

Absent: Commissioner Catherine McCabe of the Department of Environmental Protection, and Public Members William Layton, Thomas Scrivo, Massiel Medina Ferrara, and Louis Goetting.

Also present: Timothy Sullivan, Chief Executive Officer of the Authority; Deputy Attorney General Gabriel Chacon; Jane Rosenblatt, Deputy Chief of Staff, Office of Commissioner Catherine McCabe; Adam Sternbach, Governor's Authorities' Unit; and staff.

Mr. Quinn called the meeting to order at 10:00 am.

Pursuant to the Internal Revenue Code of 1986, Mr. Sullivan 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, Mr. Sullivan 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

## MINUTES OF AUTHORITY MEETING

The next item of business was the approval of the July 16, 2019 meeting minutes. A motion was made to approve the minutes by Mr. Dumont, and seconded by Mr. Sarlo, and was approved by the 8 voting members present.

*There was a request to correct information for Ms. Sue Altman, State Director, New Jersey Working Families. Her organization was listed as New Jersey Work First, in the July 13, 2019 minutes.*

CEO Timothy Sullivan announced that Adam Sternbach, Assistant Counsel, Governor's Authorities Unit, would be leaving that office soon, and that his guidance was appreciated.

**FOR INFORMATION ONLY:** The next item was the presentation of the Chief Executive Officer's Monthly Report to the Board.

## **BOARD PRESENTATION**

Overview of Portfolio Management and Compliance Division.

### **AUTHORITY MATTERS**

**ITEM:** 2018 Comprehensive Annual Report

**REQUEST:** To approve the Authority's comprehensive annual report for 2018, as required under Executive Order No. 37.

**MOTION TO APPROVE:** Mr. Lutz                      **SECOND:** Mr. Sarlo                      **AYES: 8**

**RESOLUTION ATTACHED AND MARKED EXHIBIT: 1**

**ITEM:** 21<sup>st</sup> Century Redevelopment Program — Program Improvements

**REQUEST:** To approve improvements to the 21<sup>st</sup> Century Redevelopment Program to make the program more accessible to municipalities, counties and redevelopment agencies.

**MOTION TO APPROVE:** Mr. Dumont                      **SECOND:** Ms. Brennan                      **AYES: 8**

**RESOLUTION ATTACHED AND MARKED EXHIBIT: 2**

**ITEM:** Special Counsel: Executive Order 52 (Murphy 2019) and Attorney General Investigation – Amendment to Retention Agreement

**REQUEST:** To approve additional contract funding of \$850,000 (for a revised fee cap of \$1,900,000) due to ongoing need for representation related to the subject legal matters.

**MOTION TO APPROVE:** Ms. Brennan                      **SECOND:** Mr. Sarlo                      **AYES: 8**

**RESOLUTION ATTACHED AND MARKED EXHIBIT: 3**

**ITEM:** Information Technology and Business Process Analysis Consulting Services and Microsoft Dynamics CRM 2013, Commercial Loan System and Additional Third-Party Systems – Procurement and Implementation – Ref. 2014-RFQ/P-057.

**REQUEST:** To approve \$1,050,000 in new contract funding to support additional functionality and system enhancements not contemplated in the original project scope of work.

**MOTION TO APPROVE:** Mr. Dumont                      **SECOND:** Mr. Lutz                      **AYES: 8**

**RESOLUTION ATTACHED AND MARKED EXHIBIT: 4**

### **OFFICE OF ECONOMIC TRANSFORMATION**

**ITEM:** Expansion of the Memorandum of Understanding between the Authority and the Commission on Science, Innovation and Technology.

**REQUEST:** To approve amending the Memorandum of Understanding with the Commission for the purpose of providing support services to the Commission.

**MOTION TO APPROVE:** Ms. Brennan                      **SECOND:** Commissioner Caride                      **AYES: 8**

**RESOLUTION ATTACHED AND MARKED EXHIBIT: 5**

**ITEM:** NJ CoVest Fund— Early Stage Technology Company Investment Program

**REQUEST:** To approve the changes to the NJ employment requirement to the NJ CoVest program through the remainder of the program as determined by available funding.

