NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Melissa Orsen
Chief Executive Officer

DATE: April 14, 2015

SUBJECT: Agenda for Board Meeting of the Authority April 14, 2015

Notice of Public Meeting

Roll Call

Approval of Previous Month's Minutes

Chief Executive Officer's Monthly Report to the Board

Authority Matters

Incentive Programs

Bond Projects

Loans/Grants/Guarantees

Office of Recovery

Board Memorandums

Real Estate

Executive Session

Public Comment

Adjournment

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

March 12, 2015

MINUTES OF THE MEETING

Members of the Authority present: Joseph McNamara, Vice Chairman; Thomas Neff representing the State Treasurer; Jeffrey Stoller representing the Department of Labor and Workforce Development; Thomas Hunt representing the Department of Banking and Insurance; Colleen Kokas representing the Commissioner of the Department of Environmental Protection: Public Members: Charles Sarlo, Fred B. Dumont, Philip B. Alagia, Massiel Medina Ferrara, and Patrick Delle Cava, First Alternate Public Member.

Present via conference call: Public Members: Larry Downes, Harold Imperatore, Third Alternate Public Member; and Rodney Sadler, Non-Voting Member.

Absent: Al Koeppe, Chairman; and William J. Albanese, Sr., Second Alternate Public Member.

Also present: Melissa Orsen, Chief Executive Officer of the Authority; Timothy Lizura, President and Chief Operating Officer; Deputy Attorney General Bette Renaud; Michael Collins, Governor's Authorities' Unit; and staff.

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

Pursuant to the Internal Revenue Code of 1986, Ms. Orsen 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. Orsen 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 February 26, 2015 regular meeting minutes. A motion was made to approve the minutes by Mr. Alagia, seconded by Mr. Stoller, and was approved by the 11 voting members present.

Mr. Neff abstained because he was not present.

The next item of business was the approval of the February 26, 2015 executive session meeting minutes. A motion was made to approve the minutes by Mr. Alagia, seconded by Ms. Ferrara, and was approved by the 11 voting members present.

Mr. Neff abstained because he was not present.

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

INCENTIVE PROGRAMS

Economic Redevelopment and Growth Grant Program

ITEM: AP Development Partners, LLC APPL.#40174
REQUEST: To approve the application of AP Development Partners, LLC for a project located in Asbury Park, Monmouth County for the issuance of tax credits. The recommendation is to give up 30% of the eligible costs, not to exceed $9,558,300, in tax credits based on the budget submitted.
MOTION TO APPROVE: Ms. Kokas **SECOND:** Mr. Stoller **AYES:** 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 1

ITEM: Building 101 Urban Renewal, LLC APPL.#38965
REQUEST: To approve the application of Building 101 Urban Renewal, LLC for a project located in Trenton, Mercer County for the issuance of tax credits. The recommendation is to give up 40% of the eligible costs, not to exceed $16,185,802, in tax credits based on the budget submitted.
MOTION TO APPROVE: Mr. Dumont SECOND: Mr. Alagia AYES: 11
RESOLUTION ATTACHED AND MARKED EXHIBIT: 2

Mr. Stoller recused himself because a family member is employed by the Clarke Caton Hintz architecture firm as the designated engineer for this project, and another family member has worked on past construction projects with one of the three owners of Building 101 Urban Renewal, LLC.

Public Infrastructure Project Tax Credit Program

ITEM: Wood-Ridge Development, LLC (Parks and Recreational Space) APPL.#40549
REQUEST: To approve the application of Wood-Ridge Development, LLC (Parks and Recreational Space) for a project located in Wood-Ridge, Bergen County for the issuance of tax credits. The recommendation is to give an award, not to exceed $5,000,000.
MOTION TO APPROVE: Ms. Kokas **SECOND: Ms. Ferrara AYES:** 11
RESOLUTION ATTACHED AND MARKED EXHIBIT: 3

Mr. Sarlo recused himself because his brother is the Mayor of Wood-Ridge Borough.

ITEM: Wood-Ridge Development, LLC (School) APPL.#40551
REQUEST: To approve the application of Wood-Ridge Development, LLC (School) for a project located in Wood-Ridge, Bergen County for the issuance of tax credits. The recommendation is to give an award, not to exceed $5,000,000.
MOTION TO APPROVE: Mr. Stoller SECOND: Ms. Ferrara AYES: 11
RESOLUTION ATTACHED AND MARKED EXHIBIT: 4

Mr. Sarlo recused himself because his brother is the Mayor of Wood-Ridge Borough.

ITEM: Wood-Ridge Development, LLC (Train Station) APPL.#40550
REQUEST: To approve the application of Wood-Ridge Development, LLC (Train Station) for a project located in Wood-Ridge, Bergen County for the issuance of tax credits. The recommendation is to give an award, not to exceed $5,000,000.
MOTION TO APPROVE: Ms. Kokas **SECOND: Mr. Hunt AYES:** 11
RESOLUTION ATTACHED AND MARKED EXHIBIT: 5

Mr. Sarlo recused himself because his brother is the Mayor of Wood-Ridge Borough.

Grow New Jersey Assistance Program

ITEM: Advanced Accelerator Applications, USA, Inc. APPL.#40474
REQUEST: To approve the application of Advanced Accelerator Applications, USA, Inc. for a Grow New Jersey Assistance Program Grant to encourage the applicant to make a capital investment and locate in Millburn Township, NJ. Project location of Millburn Township in Essex County qualifies as a Priority Area under N.J.S.A. 34:1B-242 et seq and the program's rules, N.J.A.C. 19:31-18. The project is eligible, pursuant to the statute, for bonus increases to the tax credit award for Jobs with Salary in Excess of County Average and Targeted Industry (Life Sciences). The estimated annual award is $120,000 for a 10-year term.
MOTION TO APPROVE: Mr. Stoller **SECOND:** Ms. Kokas **AYES:** 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 6

ITEM: Advanced Plasma Therapies, Inc. APPL.#40510
REQUEST: To approve the application of Advanced Plasma Therapies, Inc.for a Grow New Jersey Assistance Program Grant to encourage the applicant to make a capital investment and locate in West Windsor, NJ. Project location of West Windsor Township, Mercer County qualifies as a Priority Area under N.J.S.A. 34:1B-242 et seq and the program's rules, N.J.A.C. 19:31-18. The project is eligible, pursuant to the statute, for bonus increases to the tax credit award for Jobs with Salary in Excess of County Average and Targeted Industry (Life Sciences). The estimated annual award is $170,000 for a 10-year term.
MOTION TO APPROVE: Mr. Dumont **SECOND:** Ms. Kokas **AYES:** 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 7

ITEM: iCIMS, Inc. APPL.#40407
REQUEST: To approve the finding of jobs at risk.
MOTION TO APPROVE: Mr. Stoller SECOND: Mr. Alagia AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 8

ITEM: iCIMS, Inc. APPL.#40407
REQUEST: To approve the application of iCIMS, Inc. for a Grow New Jersey Assistance Program Grant to encourage the applicant to make a capital investment and locate in Old Bridge, NJ. Project location of Old Bridge Township, Middlesex County qualifies as a Distressed Municipality under N.J.S.A. 34:1B-242 et seq and the program's rules, N.J.A.C. 19:31-18. The project is eligible, pursuant to the statute, for bonus increases to the tax credit award for Jobs with Salary in Excess of County Average, Large Number of New/Retained F/T Jobs, and Targeted Industry (Technology). The estimated annual award is $1,312,446 for a 10-year term.
MOTION TO APPROVE: Ms. Kokas **SECOND: Mr. Alagia AYES:** 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 9

ITEM: MilMar Food Group II, LLC APPL.#40392
REQUEST: To approve the application of MilMar Food Group II, LLC for a Grow New Jersey Assistance Program Grant to encourage the applicant to make a capital investment and locate in Lakewood, NJ. Project location of Lakewood Township, Ocean County qualifies as a Distressed Municipality under N.J.S.A. 34:1B-242 et seq and the program's rules, N.J.A.C. 19:31-18. The project is eligible, pursuant to the statute, for bonus increases to the tax credit award for Deep Poverty Pocket, Capital Investment in Excess of Minimum (non-Mega), and Targeted Industry (Manufacturing). The estimated annual award is $720,000 for a 10-year term.
MOTION TO APPROVE: Mr. Dumont SECOND: Mr. Alagia AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 10

ITEM: Zimmer Trabecular Metal Technology, Inc. APPL.#40511
REQUEST: To approve the application of Zimmer Trabecular Metal Technology, Inc. for a Grow New Jersey Assistance Program Grant to encourage the applicant to make a capital investment and locate in Piscataway, NJ. Project location of Piscataway Township, Middlesex County qualifies as a Priority Area under N.J.S.A. 34:1B-242 et seq and the program's rules, N.J.A.C. 19:31-18. The project is eligible, pursuant to the statute, for bonus increases to the tax credit award for Capital Investment in Excess of Minimum (non-Mega), and Targeted Industry (Life Sciences). The estimated annual award is $975,000 for a 10-year term.
MOTION TO APPROVE: Ms. Ferrara SECOND: Mr. Alagia AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 11

New Jersey Film Tax Credit Program

ITEM: New Jersey Film Tax Credit Transfer Program
REQUEST: To approve the following Film Tax Credit Projects for allocations in State FY 2015.
MOTION TO APPROVE: Ms. Kokas SECOND: Mr. Alagia AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 12

> **PROJECT:** I Do I Do The Movie, LLC *(I Do, I Do)*
> **MAX AMOUNT OF TAX CREDITS:** $127,400
>
> **PROJECT:** Giddy Up, LLC *(A Place in Hell)*
> **MAX AMOUNT OF TAX CREDITS:** $35,285

BOND PROJECTS

Combination Preliminary and Bond Resolutions

ITEM: Ben Porat Yosef, Inc. APPL.#40565
LOCATION: Paramus/Bergen
PROCEEDS FOR: Acquisition of existing building/Refinancing
FINANCING: $7,875,000 Tax-exempt Bond / $135,000 Taxable Bond
MOTION TO APPROVE: Mr. Stoller SECOND: Mr. Alagia AYES: 12
RESOLUTION ATTACHED AND MARKED EXHIBIT: 13
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

Mr. Imperatore left the call at this time.

ITEM: Provident Group – Rowan Properties LLC APPL.#40570
LOCATION: Glassboro/Gloucester
PROCEEDS FOR: Construction of new building or addition/Purchase of equipment & machinery
FINANCING: $144,000,000 Tax-exempt Bond / $1,000,000 Taxable Bond
MOTION TO APPROVE: Mr. Dumont SECOND: Ms. Kokas AYES: 11
RESOLUTION ATTACHED AND MARKED EXHIBIT: 14
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

REAL ESTATE

ITEM: Higher Education Public Private Partnership Program
Rowan University – Student Dormitory and Dining Facility
REQUEST: To approve Rowan's University's application to develop a 742 unit freshman dormitory on 8.38 acres on the applicant's campus under the Higher Education Private Public Partnership Program.
MOTION TO APPROVE: Mr. Alagia SECOND: Mr. Stoller AYES: 11
RESOLUTION ATTACHED AND MARKED EXHIBIT: 15

Combination Preliminary and Bond Resolutions

ITEM: Puerto Rican Organization for Community Education and Economic Development APPL.#40507
LOCATION: Elizabeth/Union
PROCEEDS FOR: Refinancing
FINANCING: $2,500,000 Tax-exempt Bond
MOTION TO APPROVE: Mr. Stoller SECOND: Ms. Kokas AYES: 11
RESOLUTION ATTACHED AND MARKED EXHIBIT: 16
PUBLIC HEARING: Yes
PUBLIC COMMENT: None

LOANS/GRANTS/GUARANTEES

Local Development Financing Fund Program

PROJECT: L/N CAC, LLC APPL.#40157
LOCATION: Camden/Camden
PROCEEDS FOR: Acquisition of existing building
FINANCING: $2,000,000 loan from the Authority under the Direct Loan Program
MOTION TO APPROVE: Mr. Stoller SECOND: Mr. Alagia AYES: 11
RESOLUTION ATTACHED AND MARKED EXHIBIT: 17

Petroleum Underground Storage Tank Program

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

PROJECT: Robert Firmenich APPL.#40200
LOCATION: Sussex/Sussex
PROCEEDS FOR: Upgrade, Closure, and Remediation
FINANCING: $203,142 Petroleum UST Remediation, Upgrade and Closure Fund Grant
MOTION TO APPROVE: Ms. Kokas **SECOND: Ms. Ferrara AYES:** 11
RESOLUTION ATTACHED AND MARKED EXHIBIT: 18

Hazardous Discharge Site Remediation Fund Program

ITEM: Approval of Hazardous Discharge Site Remediation Fund Program projects listed below.
MOTION TO APPROVE: Ms. Kokas **SECOND: Mr. Stoller AYES:** 11
RESOLUTION ATTACHED AND MARKED EXHIBIT: 19

PROJECT: Perth Amboy City (General Cable Corp. BDA) APPL.#40058
LOCATION: Perth Amboy/Middlesex
PROCEEDS FOR: Remedial Investigation
FINANCING: $16,434

PROJECT: Borough of Roselle Park (Roselle Park DPW) APPL.#40420
LOCATION: Roselle Park/Union
PROCEEDS FOR: Remedial Investigation/Site Investigation
FINANCING: $183,795

PROJECT: Rahway Redevelopment Agency (80 E. Milton Ave.) APPL.#39574
LOCATION: Rahway/Union
PROCEEDS FOR: Remedial Investigation
FINANCING: $104,025

EDISON INNOVATION FUND

Technology Business Tax Certificate Transfer Program

ITEM: Technology Business Tax Certificate Transfer Program – Proposed Rule Amendments
REQUEST: Requested to approve a change in EDA policy and proposed rule amendments to clarify certain existing eligibility requirements.
MOTION TO APPROVE: Ms. Kokas **SECOND: Ms. Ferrara AYES:** 11
RESOLUTION ATTACHED AND MARKED EXHIBIT: 20

OFFICE OF RECOVERY

Stronger New Jersey Business Program Appeals

ITEM: Stronger NJ Business Grant Program Appeal – Rock Gentile; Mer-Made Photography
REQUEST: To approve the Hearing Officer's recommendation to uphold the declination of the Stronger NJ Business Grant for Rock Gentile; Mer-Made Photography
MOTION TO APPROVE: Mr. Stoller SECOND: Ms. Kokas AYES: 11
RESOLUTION ATTACHED AND MARKED EXHIBIT: 21

Stronger New Jersey Business Loan Program

ITEM: S Kelly Corporation and Kelly Management Group, LLC APPL.#40541
LOCATION: Sea Bright Borough/Monmouth
PROCEEDS FOR: Working Capital
FINANCING: $1,500,000 Stronger NJ Business Loan
MOTION TO APPROVE: Ms. Kokas SECOND: Ms. Ferrara AYES: 11
RESOLUTION ATTACHED AND MARKED EXHIBIT: 22

ITEM: S Kelly Corporation and Kelly Management Group, LLC APPL.#40547
LOCATION: Sea Bright Borough/Monmouth
PROCEEDS FOR: Construction
FINANCING: $3,500,000 Stronger NJ Business Loan
MOTION TO APPROVE: Mr. Stoller SECOND: Ms. Ferrara AYES: 11
RESOLUTION ATTACHED AND MARKED EXHIBIT:23

BOARD MEMORANDUMS

FOR INFORMATION ONLY: Projects approved under Delegated Authority

Premier Lender Program: Atlantis O.C. Holding Limited Liability Company (P40413)

Small Business Fund Program: RLK Realty LLC and Flame Cut Steel Inc. (P40236)

Stronger NJ Business Loan Program: DAKK Enterprises Limited Liability Company d/b/a Joe Pop's Shore Bar & Restaurant (P39506)
Camden ERB: Broadway Housing Partners LLC (P40225 & P40226)

New Jersey Business Growth Fund - Modification: The King Cottage Enterprises (P40488)

PUBLIC COMMENT

Donald Moore thanked the Board for approving the Rowan University – student dormitory and dining facility project stating that it will be one of the best projects in the nation when completed.

There being no further business, on a motion by Mr. Downes, and seconded by Ms. Kokas, the meeting was adjourned at 11:20 am.

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.

John Rosenfeld

John Rosenfeld, Director, Bonds & Incentives
Assistant Secretary

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Melissa J. Orsen
Chief Executive Officer

DATE: April 14, 2015

RE: Monthly Report to the Board

THIRD FOUNDERS & FUNDERS EVENT CONNECTS ENTREPRENEURS AND INVESTORS

The EDA hosted its third Founders and Funders event on March 10, providing 30 entrepreneurs and emerging companies with access to angel and venture capital investors. Held at the Commercialization Center for Innovative Technologies (CCIT) in North Brunswick, the event introduced the startup companies to more than 20 prospective investors, including Edison Partners, the NJIT Highlanders Angel Network, and Rostra Capital.

At the event, a diverse range of technology and biotechnology companies met with investors in 10-minute, one-on-one sessions to discuss strategy, business models and funding opportunities. Attendees included Gold Mobile, a Clark-based company that provides a cloud-based platform to enhance a business's mobile ordering, payment, and loyalty programs; NeedMe of Red Bank, which is developing a website where people can meet others with similar medical diagnosis, medications and procedures; Arkay Therapeutics, a life sciences company located in East Windsor focused on developing drugs to treat diabetes; and CCIT tenant BioAegis Therapeutics, which creates products that restore depleted levels of plasma gelsolin.

The EDA plans to host Founders & Funders semi-annually, and the next event is scheduled for September.

HOTEL INDIGO CELEBRATES OPENING IN NEWARK

InterContinental Hotel Group unveiled its Hotel Indigo Downtown Newark during an official ribbon cutting ceremony last month. The 108-room boutique hotel represents the re-creation and re-purposing of the historic National State Bank building located at 810 Broad Street. The hotel is a joint venture with local developers Samer and Thafer Hanini of the Hanini Group and Islam Zughayer. The property is managed by Crestline Hotels & Resorts and is franchised by an affiliate of InterContinental Hotel Group.

In addition to the EDA's approval of an award under the legacy Economic Redevelopment and Growth (ERG) Program, the development was supported by several investors including Prudential Financial, Inc., the City of Newark, the National Development Council, and HRS Management.

The hotel, which is expected to create 65 new, permanent jobs, also features restaurant ALVA, which converted the original bank vault into a pizza oven; and, Skylab, the only rooftop lounge in downtown Newark.

FMERA RAMPS UP REDEVELOPMENT EFFORT

In mid-March, the Fort Monmouth Economic Revitalization Authority (FMERA) issued two Requests for Offers to Purchase (RFOTPs) for properties in the Oceanport section of the Fort. FMERA previously had issued an additional six RFOTPs in February, paving the way for extensive redevelopment of the former military base. The properties span Oceanport, Tinton Falls and Eatontown, and total nearly 100 acres of land.

The most recent RFOTPs were issued for the former Nurses' Quarters, an approximately 18,665-square-foot parcel in the Oceanport section of the Fort, expected to be used for residential purposes; and, a 4.2 acre parcel containing the 16,420-square-foot former Community Center in Oceanport. The property includes Van Kirk Park Memorial and is part of the Fort's Green Tech Campus development district, which is intended to accommodate office/research and institutional uses within a campus-like setting.

CLOSED PROJECTS

Through March 2015, EDA closed on more than $417 million in assistance to 74 projects, leveraging $668 million in total public/private investment and supporting the creation of more than 2,200 new jobs and over 1,100 construction jobs.

EVENTS

EDA representatives participated as speakers, attendees or exhibitors at 35 events in March. These included the NJBIZ Best 50 Women in Business celebration in Somerset, the New Jersey Builders Association Annual Board of Director's Meeting in Atlantic City, New Jersey Future's Redevelopment Forum in New Brunswick, the Newark Regional Business Partnership Real Estate Market Forecast in Newark, and a clean energy event in Bordentown hosted by The Pew Charitable Trusts in collaboration with the Rutgers University EcoComplex and the New Jersey Technology Council.

AUTHORITY MATTERS

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Timothy Lizura
President and Chief Operating Officer

DATE: April 14, 2015

RE: 2014 Comprehensive Annual Report

Request

The Members of the Board are requested to approve the Authority's comprehensive annual report for 2014, as required under Executive Order No. 37 (2006).

Background

Each year since inception, as directed under our enabling legislation, the Authority designs and distributes our Annual Report of accomplishments and activities to support economic development in New Jersey. Beginning in 2006, in order to meet the requirements of Executive Order No. 37 (2006), our Annual Report is combined with our audited financial statements and serves as our "comprehensive annual report" for 2014.

The audited financial statements for the year ending December 31, 2014 were prepared pursuant to Generally Accepted Accounting Principles for a government entity. I am also pleased to inform the Board that the independent accounting firm of Ernst & Young has issued an unmodified opinion with regard to the 2014 financial statements.

Certification accompanying the financial statements has been executed by the President and Chief Operating Officer and the Controller that the EDA has followed its standards, procedures and internal controls.

On March 19, 2015 per its Charter, as well as section 9 of Executive Order 122 (2004), the Audit Committee reviewed the draft comprehensive annual report, including the 2014 audited financial statements prior to release and considered the relevancy, accuracy and completeness of the information presented. Also pursuant to Executive Order 122 (2004), the independent auditor met with the Audit Committee, where it was reported that the financial audit resulted in no negative findings or internal control deficiencies.

Subsequent to the meeting and its review of the report, the Committee recommended that the report be presented to the Board for approval.

Under Executive Order No. 37 (2006), the Authority is required to obtain approval of a comprehensive annual report from its Board of Directors. Upon approval, this report will be submitted to the Governor's Authorities Unit, posted to the EDA website, and transmitted electronically to members of the Legislature.

Recommendation:

Authority staff has prepared the comprehensive annual report for 2014 as required under Executive Order No. 37 (2006) and recommends Members' approval in order to submit the report to the Governor's Authorities Unit, post to the Authority's website, and transmit to the Legislature.

Prepared by: Erin Gold

New Jersey Economic Development Authority

New Jersey Economic Development Authority
2014 Annual Report

New Jersey Economic Development Authority
Mailing Address: PO Box 990, Trenton, NJ 08625-0990
Street Address: 36 West State Street, Trenton, NJ 08625
Phone: (609) 858-6700
E-mail: CustomerCare@njeda.com

Message from EDA Board Chairman Al Koeppe

As Chair of the Board of the New Jersey Economic Development Authority (EDA), I am happy to report that 2014 was another exciting year as the Authority continued its mission to fuel job creation and encourage private investment in the state. With a well-earned reputation for professionalism and competency, the EDA has remained committed to advancing its mission while upholding the highest level of due diligence and fiduciary oversight.