**MOTION TO APPROVE:** Mr. Lutz                      **SECOND:** Mr. Dumont                      **AYES: 8**

**RESOLUTION ATTACHED AND MARKED EXHIBIT: 6**

### **INCENTIVE PROGRAMS**

#### **Grow New Jersey Assistance Program – Modifications**

**ITEM:** Madame RX LLC

APPL.#45312

**REQUEST:** To approve the change of location of the qualified business facility from 418 Federal Street, Camden City to 6955 Central Highway, Pennsauken

**MOTION TO APPROVE:** Ms. Brennan                      **SECOND:** Commissioner Caride                      **AYES: 8**

**RESOLUTION ATTACHED AND MARKED EXHIBIT: 7**

#### **NJ Film and Digital Media Tax Credit Program**

**ITEM:** To approve the following NJ Film and Digital Media Tax Credit Projects for allocations in Fiscal Year 2020

**PROJECT:** WB Studios Enterprises Inc.

APPL.#45522

**MAX AMOUNT OF TAX CREDITS:** \$1,962,642

**MOTION TO APPROVE:** Commissioner Caride                      **SECOND:** Ms. Brennan                      **AYES: 8**

**RESOLUTION ATTACHED AND MARKED EXHIBIT: 8**

**PROJECT:** Twentieth Century Fox Film Corporation

APPL.#45587

**MAX AMOUNT OF TAX CREDITS:** \$6,855,273

**MOTION TO APPROVE:** Commissioner Caride                      **SECOND:** Ms. Brennan                      **AYES: 8**

**RESOLUTION ATTACHED AND MARKED EXHIBIT: 9**

### **BOND PROJECTS**

#### **Public Hearing Only**

**PROJECT:** Blackhorse EHT Urban Renewal LLC

APPL.# 45415

**LOCATION:** Egg Harbor City, Atlantic County

**PROCEEDS FOR:** Construction, renovation, working capital

**PUBLIC HEARING:** Yes

**PUBLIC COMMENT:** None

**PROJECT:** Friends of Vineland Public Charter School  
**LOCATION:** Vineland City, Cumberland County  
**PROCEEDS FOR:** Refinancing  
**PUBLIC HEARING:** Yes  
**PUBLIC COMMENT:** None

APPL.# 45866

**Bond Modifications**

**ITEM:** Temple Emanuel of the Pascack Valley, Inc. \$2,000,000 Tax-Exempt Stand-Alone Bond Modification (P13558 & P13559)

**REQUEST:** To approve a maturity extension from December 1, 2021 to December 1, 2041.

**MOTION TO APPROVE:** Mr. Dumont                      **SECOND:** Ms. Brennan                      **AYES: 8**

**RESOLUTION ATTACHED AND MARKED EXHIBIT: 10**

**LOANS/GRANTS/GUARANTEES**

**Direct Loan Program**

**PROJECT:** Fort Monmouth Economic Revitalization Authority

APPL.#45703

**LOCATION:** Oceanport Borough, Monmouth County

**PROCEEDS FOR:** Working Capital

**FINANCING:** \$5,000,000 NJEDA Direct Loan

**MOTION TO APPROVE:** Mr. Dumont                      **SECOND:** Mr. Sarlo                      **AYES: 8**

**RESOLUTION ATTACHED AND MARKED EXHIBIT: 11**

**Premier Lender Program**

**PROJECT:** Gary Neil Enterprises LLC

APPL.#45849

**LOCATION:** Blackwood, Camden County

**PROCEEDS FOR:** Purchase of Property

**FINANCING:** \$3,200,000 M & T Bank loan with 50% (\$1,600,000) NJEDA participation.

**MOTION TO APPROVE:** Mr. Dumont                      **SECOND:** Mr. Sarlo                      **AYES: 8**

**RESOLUTION ATTACHED AND MARKED EXHIBIT: 12**

**Hazardous Discharge Site Remediation Fund**

**ITEM:** Summary of NJDEP Hazardous Discharge Site Remediation Fund Program projects approved by the Department of Environmental Protection.

**MOTION TO APPROVE:** Ms. Brennan                      **SECOND:** Commissioner Caride                      **AYES: 8**

**RESOLUTION ATTACHED AND MARKED EXHIBIT: 13**

**PROJECT:** City of Paterson (Leader Dyeing and Finishing Co.)      APPL.#45707  
**LOCATION:** Paterson City, Passaic County  
**PROCEEDS FOR:** Remedial Investigation  
**FINANCING:** \$72,354

**PROJECT:** Absolute Auto & Truck Salvage Company, Inc.      APPL.#45569  
**LOCATION:** Middlesex Borough, Middlesex County  
**PROCEEDS FOR:** Remedial Action  
**FINANCING:** \$496,092 loan

**Petroleum Underground Storage Tank (PUST)**

**ITEM:** Summary of NJDEP Petroleum UST Remediation, Upgrade & Closure Fund Program projects approved by the Department of Environmental Protection.