As you will see in the pages that follow, the EDA has successfully administered its myriad programs to support entrepreneurs, small businesses, large companies, developers and municipalities. In particular, 2014 was marked by significant corporate interest in Camden. The City's expanding commercial base is a testament to the power of the New Jersey Economic Opportunity Act, as well as comprehensive community revitalization efforts at the state and local level.

In addition to Camden, we have seen increased interest and activity in cities throughout the state. This includes Newark, which continued its renaissance last year with a host of new developments and historic renovation projects that are bringing new corporate, residential, academic and retail space to the City.

I am proud of the projects the EDA has helped to advance and its work over the last year to grow New Jersey's economy. Whether supporting a transformational redevelopment project, attracting a Fortune 500 company, or helping to rebuild a small retailer, the EDA continues to be propelled by the high performance of its Board of Directors and staff.

Congratulations to the Authority on another impressive year of work, and thank you to the Board for your first class service.

Al C Koeppe

Al Koeppe
EDA Board Chair

Message from CEO Melissa Orsen and President & COO Tim Lizura

With a powerful new economic toolkit to boost job creation and private investment and our continued support of the state's recovery and rebuilding efforts, 2014 was an eventful year at the Authority.

In total, the EDA finalized more than $673.8 million in financing assistance, business incentives and tax credits in 2014, leveraging over $1.5 billion of investment in New Jersey's economy, generating more than 4,500 new, permanent jobs and 4,435 construction jobs, and retaining 3,110 jobs that were at risk of leaving the state.

Among the highlights of 2014 not captured by these figures is the $34 million disbursed to over 680 storm-impacted small businesses through the Stronger NJ Business Grant program. This includes "mom and pop" restaurants along the Jersey Shore, as well as a range of manufacturers and retailers throughout the state.

The EDA also remained committed to growing New Jersey's technology industry in 2014, advancing several new initiatives that allow us to support companies at every stage of growth. This includes the launch of New Jersey Founders & Funders, matchmaking events which provide emerging companies with direct access to angel and venture capital investors; and, $1 million in funding to support the expansion of three co-working spaces in Asbury Park, Hoboken and Jersey City.

Additionally, activity under the New Jersey Economic Opportunity Act has been robust, with more than $2.1 billion in tax incentives approved through the Grow New Jersey and Economic Redevelopment and Growth programs to date. We expect these projects alone to account for private investment in excess of $3.2 billion, the creation of more than 15,500 new jobs and 11,750 construction jobs, and the retention of nearly 13,000 at-risk jobs. As performance-based incentives, approved projects must demonstrate compliance with program requirements, including generation of new tax revenue, completion of capital investments, and/or the hiring or retaining of employees prior to the receipt of any approved benefits.

Our efforts to spur business growth are strengthened as a result of the Partnership for Action. Created by Governor Chris Christie and led by Lieutenant Governor Kim Guadagno, the Partnership is a four-pronged public-private approach to economic development and the starting point for all initiatives, policies and efforts to attract and retain businesses while creating quality, sustainable jobs across communities. We are proud to be part of this team, which also includes the New Jersey Business Action Center (BAC), Choose New Jersey, and the Office of the Secretary of Higher Education.

Early in 2015, former CEO Michele Brown left the EDA to join Choose New Jersey as its President and CEO. We thank Michele for her outstanding leadership and look forward to our continued efforts to advance the Christie Administration's pro-growth agenda of spurring job creation and private investment and ensuring the recovery, rebuilding and resiliency of our businesses and communities.

To learn more about opportunities for business growth throughout New Jersey, we invite you to visit www.njeda.com or www.NewJerseyBusiness.gov.

Melissa J. Orsen
EDA CEO

Timothy J. Lizura
EDA President & COO

2014 Results

EDA Results 2014*	
Projects Assisted	478
Total Assistance	$673.8 million
Public/Private Investment	$1.5 billion
Estimated New Permanent Jobs	4,505
Estimated Construction Jobs	4,436
Estimated Retained "At Risk" Jobs	3,112

EDA Results 1974 – 2014	
Projects Assisted	12,007
Total Assistance	$24.2 billion
Public/Private Investment	$53.4 billion
Estimated New Permanent Jobs	337,641
Estimated Construction Jobs	349,813
Estimated Retained "At Risk" Jobs	19,286 *calculated since 2012*

For the purpose of annual reporting, EDA Results only reflect <u>closed</u> projects. These figures do not include projects only <u>approved</u> in 2014, including those advancing under the Economic Opportunity Act.

EDA Mission
The New Jersey Economic Development Authority (EDA) is an independent State agency that finances small and mid-sized businesses, administers tax incentives to retain and grow jobs, revitalizes communities through redevelopment initiatives, and supports entrepreneurial development by providing access to training and mentoring programs.

Supporting New Jersey's Recovery, Rebuilding and Resilience

"For us, the effects of the storm really snowballed, creating a gap in cash flow. The Stronger NJ Business grant has helped us close that gap, fill in where insurance fell short, and get back to where we were prior to the storm."
- Adam Padla, Vice President, Booth Movers

The EDA's focus on recovery and rebuilding continued during 2014, as evidenced by the $61.6 million in assistance provided to 720 impacted small businesses through the Stronger NJ Business Grant and Loan programs. Additionally, the EDA made significant progress in administering the Stronger NJ Neighborhood and Community Revitalization (NCR) program, approving $64 million to help advance a range of community improvement projects. Since the EDA began administering such federally-funded recovery programs in 2013, a total of over $180 million has been approved to support 1,100 impacted businesses and 36 municipal projects. Programs are funded through the Community Development Block Grant-Disaster Recovery (CDBG-DR) allocation awarded to New Jersey.

Moonachie-based **Booth Movers** received a $50,000 grant to support its recovery following a loss of inventory and damage to its solar electrical system, which resulted in increased utility costs. The company, which offers moving, storage, product and furniture distribution, and cabinet delivery services, had to relocate to temporary space while their warehouse and offices were remodeled.

In Point Pleasant, the seawall outside **Driftwood Motel** was destroyed by the storm, resulting in shattered windows, damaged walls, floors and furniture, and the flooding of 18 rooms. The family-owned and operated motel received a $50,000 grant to support its recovery.

"Our summer season in 2013 was off 50-75 percent. Since our grant from the EDA, we were up and running 100 percent this summer."
- Sam Ippolito, Owner, Driftwood Motel

"We're in good shape now, despite how bleak things looked just after Sandy. Business has been terrific – perhaps even better than before. We feel very fortunate, and grateful to our customers, who have been so supportive over the last two years."
- Kristin Catlett, Owner, Casa Comida

Casa Comida in Long Branch experienced three feet of flooding following the storm, resulting in considerable damage. After taking on credit card debt and enlisting the help of friends and family, the restaurant reopened six weeks after Sandy. Casa Comida received a $24,669 grant and a $224,000 working capital loan to support its recovery.

"North Jersey was hit harder by Superstorm Sandy than many people realize, and in the tourism sector, we always need to be at our best to ensure our customers have an unforgettable experience. The Stronger NJ Business Grant we received from the EDA really helped us get back on our feet."

- Guy Gsell, President and Executive Producer, Field Station: Dinosaurs

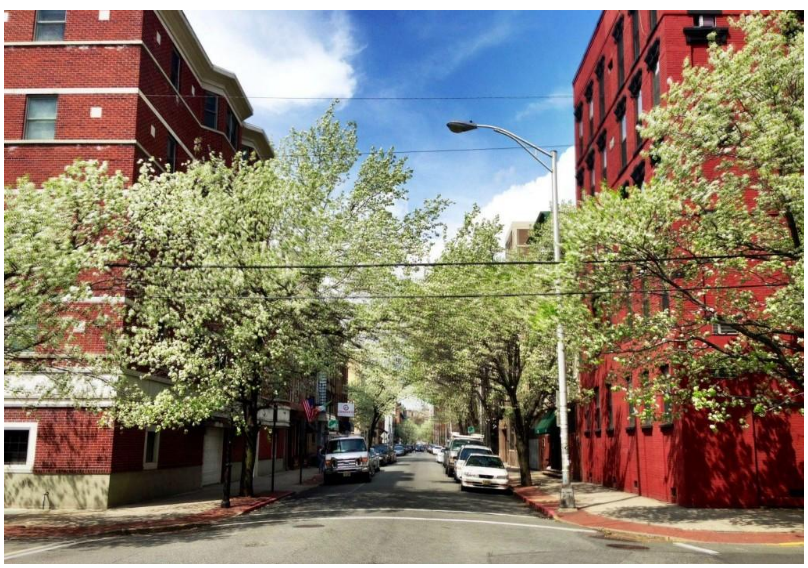
Field Station: Dinosaurs encompasses 20 wooded acres in Secaucus. Upon admission to the outdoor prehistoric theme park, every visitor begins an expedition exploring more than 30 full-size animatronic dinosaurs. Nine of the dinosaurs were severely damaged by the storm. A grant of $50,000 helped to support their repair and ensure Field Station was ready to welcome visitors for the season.

Located in Lavallette since 2003, **The Music Man Singing Ice Cream Shoppe** was surrounded by over four feet of water following the storm. In addition to losing all of its inventory and equipment, the interior of the building had to be renovated. The Music Man received a $50,000 grant and a working capital loan of more than $509,000 to support both its recovery and its expansion to a second location on the Seaside Heights boardwalk. The Music Man's "Medley's" officially opened its doors in Seaside in June 2014.

"After enduring the storm and the challenges that came along with it, we are excited to be able to open a second location on the boardwalk in Seaside Heights. Being a part of rehabilitating Lavallette and Seaside, we are thrilled that both towns bounced back so well."

- Josephine Sessa-Agliata and Robert Agliata, Owners, The Music Man and Medley's

Through the "Streetscape" component of the NCR program, 15 municipalities were approved for grants to support various improvements such as streetscapes, lighting, sidewalks, façade enhancements, and other physical upgrades to support the recovery of economic activity in commercial corridors.



With a Streetscape grant, Hoboken's Citywide Wayfinding and First Street Streetscape Revitalization Project is advancing

Hoboken was approved for a Streetscape grant of nearly $880,000 to help the City complete its Citywide Wayfinding and First Street Streetscape Revitalization Project. The project includes improvements to the First Street commercial corridor and the implementation of a wayfinding system that will direct consumers to commercial destinations. The corridor was flooded with more than six feet of water during the storm, resulting in significant financial losses to local businesses, as well as damage to the existing streetscape. The revitalization of First Street will span 12 blocks and include rain gardens, curb extensions, new benches, bike parking, trash and recycling receptacles, ADA accessible curb ramps, shade trees, and banners.

Sea Isle City's Beach-to-Bay development along JFK Boulevard

Other projects are advancing in **Highlands**, where the Borough will replace old and cracked sidewalks and curbs and install pedestrian-scale street lights, bike racks, benches and trash receptacles; **Asbury Park**, which involves the City replacing old conventional highway style poles and light fixtures with new energy efficient LED lights along its entire boardwalk; **Keansburg**, where the Borough is revamping Main Street and Carr Avenue to reconstruct roadways, build sidewalks and make the downtown safer for pedestrians; and **Sea Isle**, which is advancing the City's beach-to-bay corridor development, including enhancements to the downtown business district.

These projects are in various stages of the development process, which includes environmental review, design and permitting. All projects are expected to break ground in 2015.

Under the Development and Public Improvement (D&I) component of the NCR program, 21 community projects were approved for funding in 2014. Criteria for these projects included planned physical improvements with commercial or mixed uses and recreational or cultural projects within commercial, residential or existing/planned park areas.

A rendering of the revitalized Berry Lane Park in Jersey City

One project advancing with the support of D&I funding is the transformation of Berry Lane Park in **Jersey City**. The project, which will feature green infrastructure design to mitigate future flooding, involves turning 17 acres of brownfields into one of the largest municipally owned parks. Other projects approved last year include the Mansion Avenue drainage improvements in **Atlantic City**, which will allow for a system of storm water runoff improvements, including new piping, pumps and drainage structures; various improvements to Lakeview Field in **Little Ferry**, including turfing, lighting and fence replacement; and, improvements to the waterfront areas in **Perth Amboy**, including fishing piers and a recreational trail.

As the state's recovery and rebuilding progresses, the EDA's focus has expanded to include resilience. Two programs were launched in 2014 to help create a more resilient infrastructure in the state and ensure New Jersey is able to withstand future disasters.

In partnership with the Board of Public Utilities (BPU), the EDA launched the New Jersey Energy Resilience Bank (ERB) in October 2014, the first public infrastructure bank in the nation to focus on energy resilience. The ERB's mission is to minimize the impact of future major power outages and increase energy resiliency. Utilizing $200 million through New Jersey's second CDBG-DR allocation, the ERB will support the development of distributed energy resources at critical facilities to enable them to remain operational during future outages.

Superstorm Sandy caused extensive damage to New Jersey's energy infrastructure, disrupting delivery of electricity, petroleum, and natural gas to consumers across the state, and leaving an estimated five million residents without electricity. Distributed energy resources, including combined heat and power, fuel cells and off-grid solar inverters with battery storage, allowed some critical facilities, such as wastewater treatment plants, hospitals and universities, to remain operational while the electric grid was down.

Princeton University's cogeneration plant allowed the school to switch off the grid and continue to power its campus

Financing options available through the ERB will consist of grants and loans to address unmet funding needs. Eligible technologies must be constructed to operate isolated from the electric utility grid (islanding), be able to start up without a direct connection to the electric grid (blackstart) when the grid is down due to extreme weather events, and have the capability to operate at critical load.

The application period for the first group of facilities targeted for the program, water and wastewater treatment plants, opened in December 2014; $65 million of the initial $200 million in ERB funding is allocated for this sector. During 2015, the program will open the program to other critical sectors, including healthcare, education and transit. As the need for resilient energy solutions far exceeds the $200 million currently available through the ERB, additional sources of funding are being explored.

The EDA also launched the Retail Fuel Station program last year to enhance the operational resiliency of retail fuel stations from future electric power outages by incentivizing the permanent installation of back-up electric generator "quick-connects" or back-up electric generators. The voluntary grant program is funded with approximately $7 million in Federal Emergency Management Agency Hazard Mitigation Grant Program money.

The program was initially limited to stations in close proximity to evacuation routes with minimum gasoline storage capacity of 30,000 gallons. In January 2015, the EDA announced the reopening of the application and the expansion of the program to include additional stations. Under the revised guidelines, all retail stations in New Jersey which sell diesel fuel, and meet minimum gasoline storage criteria, are eligible to apply. Stations with gasoline storage capacity between 18,000 and 35,000 gallons can apply for quick connect grants up to $15,000, and stations with gasoline storage capacity of greater than 35,000 gallons are eligible for permanent generator grants up to $65,000.

In 2014, 62 stations were approved for assistance totaling over $3 million. Of these approvals, 42 will install “quick connects” and 20 will install back-up generators. The first installation under the program was completed in February 2015, and several more are expected this spring.

“The ‘quick connect’ we have installed through the RFS program gives us the peace of mind of knowing we can provide uninterrupted service to our clients during a major power outage”

- Kesar Gill, owner, Valero in Belle Meade, first grant recipient to complete installation

###

Access to Capital Paves Way for Business Growth

"Fueled by a commitment to service, quality and solutions, EVS Metal is proud to be recognized for its world class manufacturing processes. Our business was launched in New Jersey 20 years ago, and we're thankful for the support of the EDA as we continue to expand and grow in the State."

- Scott Berkowitz, President, EVS Metal

The EDA often partners with financial institutions, local organizations and other state agencies to help borrowers bridge financing gaps and increase their access to capital. This includes offering low-interest loans, bond financing and support for micro-lenders to increase their lending capacity and the technical assistance and training services they offer.

To help lower the cost of borrowing for businesses, the EDA works with over 40 banks, providing loan participations or guarantees. Banks that have been approved by the EDA for Premier Lender status benefit from faster turnaround and reduced risk. The streamlined process involves the EDA approving finance applications in as early as three to five business days, the result of which speeds the flow of capital to businesses. The EDA can participate in up to 50 percent of a bank loan for fixed assets (up to $2 million) or working capital (up to $750,000); the maximum guarantee for fixed assets and working capital is $1.5 million.

Riverdale-based **EVS Metal, Inc.** celebrated its 20^{th} anniversary in 2014. A precision sheet metal fabricator, EVS is considered one of the fastest growing manufacturing companies in the United States. EVS also provides machining, finishing, engineering, logistic, and integration services. To support its operations, the company received a loan from JP Morgan Chase that included a 20 percent EDA participation.

Other businesses that benefitted from EDA's Premier Lender partnerships include **Tipico Products Co.**, a wholesaler that is utilizing a TD Bank loan that includes a 43.8 percent EDA participation to expand to a larger facility in Lakewood; and, **Custom Labels, Inc.**, a printing company that received a loan from Two River Community Bank that includes a 30 percent EDA participation to help acquire a new property in Fairfield.

One of the EDA's longest-standing programs for small businesses is the New Jersey Business Growth Fund, an exclusive program of the EDA and PNC Bank. Through this program, creditworthy companies may be eligible for up to a $3 million PNC Bank loan with a 25 percent or 50 percent EDA guarantee. Funding can be used for machinery and equipment or real estate.

Last year, **Filan and Conner Plumbing** utilized a PNC Bank loan backed by a 25 percent EDA guarantee to purchase a property in Berlin for its plumbing and bathroom remodeling business. Additionally, **Tony's Freehold Grill**, a family-owned railcar diner, used a PNC Bank loan backed by a 25 percent EDA guarantee to purchase its location in downtown Freehold. A PNC Bank loan, backed by a 25 percent EDA guarantee, also helped metal hose assembly manufacturer **Flexline** acquire a building for its operations in Kenilworth.

In addition to partnerships with commercial lenders, the EDA provides below-market rate direct loans that can be used for fixed assets or working capital. Businesses can apply for up to $2 million for fixed assets, or up to $750,000 for working capital. Direct loans offer businesses lower interest rates, longer terms, and the flexibility of choosing a variable or fixed rate.

"The direct loans from the EDA allowed us to continue to offer our customers the stellar products and service they have been accustomed to for the last 90 years. We're proud to be a third-generation, family-run business that calls New Jersey home."

-Jason Shaw, Owner, Breslow Home Design Center

Last year, **Breslow Home Design Center** received two direct loans to support its continued growth and operations in New Jersey; this included the purchase of a building in Livingston that the company had been leasing. Family run since 1924, Breslow offers its customers paint, window treatments and retractable awnings out of its two New Jersey showroom locations in Livingston and Chester. The company also services window treatments and awnings throughout the tri-state area and sells paint globally.

Beyond the support of its lending programs, the EDA offers affordable bond financing solutions to credit-worthy manufacturing companies seeking financing for capital improvements and expansions. It provides a link from Main Street to Wall Street for small and mid-sized manufacturers in New Jersey, as well as not-for-profit organizations, giving them access to capital they may not be able to obtain on their own and enabling them to borrow money at a lower cost.

Tax-exempt bonds for manufacturing companies can be used for real estate acquisitions, new equipment, machinery, building construction, and renovations. Tax-exempt bonds for not-for-profit organizations seeking capital to expand community services can be used to finance land and building acquisitions, new construction and renovations, equipment purchases, debt refinancing and working capital.

In 2014, **AP&G Co.** was approved for up to $10 million in tax-exempt bonds to support the purchase and renovation of its new headquarters in Bayonne, as well as the acquisition of machinery and equipment. AP&G Co. was also approved for tax credits of up to $11.25 million through the Grow NJ program to encourage the company to relocate from Brooklyn. The pest management solution manufacturer expects to create 150 new jobs and invest $17 million to support its move to New Jersey.

Tax-exempt bonds also helped the **Ocean County chapter of the Arc**, a not-for-profit that provides a wide range of services to individuals with developmental disabilities and their families. The organization runs a number of group homes, apartments, adult training centers, vocational workshops, after school recreation programs and a primary care center. It purchased and renovated two commercial properties in Toms River and Tuckerton to serve as employment training programs for individuals with disabilities. Tax-exempt bonds totaling $1.18 million will help the organization refinance the two recently purchased properties.

Through its partnership with not-for-profit economic development corporation UCEDC, the EDA has been able to expand the array of training, technical and financial assistance services available to entrepreneurs and small companies throughout New Jersey. In 2014, the EDA also provided a $250,000 loan to UCEDC to help boost the lending capacity of the organization.

UCEDC offers a wide variety of free and low-cost training workshops, including a series of courses that help develop financial and business literacy for business owners at all stages of maturation and a comprehensive program that walks entrepreneurs through all aspects of starting a business, culminating in the development of a business plan. UCEDC also offers a range of financing vehicles.

In 2014, UCEDC trained or mentored more than 1,700 entrepreneurs, conducted 55 business training workshops, and provided $4.1 million in loans to 45 small businesses, 40 percent of which were minority or woman-owned enterprises.

"The class was an eye-opener. You have no idea what you don't know until you know it!"

- Dianne Grossman, owner, Carpet Girl

Dianne Grossman, owner of **Carpet Girl**, is a recent graduate of UCEDC's Entrepreneurship 101 program. Her Springfield-based business offers in-home service, factory direct carpet and flooring and can provide a full service – from measuring to installation. With over 20 years in the flooring and carpet industry, Grossman always dreamed of opening her own business.

Pastore Music, an instrument and audio equipment retailer and music lessons studio in Union City, took advantage of UCEDC's storm recovery program. Sandy left the business cash-poor due to lost customers, threatening its viability. A $50,000 microloan provided the working capital needed to sustain its operations.

###

Spurring Job Creation and Community Investment

“We are grateful to the Business Action Center and the EDA for their help and support of our plans to expand here in Paterson. With this (Grow NJ) program, we will be able to update, modernize and expand our buildings which will enable us to continue to grow and add jobs in Paterson.”

- Lisa Hirsh, President of Accurate Box

Founded in 1944, **Accurate Box** is one of the largest independent box manufacturers of high quality litho-laminated packaging. The company reached full capacity at its facility in Paterson, and executives began exploring expansion options that included relocating to New York. The Partnership for Action (PFA) worked in collaboration to encourage Accurate Box to remain and grow in New Jersey. The company’s decision to expand was supported by a Grow NJ award of up to $39.8 million. The project involves the retention of 220 at risk jobs and the creation of 51 new jobs. Accurate Box also expects to invest $19.8 million to renovate and expand its current facility from 287,000 to 365,000 square feet.

The PFA is the centerpiece of the Christie Administration’s economic development agenda. Led by Lt. Governor Kim Guadagno, the PFA aims to assist businesses of all sizes and across industries by zeroing in on relationship building and person-to-person outreach, promoting New Jersey’s diverse portfolio of financial incentives and resources, maximizing the effectiveness of these pro-growth policies and assisting businesses in navigating state government and programs.

The four elements of the PFA include the New Jersey Business Action Center, which applies a proactive, customer-oriented approach to businesses’ interactions with State government; the EDA, serving as the state’s financing arm; Choose New Jersey, a privately funded nonprofit organization that markets the state as an ideal location for business investment; and the Office of the Secretary of Higher Education, which coordinates, plans, and develops policies and advocates for the state's higher education system.

The efforts of the PFA, coupled with the New Jersey Economic Opportunity Act, have effectively worked to increase interest in the state as a business destination.

Grow NJ, enhanced under the Act, is the state's key job creation and retention incentive. Since the EDA began accepting applications under the new program in December 2013, 90 businesses have been awarded tax credits totaling up to $1.7 billion, representing the expected creation of nearly 10,470 new, permanent jobs and 3,950 construction jobs, the retention of nearly 13,000 at risk jobs, and the injection of an estimated $1.4 billion of private investment in New Jersey's economy.

As New Jersey's key developer incentive program, the Economic Redevelopment and Growth Program (ERG) prioritizes development and job creation in smart growth locations with infrastructure in place, particularly in urban areas and those near train stations. The Act also authorized a total of $600 million to support qualified residential projects under ERG. To date, 19 projects have been approved for a total of $422.5 million. These projects, which include 13 residential developments, involve over $1.8 billion of private investment and the expected creation of 5,070 new jobs and 7,800 construction jobs.

Grow NJ and ERG are performance-based programs, which means that approved projects must first generate new tax revenue, complete capital investments, and/or hire or retain employees to receive the approved benefits. No funding is provided to a project upfront. Projects are also subject to a comprehensive net benefit analysis to verify that the revenues the state receives will be greater than the incentive being provided. The EDA Board has maintained a standard test that the project must return to the state a minimum of 110 percent of the approved benefit (except in Camden, where the statute dictates 100 percent).

"Partnering with RBH, Goldman Sachs, Prudential, the City of Newark and NJEDA allows us to bring our global headquarters and the world's largest indoor vertical farm close to where the consumer is, offering a fresher, more nutritious and delicious product while also creating jobs in the community."

- David Rosenberg, CEO, AeroFarms

A commercial ERG of up to $2.2 million was approved in December to support **RBH Group**'s $30 million redevelopment of a vacant warehouse in Newark's Ironbound community. **Aerofarms** is establishing its headquarters and manufacturing operations in the facility, where it seeks to create the largest aeroponic farm in the world. Aerofarms was approved for up to $6.5 million in tax credits through Grow NJ to encourage the company to choose Newark over a competing location in Philadelphia. The project is expected to create nearly 80 new, permanent jobs in the City.

In November, **Festo Didactic, Inc.** celebrated its new Center for Workforce Technology Education in Eatontown. Part of the Festo AG company, Festo Didactic empowers its customers to train their employees into becoming qualified for highly sophisticated manufacturing work. Festo was approved for a Grow NJ award of up to $2.1 million to encourage the company to establish its high-tech learning laboratory in New Jersey instead of New York. Festo invested an estimated $6.4 million and expects to add nearly 40 new employees to its existing staff of 50.

"The new era of manufacturing focuses in a high-speed, high-tech world, fueled by technology, in which highly-skilled workers are needed to operate automated manufacturing and processing equipment."

- Nader Imani, CEO, Festo Didactic

The **Campus Town** development on the College of New Jersey campus will be ready to welcome new students this fall. Supported by the EDA through the Higher Education Institution Public-Private Partnerships Program (P3) and with a $15.7 million ERG, the $120 million mixed-used development will include housing, a bookstore, a fitness and wellness facility for students, as well as retail stores, health facilities, and restaurants for the broader community. The retail establishments, including a 14,000-square-foot Barnes & Noble and a 4,300-square-foot Panera

Bread, will be open in September and October. The project is a partnership between the College and private developer PRC.

"The college can now take the money they would have allocated to improve their dorms and facilities and put it into education."
- Greg Lentine, Director of University Campus Development, PRC

In Jersey City, **JPMorgan Chase** plans to create 1,000 new jobs as it expands its regional technology and operations hub. The project, which was approved for a Grow NJ award of up to $224.8 million, also involves the retention of more than 2,600 jobs and private investment totaling nearly $77 million.

"Thanks to the Christie Administration, Grow NJ made it possible for our firm to purchase our Newport Operations Center in Jersey City, which will create new jobs in New Jersey."
- Matt Zames, Chief Operating Officer, JPMorgan Chase

Spotlight: Camden

"We are acutely aware of our social responsibility: we will work with the State of New Jersey and the City of Camden to leverage our plant to serve as a training academy to help young men and women, especially unemployed Camden residents and veterans, to acquire skills that yield well-paying jobs."

- Dr. Krishna Singh, CEO, Holtec International

In July, Governor Christie joined with Camden Mayor Dana Redd and other state and local officials to announce the largest single investment of private capital in the history of Camden. Supported through the Grow NJ program, **Holtec International** is investing $260 million to build a world class, state-of-the-art Technology Center in Camden which will include a massive manufacturing complex, a reactor test loop facility, and a corporate engineering building. The Center will occupy approximately 47 acres along the Delaware waterfront. Per its Grow NJ award, Holtec must create 235 new jobs; however, the company expects to ultimately have 2,000 workers in the manufacturing facility, as well as 1,000 engineers. The project is also expected to create thousands of construction jobs.

Holtec is one of eight businesses supported by the Grow NJ program that have committed to grow in the City of Camden over the last year. This significant corporate interest in the City illustrates how key policy objectives of the Grow NJ program are effectively being achieved. With a focus on invigorating and restoring communities that have long suffered from disinvestment, the Economic Opportunity Act placed extra emphasis on spurring development and private sector job growth in "Garden State Growth Zones" - Camden, Trenton, Passaic City, Paterson, and Atlantic City. Under the Act, projects in these cities have significantly lower eligibility thresholds and higher incentive levels, with Camden receiving the largest boost.

In addition to Holtec, the **Philadelphia 76ers** also announced in July their decision to build a new, $82 million state-of-the-art practice facility and headquarters in the City. Located on a four-acre tract of land that now stands as a parking lot, the 76ers have indicated that they expect the facility to be the "best training, practice and headquarters complex in the world." The campus is expected to open the summer of 2016. While the 76ers agreed to create 250 new jobs in Camden as a condition of its Grow NJ award, they anticipate growing by a larger number. The team also recently announced a community-focused partnership with Virtua, a leading healthcare provider in South Jersey. The partnership will include programming designed to improve basketball skills and overall wellness for children throughout the City of Camden and also create the team's first-ever Camden Youth Basketball Clinic, which will be an annual, three-day summer clinic for Camden youth at its new practice facility.

"Today, Camden gave WebiMax a beautiful new place for our business to grow, and in return Camden received an industry leader in Digital Marketing and one-hundred of the most dedicated, talented and intelligent digital marketers in this country, with one-hundred more coming over the next decade."

- Ken Wisnefski, CEO, WebiMax

Another business that is committed to supporting its new community is **WebiMax**. The digital marketing company completed its move to the City's Ferry Terminal Building in December with the support of a Grow NJ award. The company has already taken part in a program aimed at teaching children about career paths in website design and online marketing and is assisting the City in developing a website to showcase Camden's progress and increasing corporate presence.

Well-known companies - **Subaru of America** and **Lockheed Martin** – have also committed to relocating to the City with the help of the Grow NJ program. Subaru will be creating a state-of-the-art campus to house its new headquarters and a service/training center; Lockheed Martin will create two fully integrated laboratory facilities to support its global security and aerospace operations.

Through ERG, exciting residential projects are advancing in the City, including a $19 million, two-phase development that will support future demand for student and faculty housing, help reduce vacant properties, and expand the stability of the Cooper Plaza Historic District. Developed by **Broadway Housing Partners** and **Ironstone Strategic Capital Partners**, Phase I will include the renovation of four buildings, which will house 21 residential units and one commercial unit; Phase II will include the construction of two new buildings, which will feature 38 residential units and one commercial unit.

"It is the proverbial win-win. The (Broadway Housing) development brings students close to the school, retail to the city and revitalization to the neighborhood."

- Dr. Paul Katz, Dean, Cooper Medical School of Rowan University

To take advantage of the momentum in the City, the Christie Administration recently announced the commitment of approximately $500,000 for workforce development training programs that will help prepare local residents for job opportunities that are expected to result in the years to come. Funds will help with incumbent worker training, pre-employment training and pre-apprenticeship programs.

Camden's recent surge of activity follows the EDA's decades-long recovery effort to help revitalize neighborhoods, expand educational and recreational opportunities for residents, and attract new companies to the City. Camden's significant progress also builds on the Governor's commitment to expand opportunity, economic growth, and revival in New Jersey's cities.

###

Expanding Support of Tech Industry Fuels Growth

"With the help of the Angel Tax Credit program, our investors were able to receive an immediate return on their investments. Throughout 2013 and 2014, we were able to exceed 100% growth year over year while growing our customer base and geographic reach. It appears likely that such growth will continue in 2015."

- Ken McCauley, CEO, Princeton Power Systems

To stimulate the growth of New Jersey's innovation economy and drive the commercialization of pioneering technology within the state, the EDA offers a continuum of assistance to help companies at every stage of growth. In 2014, the EDA took steps to expand its portfolio of assistance and also launched @NJEDATech on Twitter and LinkedIn to highlight available resources and provide increased exposure for EDA-assisted technology companies growing in the state.

Last year, hundreds of entrepreneurs, emerging businesses and established companies were supported through the EDA's myriad initiatives.

Under the Angel Investor Tax Credit program, EDA approved 181 investments in 2014, representing a total of more than $60.2 million of private investment in New Jersey-based companies. The program provides credits against New Jersey corporation business or gross income tax for 10 percent of a qualified investment in an emerging technology business with a physical presence in New Jersey that conducts research, manufacturing, or technology commercialization in the state.

One company that benefited from this program is **Princeton Power Systems**. The EDA approved more than $5 million last year and $2.5 million in 2013 for the company's investors through the program. Created in a Princeton University dorm room in 2001 and now headquartered in Lawrenceville, Princeton Power is a technology business that designs and manufactures state-of-the-art solutions for energy management, micro-grid operations and electric vehicle charging. According to Princeton Power, the funding allowed the company to create 20 new manufacturing jobs, double its floor space and upgrade its property.

Another popular program for early stage companies is the Technology Business Tax Certificate Transfer (NOL) Program. This competitive program allocates funds for technology and biotechnology companies to sell New Jersey tax losses and/or research and development tax credits to raise cash to finance their growth and operations. In Fiscal Year 2015, 44 companies were approved to share a total of $54 million. Since the program was established in 1999, more than 500 businesses have been approved for awards totaling $820 million.

Princeton-based **Agile Therapeutics, Inc.**, a specialty pharmaceutical company focused on the development of innovative women's healthcare products, opened its doors in 1997 with two employees. Today, the company boasts a full-time staff of 11, with plans for further expansion in the coming years. Agile completed its initial public offering in May 2014, raising gross proceeds of $55 million from various investors, including Princeton-based ProQuest Investments. Agile also turned twice to the NOL Program to support its growth.

"The NOL Program was vital to the Company's 2014 funding strategy. The proceeds from the NOL Program in combination with a bridge loan from our existing investors allowed Agile to fund operations during its IPO process."

- Alfred Altomari, President & CEO, Agile Therapeutics, Inc.

Altomari was honored in 2014 with the Public Company CEO Award by the NJ Tech Council

One of the most notable additions to the array of support available to New Jersey's technology sector in 2014 was the creation of Founders & Funders. During events at the EDA's Commercialization Center for Innovative Technologies (CCIT) in June and September, more than 60 entrepreneurs and start ups participated in a "speed dating" match up with investors, paving the way for these emerging companies to attain the funding they need to grow in the state. A third event was held in March 2015.

Located at CCIT, **PDS Biotechnology** is a clinical-stage company that develops simpler, safer, and more effective immunotherapies for cancer and infectious diseases based on the company's proprietary Versamune® immunotherapeutic platform. In addition to leasing laboratory and office space at CCIT, PDS also participated in the September 2014 Founders & Funders event. It was recently announced that publicly-traded institutional investor NetScientific plc (NSCI:London) made an investment in the company.

"CCIT has been ideal for PDS. The facility provides all the amenities that an early-stage biotech company requires at reasonable cost. I believe the Founders & Funders experience helped me well position PDS to attract suitable investors such as NetScientific and close our first institutional round with them."

- Dr. Frank Bedu-Addo, President & CEO, PDS Biotechnology

The 46,000-square-foot CCIT is New Jersey's leading life sciences incubator. Located in North Brunswick, it is home to more than two dozen seed-stage life sciences companies, offering tenants affordable lab and office space and a wealth of resources, including a free guest speaker series which brings in experts on a wide variety of topics. In 2014, CCIT welcomed eight new tenants, including **Aucta Pharmaceuticals**, **Urigen Pharmaceuticals**, and **Crystal Pharmatech**. In addition, existing tenant **Ascendia Pharmaceuticals** more than doubled its presence at the facility.

In early 2015, the EDA introduced its Executive-in-Residence program at CCIT, which seeks to tap into New Jersey's vast life sciences ecosystem. The program will connect the state's broad pool of life sciences talent with the promising companies located at CCIT. In partnership with BioNJ, the program will involve appointed Executives mentoring and coaching CCIT tenants through a series of weekly office hours. Consistent with the needs of emerging life sciences businesses, the EDA is currently seeking applicants that have expertise in a variety of specialties, including business development, commercialization, partnering and licensing, health economics, regulatory, and reimbursement. The EDA is utilizing the Life Sciences Talent Network at BioNJ to attract Executive-in-Residence candidates.

Early 2015 also brought two additional actions to support the industry. EDA made a limited partnership investment in **Edison Partners VIII, LP**, which will invest in approximately 20 growth stage technology businesses in four key industry sectors: financial technology, healthcare IT, interactive marketing and digital media, and enterprise 2.0. The EDA invested in four previous Edison Partners funds - Edison III, IV, VI, and VII. In these funds, Edison invested $195.8M in 45 New Jersey-based technology companies.

The EDA routinely helps increase available capital for emerging technology companies by investing as a limited partner in venture capital funds. Gains resulting from these investments are utilized to offer new funding opportunities to support New Jersey businesses. To date, EDA has approved investments in 12 venture funds in excess of $40 million; to date, these funds have leveraged the EDA's investment in New Jersey businesses by more than 62 times.

Strengthened through the Economic Opportunity Act, Grow NJ offers enhanced benefits to companies in targeted industries, including technology, life sciences, energy and health. The Act also extended the reach of Grow NJ by reducing the threshold to qualify to as low as 10 full-time jobs for technology startups and also lowering the minimum capital investment threshold for these emerging companies. To date, nearly 30 percent of tax credits approved under the Grow NJ program have gone to support companies in the technology sector.

"Our new facility ensures we can deliver services and solutions that make a positive impact for our clients' businesses, while consistently creating skilled job opportunities for talented individuals in our region."

- Chris Sullens, President and CEO of Marathon Data Systems

Marathon Data Operating Co. was approved for a Grow NJ award of up to $3.2 million to encourage the company to relocate to new headquarters in Neptune over a competing location in Boston. Marathon Data provides a cloud-based business management platform for companies with a mobile workforce. The company has been named one of America's fastest growing companies by Inc. Magazine and one of the best places to work in New Jersey for the last four years. In addition to investing over $1.5 million, the company expects to create 35 new jobs and retain its existing staff of 74.

Sandoz also celebrated the grand opening of its new headquarters in 2014. A division of Novartis, the company is a global leader in the generic pharmaceutical sector. Prior to making the decision to grow in Plainsboro, Sandoz considered a location in Pennsylvania. A Grow NJ award of up to $9.1 million encouraged the company to lease the more than 154,000-square-foot property that was vacated in 2013 when its previous tenant expanded to a nearby location. The company's relocation and expansion will retain 292 existing jobs as well as create 70 new positions. The company also expects to invest $15.2 million.

"In addition to its contributions to New Jersey's position as the Medicine Chest of the World, Sandoz has breathed new life into a facility that has been vacant for more than a year. That brings an added boost to the tax base and strengthens the local economy through job creation."

- Lt. Governor Guadagno

Valeant Pharmaceuticals celebrated its new headquarters in Bridgewater last year. Located in New Jersey since 2003, Valeant has continued to increase its footprint in the state. The company, which acquired Bausch & Lomb in 2013, was approved for a Grow NJ of up to $39.5 million to locate its combined U.S. headquarters in Bridgewater. The site will ultimately house a combined work force of over 800 employees, with 274 retained positions and 550 new jobs.

"New Jersey has been our U.S. home for over a decade now and we have found it to be an ideal business environment. There is a wealth of talented and experienced individuals here that have helped us grow over the years. We are committed to New Jersey and look forward to expanding our presence here."

- J. Michael Pearson, Chairman and CEO, Valeant

###

EDA Executive Team

Melissa Orsen
Chief Executive Officer

Timothy J. Lizura
President & Chief Operating Officer

Maureen Hassett
Senior Vice President, Finance & Development

Frederick J. Cole
Senior Vice President, Operations

Lori Matheus
Senior Vice President, Strategic Partnerships

EDA Board Members

Chairman

Alfred C. Koeppe
Former CEO, Newark Alliance
Former President & COO, PSEG
Former CEO, Bell Atlantic-New Jersey

Vice Chairman

Joseph A. McNamara (Vice Chairman)
Director, Laborers-Employers Cooperation and Education Trust & Health & Safety

Ex Officio Members

Kenneth E. Kobylowski
Commissioner, New Jersey Department of Banking & Insurance

Bob Martin
Commissioner, New Jersey Department of Environmental Protection

Andrew P. Sidamon-Eristoff
State Treasurer, New Jersey Department of the Treasury

Harold J. Wirths
Commissioner, New Jersey Department of Labor & Workforce Development

Public Members

Laurence M. Downes
Chairman and CEO, New Jersey Resources

Charles H. Sarlo, Esq.
Law Office/VP and General Counsel, DMR Architects

Fred. B. Dumont
Business Manager, Heat & Frost Insulators and Asbestos Workers Local 89
Vice President, New Jersey State Building and Construction Trades Council

Massiel Medina Ferrara
Planning Director, County of Hudson

Philip B. Alagia
Essex County Chief of Staff

Alternate Public Members

William J. Albanese, Sr.
General Manager, A&A Industrial Piping Inc.

Patrick R. Delle Cava
Business Manager, International Brotherhood of Electrical Workers, Local 102

Harold Imperatore
Proprietor, The Bernards Inn

Nonvoting Member

Rodney Sadler
Camden Economic Recovery Board

Certifications Pursuant to E.O. 37

March 24, 2015

In accordance with Executive Order No. 37, the New Jersey Economic Development Authority's 2014 Annual Report also serves as the comprehensive report of the Authority's operations. This report highlights the significant action of the Authority for the year, including the degree of success the EDA had in promoting the State's economic growth strategies and other policies.

The report of independent auditors, Ernst & Young, dated March 24, 2015, is attached and completes the EDA's requirements concerning the preparation of a comprehensive report required by Executive Order No. 37.

I, Tim Lizura, certify that during 2014, the Authority has, to the best of my knowledge, followed all of the Authority's standards, procedures and internal controls.

I further certify that the financial information provided to the auditor in connection with the audit is, to the best of my knowledge, accurate and that such information, to the best of my knowledge, fairly represents the financial condition and operational results of the Authority for the year in question.

Timothy J. Lizura
EDA President & COO

I, Richard LoCascio, certify that the financial information provided to the auditor in connection with the audit is, to the best of my knowledge, accurate and that such information, to the best of my knowledge, fairly represents the financial condition and operational results of the Authority for the year in question.

Richard LoCascio, CPA
Controller

Financial Statements

New Jersey Economic Development Authority
Years Ended December 31, 2014 and 2013
With Report of Independent Auditors

Ernst & Young LLP

Building a better
working world

New Jersey Economic Development Authority

Financial Statements

Years Ended December 31, 2014 and 2013

Contents

Ernst & Young LLP
99 Wood Avenue South
Metropark
P.O. Box 751
Iselin, NJ 08830-0471

Tel: +1 732 516 4200
Fax: +1 732 516 4429
ey.com

Building a better working world

Report of Independent Auditors

Management and Members of the Authority
New Jersey Economic Development Authority

We have audited the accompanying basic financial statements of the New Jersey Economic Development Authority (the "Authority"), a component unit of the State of New Jersey, as of and for the years ended December 31, 2014 and 2013, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in conformity with U.S. generally accepted accounting principles; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free of material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Authority as of December 31, 2014 and 2013, and the changes in its financial position and its cash flows for the years then ended in conformity with U.S. generally accepted accounting principles.

Required Supplementary Information

U.S. generally accepted accounting principles require that supplementary information, such as management's discussion and analysis and the schedule of funding progress of the postemployment healthcare plan, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Ernst + Young LLP

March 24, 2015

Management's Discussion and Analysis

Years Ended December 31, 2014 and 2013

This section of the New Jersey Economic Development Authority's ("Authority" or "NJEDA") annual financial report presents management's discussion and analysis of the Authority's financial performance during the fiscal years ended on December 31, 2014 and 2013. Please read it in conjunction with the Authority's financial statements and accompanying notes.

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual financial report consists of three parts: Management's Discussion and Analysis (this section), the basic financial statements, and required supplementary information. The Authority is a self-supporting entity and follows enterprise fund reporting; accordingly, the financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Enterprise fund statements offer short- and long-term financial information about the activities and operations of the Authority. These statements are presented in a manner similar to a private business engaged in such activities as real estate development, investment banking, commercial lending, construction management and consultation. While detailed sub-fund information is not presented, separate accounts are maintained for each program or project to control and manage money for particular purposes or to demonstrate that the Authority is properly using specific appropriations, grants and bond proceeds.