**MOTION TO APPROVE:** Mr. Dumont      **SECOND:** Mr. Lutz      **AYES: 8**  
**RESOLUTION ATTACHED AND MARKED EXHIBIT: 14**

**PROJECT:** The Belli Moran Group, LLC      APPL.#45781  
**LOCATION:** Dover Township, Ocean County  
**PROCEEDS FOR:** Upgrade, Closure, Remedial Action  
**FINANCING:** \$272,485 loan

**OFFICE OF RECOVERY**

**ITEM:** Energy Resilience Bank — RWJBarnabas Newark Beth Israel Medical Center CHP Project Funding Modification Recommendation

**REQUEST:** Approval to modify the March 24, 2017 Board action for the RWJBarnabas Newark Beth Israel Medical Center CHP Project under the Energy Resilience Bank program by changing the reservation of ERB funding from \$15,176,079 to \$16,832,794  
**MOTION TO APPROVE:** Mr. Dumont      **SECOND:** Commissioner Caride      **AYES: 8**  
**RESOLUTION ATTACHED AND MARKED EXHIBIT: 15**

**BOARD MEMORANDUMS**

**FOR INFORMATION ONLY:** Credit Underwriting projects Approved Under Delegated Authority

**Premier Lender Program:**

**PROJECT:** 100 Prospect St. LLC (P45778)  
**LOCATION:** Metuchen Borough, Middlesex County  
**PROCEEDS FOR:** Property Acquisition  
**FINANCING:** Valley National Bank \$1,000,000 loan with a (50%) \$500,000 Authority participation

**PROJECT:** PAL Real Estate Holdings III, LLC (P45847)  
**LOCATION:** Newark City, Essex County

**PROCEEDS FOR:** Property Acquisition

**FINANCING:** ConnectOne Bank \$1,845,000 loan with a (22.22%) \$410,000 Authority participation.

**FOR INFORMATION ONLY:** Incentives Modifications — 2nd Quarter 2019

**FOR INFORMATION ONLY:** PUST and HDSRF Program Funding Status

**FOR INFORMATION ONLY:** Post Closing Credit Delegated Authority Approvals for 2nd Quarter 2019

**FOR INFORMATION ONLY:** Technology & Life Sciences Delegated Authority Approvals for Q2 2019

**FOR INFORMATION ONLY:** India Trade Mission Research

### **PUBLIC COMMENT**

Mr. Mark Parker-Magyar, New Jersey Working Families, addressed the board, stating that there was a series of conflicting numbers for jobs created. He stated that he appreciated the Authority sending surveys to companies, seeking certification of the number of jobs created, and; he urged those companies to comply with the request.

### **EXECUTIVE SESSION**

The next item was to adjourn the public session of the meeting and enter into Executive Session to discuss matters involving lease and contract negotiations where disclosure could adversely affect the public interest and to receive attorney-client advice regarding ongoing legal inquiries.

The minutes will be made public when the need for confidentiality no longer exists.

**MOTION TO APPROVE:** Mr. Quinn                      **SECOND:** Mr. Dumont                      **AYES: 8**

**RESOLUTION ATTACHED AND MARKED EXHIBIT: 16**

The Board returned to Public Session.

### **AUTHORITY MATTERS**

The next item was to approve a MOU as discussed in executive session.

**MOTION TO APPROVE:** Mr. Quinn                      **SECOND:** Mr. Dumont                      **AYES: 8**

**RESOLUTION ATTACHED AND MARKED EXHIBIT: 17**

The next item was to approve a revision to the First Lease Amendment Agreement as discussed in executive session.

**MOTION TO APPROVE:** Mr. Quinn                      **SECOND:** Mr. Dumont                      **AYES: 8**

**RESOLUTION ATTACHED AND MARKED EXHIBIT: 18**

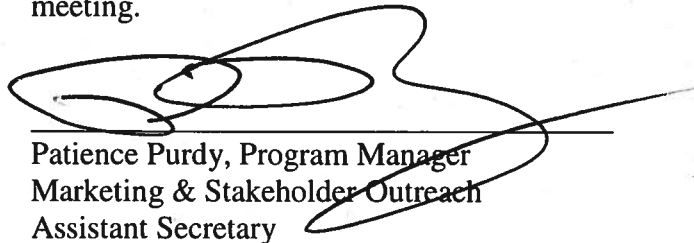
The next item was to approve a second amendment to an Information Technology and Business Process Analysis Consulting Services contract as discussed in executive session.

**MOTION TO APPROVE:** Mr. Quinn                      **SECOND:** Mr. Dumont                      **AYES: 8**

**RESOLUTION ATTACHED AND MARKED EXHIBIT: 19**

There being no further business, on a motion by Mr. Quinn, and seconded by Commissioner Caride, the meeting was adjourned at 12:30pm.

**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.



Patience Purdy, Program Manager  
Marketing & Stakeholder Outreach  
Assistant Secretary