2014 FINANCIAL HIGHLIGHTS

- The Authority's total net position decreased $5.9 million (or 1.1%).
- Bonds payable-gross decreased $32.8 million (or 100.0%) due to defeasance of debt related to the sale of the Camden Center Urban Renewal Limited Partnership ("CCURLP") property.
- Salaries and Benefits expenses increased $4.9 million (or 28.5%) due to additional personnel needed to administer the Stronger NJ Business grant and loan programs.
- Capital assets-net increased $6.9 million (or 8.2%) primarily due to the purchase of the remaining interest in the Authority's investment in the Technology Centre of NJ, which included land, building and improvements.
- Federal appropriations increased $55.8 million (or 600.0%) due to additional CDBG-Disaster Recovery funding received for the Stronger NJ Business programs.

FINANCIAL ANALYSIS OF THE AUTHORITY

Net Position. The following table summarizes the changes in Net Position at December 31, 2014, 2013 and 2012:

	2014*	**2013**	**2012**	**Current Year % Increase/ (Decrease)**	**Prior Year % Increase/ (Decrease)**
Assets:					
Other assets	**$ 474,260,875**	$ 524,015,191	$ 565,461,190	(9.5)%	(7.3)%
Capital assets, net	**91,371,783**	84,474,935	91,228,190	8.2%	(7.4)%
Total assets	**565,632,658**	608,490,126	656,689,380	(7.0)%	(7.3)%
Deferred outflows of resources:					
Accumulated decrease in fair value of hedging derivatives	–	1,115,345	1,880,110	(100.0)%	(40.7)%
Liabilities:					
Long-term debt	**9,688,695**	41,636,457	43,720,955	(76.7)%	(4.8)%
Other liabilities	**26,839,046**	31,846,016	49,170,449	(15.7)%	(35.2)%
Total liabilities	**36,527,741**	73,482,473	92,891,404	(50.3)%	(20.9)%
Deferred inflows of resources:					
Accumulated decrease in fair value of hedging derivatives	–	1,115,345	1,880,110	(100.0)%	(40.7)%
Net position:					
Net investment in capital assets	**87,235,047**	46,874,681	51,382,500	86.1%	(8.8)%
Restricted	**22,420,545**	22,388,440	18,731,547	0.1%	19.5%
Unrestricted	**419,449,325**	465,744,532	493,683,929	(9.9)%	(5.7)%
Total net position	**$ 529,104,917**	$ 535,007,653	$ 563,797,976	(1.1)%	(5.1)%

*Includes blended component unit, the Technology Centre of New Jersey, LLC (refer to Note 1)

During 2014, the Authority's combined net position decreased $5.9 million (or 1.1%) due to:

$10.5	Million	Petroleum Underground Storage Tank ("PUST") grant award payments and loan disbursements
$8.3	Million	Hazardous Discharge Site Remediation Fund ("HDSRF") disbursements
$11.3	Million	Municipal Economic Recovery Initiative grant award payments
$(24.2)	Million	Net receipts from the State relating to Other Programs

During 2013, the Authority's combined net position decreased $28.8 million (or 5.1%) due to:

$11.9	Million	Petroleum Underground Storage Tank ("PUST") grant award payments and loan disbursements
$8.0	Million	Hazardous Discharge Site Remediation Fund ("HDSRF") disbursements
$6.9	Million	Municipal Economic Recovery Initiative grant award payments
$5.9	Million	School Loan Program repayments returned to the State
$(3.9)	Million	Net receipts from the State relating to Other Programs

Operating Activities. The Authority charges financing fees that may include an application fee, commitment fee, closing fee and a document execution fee. The Authority also charges an agency fee for the administration of financial programs for various government agencies; a program service fee for the administration of Authority programs that are service-provider based, rather than based on the exchange of assets such as the commercial lending program; and a real estate development fee for real estate activities undertaken on behalf of governmental entities and commercial enterprises. Interest income on investments, notes and intergovernmental obligations is recognized as earned. Grant revenue is earned when the Authority has complied with the terms and conditions of the grant agreements. The Authority also earns income from operating leases and interest income on lease revenue from capital lease financings. Late fees are charged to borrowers delinquent in their monthly loan payments. All forms of revenue accrue to the benefit of the program for which the underlying source of funds are utilized. The Authority considers all activity to be operating activities, except as described in the following section.

Non-Operating Activities. The Authority earns interest on idle cash and investments, and may derive income from the sale of capital assets, as well as the receipt of state and federal appropriations which are used to administer specific programs on behalf of the State of New Jersey, and which directly benefit New Jersey based businesses. The Authority considers this activity to be non-operating in nature.

The following table summarizes the changes in operating and non-operating activities between fiscal year 2014 and 2013:

	2014*	2013	2012	Current Year % Increase/ (Decrease)	Prior Year % Increase/ (Decrease)
Operating revenues:					
Financing fees	**$ 9,086,134**	$ 6,760,175	$ 7,035,546	34.4%	(3.9)%
Lease revenue	**13,986,329**	10,960,188	11,465,256	27.6%	(4.4)%
Interest income					
Intergovernmental	**–**	–	22,067	–	(100.0)%
Notes	**5,463,086**	5,626,492	6,444,249	(2.9)%	(12.7)%
Other	**7,426,396**	20,670,318	6,900,560	(64.1)%	199.5%
Total operating revenues	**35,961,945**	44,017,173	31,867,678	(18.3)%	38.1%
Operating expenses:					
Administrative expenses	**28,201,877**	21,134,052	21,765,333	33.4%	(2.9)%
Interest expense	**1,804,038**	1,508,847	1,804,370	19.6%	(16.4)%
Depreciation	**8,376,241**	6,618,900	7,657,530	26.6%	(13.6)%
Loss provisions – net	**5,620,945**	5,611,132	2,779,503	0.2%	101.9%
Program costs	**6,626,109**	7,390,962	7,318,040	(10.3)%	1.0%
Total operating expenses	**50,629,210**	42,263,893	41,324,776	19.8%	2.3%
Operating (loss) income	**(14,667,265)**	1,753,280	(9,457,098)	(936.6)%	(118.5)%
Nonoperating revenues and (expenses):					
Interest income – investments	**1,919,165**	2,413,709	3,287,599	(20.5)%	(26.6)%
State appropriations – net	**12,906,993**	11,591,125	186,440	11.4%	6117.1%
Program payments	**(73,704,320)**	(53,117,614)	(66,532,002)	38.8%	(20.2)%
Federal appropriations	**65,133,093**	9,304,316	6,922,918	600.0%	34.4%
Gain on sale of assets	**22,353,371**	–	–	100.0%	0.0%
Other (expense) revenue	**(274,074)**	(735,139)	(719,822)	(62.7)%	2.1%
Total nonoperating, net	**28,334,228**	(30,543,603)	(56,854,867)	(192.8)%	(46.3)%
Income (loss) before special item	**13,666,963**	(28,790,323)	(66,311,965)	(147.5)%	(56.6)%
Technology Centre Cost-adjustment	**(19,569,699)**	–	–	100.0%	–
Change in net position	**(5,902,736)**	(28,790,323)	(66,311,965)	(79.5)%	(56.6)%
Beginning net position	**535,007,653**	563,797,976	630,109,941		
Ending net position	**$ 529,104,917**	$ 535,007,653	$ 563,797,976		

*Includes blended component unit, the Technology Centre of New Jersey, LLC (Refer to Note 1)

Operating Revenues

In 2014, the Authority's operating revenues were positively impacted by a $2.3 million increase in Financing fees. Overall operating revenues were down due to the fact that in 2013, the Authority received the second of three installments of grant income related to the State Small Business Credit Initiative ("SSBCI"). The third installment was not received during 2014 as the requirements per the allocation agreement have not yet been met.

Operating Expenses

In 2014, total operating expenses increased by $8.4 million due largely to an increase of $4.9 million in salary and benefits as a result of increases to staff size, as well as increases of $2.2 million in administrative expenses and $1.8 million in depreciation expense, related to the Authority's purchase of the remaining interest in the Technology Centre. The $0.9 million increase in 2013, was mainly attributable to an increase in the loss provision by $2.8 million.

Non-Operating Revenues and Expenses – net

In 2014, non-operating revenues and expenses – net, increased by $58.9 million and increased by $26.3 million in 2013. This was partly due to the fluctuation in Federal and State appropriations offset by the program payments. In 2014, the Authority received $65.1 million in Federal appropriations due to additional CDBG-Disaster Recovery funding received for the Stronger NJ Business programs. In addition, on January 30, 2014 the Authority and Camden Urban Renewal Limited Partnership ("CCURLP") entered into a sale agreement with Cooper's Ferry Partnership ("Cooper's") to sell the CCURLP building and the Authority's land. The gain on the sale of the land and building amounted to $22.4 million.

Allowance for Credit Losses

The Authority has aligned its allowance policy to that practiced in the financial services industry. Allowances for doubtful notes and guarantee payments are determined in accordance with guidelines established by the Office of the Comptroller of the Currency. The Authority accounts for its potential loss exposure through the use of risk ratings. These specifically assigned risk ratings are updated to account for changes in financial condition of the borrower or guarantor, delinquent payment history, loan covenant violations, and changing economic conditions.

The assigned risk rating classifications are consistent with the ratings used by the Office of the Comptroller of the Currency. Each risk rating is assigned a specific loss factor in accordance with the severity of the classification. Each month an analysis is prepared using the current loan balances, existing exposure on guarantees, and the assigned risk rating to determine the adequacy of the reserve. Any adjustments needed to adequately provide for potential credit losses (recoveries) are reported as a Loss Provision (Recovery).

The following table summarizes the Loan Allowance activity for the end of the period from December 31, 2012 through December 31, 2014:

December 31, 2012		
Allowance for loan losses	$ 23,808,255	
Accrued guarantee losses	2,262,961	
Total allowance		26,071,216
2013 Provision for credit losses-net	2,563,745	
2013 Write-offs	(2,986,342)	(422,597)
December 31, 2013		
Allowance for loan losses	23,372,283	
Accrued guarantee losses	2,276,336	
Total allowance		25,648,619
2014 Provision for credit losses-net	4,444,521	
2014 Write-offs	(8,823,647)	(4,379,126)
December 31, 2014		
Allowance for loan losses	18,716,964	
Accrued guarantee losses	2,552,529	
Total allowance		$ 21,269,493

The Authority's write-down and Loan Loss Reserve policies closely align with the reporting requirements of the banking industry. When management determines that the probability of collection is less than 50% of the remaining balance, it is the policy to assign a Loss rating to the account. For an account rated as Loss, a loss provision is recognized for the entire loan balance.

Loans are written-off against the Loss Allowance when it is determined that the probability of collection within the near term is remote. The recognition of a loss does not automatically release the borrower from the obligation to pay the debt. Should the borrower, guarantors, or collateral position improve in the future, any and all steps necessary to preserve the right to collect these obligations will be taken.

Aggregate gross loan and guarantee exposure at December 31, 2014, was $176,569,291, of which $155,745,493 or 88% is for loans and $20,823,798 for issued loan guarantees.

Aggregate gross loan and guarantee exposure at December 31, 2013, was $187,422,037, of which $168,166,702 or 90% is for loans and $19,255,335 for issued loan guarantees.

At December 31, 2014 the Authority maintained a Credit Loss Allowance of $21,269,493 or 12.05% of total exposure to cover potential losses in the loan and guaranty portfolio. Total write-offs for the year ended December 31, 2014, were $8,823,647 or 5% of the loan and guaranty exposure.

At December 31, 2013 the Authority maintained a Credit Loss Allowance of $25,648,619 or 13.68% of total exposure to cover potential losses in the loan and guaranty portfolio. Total write-offs for the year ended December 31, 2013, were $2,986,342 or 1.59% of the loan and guaranty exposure.

The 2014 Loss Provisions – Net, of $5.5 million, are related to the following detailed information:

$5,022,757	Loan and Guarantee Program activity
$500,688	Authority's share in Venture Capital Funds and Capital Investments

The 2013 Loss Provisions – Net, of $5.6 million, are related to the following detailed information:

$2,500,000	Loan and Guarantee Program activity
$3,100,000	Authority's share in Venture Capital Funds and Capital Investments

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets. The Authority independently, or in cooperation with a private or governmental entity, acquires, invests in and/or develops vacant industrial sites, existing facilities, unimproved land, equipment and other real estate for private or governmental use. Sites developed and equipment purchased for private use are marketed or leased to businesses that will create new job opportunities and tax ratables for the municipalities. Sites are developed for governmental use for a fee and also may be leased to the State or State entities. For the majority of these leases, future minimum lease rental payments are equal to the debt service payments related to the bonds or notes issued for the applicable property.

The following table summarizes the change in Capital Assets-Net between fiscal year 2014 and 2013:

	2014	2013	2012	Current Year % Increase/ (Decrease)	Prior Year % Increase/ (Decrease)
Land	**$ 27,582,065**	$ 23,382,313	$ 23,382,313	18.0%	0.0%
Construction in progress	**3,345**	1,310	–	155.3%	100.0%
Total nondepreciable capital assets	**27,585,410**	23,383,623	23,382,313	18.0%	0.0%
Building	**98,343,729**	97,364,839	97,364,839	1.0%	0.0%
Leasehold improvements	**47,195,145**	36,859,763	36,859,763	28.0%	0.0%
Equipment	**–**	–	2,230,807	0.0%	(100.0)%
Total depreciable capital assets	**145,538,874**	134,224,602	136,455,409	8.4%	(1.6)%
Less accumulated depreciation	**(81,752,501)**	(73,133,290)	(68,609,532)	11.8%	6.6%
Capital assets – net	**$ 91,371,783**	$ 84,474,935	$ 91,228,190	8.2%	(7.4)%

More detailed information about the Authority's capital assets is presented in the Notes to the financial statements.

Capital Debt. At year end, the Authority had $10,136,737 of gross bond and note principal outstanding; a net decrease of 76.8%, due largely to the payoff of defeased bonds. More detailed information about the Authority's capital debt is presented in the Notes to the financial statements.

The following table summarizes the changes in capital debt between fiscal year 2014 and 2013:

	2014	2013	2012	Current Year % Increase/ (Decrease)	Prior Year % Increase/ (Decrease)
Bonds payable – gross	**$ –**	$ 32,765,000	$ 39,290,000	(100.0)%	(16.6)%
Notes payable	**10,136,737**	10,835,254	11,250,690	(6.4)%	(3.7)%
Total bonds and notes payable	**$ 10,136,737**	$ 43,600,254	$ 50,540,690	(76.8)%	(13.7)%

CONTACTING THE AUTHORITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide New Jersey citizens, and our customers, clients, investors and creditors, with a general overview of the Authority's finances and to demonstrate the Authority's accountability for the appropriations and grants that it receives. If you have questions about this report or need additional information, contact Customer Care at (609) 858-6700, CustomerCare@njeda.com, NJEDA, P.O. Box 990, Trenton, NJ 08625-0990, or visit our web site at: www.njeda.com.

New Jersey Economic Development Authority
(a component unit of the State of New Jersey)

Statements of Net Position

	December 31 2014	December 31 2013
Assets		
Current assets:		
Cash and cash equivalents – restricted	**$ 66,394,747**	$ 54,415,854
Cash and cash equivalents – unrestricted	**33,288,119**	18,942,874
Investments	**57,764,007**	68,724,841
Receivables:		
Notes	**14,591,440**	19,944,552
Accrued interest on notes	**437,757**	303,980
Accrued interest on investments	**499,617**	756,752
Intergovernmental	**48,612**	48,611
Leases	**100,000**	100,000
Other receivables	**5,664,807**	11,981,730
Total receivables	**21,342,233**	33,135,625
Prepaids and deferred costs	**772,988**	590,537
Total current assets	**179,562,094**	175,809,731
Noncurrent assets		
Investments – restricted	**4,173,586**	6,326,670
Investments – unrestricted	**144,758,640**	179,715,292
Capital investments – unrestricted	**11,737,271**	26,005,601
Receivables:		
Notes	**141,154,053**	148,222,150
Accrued interest on notes	**4,574,830**	4,416,223
Unamortized discount	**(494,224)**	(21,163)
Total notes receivables	**145,234,659**	152,617,210
Allowance for doubtful notes and guarantees	**(18,716,964)**	(23,372,283)
Net notes receivable	**126,517,695**	129,244,927
Intergovernmental restricted – receivables	**–**	120,835
Leases receivable, net	**6,734,019**	6,715,005
Total receivables	**133,251,714**	136,080,767
Prepaids and other noncurrent assets	**777,570**	77,130
Nondepreciable capital assets	**27,585,410**	23,383,623
Depreciable capital assets, net	**63,786,373**	61,091,312
Total capital assets, net	**91,371,783**	84,474,935
Total noncurrent assets	**386,070,564**	432,680,395
Total assets	**565,632,658**	608,490,126
Deferred outflows of resources		
Accumulated decrease in the fair value of hedging derivatives	**–**	1,115,345

New Jersey Economic Development Authority
(a component unit of the State of New Jersey)

Statements of Net Position (continued)

	December 31 2014	2013
Liabilities		
Current liabilities:		
Accrued liabilities	**$ 3,571,463**	$ 6,563,681
Unearned lease revenues	**1,367,914**	1,486,825
Deposits	**7,701,094**	7,116,951
Bonds payable	**–**	1,490,000
Notes payable	**448,042**	473,797
Accrued interest payable	**132,601**	319,176
Total current liabilities	**13,221,114**	17,450,430
Noncurrent liabilities		
Bonds payable – net	**–**	31,275,000
Notes payable	**9,688,695**	10,361,457
Unearned lease revenues	**11,065,403**	12,119,250
Accrued guarantee losses	**2,552,529**	2,276,336
Total noncurrent liabilities	**23,306,627**	56,032,043
Total liabilities	**36,527,741**	73,482,473
Deferred inflows of resources		
Accumulated increase in the fair value of hedging derivatives	**–**	1,115,345
Net position		
Net investment in capital assets	**87,235,047**	46,874,681
Restricted by Federal agreement	**22,420,545**	22,388,440
Unrestricted	**419,449,325**	465,744,532
Total net position	**$ 529,104,917**	$ 535,007,653

See accompanying notes.

New Jersey Economic Development Authority
(a component unit of the State of New Jersey)

Statements of Revenues, Expenses and Changes in Net Position

	Year Ended December 31	
	2014	**2013**
Operating revenues		
Financing fees	**$ 9,086,134**	$ 6,760,175
Interest income – notes	**5,463,086**	5,626,492
Financing lease revenue	**119,014**	119,014
Operating lease revenue	**13,867,315**	10,841,174
Agency fees	**2,496,515**	2,838,253
Program services	**632,220**	1,072,821
Real estate development	**1,049,087**	1,116,493
Grant revenue	**–**	11,141,030
Other	**3,248,574**	4,501,721
Total operating revenue	**35,961,945**	44,017,173
Operating expenses		
Salaries and benefits	**22,109,855**	17,209,218
General and administrative	**6,092,022**	3,924,834
Interest	**1,804,038**	1,508,847
Program costs	**6,626,109**	7,390,962
Depreciation	**8,376,241**	6,618,900
Loss provisions – net	**5,620,945**	5,611,132
Total operating expenses	**50,629,210**	42,263,893
Operating (loss) income	**(14,667,265)**	1,753,280
Nonoperating revenues and expenses		
Interest income – investments	**1,919,165**	2,413,709
Unrealized loss in investment securities	**(274,074)**	(1,835,139)
Gain on sale of assets – net	**22,353,371**	1,100,000
State appropriations – net	**12,906,993**	11,591,125
Federal appropriations	**65,133,093**	9,304,316
Program payments	**(73,704,320)**	(53,117,614)
Nonoperating revenues and expenses – net	**28,334,228**	(30,543,603)
Income (loss) before special item	**13,666,963**	(28,790,323)
Technology Centre cost-adjustment	**(19,569,699)**	–
Change in net position	**(5,902,736)**	(28,790,323)
Net position – beginning of year	**535,007,653**	563,797,976
Net position – end of year	**$ 529,104,917**	$ 535,007,653

See accompanying notes.

New Jersey Economic Development Authority
(a component unit of the State of New Jersey)

Statements of Cash Flows

	Year Ended December 31 2014	2013
Cash flows from operating activities		
Cash receipts from financing fees	**$ 9,034,574**	$ 7,135,258
Interest from notes	**6,501,682**	6,826,554
Lease rents	**12,866,698**	9,975,038
Agency fees	**2,496,515**	3,270,839
Program services	**1,048,075**	3,762,565
Grants	**–**	11,141,030
Distributions	**174,148**	21,358
Real estate development	**843,431**	1,344,024
General and administrative expenses paid	**(27,404,164)**	(21,620,322)
Program costs paid	**(9,384,093)**	(6,363,604)
Collection of notes receivable	**32,976,597**	37,571,825
Loans disbursed	**(40,865,986)**	(21,353,547)
Deposits received	**2,909,992**	6,682,244
Deposits released	**(1,926,120)**	(1,580,935)
Net cash (used in) provided by operating activities	**(10,728,651)**	36,812,327
Cash flows from noncapital financing activities		
Deposits	**(42,222)**	(6,232)
Program funding received	**120,834**	765,279
Redemption and refunding of bonds	**–**	(5,195,000)
Interest paid on revenue bonds	**(1,721,273)**	(1,293,506)
Obligations paid	**–**	(346,911)
Issuance and servicing costs paid	**(457,144)**	(525,596)
Appropriations received	**88,168,670**	169,636,542
Payments to State of New Jersey	**–**	(5,965,320)
Program payments	**(79,506,441)**	(200,172,797)
Loan Pool 2 Financing	**19,836,722**	–
Net cash provided by (used in) noncapital financing activities	**26,399,146**	(43,103,541)
Cash flows from capital and related financing activities		
Payment of bonds and notes	**(38,396,013)**	(3,075,436)
Interest paid on bonds and notes	**(1,759,678)**	(1,607,785)
Purchase of capital assets	**(31,962,853)**	(8,378)
Sale of capital assets	**32,269,500**	1,235,665
Net cash used in capital and related financing activities	**(39,849,044)**	(3,455,934)
Cash flows from investing activities		
Interest from investments	**2,176,299**	2,430,830
Return on capital investments	**751,928**	382,908
Purchase of investments	**(2,490,236)**	(33,297,608)
Proceeds from sales and maturities of investments	**50,064,696**	19,375,000
Net cash provided by (used in) investing activities	**50,502,687**	(11,108,870)
Net increase (decrease) in cash and cash equivalents	**26,324,138**	(20,856,018)
Cash and cash equivalents – beginning of year	**73,358,728**	94,214,746
Cash and cash equivalents – end of year	**$ 99,682,866**	$ 73,358,728

New Jersey Economic Development Authority
(a component unit of the State of New Jersey)

Statements of Cash Flows (continued)

	Year Ended December 31	
	2014	**2013**
Reconciliation of operating (loss) income to net cash (used in) provided by operating activities		
Operating (loss) income	**$ (14,667,265)**	$ 1,753,280
Adjustments to reconcile operating (loss) income to net cash (used in) provided by operating activities:		
Loss provisions-net	**4,907,959**	5,611,132
Depreciation	**8,376,241**	6,618,900
Amortization of discounts	**362,685**	(160,300)
Cash provided by nonoperating activities	**4,005,685**	7,314,112
Change in assets and liabilities:		
Notes receivables	**(8,027,898)**	6,970,950
Accrued interest receivables-notes	**(83,978)**	(182,730)
Lease payment receivables	**127,803**	100,000
Other receivables	**(1,793,213)**	24,971,885
Prepaids and other noncurrent assets	**(1,104,979)**	(213,095)
Capital investments	**(2,818,233)**	–
Notes payables	**–**	(415,436)
Accrued liabilities	**576,961**	(16,460,345)
Unearned lease revenues	**(867,153)**	(1,055,111)
Accrued interest payables	**(349,631)**	52,425
Deposits	**626,365**	5,018,256
Accrued guarantee losses	**–**	13,375
Other liabilities	**–**	(3,124,971)
Net cash (used in) provided by operating activities	**$ (10,728,651)**	$ 36,812,327
Noncash investing activities		
Unrealized loss in investment securities	**$ (274,074)**	$ (1,835,139)

See accompanying notes.

Note 1: Nature of the Authority

The New Jersey Economic Development Authority ("Authority") is a public body corporate and politic, constituting an instrumentality and component unit of the State of New Jersey ("State"). The Authority was established by Chapter 80, P.L. 1974 ("Act") on August 7, 1974, as amended and supplemented, primarily to provide financial assistance to companies for the purpose of maintaining and expanding employment opportunities in the State and increasing tax ratables in underserved communities. The Act prohibits the Authority from obligating the credit of the State in any manner.

As the State's financing arm, the Authority assists with access to capital and primarily offers the following products and services:

(a) Bond Financing

The Authority issues tax-exempt private activity bonds and taxable bonds. The proceeds from these single issue or composite series bonds are used to provide long-term, below-market interest loans to eligible entities, which include certain 501(c)(3) nonprofit organizations, manufacturers, exempt public facilities, solid waste facilities, and local, county, and State governmental agencies for capital improvements including real estate acquisition, equipment, machinery, building construction and renovations. All such bonds are special conduit debt obligations of the Authority, are payable solely from the revenues pledged with respect to the issue, and do not constitute an obligation against the general credit of the Authority.

(b) Loans/Guarantees/Investments and Tax Incentives

The Authority directly provides loans, loan participations, loan guarantees and line of credit guarantees to for-profit and not-for-profit enterprises for various purposes to include: the acquisition of fixed assets; building construction and renovation; financing for working capital; technological development; and infrastructure improvements. The Authority also may provide financial assistance in the form of convertible debt, and take an equity position in technology and life sciences companies through warrant options. In addition to lending and investing its own financial resources, the Authority administers several business growth programs supported through State appropriation/allocation, including the technology business tax certificate transfer program, the angel investor tax credit program, tax credits for film industry and digital media projects, job creation and retention incentive grants and tax credits, tax credits for capital investment in urban areas, and reimbursement grants based on incremental revenues generated

Note 1: Nature of the Authority (continued)

by redevelopment projects. Other state mandated programs include loans/grants to support hazardous discharge site remediation and petroleum underground storage tank remediation.

(c) Real Estate Development

The Authority independently, or in cooperation with a private or another governmental entity, acquires, invests in and/or develops vacant industrial sites, existing facilities, unimproved land, equipment and other real estate for private or governmental use. Sites developed and equipment purchased for private use are marketed or leased to businesses that will create new job opportunities and tax ratables for municipalities. Sites are developed for governmental use for a fee and also may be leased to the State or State entities.

(d) Stronger NJ Business Programs

In 2013, the Authority was awarded a sub-grant from the New Jersey Department of Community Affairs for the purpose of administering a portion of the State's Community Development Block Grant Disaster Recovery allocation to support the recovery of businesses impacted by Superstorm Sandy. To achieve this, the Authority may provide grants and loans to eligible businesses, as well as financial assistance to governmental entities to support community development, neighborhood revitalization and other public improvement projects.

Component Units

The financial statements include the accounts of the Authority and its blended component units, the Camden County Urban Renewal Limited Partnership ("CCURLP") and the Technology Centre of New Jersey, LLC (the "Centre"). All intercompany transactions and balances are eliminated.

CCURLP is a real estate joint venture which provides services for the exclusive benefit of the Authority. CCURLP is a Limited Partnership made up of two corporate entities, Bergen of New Jersey, Inc. and Aegis Camden Partners, Inc. Bergen has a 33.33% interest in CCURLP and Aegis has 66.67% interest in CCURLP. The Boards of all three entities are made up of Authority officers and CCURLP actions were subject to Authority Board approval. On January 30, 2014 the Authority and CCURLP entered into a sale agreement with Cooper's Ferry Partnership ("Cooper's") to sell the CCURLP building and the Authority's land. The purchase closed as of

Note 1: Nature of the Authority (continued)

December 30, 2014. The proceeds from the sale were then used to defease the 2002 Series A and B Bonds. The Authority continued to have rights in the CCURLP entity as of December 31, 2014 as the related debt was not redeemed until February 2015. As of December 31, 2014, the entity continued to exist as a legally-separate entity. As the Board of the Authority is the same as the Board of CCURLP and the Authority has operational responsibility for CCURLP, it is considered a blended component unit. It is anticipated that CCURLP will be dissolved in 2015.

The Centre is a real estate joint venture formed March 31, 1999, between the Authority, the managing member, and the Mercantile Safe Deposit and Trust Company ("Mercantile"), a Maryland corporation, as trustee of the AFL-CIO Building Investment Trust ("BIT"), and not in its corporate capacity. In September 2007, PNC Bank, N.A. succeeded Mercantile as trustee of the BIT. The Centre was established to spur the growth of high technology industries in New Jersey. The Centre, located in North Brunswick on a 50-acre site, consists of seven buildings including Tech I, II, III and IV and three other buildings. On December 31, 2014 the BIT sold its interest in the Partnership to the Authority for $28,634,987 plus a proration of assets and liabilities of the partnership and a final fourth quarter distribution. The total funds paid by the Authority to the BIT were $28,769,090. The Authority decided to purchase Tech Centre in order to further its goal of increasing business in New Jersey and operating without restrictions from another partner. As of December 31, 2014, the Authority owned all of Tech Centre, which remains a legally-separate entity, although the Authority anticipates terminating the L.L.C status in 2015. As the Board of the Authority is the same as the Board of Tech Centre and the Authority has operational responsibility for the Centre the Centre is considered a blended component unit. Complete financial statements of the Centre may be obtained by contacting Customer Care at (609) 858-6700, CustomerCare@njeda.com, NJEDA, P.O. Box 990, Trenton, NJ 08625-0990.

The Authority's financial statements do not include the accounts of the New Jersey Community Development Entity ("NJCDE"), a component unit. NJCDE is a separate legal entity whose primary mission is to provide investment capital for low-income communities, on behalf of the Authority, through the allocation of federal New Markets Tax Credits. The Authority does not deem the operations of the NJCDE to be significant to the operations of the Authority. As of December 31, 2014 and 2013, total NJCDE assets were $2,604,732 and $3,166,602, respectively.

Note 1: Nature of the Authority (continued)

Related Party Transactions

The Authority has contracted with several other State entities to administer certain loan programs on their behalf for a fee. In order for the Authority to effectively administer the programs, the Authority has custody of the cash accounts for each program. The cash in these accounts, however, is not an asset of the Authority and, accordingly, the balances in these accounts have not been included in the Authority's statements of net position. The cash balances total $69,600,123 and $95,599,426 at December 31, 2014 and 2013, respectively. The following is a summary of the programs that the Authority manages on behalf of other State entities:

Department/Board	Program	2014	2013
Treasury	Local Development Financing Fund	**$ 38,237,288**	$ 35,873,116
Board of Public Utilities	BPU Clean Energy Program	**31,362,835**	59,726,310

Note 2: Summary of Significant Accounting Policies

(a) Basis of Accounting and Presentation

The Authority is a self-supporting entity and follows enterprise fund reporting; accordingly, the accompanying financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. While detailed sub-fund information is not presented, separate accounts are maintained for each program and include certain funds that are legally designated as to use. Administrative expenses are allocated to the various programs.

In its accounting and financial reporting, the Authority follows the pronouncements of the Governmental Accounting Standards Board ("GASB").

(b) Revenue Recognition

The Authority charges various program financing fees that may include an application fee, commitment fee, closing fee, annual servicing fee and a document execution fee. The Authority also charges a fee for the administration of financial programs for various government agencies and for certain real estate development and management activities. Fees are recognized when

Note 2: Summary of Significant Accounting Policies (continued)

earned. Grant revenue is recognized when the Authority has complied with the terms and conditions of the grant agreements. The Authority recognizes interest income on lease revenue by amortizing the discount over the life of the related agreement. Operating lease revenue is recognized pursuant to the terms of the lease.

When available, it is the Authority's policy to first use restricted resources for completion of specific projects.

(c) Cash Equivalents

Cash equivalents are highly liquid debt instruments with original maturities of three months or less and units of participation in the State of New Jersey Cash Management Fund ("NJCMF").

(d) Investments

All investments, except for investment agreements, are stated at fair value. The fair value of investment securities is the market value based on quoted market prices, when available, or market prices provided by recognized broker dealers. The Authority also invests in various types of joint ventures and uses the cost method to record such investments, as the Authority lacks the ability to exercise significant control in the ventures. Under the cost method, the Authority records the investment at its historical cost and recognizes as income dividends received from net earnings of the Fund. Dividends received in excess of earnings are considered a return of investment and reduce the cost basis. These investments typically have a long time horizon from when the Authority makes its initial investment to when it may receive any return on the investment. The Authority maintains a valuation allowance on specific investments when there is either a series of taxable losses or other factors may indicate that a decrease in value has occurred that is other than temporary. Capital investments are reported net of this valuation allowance.

Note 2: Summary of Significant Accounting Policies (continued)

(e) Guarantees Receivable

Payments made by the Authority under its various guarantee programs are reported as Guarantees Receivable. These receivables are expected to be recovered either from the lender, as the lender continues to service the loan, or from the liquidation of the underlying collateral. Recoveries increase Worth (see Note 10).

(f) Allowance for Doubtful Notes and Accrued Guarantee Losses

Allowances for doubtful notes and accrued guarantee losses are determined in accordance with guidelines established by the Office of Comptroller of Currency. These guidelines include classifications based on routine portfolio reviews of various factors that impact collectability.

(g) Operating and Non-Operating Revenues and Expenses

The Authority defines operating revenues and expenses as relating to activities resulting from providing bond financing, direct lending, incentives, and real estate development to commercial businesses, certain not-for-profit entities, and to local, county and State governmental entities. Non-operating revenues and expenses include income earned on the investment of funds, proceeds from the sale of certain assets, State and Federal appropriations and program payments.

(h) Taxes

The Authority is exempt from all Federal and State income taxes and real estate taxes.

(i) Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

Note 2: Summary of Significant Accounting Policies (continued)

(j) Capitalization Policy

Unless material, it is the Authority's policy to expense all expenditures of an administrative nature. Administrative expenditures typically include expenses directly incurred to support staff operations, such as automobiles, information technology hardware and software, office furniture, and equipment.

With the exception of immaterial tenant fit-out costs of retail space that is sublet from the State of New Jersey, the Authority capitalizes all expenditures related to the acquisition of land, construction and renovation of buildings, and procurement of certain production equipment intended for sale or lease to its clients.

(k) Depreciation Policy

Capital assets are stated at cost. Depreciation is computed using the straight-line method over the following estimated economic useful lives of the assets:

Building	20 years
Building improvements	20 years
Leasehold improvements	Term of the lease
Tenant fit-out	Term of the lease
Production equipment	4 to 15 years
Vehicles	Expensed
Furniture and equipment	Expensed

(l) Recent and Upcoming Accounting Standards

In June 2012, GASB issued Statement No. 68, *Accounting and Financial Reporting for Pensions* ("GASB 68"). The primary objective of this Statement is to improve accounting and financial reporting by state and local governments for pensions. GASB 68 also improves information provided by state and local governmental employers about financial support for pensions that is provided by other entities. The provisions of this Statement are effective for financial statements for periods beginning after June 15, 2014. The Authority has not completed the process of evaluating the impact of GASB 68 on its financial statements.

Note 2: Summary of Significant Accounting Policies (continued)

In January 2013, GASB issued Statement No. 69, *Government Combinations and Disposals of Government Operations* ("GASB 69"). The objective of this Statement is to improve the accounting for mergers and acquisitions among state and local governments by providing guidance specific to the situations and circumstances encountered within the governmental environment. The provisions of this Statement are effective for government combinations and disposals of government operations occurring in financial reporting periods beginning after December 15, 2013. The implementation of this standard does not have an impact on the financial statements at this time.

In February 2013, GASB issued Statement No. 70, *Accounting and Financial Reporting for Nonexchange Financial Guarantees* ("GASB 70"). The objective of this Statement is to improve the comparability of financial statements among governments by requiring consistent reporting by those governments that extend and/or receive nonexchange financial guarantees. The provisions of this Statement are effective for financial statements for periods beginning after June 15, 2013. The implementation of this standard did not have an impact on the Authority.

In November 2013, GASB issued Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date, an amendment of GASB 68* ("GASB 71"). The objective of this Statement is to address an issue regarding application of the transition provisions of GASB 68. The issue relates to amounts associated with contributions, if any, made by a state or local government employer or non-employer contributing entity to a defined benefit pension plan after the measurement date of the government's beginning net pension liability. The provisions of this Statement are effective for financial statements for periods beginning after June 15, 2014. The Authority has not completed the process of evaluating the impact of GASB 71 on its financial statements.

Note 3: Deposits and Investments

(a) Cash and Cash Equivalents

Operating cash is held in the form of Negotiable Order of Withdrawal ("NOW") accounts, money market accounts, and certificates of deposit. At December 31, 2014, the Authority's bank balance was $44,523,795. Of the bank balance, $750,000 was insured with Federal Deposit Insurance.

Note 3: Deposits and Investments (continued)

Cash equivalents consist mainly of money held in the New Jersey Cash Management Fund (the "NJCMF"). The NJCMF is managed by the State's Division of Investment under the Department of the Treasury. All investments must fall within the guidelines set forth by the Regulations of the State Investment Council. The Division of Investment is permitted to invest in a variety of securities to include obligations of the U.S. Government and certain of its agencies, certificates of deposit, commercial paper, repurchase agreements, bankers' acceptances and loan participation notes. Investment guidelines provide that all investments in the NJCMF should mature or are to be redeemed within one year, except that up to 25% of the NJCMF may be invested in eligible securities which mature within 25 months; provided, however, that the average maturity of all investments in the NJCMF shall not exceed one year. Cash equivalents are stated at fair value.

Pursuant to GASB Statement No. 40, *Deposit and Investment Risk Disclosures* ("GASB 40"), the Authority's NOW accounts, as well as money market accounts and certificates of deposit, are profiled in order to determine exposure, if any, to Custodial Credit Risk (risk that in the event of failure of the counterparty the Authority would not be able to recover the value of its deposit or investment). Deposits are considered to be exposed to Custodial Credit Risk if they are: uninsured, uncollateralized (securities are not pledged to the depositor), collateralized with securities held by the pledging financial institution, or collateralized with securities held by the pledging financial institution's trust department or agent but not in the government's (NJEDA) name. At December 31, 2014 and 2013, all of the Authority's deposits were collateralized by securities held in its name and, accordingly, not exposed to custodial credit risk.

Cash deposits at December 31, 2014 and 2013 were as follows:

Deposit Type	**2014**	**2013**
NOW Accounts	**$ 27,666,466**	$ 13,714,086
Money Market Accounts	**9,169,450**	9,164,042
Certificates of Deposit	**6,392,946**	6,326,670
Total deposits	**$ 43,228,862**	$ 29,204,798

Note 3: Deposits and Investments (continued)

(b) Investments

Pursuant to the Act, the funds of the Authority may be invested in any direct obligations of, or obligations as to which the principal and interest thereof is guaranteed by, the United States of America or other obligations as the Authority may approve. Accordingly, the Authority directly purchases permitted securities and enters into interest-earning investment contracts.

As of December 31, 2014 the Authority's total investments, excluding capital investments, amounted to $206,696,233. The Authority's investment portfolio ("Portfolio") is comprised of short to medium term bonds and is managed by a financial institution for the Authority. These investments include obligations guaranteed by the U.S. Government, Government Sponsored Enterprises, Money Market Funds, Corporate Debt rated at least AA-/Aa3 by Standard & Poors or Moody's, and Repurchase Agreements. The Portfolio is managed with the investment objectives of: preserving capital, maintaining liquidity, achieving superior yields, and providing consistent returns over time. In order to limit interest rate risk, investments are laddered, with maturities ranging from several months to a maximum of five years.

Investment of bond proceeds is made in accordance with the Authority's various bond resolutions. The bond resolutions generally permit the investment of funds held by the trustee in the following: (a) obligations of, or guaranteed by, the State or the U.S. Government; (b) repurchase agreements secured by obligations noted in (a) above; (c) interest-bearing deposits, in any bank or trust company, insured or secured by a pledge of obligations noted in (a) above; (d) NJCMF; (e) shares of an open-end diversified investment company which invests in obligations with maturities of less than one year of, or guaranteed by, the U.S. Government or Government Agencies; and (f) non-participating guaranteed investment contracts.

In order to maintain adequate liquidity, significant Authority funds are invested in the NJCMF, which typically earns returns that mirror short term interest rates. Monies can be freely added or withdrawn from the NJCMF on a daily basis without penalty. At December 31, 2014 and 2013 the Authority's balance in the NJCMF is $62,782,253 and $50,372,051, respectively.

Note 3: Deposits and Investments (continued)

(c) Special Purpose Investments

Pursuant to the Authority's mission, from time to time, in order to expand employment opportunities in the State and to spur economic development opportunities, the Authority, with the authorization of the Board, will make special purpose investments. These special purpose investments include the following:

As discussed in Note 1, the Authority was the managing member of the Technology Centre of New Jersey, L.L.C., a real estate joint venture formed in 1999 to spur the growth of high tech industries in the State. As the managing member, the Authority earned an administrative fee based on 5% of gross rents received from the operation of the Centre.

At December 31, 2013, the value of the Authority's investment in the Centre was $15,712,340. On December 31, 2014, the Authority purchased the interest it did not own from its partner and is now the sole owner of the Centre. As such, the Centre is now a blended component unit at December 31, 2014 instead of a special purpose investment.

The Authority is also a limited partner in various venture funds formed with the primary purpose of providing venture capital to exceptionally talented entrepreneurs dedicated to the application of proprietary technologies or unique services in emerging markets and whose companies are in the expansion stage. At December 31, 2014 and 2013, the aggregate value of the Authority's investment in these funds is $11,487,271 and $10,043,261, respectively. As a limited partner, the Authority receives financial reports from the managing partner of the funds, copies of which may be obtained by contacting the Authority.

At December 31, 2014 and 2013, the Authority held other equity investments of $250,000. The investments are held in the form of stock. Value is based on analysis of companies' prospects in conjunction with valuations of comparable companies.

Custodial Credit Risk

Pursuant to GASB 40, the Authority's investments are profiled to determine if they are exposed to Custodial Credit Risk. Investment securities are exposed to custodial credit risk if the securities are uninsured, are not registered in the name of the government (NJEDA), and are held by either: the counterparty (institution that pledges collateral to government or that buys/sells

Note 3: Deposits and Investments (continued)

investments for government) or the counterparty's trust department or agent but not in the name of the government. Investment pools such as the NJCMF and open ended mutual funds including Mutual Bond Funds are deemed not to have custodial credit risk. As of December 31, 2014, no investments are subject to custodial credit risk as securities in the Portfolio are held in the name of the Authority.

Concentration of Credit Risk

The Authority does not have an investment policy regarding concentration of credit risk, however, the Authority's practice is to limit investments in certain issuers. No more than 10% of the Authority funds may be invested in individual corporate and municipal issuers; and no more than 10% in individual U.S. Government Agencies. At December 31, 2014 more than 5 percent of the Authority's investments are in: Federal Home Loan Bank ("FHLB"), Federal Farm Credit Bank ("FFCB"), and Federal Home Loan Mortgage Corp ("FHLMC"). These investments are 6.71% ($14,646,662), 7.58% ($16,547,726), and 8.89% ($19,418,666), respectively, of the Authority's total investments. These four investments are included in the U.S. Government Agency category of investments. Investments issued by or guaranteed by the U.S. Government, mutual fund investments, and pooled investments are exempt from this requirement.

Credit Risk

The Authority does not have an investment policy regarding the management of Credit Risk, as outlined above. GASB 40 requires that disclosure be made as to the credit rating of all debt security investments except for obligations of the U.S. government or investments guaranteed by the U.S. government. All investments in U.S. Agencies are rated Aaa by Moody's and AA+ by Standard & Poors ("S&P"). The mutual bond fund was rated AAA by S&P. Corporate bonds were rated AA/AA+/AA-, by S&P. Municipal bonds are rated AA by S&P. The NJCMF is not rated.

Interest Rate Risk

The Authority does not have a policy to limit interest rate risk, however, its practice is to hold investments to maturity.

Note 3: Deposits and Investments (continued)

As of December 31, 2014 and 2013, the Authority had the following investments and maturities:

Investment Type	December 31, 2014 Fair Value	Investments Less than 1 Year	Maturities 1-5 Years	Fair Value as of December 31, 2013
Debt Securities:				
U.S. Treasuries	**$ 78,681,783**	$ 11,287,845	$ 67,393,938	$ 45,895,133
U.S. Agencies	**59,572,745**	9,703,172	49,869,573	141,526,754
Corporate Bonds	**59,493,359**	31,998,230	27,495,129	54,504,475
Commercial Paper	**–**	–	–	2,991,606
Municipal Bonds	**2,555,400**	2,555,400	–	3,522,165
Mutual Bond Funds	**64,696**	64,696	–	108,549
Certificates of Deposit	**6,392,946**	2,219,360	4,173,586	6,326,670
NJ Cash Management Fund	**62,782,253**	62,782,253	–	50,372,051
Total debt securities	**269,543,182**	120,610,956	148,932,226	305,247,403
Special purpose investments:				
Investment in Technology Centre Joint Venture	**–**	–	–	15,712,340
Venture Fund Investments	**11,487,271**	–	11,487,271	10,043,261
Other Equity Investments	**250,000**	–	250,000	250,000
Total special purpose investments	**11,737,271**	–	11,737,271	26,005,601
Subtotal	**281,280,453**	120,610,956	160,669,497	331,253,004
Less amounts reported as cash equivalents	**(62,846,949)**	(62,846,949)	–	(50,480,600)
Total investments	**$ 218,433,504**	$ 57,764,007	$ 160,669,497	$ 280,772,404

Note 4: Notes Receivable

Notes receivable consist of the following:

	December 31 2014	December 31 2013
Economic Development Fund ("EDF") loan program; interest ranging up to 6.1%; maximum term 15 years	**$ 53,292,153**	$ 45,098,045
Economic Recovery Fund ("ERF") loan and guarantee programs; interest ranging up to 9.8%; maximum term of 11 years	**81,394,481**	117,433,516
Hazardous Discharge Site Remediation ("HDSR") loan program; interest ranging up to 5.5%; maximum term of 4 years	**2,379,492**	2,709,088
Municipal Economic Recovery Initiative ("MERI") loan program; interest ranging up to 3.0%; maximum term of 13 years	**769,802**	2,926,053
Stronger NJ Business (SNJ) loan program; interest ranging up to 1.9%; maximum term of 30 years	**17,909,565**	–
	$ 155,745,493	$ 168,166,702

Aggregate Notes Receivable activity for the year ended December 31, 2014 was as follows:

	Beginning Balance	Loan Disbursements	Loan Receipts	Write-offs, Adjustments, Restructures-Net	Ending Balance	Amounts Due Within One Year
EDF/ERF	$ 162,531,561	$ 20,966,577	$ (46,536,439)	$ (2,275,065)	$134,686,634	$ 14,213,266
HDSR	2,709,088	68,478	(381,857)	(16,217)	2,379,492	281,552
MERI	2,926,053	–	(629,187)	(1,527,064)	769,802	62,211
SNJ	–	17,909,565	–	–	17,909,565	34,411
	$ 168,166,702	$ 38,944,620	$ (47,547,483)	$ (3,818,346)	$155,745,493	$ 14,591,440

Note 5: Intergovernmental Receivable

The Authority has an agreement with the Port Authority of New York New Jersey ("Port Authority") relating to the issuance of Bonds. Pursuant to the terms of the agreement, the debt service on these bonds is payable solely from scheduled amounts receivable.

Note 5: Intergovernmental Receivable (continued)

At December 31, 2014 and 2013, the Intergovernmental Receivable totaled $48,612 and $169,446, respectively.

Intergovernmental Receivable activity for the year ended December 31, 2014 was as follows**:**

	Beginning Balance	Reductions	Ending Balance	Amount Receivable Within One Year
Receivable	$ 169,446	$ (120,834)	$ 48,612	$ 48,612

Note 6: Leases

(a) Leases Receivable

The Authority has a financing lease relating to the issuance of Bonds and Notes Payable. Bond and Note proceeds finance specific projects. The financing lease provides for basic rental payments, by the tenant to the Authority, in an amount at least equal to the amount of debt service on the Bonds and Notes. In the event of default by the tenant to make rental payments, the Authority generally has recourse, including, but not limited to, taking possession and selling or subletting the leased premises and property.

The outstanding lease is as follows:

Lease Description	2014	2013
NY Daily News, through 1/23/21	**$ 7,548,102**	$ 7,648,102
Unamortized discount	**(714,083)**	(833,097)
Aggregate lease payments receivable – net	**$ 6,834,019**	$ 6,815,005

Note 6: Leases (continued)

Aggregate lease receipts due through 2019 and thereafter are as follows:

2015	$ 100,000
2016	100,000
2017	100,000
2018	100,000
2019	100,000
2020-2021	7,048,102
	$ 7,548,102

Lease payments receivable activity for the year ended December 31, 2014 was as follows:

	Beginning Balance	Reductions	Ending Balance	Amount Receivable Within One Year
Gross receivable	$ 7,648,102	$ (100,000)	$ 7,548,102	$ 100,000
Discount	(833,097)	119,014	(714,083)	
Net receivable	$ 6,815,005	$ 19,014	$ 6,834,019	

Note 6: Leases (continued)

(b) Operating Leases

(i) Authority as Lessor

At December 31, 2014, capital assets with a carrying value of $173,124,284 and accumulated depreciation of $81,752,501 are leased to commercial enterprises. These leases generally provide the tenant with renewal and purchase options. Aggregate minimum lease receipts are expected as follows:

2015	$ 6,580,448
2016	5,092,663
2017	4,780,483
2018	4,007,503
2019	2,915,209
2020-2024	12,310,826
2025-2027	1,756,109
	$ 37,443,241

(ii) Authority as Lessee

The Authority leases commercial property, buildings, and office space. The leased premises are either sublet to commercial enterprises or utilized by Authority staff. Aggregate rental expense for the current year on commercial property amounted to $1,001,761; and for property used by the Authority, rental expense amounted to $63,108. Aggregate future lease obligations are as follows:

2015	$ 75,414
2016	77,513
2017	79,626
2018	81,751
2019	43,962
	$ 358,266

Note 7: Capital Assets

Capital asset activity for the years ended December 31, 2014 and 2013 was as follows:

	December 31, 2013	Additions	Reductions	December 31, 2014
Capital assets not being depreciated:				
Land	$ 23,382,313	$ 8,199,752	$ (4,000,000)	**$ 27,582,065**
Construction in progress	1,310	3,345	(1,310)	**3,345**
Capital assets being depreciated:				
Buildings	97,364,839	28,978,890	(28,000,000)	**98,343,729**
Leasehold improvements	36,859,763	10,335,382	–	**47,195,145**
Capital assets – gross	157,608,225	47,517,369	(32,001,310)	**173,124,284**
Less: accumulated depreciation	73,133,290	30,703,082	(22,083,871)	**81,752,501**
Capital assets – net	$ 84,474,935	$ 16,814,287	$ (9,917,439)	**$ 91,371,783**

	December 31, 2012	Additions	Reductions	December 31, 2013
Capital assets not being depreciated:				
Land	$ 23,382,313	$ –	$ –	$ 23,382,313
Construction in progress	–	1,310	–	1,310
Capital assets being depreciated:				
Buildings	97,364,839	–	–	97,364,839
Leasehold improvements	36,859,763	–	–	36,859,763
Production equipment	2,230,807	–	(2,230,807)	–
Capital assets – gross	159,837,722	1,310	(2,230,807)	157,608,225
Less: accumulated depreciation	68,609,532	6,618,900	(2,095,142)	73,133,290
Capital assets – net	$ 91,228,190	$ (6,617,590)	$ (135,665)	$ 84,474,935

In 2014, the Authority sold a building and related land in Camden. The property had been leased to a defense contractor. The transaction resulted in a gain on the sale of the land and building amounting to $22.4 million.

As discussed in Note 1, the Technology Centre of New Jersey, LLC became a blended component unit of the Authority in 2014. As a result, the capital assets of the Centre are now reflected as part of the Authority's capital assets. This included the addition of land, buildings, and leasehold improvements. Accumulated depreciation was carried over, as the valuation of the Centre's assets was based on carrying value.

Note 7: Capital Assets (continued)

Capital assets of the Centre at December 31, 2014 are composed of the following:

Land	$ 8,199,752
Buildings	28,978,890
Leasehold improvements	10,173,079
Capital assets – gross	47,351,721
Less: accumulated depreciation	24,184,496
Capital assets – net	$ 23,167,225

In 2013, the Authority sold the remainder of certain production equipment to a television network. The equipment had been leased to the network as part of an existing structured financing arrangement.

Note 8: Bonds Payable

The bonds reported in the following table were issued in order to fund commercial real estate development and capital construction. The bonds were secured by lease rental payments and the underlying assets pledged pursuant to the bond resolutions. In the event of default by the tenant to make rental payments, the Authority generally had recourse, including, but not limited to, taking possession and selling or subletting the leased premises and property.

The outstanding issue was as follows:

	December 31	
	2014	**2013**
$43,000,000 Variable Rate Lease Revenue Bonds, 2002 Series A and B, (Camden Center Urban Renewal Limited Partnership Project); adjustable rate with maximum of 12% per annum, due annually through 3/15/18; Paid in full at 12/31/14.	**$ –**	$ 32,765,000
	$ –	$ 32,765,000

Note 8: Bonds Payable (continued)

Bonds payable activity for the years ended December 31, 2014 and 2013 was as follows:

	December 31, 2013	Additions	Reductions	December 31, 2014	Amounts Due Within One Year
Bonds payable – gross	$ 32,765,000	$ –	$(32,765,000)	**$ –**	$ –
Unamortized premium	–	–	–	**–**	
Total bonds payable – net	$ 32,765,000	$ –	$(32,765,000)	**$ –**	

	December 31, 2012	Additions	Reductions	December 31, 2013	Amounts Due Within One Year
Bonds payable – gross	$ 39,290,000	$ –	$ (6,525,000)	$ 32,765,000	$ 1,490,000
Unamortized premium	37,095	–	(37,095)	–	
Total bonds payable – net	$ 39,327,095	$ –	$ (6,562,095)	$ 32,765,000	

Note 9: Notes Payable

Generally, Notes Payable are special obligations of the Authority payable solely from loan payments, lease rental payments and other revenues, funds and other assets pledged under the notes and do not constitute obligations against the general credit of the Authority. Note proceeds are used to fund specific programs and projects and are not co-mingled with other Authority funds.

The outstanding notes are as follows:

	December 31, 2014	2013
Community Development Investments, LLC; interest at 5%; principal and interest due monthly with payments based solely on receipt of surcharge revenue. The note was scheduled to mature on 5/12/14; however, full repayment is subject to receipt of surcharge revenue.	**$ 2,000,000**	$ 2,000,000
City of Camden, NJ; interest at 6%; principal and interest due monthly with payments based solely on receipt of surcharge revenue. The note is scheduled to mature on 2/5/16; however, full repayment is subject to receipt of surcharge revenue.	**2,136,737**	2,835,254
FirstEnergy Corp./JCP&L; interest at 3%; interest only due monthly through 11/12/20; principal due at maturity on 11/12/20	**1,000,000**	1,000,000
Public Service New Millennium Economic Development Fund, LLC; interest at 2%; interest only due monthly through 11/7/20; principal due at maturity on 11/7/20	**5,000,000**	5,000,000
	$ 10,136,737	$ 10,835,254

At December 31, 2014, aggregate debt service requirements of notes payable through 2019 and thereafter are as follows:

	Principal	Interest	Total
2015	$ 448,042	$ 413,972	$ 862,014
2016	489,910	318,578	808,488
2017	513,765	294,358	808,123
2018	545,377	261,833	807,210
2019	578,822	229,425	808,247
2020-2022	7,560,821	227,561	7,788,382
Total	$ 10,136,737	$ 1,745,727	$ 11,882,464

Note 9: Notes Payable (continued)

Notes payable activity for the years ended December 31, 2014 and 2013 was as follows:

December 31, 2013	Additions	Reductions	December 31, 2014	Amounts Due Within One Year
$ 10,835,254	$ –	$ (698,517)	**$ 10,136,737**	$ 448,042

December 31, 2012	Additions	Reductions	December 31, 2013	Amounts Due Within One Year
$ 11,250,690	$ –	$ (415,436)	$ 10,835,254	$ 473,797

Note 10: Commitments and Contingencies

(a) Loan and Bond Guarantee Programs

The Authority has a special binding obligation regarding all guarantees to the extent that funds are available in the guarantee accounts as specified in the guarantee agreements. Guarantees are not, in any way, a debt or liability of the State.

(1) Economic Recovery Fund

The guarantee agreements restrict the Authority from approving any loan or bond guarantee if, at the time of approval, the Debt (exposure and commitments) to Worth (the amount on deposit and available for payment) ratio is greater than 5 to 1. At any time, payment of the guarantee is limited to the amount of Worth within the guarantee program account. Principal payments on guaranteed loans and bonds reduce the Authority's exposure. At December 31, 2014, Debt was $11,939,778 and Worth was $121,834,920, with a ratio of 0.10 to 1.

Note 10: Commitments and Contingencies (continued)

(2) New Jersey Business Growth Fund

The Authority guarantees between 25% and 50% of specific, low-interest loans to New Jersey companies, made by one of its preferred lenders, with a maximum aggregate exposure to the Authority not to exceed $10 million and, at no time will the Authority pay more than $10 million, net, of guarantee demands. At December 31, 2014, aggregate exposure and related worth within the Business Growth Fund account are both $9,254,725.

(3) New Jersey Global Growth Fund

The Authority guarantees up to 50% of any approved term loan or line of credit to New Jersey companies, made by one of its premier lenders, with a maximum aggregate exposure to the Authority not to exceed $10 million and, at no time will the Authority pay more than $10 million, net, of guarantee demands. At December 31, 2014, aggregate exposure and related worth within the NJ Global Growth Fund account are both $10,000,000.

(4) State Small Business Credit Initiative Fund

The Federal grant agreement restricts the Authority from approving any loan or bond guarantee if, at the time of approval, the Debt (exposure and commitments) to Worth (the amount on deposit and available for payment) ratio is greater than 1 to 1. At any time, payment of the guarantee is limited to the amount of Worth within the State Small Business Credit Initiative Fund. At December 31, 2014, Debt was $7,593,143 and Worth was $6,134,130, with a ratio of 1.24 to 1.

(b) Loan Program Commitments and Project Financings

At December 31, 2014 the Authority has $24,694,197 of loan commitments not yet closed or disbursed and $77,867,565 of project financing commitments.

(c) New Markets Tax Credit Program

On December 28, 2005, the Authority loaned $31,000,000 to a limited liability company ("company"), to facilitate their investment in a certified community development entity ("entity") whose primary mission is to provide loan capital for commercial projects in low-

Note 10: Commitments and Contingencies (continued)

income areas throughout New Jersey. The company also received an equity investment from a private corporation ("corporation"). The company then invested the combined proceeds in the entity, which was awarded an allocation in Federal tax credits under the New Markets Tax Credit Program.

During 2007, the Authority made two additional New Markets commitments. On September 24, 2007 the Authority facilitated a transaction in which $3,500,000 in credits were allocated (no Authority funds were utilized). On September 26, 2007, the Authority loaned $20,296,000 to another company with terms similar to the first transaction.

During 2008, the Authority closed three additional New Markets commitments. A total of $37,000,000 in credits were allocated (no Authority funds were utilized).

In 2009, one New Markets commitment was closed. A total of $12,419,151 in credits were allocated (no Authority funds were utilized).

On February 28, 2013, the first New Markets loan pool, created in 2005, ceased operations, as the investor exercised its option to sell its membership interest.

On September 29, 2014, the second New Markets loan pool, created in 2007, ceased operations, as that investor also exercised its option to sell its membership interest.

As part of the remaining agreements, the corporation will claim the Federal tax credits in exchange for their investment. Claiming these credits carries the risk of recapture, whereby an event occurs that would negate the credit taken, causing it to be returned with interest. Based on the agreements between the Authority and the respective companies, the Authority will provide a guaranty to the corporation against adverse consequences caused by a recapture event. As of December 31, 2014, the aggregate exposure to the Authority for the remaining transactions described above is $15,020,000. The Authority has determined the likelihood of paying on the guaranty, at this time, is remote.

Note 11: State and Federal Appropriations and Program Payments

The Authority receives appropriations from the State of New Jersey, as part of the State's annual budget, for purposes of administering certain grant programs enacted by State statute, and has

Note 11: State and Federal Appropriations and Program Payments (continued)

also received appropriations from the United States Department of Housing and Urban Development, via the State of New Jersey, for purposes of administering certain loan and grant programs in connection with the aftermath of Superstorm Sandy in October 2012. The Authority recognizes the disbursement of these funds to grantees as program payments. For the year ended December 31, 2014 state and federal appropriations and program payments were $12,906,993, $65,133,093 and $73,704,320, respectively.

Note 12: Derivative Instrument

In connection with its issuance of $43,000,000 Variable Rate Revenue Refunding Bonds, 2002 Series A and B issues, on April 27, 2010, the Authority entered into a fixed interest rate swap agreement (swap) with TD Bank, N.A. ("TD"), for which the fair value as of December 31, 2013 was ($1,115,345). For accounting and financial reporting purposes, the swap was considered a hedging derivative instrument and reported as a deferred inflow and as a deferred outflow on the statement of net position. The instrument was terminated as of December 30, 2014 for a breakage fee of $347,780. The associated debt was defeased on December 30, 2014.

Note 13: Litigation

The Authority is involved in several lawsuits that, in the opinion of the management of the Authority, will not have a material effect on the accompanying financial statements.

Note 14: Employee Benefits

(a) Public Employees Retirement System of New Jersey ("PERS")

The Authority's employees participate in the PERS, a cost sharing multiple-employer defined benefit plan administered by the State. The Authority's contribution is based upon an actuarial computation performed by the PERS. Pursuant to the Pension Security Legislation Act of 1997, the issuance of bonds permitted the pension benefit obligation to be fully funded from 1998 to 2004. Beginning in 2005, the Authority was assessed a portion of its normal contribution, which increased each year until 2009, when 100% of the normal contribution was assessed, and for each year thereafter. For the years ended December 31, 2014, 2013 and 2012, the Authority's assessed contribution to the PERS was $1,137,100, $1,188,900, and $1,262,300, respectively, and was equal to 100% of the required contributions for the year. Employees of the Authority are

Note 14: Employee Benefits (continued)

required to participate in the PERS and contribute 6.92% of their annual compensation. The payroll for employees covered by PERS for the years ending December 31, 2014, 2013 and 2012 was $14,535,358, $10,970,510, and $10,472,305, respectively.

The general formula for annual retirement benefits is the final average salary divided by 55, times the employee's years of service. For employees hired after May 21, 2010, the final average salary is divided by 60. Pension benefits fully vest upon reaching 10 years of credited service. Members are eligible for retirement between the ages of 60 and 65, depending on date of hire, with no minimum years of service required. Members who have 25 years or more of credited service may select early retirement without penalty at or after age 55 and receive full retirement benefits. The PERS also provides death and disability benefits. All benefits and contribution requirements are established, or amended, by State statute.

The State of New Jersey, Department of the Treasury, Division of Pension and Benefits, issues publicly available financial reports that include the financial statements and required supplementary information for the PERS. The financial reports may be obtained by writing to the State of New Jersey, Department of the Treasury, Division of Pension and Benefits, P.O. Box 295, Trenton, New Jersey, 08625-0295.

(b) Postemployment Health Care and Insurance Benefits

The Authority sponsors a single employer postemployment benefits plan that provides benefits in accordance with State statute, through the State Health Benefits Bureau, to its retirees having 25 years or more of service in the PERS, and 30 years or more of service if hired after June 28, 2011, or to employees approved for disability retirement. Health benefits and prescription benefits provided by the plan are at no cost to eligible retirees who had accumulated 20 years of service credit as of June 30, 2010. All other future retirees will contribute to a portion of their health and prescription premiums. Upon turning 65 years of age, a retiree must utilize Medicare as their primary coverage, with State Health Benefits providing supplemental coverage. In addition, life insurance is provided at no cost to the Authority and the retiree in an amount equal to 3/16 of their average salary during the final 12 months of active employment.

Since the Authority is a participating employer in the State Health Benefits Bureau, the Authority does not issue a separate stand-alone financial report regarding other postemployment benefits. The State of New Jersey, Department of the Treasury, Division of Pension and Benefits,

Note 14: Employee Benefits (continued)

issues publicly available financial reports that include the financial statements for the State Health Benefits Program Funds. The financial reports may be obtained by writing to the State of New Jersey, Department of the Treasury, Division of Pension and Benefits, P.O. Box 295, Trenton, New Jersey, 08625-0295.

The State has the authority to establish and amend the benefit provisions offered and contribution requirements.

Pursuant to GASB Statement No. 45 ("GASB 45"), *Accounting & Financial Reporting by Employers for Postemployment Benefits Other Than Pensions*, the Authority obtained an actuarially determined calculation for this obligation, and has established and funded an irrevocable trust for the payments required by this obligation.

The Authority's annual other postemployment benefits ("OPEB") cost for the plan is calculated based on the annual required contribution of the employer ("ARC"), an amount actuarially determined in accordance with the parameters of GASB 45. This represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year, and to amortize any unfunded actuarial accrued liability ("UAAL") or excess over a period not to exceed 30 years. The Authority elected to amortize the UAAL over one year in 2006. The Authority's annual OPEB cost for the years ended December 31, 2014 and 2013, and the related information for the Plan are as follows (dollar amounts in thousands):

	2014	**2013**
Annual required contribution (ARC)	**$ 891**	$ 850
Contributions made	**1,205**	536
(Decrease)/increase in net OPEB obligation	**(314)**	314
Net OPEB obligation – beginning of year	**314**	–
Net OPEB obligation – end of year	**$ –**	$ 314

Note 14: Employee Benefits (continued)

The Authority's annual OPEB cost, the percentage of annual OPEB cost contributed to the Plan and the net OPEB obligation for fiscal years 2014, 2013 and 2012 are as follows (dollar amounts in thousands):

Fiscal Year Ended	Annual OPEB Cost	Percentage of Annual OPEB Cost Contributed	Net OPEB Obligation
December 31, 2014	$ 891	135.2%	$ –
December 31, 2013	850	63.1%	314
December 31, 2012	3,327	100.0%	–

As of December 31, 2012, the actuarial accrued liability for benefits was $20,793,759, none of which was unfunded. The covered payroll (annual payroll of active employees covered by the plan) was $10,472,305, and the ratio of unfunded actuarial accrued liability to the covered payroll was 23.1%.

To fund its OPEB obligation, the Authority has established an irrevocable trust and set aside monies (plan assets) in a bank account administered by a Trustee for the payment of future OPEB obligations. As of December 31, 2014, the balance was $22,497,676 and investment earnings on the account were $378,872 in 2014. The plan assets are reported at fair value.

Actuarial valuations of an ongoing plan involve estimates and assumptions about the probability of occurrence of future events, such as employment, mortality, and healthcare costs. Amounts determined regarding the funded status of the plan and the annual required contributions of the Authority are subject to continual revision as actual results are compared with past expectations and new estimates are made regarding the future. The required schedule of funding progress presented as required supplementary information provides multiyear trend information that shows whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.

Actuarial Methods and Assumptions. Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of

Note 14: Employee Benefits (continued)

benefit cost sharing between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

For the January 1, 2012 actuarial valuation, the projected unit credit actuarial cost method was used. In this method benefits are attributed from date of hire to the date of decrement. In the actuarial assumptions the investment return on plan assets was projected at an annual rate of 4%. The healthcare cost trend assumed in the actuarial valuation includes an initial annual healthcare cost trend rate of 9% annually, decreasing by 0.5% per year to an ultimate rate of 5% effective 2020 and thereafter. Both rates include a 4% inflation assumption. The unfunded actuarial accrued liability is being amortized over a 30-year closed period on a level-dollar basis.

Note 15: Compensated Absences

In accordance with GASB Statement No. 16, *Accounting for Compensated Absences*, the Authority recorded current liabilities in the amount of $913,649 and $868,197 as of December 31, 2014 and 2013, respectively. The liability as of those dates is the value of employee accrued vacation time and vested estimated sick leave benefits that are probable of payment to employees upon retirement. The vested sick leave benefit to eligible retirees for unused accumulated sick leave is calculated at the lesser of ½ the value of earned time or $15,000. The payment of sick leave benefits, prior to retirement, is dependent on the occurrence of sickness as defined by Authority policy; therefore, such non-vested benefits are not accrued.

Note 16: Net Position

The Authority's Net Position is categorized as follows:

- Net investment in capital assets
- Restricted
- Unrestricted

Note 16: Net Position (continued)

Net investment in capital assets includes capital assets net of accumulated depreciation used in the Authority's operations as well as capital assets that result from the Authority's real estate development and operating lease activities. Restricted net position include net assets that have been restricted in use in accordance with State law, as well as Federal grant proceeds intended for specific projects, such as the State Small Business Credit Initiative ("SSBCI"). Unrestricted net assets include all net assets not included above.

Note 17: Condensed Combining Information

The following are Condensed Statements of Net Position as of December 31, 2014, Condensed Statements of Revenues, Expenses and Changes in Net Position for the Year Ended December 31, 2014 and Condensed Statements of Cash Flows for the year ended December 31, 2014.

New Jersey Economic Development Authority
Condensed Statements of Net Position
December 31, 2014

	NJEDA	CCURLP	Technology Centre	Eliminations	Total
Assets					
Current assets	$ 171,305,033	$ 7,618,627	$ 638,434	$ –	$ 179,562,094
Capital assets	68,204,559	–	23,167,224	–	91,371,783
Other assets	294,985,166	4,176,308	904,041	(5,366,734)	294,698,781
Total assets	$ 534,494,758	$ 11,794,935	$ 24,709,699	$ (5,366,734)	$ 565,632,658
Liabilities					
Current liabilities	$ 12,654,661	$ 5,416,222	$ 516,965	$ (5,366,734)	$ 13,221,114
Long-term liabilities	23,306,627	–	–	–	23,306,627
Total liabilities	$ 35,961,288	$ 5,416,222	$ 516,965	$ (5,366,734)	$ 36,527,741
Net Position					
Net investment in capital assets	$ 87,235,047	$ –	$ –	$ –	$ 87,235,047
Restricted	22,420,545	–	–	–	22,420,545
Unrestricted	388,877,878	6,378,713	24,192,734	–	419,449,325
Total net position	$ 498,533,470	$ 6,378,713	$ 24,192,734	$ –	$ 529,104,917

Note 17: Condensed Combining Information (continued)

New Jersey Economic Development Authority
Condensed Statements of Revenues, Expenses and Changes in Net Position
Year Ended December 31, 2014

	NJEDA	CCURLP	Technology Centre	Eliminations	Total
Operating revenue	$ 30,466,025	$ 3,678,834	$ 4,707,335	$ (2,890,249)	$ 35,961,945
Operating expenses	40,921,074	1,980,439	2,241,705	(2,890,249)	42,252,969
Depreciation	4,656,937	1,861,649	1,857,655	–	8,376,241
Operating income (loss)	(15,111,986)	(163,254)	607,975	–	(14,667,265)
Non-operating income	85,060,274	12,031,141	1,470	5,219,737	102,312,622
Non-operating expense	(72,311,311)	–	–	–	(72,311,311)
Capital contributions	–	–	(1,667,083)	–	(1,667,083)
Income (loss) before special items	(2,363,023)	11,867,887	(1,057,638)	5,219,737	13,666,963
Special item	(29,107,731)	–	9,538,032	–	(19,569,699)
Change in net position	(31,470,754)	11,867,887	8,480,394	5,219,737	(5,902,736)
Net position, beginning of year	530,004,224	(5,489,174)	15,712,340	(5,219,737)	535,007,653
Net position, end of year	$ 498,533,470	$ 6,378,713	$ 24,192,734	$ –	$ 529,104,917

*** Special item relates to purchase of ownership interest in Technology Centre of New Jersey, LLC

New Jersey Economic Development Authority
Condensed Statements of Cash Flows
Year Ended December 31, 2014

	NJEDA	CCURLP	Technology Centre	Eliminations	Total
Net cash provided by (used in) operating activities	$ (14,255,875)	$ 2,880,527	$ 2,136,697	$ (1,490,000)	$ (10,728,651)
Noncapital financing activities	24,474,033	–	(1,666,382)	3,591,495	26,399,146
Capital and relating financing activities	(34,739,579)	(2,536,185)	(4,063,280)	1,490,000	(39,849,044)
Investing activities	50,503,013	(165)	1,470	(1,631)	50,502,687
Net increase (decrease)	25,981,592	344,177	(3,591,495)	3,589,864	26,324,138
Beginning cash and cash equivalents balance	64,109,007	5,055,091	4,194,630	–	73,358,728
Ending cash and cash equivalents balance	$ 90,090,599	$ 5,399,268	$ 603,135	$ 3,589,864	$ 99,682,866

Required Supplementary Information

Schedule of Funding Progress of the Postemployment Healthcare Plan

The funding status of the postemployment health care plan as of December 31, 2012 (based on January 1, 2012 valuation date), and the preceding two actuarial valuation dates of January 1, 2009 and 2006, are as follows (dollars in thousands):

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) (b)	Unfunded Actuarial Accrued Liability (UAAL) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a Percent of Covered Payroll (b-a)/(c)
1/1/2012	$ 18,374	$ 20,794	$ 2,420	88.4%	$10,472	23.1%
1/1/2009	13,363	16,299	2,936	82.0	11,507	25.5
1/1/2006	–	12,242	12,242	–	8,596	142.4

EY | Assurance | Tax | Transactions | Advisory

2014 Project List

ATLANTIC COUNTY							
Project	Municipality	Proj. Type	Existing Jobs Supported	Estimated New Jobs	At-Risk Retained Jobs	Estimated Construction Jobs	Program
1602 New Road, LLC	Northfield City	SV	18	3			New Jersey Business Growth Fund
Compassionate Care Foundation, Inc.	Egg Harbor City	SV	4	11			Direct Loan
Harrah`s Atlantic City Holding, Inc., Caesar's Entertainment Corporation and AC Conference Newco, LLC	Atlantic City	CM		140		340	Economic Redevelopment Growth
Alex Nedoszytko	Weymouth Township	SR					Hazardous Site Remediation - Commercial
Atlantic City Sewerage Company	Atlantic City	EX	36	1		6	Stand-Alone Bond
Formica Brothers LLC	Atlantic City	MF	36	6			Stronger NJ Business Loan Program
Mel's Furniture LLC	Atlantic City	RT	2				Stronger NJ Business Loan Program
Mel's Furniture LLC	Atlantic City	RT					Stronger NJ Business Loan Program
Galloway Realty, LLC	Egg Harbor Township	SV	17	2			Statewide Loan Pool
9 projects			**113**	**163**		**346**	

BERGEN COUNTY							
Project	Municipality	Proj. Type	Existing Jobs Supported	Estimated New Jobs	At-Risk Retained Jobs	Estimated Construction Jobs	Program
Ascena Retail Group, Inc.	Mahwah Township	RT	1200	170		119	Business Employment Incentive Program
EarthCam Incorporated	Upper Saddle River Borough	MF	80	80		9	Business Employment Incentive Program
506 Route 17 Realty LLC	Ramsey Borough	SV	23	10			Direct Loan
Ksertbas Inc	East Rutherford Borough	RT					Retail Fuel Station-Generator Incentive
QuickChek Corporation (Lodi)	Lodi Borough	RT					Retail Fuel Station-Generator Incentive
QuickChek Corporation (Ramsey)	Ramsey Borough	RT					Retail Fuel Station-Generator Incentive
209 S. Maple Ave., Inc.	Ridgewood Village	SR					Hazardous Site Remediation - Commercial
City of Hackensack (State Street)	Hackensack City	SR					Hazardous Site Remediation - Municipal
City Theatrical, Inc.	Carlstadt Borough	MF	32				Stronger NJ Business Loan Program
City Theatrical, Inc.	Carlstadt Borough	MF					Stronger NJ Business Loan Program
Opirhory Real Estate Inc.	Garfield City	SV	3	1			Stronger NJ Business Loan Program
Opirhory Real Estate Inc.	Garfield City	SV					Stronger NJ Business Loan Program
Royal Baking Corp., Inc. d/b/a Leonard Novelty Bak Baking	Moonachie Borough	MF	50	70			Stronger NJ Business Loan Program
Adagio Teas, Inc	Edgewater Borough	MF	42	8			Statewide Loan Pool
Top Notch Tree & Landscape, LLC	Saddle River Borough	SV	30	10			Statewide Loan Pool
Ivy Sports Medicine, LLC	Montvale Borough	TC	8	10			Edison Innovation VC Growth Fund
16 projects			**1468**	**359**		**128**	

BURLINGTON COUNTY							
Project	Municipality	Proj. Type	Existing Jobs Supported	Estimated New Jobs	At-Risk Retained Jobs	Estimated Construction Jobs	Program
APCO Petroleum Corporation (2000 Rte 206 Bordentown)	Bordentown City	RT					Retail Fuel Station-Generator Incentive
APCO Petroleum Corporation (Westampton)	Westampton Township	RT					Retail Fuel Station-Generator Incentive
Destination Maternity Corporation	Florence Township		53	620		197	Grow New Jersey Tax Credit
Express Scripts Pharmacy, Inc.	Burlington City			128	585		Grow New Jersey Tax Credit
Riverside Marina & Yacht Sales LLC	Riverside Township	SV	7	2			Stronger NJ Business Loan Program
Riverside Marina & Yacht Sales LLC	Riverside Township	SV					Stronger NJ Business Loan Program
6 projects			**60**	**750**	**585**	**197**	

CAMDEN COUNTY							
Project	Municipality	Proj. Type	Existing Jobs Supported	Estimated New Jobs	At-Risk Retained Jobs	Estimated Construction Jobs	Program
CNJ Real Estate LLC	Berlin Township	CM	15	5			New Jersey Business Growth Fund
Kashius Anthony Limited Liability Company	Brooklawn Borough	CT					New Jersey Business Growth Fund
Parkside Business & Community In Partnership, Inc.	Camden City	NP	5	2		2	Direct Loan
RECA Property, L.L.C. and Acer Associates, LLC	Berlin Township	SV	13	5			Direct Loan
ATS Group, LLC	Camden City	WS	7				Economic Recovery Board - Camden
Camden Shipyard & Maritime Museum	Camden City	NP	2	13		11	Economic Recovery Board - Camden
Jerry and Corinne Powers (fka Corinne Bradley)	Camden City	RT	8				Economic Recovery Board - Camden
Mt. Ephraim Ave. Supermarket, LLC	Camden City	RT		18			Economic Recovery Board - Camden
Parkside Business & Community In Partnership, Inc.	Camden City	CM					Economic Recovery Board - Camden
WebiMax LLC	Camden City	OF		25			Economic Recovery Board - Camden
151 Foods LLC	Bellmawr Borough	MF		140	205	23	Grow New Jersey Tax Credit
Cooperative Business Assistance Corporation	Camden City	NP	10				Stronger NJ NCR - CDFI Grant
Camden Redevelopment Agency (BDA-Harrison Ave Landfill)	Camden City	SR					Hazardous Site Remediation - Municipal
Camden Redevelopment Agency (BDA-Harrison Avenue Landfill)	Camden City	SR		0			Hazardous Site Remediation - Municipal
Camden Redevelopment Agency (Meadows at Pyne Point BDA)	Camden City	SR		0			Hazardous Site Remediation - Municipal
Camden Redevelopment Agency (Former RCA Bldg 8)	Camden City	SR		0			Hazardous Site Remediation - Municipal
2820 Mt Ephraim Avenue, LLC	Camden City	SV		250		15	Local Development Financing Fund
Centro Comunal Borincano d/b/a El Centro Comunal Borincano Day Care Center	Camden City	NP	45	2			Stand-Alone Bond
Cooper Lanning Square Renaissance School, Inc.	Camden City	NP		120		311	Stand-Alone Bond
LEAP Cramer Hill, LLC	Camden City	NP		45		65	Stand-Alone Bond
SJF CCRC, Inc.	Voorhees Township	CC	175	1		31	Stand-Alone Bond
Providence Pediatric Medical DayCare, Inc.	Berlin Township	DC	60				Stronger NJ Business Loan Program
22 projects			**340**	**626**	**205**	**458**	

CAPE MAY COUNTY							
Project	Municipality	Proj. Type	Existing Jobs Supported	Estimated New Jobs	At-Risk Retained Jobs	Estimated Construction Jobs	Program
CMQV, LLC and Cape May Victorian Inns, Inc.	Cape May City	SV					New Jersey Business Growth Fund
SPE Labrusciano, LLC	West Cape May Borough	SV	5				New Jersey Business Growth Fund
Wolfe-Den, L.L.C.	Upper Township	SV	7	2			New Jersey Business Growth Fund
C-Lyn, LLC	West Wildwood Borough	CM	2				Stronger NJ Business Loan Program
C-Lyn, LLC	West Wildwood Borough	CM					Stronger NJ Business Loan Program
Malusa and Sons, Inc.	Wildwood Crest Borough	SV		12		10	Stronger NJ Business Loan Program
Malusa and Sons, Inc.	Wildwood Crest Borough	SV					Stronger NJ Business Loan Program
7 projects			**14**	**14**		**10**	

CUMBERLAND COUNTY							
Project	Municipality	Proj. Type	Existing Jobs Supported	Estimated New Jobs	At-Risk Retained Jobs	Estimated Construction Jobs	Program
R. Paul Riggins	Millville City	RT					Retail Fuel Station-Generator Incentive
Township of Maurice River (Cheli Gravel Pit))	Maurice River Township	SR					Hazardous Site Remediation - Municipal
Triad Advisory Services, Inc.	Vineland City	SV	14				Main Street Assistance Line
Lorenzo's SaR, LLC	Vineland City	SV	6				Statewide Loan Pool
4 projects			**20**				

ESSEX COUNTY							
Project	Municipality	Proj. Type	Existing Jobs Supported	Estimated New Jobs	At-Risk Retained Jobs	Estimated Construction Jobs	Program
Biotrial, Inc.	Newark City	RD		60		776	Business Employment Incentive Program
Housing and Neighborhood Development Services, Inc	Orange City	NP	7				Community Economic Development
2nd Home Newark Operations LLC and 717-727 Newark	Newark City	SV	25	10			Direct Loan
BRESLOW PAINT AND WALLPAPER OF LIVINGSTON, INC.	Livingston Township	MF	10	4			Direct Loan
Patel Family 2011 TR Agreement	Newark City	MF	10	10			Direct Loan
Shaw Brother Holdings, LLC	Livingston Township	MF					Direct Loan
TDAF I Springfield Avenue Holding Urban Renewal Company, LLC (tdaf)	Newark City	SV		85		145	Economic Redevelopment Growth-Grant EOA
MSST Fidelco Properties LLC	Newark City	SV		70		81	Economic Redevelopment Growth
ADPP Enterprises Inc. (Fairfield)	Fairfield Borough	RT					Retail Fuel Station-Generator Incentive
Greater Newark Enterprises Corporation	Newark City	NP	9				Stronger NJ NCR - CDFI Grant
Route 21 Associates of Belleville, LLC	Belleville Township	SR					Hazardous Site Remediation - Commercial
The Newark Museum (Local 617 Service Employees)	Newark City	SR					Hazardous Site Remediation - Commercial
City of Newark (Synfax Site)	Newark City	SR					Hazardous Site Remediation - Municipal
Barnabas Health Care (Barnabus Health Care)	Newark City	RH					Large Scale CHP - Fuel Cells Program
Eastern Nursing Services I, Inc. and Eastern Nursi ng Services II, Inc.	Newark City	SV	2				Main Street Assistance Line
Vac-U-Max	Belleville Township	MF	75	25			Main Street Assistance Line
CA Newark 66-78 MA Urban Renewal LLC	Newark City	NP		38		58	Stand-Alone Bond
Kingston Educational Holdings 1, Inc. (or an affiliate)	Newark City	NP		73		229	Stand-Alone Bond
MPT Facility, Inc.	Newark City	NP	150	30		147	Stand-Alone Bond
Shining Schools, Inc.	East Orange City	NP	40	25		15	Stand-Alone Bond
Uncommon Properties V, LLC	Newark City	NP	67	21		42	Stand-Alone Bond
Washington Street University Housing Assoc., LLC	Newark City	NP		20		200	Stand-Alone Bond
ANZ Properties, LLC	Fairfield Borough	MF	10	8			Statewide Loan Pool
William Street, LLC	Belleville Township	MF					Statewide Loan Pool
24 projects			**405**	**479**		**1693**	

GLOUCESTER COUNTY							
Project	Municipality	Proj. Type	Existing Jobs Supported	Estimated New Jobs	At-Risk Retained Jobs	Estimated Construction Jobs	Program
ECR Delsea LLC	Deptford Township	MF	10	5			New Jersey Business Growth Fund
Township of Monroe (Former American Training Site)	Monroe Township	SR					Hazardous Site Remediation - Municipal
R & R Investments L.L.C.	Westville Borough	WS	9	1			Statewide Loan Pool
3 projects			**19**	**6**			

HUDSON COUNTY							
Project	Municipality	Proj. Type	Existing Jobs Supported	Estimated New Jobs	At-Risk Retained Jobs	Estimated Construction Jobs	Program
QuickChek Corporation (Bayonne)	Bayonne City	RT					Retail Fuel Station-Generator Incentive
AP&G Co. Inc.	Bayonne City	MF		45		5	Guarantee
Jersey City Redevelopment Agency (City Chemical Corporation)	Jersey City	SR					Hazardous Site Remediation - Municipal
5903 Westside Ave, LLC	North Bergen Township	DS	245	60			Local Development Financing Fund
SCF Realty III, LLC	Bayonne City	MF		150		16	Stand-Alone Bond
5 projects			**245**	**255**		**21**	

HUNTERDON COUNTY							
Project	Municipality	Proj. Type	Existing Jobs Supported	Estimated New Jobs	At-Risk Retained Jobs	Estimated Construction Jobs	Program
A.P.M. Management Inc. (Clinton)	Clinton Township	RT					Retail Fuel Station-Generator Incentive
A.P.M. Management Inc. (Hampton)	Hampton Borough	RT					Retail Fuel Station-Generator Incentive
Robert Weingart	Lebanon Borough	SR					Hazardous Site Remediation - Commercial
3 projects							

MERCER COUNTY							
Project	Municipality	Proj. Type	Existing Jobs Supported	Estimated New Jobs	At-Risk Retained Jobs	Estimated Construction Jobs	Program
McGraw-Hill Global Education Holdings, LLC and Aff Affiliates	East Windsor Township	OF		40	see BRRAG	11	Business Employment Incentive Program
McGraw-Hill Global Education Holdings, LLC and Aff Affiliates	East Windsor Township	OF		see BEIP	105		Business Retention & Relocation Grant
APCO Petroleum Corporation (Washington)	Washington Township	RT					Retail Fuel Station-Generator Incentive
QuickChek Corporation (Lawrenceville)	Lawrence Township	RT					Retail Fuel Station-Generator Incentive
Tri-State Petro, Inc.	Hamilton Township	RT					Retail Fuel Station-Generator Incentive
NRG Energy, Inc.	West Windsor Township			150	386	187	Grow New Jersey Tax Credit
Dataline, Inc.	West Windsor Township	SV	16	5			Main Street Assistance Line
Michael Graves & Associates, Inc. & Micheal Graves Design Group Inc.	Princeton Borough	SV	52	10			Main Street Assistance Line
Hamada, John Richard	Hopewell Township	SV	4	1			Statewide Loan Pool
9 projects			**72**	**206**	**491**	**198**	

MIDDLESEX COUNTY							
Project	Municipality	Proj. Type	Existing Jobs Supported	Estimated New Jobs	At-Risk Retained Jobs	Estimated Construction Jobs	Program
HomeBridge Financial Services	Woodbridge Township	SV		82	see BRRAG	10	Business Employment Incentive Program
HomeBridge Financial Services	Woodbridge Township	SV		see BEIP	204		Business Retention & Relocation Grant
Vish LLC	North Brunswick Township	MF	18	20			Direct Loan
APCO Petroleum Corporation (2633 Rte 130 S. Brunswick)	South Brunswick Township	RT					Retail Fuel Station-Generator Incentive
APCO Petroleum Corporation (4000 Rte 1 S. Brunswick)	South Brunswick Township	RT					Retail Fuel Station-Generator Incentive
QuickChek Corporation (Perth Amboy)	Perth Amboy City	RT					Retail Fuel Station-Generator Incentive
QuickChek Corporation (South Brunswick)	South Brunswick Township	RT					Retail Fuel Station-Generator Incentive
Community Loan Fund of New Jersey, Inc.	New Brunswick City	NP	29				Stronger NJ NCR - CDFI Grant
American Repertory Ballet	Cranbury Township	SR					Hazardous Site Remediation - Commercial
Peter Mocco	South Amboy City	SR					Hazardous Site Remediation - Commercial
Woodbridge Township (DPW)	Woodbridge Township	SR					Hazardous Site Remediation - Municipal
Broadway Packaging Solutions, Inc. and Broadway Kleer-Guard Corporation	Monroe Township	MF	23	10			Main Street Assistance Line
CM&E Con, Inc.	Woodbridge Township	CT	12	5			Main Street Assistance Line
Broadway Packaging Solutions, Inc. and Broadway Kleer-Guard Corporation	Monroe Township	MF	31	10			Main Street Assistance Term
Greater Brunswick Charter School, Inc.	New Brunswick City	NP	89	2		3	Stand-Alone Bond
American Maritime Services of N. J., Inc.	Woodbridge Township	TP	43	8			Stronger NJ Business Loan Program
Thunderball Marketing, Inc.	Woodbridge Township	WS	28	18			Stronger NJ Business Loan Program
Thunderball Marketing, Inc.	Woodbridge Township	WS					Stronger NJ Business Loan Program
Twin City Pharmacy, Inc.	South Plainfield Borough	RT	14	1			Stronger NJ Business Loan Program
Green Lane Realty, LLC	South Brunswick Township	MF	140	10			Statewide Loan Pool
Luma Enterprises, LLC	East Brunswick Township	DC	8	2			Statewide Loan Pool
21 projects			**435**	**168**	**204**	**13**	

MONMOUTH COUNTY							
Project	Municipality	Proj. Type	Existing Jobs Supported	Estimated New Jobs	At-Risk Retained Jobs	Estimated Construction Jobs	Program
AASKI Technology Inc.	Eatontown Borough	TC	61	30		12	Business Employment Incentive Program
Garden State Consumer Credit Counseling, Inc.	Manalapan Township	NP		30	see BRRAG	96	Business Employment Incentive Program
Atlantic Cardiac Realty LLC	Neptune Township	SV					New Jersey Business Growth Fund
JSN Corlies Real Estate, LLC	Neptune Township	SV					New Jersey Business Growth Fund
Thomas A. Iliadis and Freehold Grill Inc.	Freehold Borough	SV					New Jersey Business Growth Fund
Garden State Consumer Credit Counseling, Inc.	Manalapan Township	SV		see BEIP	183		Business Retention & Relocation Grant
Garden State Consumer Credit Counseling, Inc.	Manalapan Township	NP					Direct Loan
Margaritaville, Inc.	Union Beach Borough	SV					Direct Loan
Eatontown Monmouth Mall LLC	Eatontown Borough	RT		57		76	Economic Redevelopment Growth
JMD Gas Corp	Freehold Township	RT					Retail Fuel Station-Generator Incentive
Petro Realty LLC (Aberdeen)	Aberdeen Township	RT					Retail Fuel Station-Generator Incentive
Petro Realty LLC (Middletown)	Middletown Township	RT					Retail Fuel Station-Generator Incentive
QuickChek Corporation (Hazlet)	Hazlet Township	RT					Retail Fuel Station-Generator Incentive
QuickChek Corporation (Highlands)	Highlands Borough	RT					Retail Fuel Station-Generator Incentive
MSKCC Properties, LLC	Middletown Township			5	108	384	Grow New Jersey Tax Credit
Stephanie Ladiana	Atlantic Highlands Borough	SR					Hazardous Site Remediation - Commercial
Borough of Keyport (BDA Current Boat Ramp Site)	Keyport Borough	SR					Hazardous Site Remediation - Municipal
Borough of Red Bank (Former Incinerator)	Red Bank Borough	SR					Hazardous Site Remediation - Municipal
Township of Marlboro (Municipal Park Complex)	Marlboro Township	SR					Hazardous Site Remediation - Municipal
Township of Neptune (Shark River Municipal Marina)	Neptune Township	SR					Hazardous Site Remediation - Municipal
Garden State Consumer Credit Counseling, Inc.	Manalapan Township	NP		20		6	Stand-Alone Bond
29 Beach Road LLC	Monmouth Beach Borough	CM	1				Stronger NJ Business Loan Program
29 Beach Road LLC	Monmouth Beach Borough	CM					Stronger NJ Business Loan Program
Casa Comieda, Inc. t/a Casa Comida	Long Branch City	SV	14	14			Stronger NJ Business Loan Program
Casa Comieda, Inc. t/a Casa Comida	Long Branch City	SV					Stronger NJ Business Loan Program
Donovan's Reef, Inc.	Sea Bright Borough	SV		4		12	Stronger NJ Business Loan Program
Donovan's Reef, Inc.	Sea Bright Borough	SV					Stronger NJ Business Loan Program
F.J.S. Foods, Inc.	Manasquan Borough	SV	24				Stronger NJ Business Loan Program
Jakeabob's Bay Inc.	Union Beach Borough	SV	2	35		13	Stronger NJ Business Loan Program
Jakeabob's Bay Inc.	Union Beach Borough	SV					Stronger NJ Business Loan Program
Northshore Sportech, Inc.	Sea Bright Borough	RT	1	2		1	Stronger NJ Business Loan Program
Northshore Sportech, Inc.	Sea Bright Borough	RT					Stronger NJ Business Loan Program
Reilly Bonner Funeral Home LLC	Belmar Borough	SV	1	2			Stronger NJ Business Loan Program
Reilly Bonner Funeral Home LLC	Belmar Borough	SV					Stronger NJ Business Loan Program
34 projects			**104**	**199**	**291**	**600**	

MORRIS COUNTY

Project	Municipality	Proj. Type	Existing Jobs Supported	Estimated New Jobs	At-Risk Retained Jobs	Estimated Construction Jobs	Program
Theorem, Inc.	Chatham Township	SV	26	100		6	Business Employment Incentive Program
Whitney, Danforth & Stark Associates, Inc.	Chester Borough	CM	17	12			Business Employment Incentive Program
QuickChek Corporation (Hanover)	Hanover Township	RT					Retail Fuel Station-Generator Incentive
QuickChek Corporation (Jefferson)	Jefferson Township	RT					Retail Fuel Station-Generator Incentive
Rock Oil Corp.	Parsippany-Troy Hills Township	RT					Retail Fuel Station-Generator Incentive
United Parcel Service, Inc. and/or Subsidiaries	Parsippany-Troy Hills Township				716	219	Grow New Jersey Tax Credit
The Order of St. Benedict of New Jersey	Morristown Town	NP	150	2		79	Stand-Alone Bond
F & M Realty, LLC	Denville Township	TC	2	8			Statewide Loan Pool
Kenner Court Associates, LLC & 100 Riverdale Road, LLC	Riverdale Borough	MF	250	25			Statewide Loan Pool
Upper Mountain Properties LLC	Rockaway Township	SV	10	4			Statewide Loan Pool
10 projects			**455**	**151**	**716**	**304**	

OCEAN COUNTY

Project	Municipality	Proj. Type	Existing Jobs Supported	Estimated New Jobs	At-Risk Retained Jobs	Estimated Construction Jobs	Program
Pollack Health and Wellness Inc and Steven J. Poll ack	Beachwood Borough	SV					New Jersey Business Growth Fund
Big Top Arcade, Inc.	Seaside Heights Borough	SV	3	1			Direct Loan
Tuckers Management LLC	Beach Haven Borough	SV		100		17	Direct Loan
Gill Petroleum Inc. (Lakewood)	Lakewood Township	RT					Retail Fuel Station-Generator Incentive
QuickChek Corporation (Berkeley)	Berkeley Township	RT					Retail Fuel Station-Generator Incentive
QuickChek Corporation (Manchester)	Manchester Township	RT					Retail Fuel Station-Generator Incentive
Rt 35 North LLC	Point Pleasant Beach Borough	RT					Retail Fuel Station-Generator Incentive
Berry Fresh Farms, Inc.	Brick Township	RT	7	3			Main Street Assistance Line
2MAFS, LLC	Brick Township	RT					Main Street Assistance Term
Seaside Heights Demo Project (Sandy NCR)	Seaside Park Borough	NP					NCR Recreation
Seaside Park Demo Project (Seaside Park)	Seaside Park Borough	NP				50	NCR Recreation
The Arc, Ocean County Chapter, Inc.	Single County - Multi City	NP	30	14			Stand-Alone Bond
Yeshiva Orchos Chaim, Inc.	Lakewood Township	NP	78	10			Stand-Alone Bond
Yeshivas Ohr Hatorah, Inc.	Lakewood Township	NP	29	10			Stand-Alone Bond
Berkeley Island Marine, Inc.	Berkeley Township	SV	6				Stronger NJ Business Loan Program
Berkeley Island Marine, Inc.	Berkeley Township	SV					Stronger NJ Business Loan Program
Big Top Arcade, Inc.	Seaside Heights Borough	SV					Stronger NJ Business Loan Program
Big Top Arcade, Inc.	Seaside Heights Borough	SV					Stronger NJ Business Loan Program
BLLS 7th & Broadway Corp.	Barnegat Light Borough	RT	1	3			Stronger NJ Business Loan Program
BLLS 7th & Broadway Corp.	Barnegat Light Borough	RT					Stronger NJ Business Loan Program
By-The-Sea Too, Inc.	Dover Township	SV	10	15			Stronger NJ Business Loan Program
By-The-Sea Too, Inc.	Dover Township	SV					Stronger NJ Business Loan Program
Kohr's Frozen Custard The Original, Inc.	Seaside Heights Borough	RT	7	10			Stronger NJ Business Loan Program
Kohr's Frozen Custard The Original, Inc.	Seaside Heights Borough	RT					Stronger NJ Business Loan Program
LASV, Inc. t/a Bamboo Bar	Seaside Heights Borough	SV					Stronger NJ Business Loan Program
LASV, Inc. t/a Bamboo Bar	Seaside Heights Borough	SV					Stronger NJ Business Loan Program
Long Key Marina	Ocean Township	SV	3				Stronger NJ Business Loan Program
Long Key Marina	Ocean Township	SV					Stronger NJ Business Loan Program
Munro's Marina, Inc.	Little Egg Harbor Township	RT	4	7			Stronger NJ Business Loan Program
Ohana Enterprises, LLC	Dover Township	RT				8	Stronger NJ Business Loan Program
Optijob, Inc.	Bay Head Borough	TC	7	20			Stronger NJ Business Loan Program
Optijob, Inc.	Bay Head Borough	TC					Stronger NJ Business Loan Program
Purpuri Shoes, Inc.	Dover Township	RT	1				Stronger NJ Business Loan Program
Purpuri Shoes, Inc.	Dover Township	RT				2	Stronger NJ Business Loan Program
Saddy Family, LLC	Seaside Heights Borough	RT	3				Stronger NJ Business Loan Program
Saddy Family, LLC	Seaside Heights Borough	RT					Stronger NJ Business Loan Program
Seaside Lumber Company, Inc.	Seaside Heights Borough	RT	3	1			Stronger NJ Business Loan Program
SJV, Inc. t/a Karma Nightclub	Seaside Heights Borough	SV					Stronger NJ Business Loan Program
SJV, Inc. t/a Karma Nightclub	Seaside Heights Borough	SV					Stronger NJ Business Loan Program
Susan Wagner Designs Limited Liability Company	Point Pleasant Beach Borough	RT	1	1			Stronger NJ Business Loan Program
Susan Wagner Designs Limited Liability Company	Point Pleasant Beach Borough	RT					Stronger NJ Business Loan Program
The Music Man LLC	Lavallette Borough	CM	18	8			Stronger NJ Business Loan Program
Wehrlen Bros. Marina L.L.C.	Brick Township	SV	7	3			Stronger NJ Business Loan Program
Wehrlen Bros. Marina L.L.C.	Brick Township	SV					Stronger NJ Business Loan Program
480 Oberlin Avenue, LLC	Lakewood Township	DS	98	30			Statewide Loan Pool
GMB Holding, LLC	Seaside Heights Borough	RT	47	47			Statewide Loan Pool
46 projects			**363**	**283**		**77**	

PASSAIC COUNTY

Project	Municipality	Proj. Type	Existing Jobs Supported	Estimated New Jobs	At-Risk Retained Jobs	Estimated Construction Jobs	Program
AMB Enterprises LLC	Paterson City	MF	25	3			Direct Loan
VNO Wayne Town Center, LLC	Wayne Township	RT		482		357	Economic Redevelopment Growth
ADPP Enterprises Inc. (Little Falls)	Little Falls Township	RT					Retail Fuel Station-Generator Incentive
Cliflake Associates, LLC	Clifton City	SR					Hazardous Site Remediation - Commercial
Jimmy's Cookies, LLC d/b/a Jimmy's Cookies	Clifton City	MF	43	79		1	Local Development Financing Fund
75 Spruce Street Development, Inc.	Paterson City	NP	95	16			Stand-Alone Bond
Jimmy's Cookies, LLC d/b/a Jimmy's Cookies	Clifton City	MF					Statewide Loan Pool
7 projects			**163**	**580**		**358**	

SOMERSET COUNTY

Project	Municipality	Proj. Type	Existing Jobs Supported	Estimated New Jobs	At-Risk Retained Jobs	Estimated Construction Jobs	Program
Belle Mead Mobil Inc.	Hillsborough Township	RT					Retail Fuel Station-Generator Incentive
QuickChek Corporation (Hillsborough)	Hillsborough Township	RT		0			Retail Fuel Station-Generator Incentive
1941 Holland Brook Properties, LLC	Branchburg Township	SR		0			Hazardous Site Remediation - Commercial
Borough of Somerville (Color Technology)	Somerville Borough	SR		0			Hazardous Site Remediation - Municipal
Somerset County	Raritan Borough	SR		0			Hazardous Site Remediation - Municipal

SOMERSET COUNTY (CONTINUED)							
Project	Municipality	Proj. Type	Existing Jobs Supported	Estimated New Jobs	At-Risk Retained Jobs	Estimated Construction Jobs	Program
Stesor Enterprises, Inc. d/b/a Soriano's Family Ca	Bridgewater Township	SV	6				Stronger NJ Business Loan Program
Stesor Enterprises, Inc. d/b/a Soriano's Family Ca	Bridgewater Township	SV					Stronger NJ Business Loan Program
7 projects			**6**				

SUSSEX COUNTY							
Project	Municipality	Proj. Type	Existing Jobs Supported	Estimated New Jobs	At-Risk Retained Jobs	Estimated Construction Jobs	Program
ADPP Enterprises Inc. (Montague)	Montague Township	RT					Retail Fuel Station-Generator Incentive
Petrozino LLC	Montague Township	RT					Retail Fuel Station-Generator Incentive
QuickChek Corporation (Lafayette)	Lafayette Township	RT					Retail Fuel Station-Generator Incentive
QuickChek Corporation (Sparta)	Sparta Township	RT					Retail Fuel Station-Generator Incentive
QuickChek Corporation (Wantage)	Wantage Township	RT					Retail Fuel Station-Generator Incentive
George Kelly, Jr.	Hopatcong Borough	SR					Hazardous Site Remediation - Commercial
6 projects							

UNION COUNTY							
Project	Municipality	Proj. Type	Existing Jobs Supported	Estimated New Jobs	At-Risk Retained Jobs	Estimated Construction Jobs	Program
Scheininger Real Estate LLC	Kenilworth Borough	MF	13				New Jersey Business Growth Fund
Union County Economic Development Corporation	Cranford Township	NP	14	7			Community Economic Development
Danic V LLC	Elizabeth City	WS	225	50			Direct Loan
QuickChek Corporation (Rahway)	Rahway City	RT					Retail Fuel Station-Generator Incentive
Mastertaste Inc. and Kerry Group plc	Clark Township			200		32	Grow New Jersey Tax Credit
Union County Economic Development Corporation	Cranford Township	NP	15	1			Stronger NJ NCR - CDFI Grant
MMH II, LLC	Elizabeth City	SR					Hazardous Site Remediation - Commercial
Earth Stone & Tile Inc.	Elizabeth City	DS	13	2			Main Street Assistance Line
Faris Corp d/b/a Auto Spa of Westfield	Westfield Town	SV	10	2			Statewide Loan Pool
IK Realty Group, LLC and HS and Sons, Inc.	Elizabeth City	RT	8	4			Statewide Loan Pool
10 projects			**298**	**266**		**32**	

WARREN COUNTY							
Project	Municipality	Proj. Type	Existing Jobs Supported	Estimated New Jobs	At-Risk Retained Jobs	Estimated Construction Jobs	Program
Gill Petroleum Inc. (Washington)	Washington Township	RT					Retail Fuel Station-Generator Incentive
QuickChek Corporation (Independence)	Independence Township	RT					Retail Fuel Station-Generator Incentive
QuickChek Corporation (Washington)	Washington Township	RT					Retail Fuel Station-Generator Incentive
QuickChek Corporation (White)	White Township	RT					Retail Fuel Station-Generator Incentive
4 projects							

Technology Business Tax Certificate Transfer Program

2014 List of Approved Sellers			
Company	**County**	**Company**	**County**
ADMA Biologics, Inc.	Bergen	Hemispherx Biopharma, Inc.	Middlesex
Advaxis, Inc.	Middlesex	Insmed Incorporated	Somerset
Aerie Pharmaceuticals, Inc.	Somerset	Ivy Sports Medicine, LLC	Bergen
Agilence, Inc.	Burlington	Liquid Light, Inc.	Middlesex
Alphion Corporation	Mercer	Matinas Biopharma Holdings, Inc.	Somerset
Amicus Therapeutics, Inc.	Middlesex	MDx Medical, Inc., d/b/a Vitals, Inc	Bergen
Angel Medical Systems, Inc.	Monmouth	Millenium Biotechnologies	Essex
BioNeutral Group, Inc.	Essex	MuseAmi, Inc.	Mercer
BlackLight Power, Inc.	Middlesex	Myos Corporation	Morris
Cancer Genetics, Inc.	Bergen	Ocean Power Technologies, Inc.	Mercer
Catheter Robotics, Inc.	Morris	Oncobiologics, Inc.	Middlesex
Celator Pharmaceuticals	Mercer	Palatin Technologies, Inc.	Middlesex
Celldex Research Corporation	Warren	PTC Therapeutics, Inc.	Middlesex
Cornerstone Pharmaceuticals, Inc.	Middlesex	Rive Technology, Inc.	Middlesex
CytoSorbents, Inc.	Middlesex	Roka Bioscience, Inc.	Somerset
DataMotion, Inc.	Morris	SightLogix, Inc.	Mercer
DvTel, Inc.	Bergen	Solidia Technologies, Inc.	Somerset
Eagle Pharmaceuticals, Inc.	Bergen	Soligenix, Inc.	Mercer
Edge Therapeutics, Inc.	Union	Svelte Medical Systems, Inc.	Union
Electromagnetic Technologies Industries, Inc.	Morris	SymbolicIO Corporation	Middlesex
Emisphere Technologies, Inc.	Essex	VaxInnate Corporation	Middlesex
Flowonix Medical Inc.	Morris	Voxware, Inc.	Mercer
44 companies		**$54 million**	

2014 Angel Investor Tax Credit Program Approvals

Investor	Technology Company	Investment amount	Tax credit amount
Care Capital Investments III LP	Agile Therapeutics	$ 4,250,046	$ 425,005
Care Capital Investments III LP	Agile Therapeutics	$ 771,820	$ 77,182
Hong Kong Oriental Longshine Investment Limited	Ascendia Pharmaceuticals	$ 999,300	$ 99,930
Shanghai Aucta Pharmaceuticals Co.,Ltd	Aucta Pharmaceuticals	$ 140,000	$ 14,000
M & K Bhatt Trust	Avlino	$ 750,000	$ 75,000
M & K Bhatt Trust	Avlino	$ 750,000	$ 75,000
Gary Soultanian	Bat Blue	$ 450,000	$ 45,000
Lawrence E. Blakeman	Bat Blue	$ 200,000	$ 20,000
ABH LLC	Bergen Medical	$ 50,000	$ 5,000
Andrew Bittman	Bergen Medical	$ 35,000	$ 3,500
Anthony Bruno	Bergen Medical	$ 27,000	$ 2,700
David Rainis	Bergen Medical	$ 50,000	$ 5,000
Debra Burdick	Bergen Medical	$ 100,000	$ 10,000
Eugene Rainis	Bergen Medical	$ 88,500	$ 8,850
James & Kammi Gunton	Bergen Medical	$ 50,000	$ 5,000
JKR Consulting LLC	Bergen Medical	$ 27,000	$ 2,700
Albert N Marchio II	Edge Therapeutics	$ 35,015	$ 3,502
Avi Ofrane	Edge Therapeutics	$ 12,090	$ 1,209
Betsy Brach	Edge Therapeutics	$ 25,000	$ 2,500
David R. Victor	Edge Therapeutics	$ 100,000	$ 10,000
David Schwartz	Edge Therapeutics	$ 130,200	$ 13,020
Delaware Crossing	Edge Therapeutics	$ 105,000	$ 10,500
DJ&J, LLC	Edge Therapeutics	$ 250,000	$ 25,000
Donald Fishbein	Edge Therapeutics	$ 116,250	$ 11,625
Dyke Rogers	Edge Therapeutics	$ 101,137	$ 10,114
J&M Davis Holdings LLC	Edge Therapeutics	$ 125,000	$ 12,500
James Kluge	Edge Therapeutics	$ 25,000	$ 2,500
Jonathan Perelman	Edge Therapeutics	$ 82,500	$ 8,250
Marketplace Lofts Limited Partnership	Edge Therapeutics	$ 390,000	$ 39,000
Norma Darshan Brach	Edge Therapeutics	$ 20,000	$ 2,000
Oakwood Capital, LLC	Edge Therapeutics	$ 1,000,000	$ 100,000
Richard Jackson	Edge Therapeutics	$ 100,000	$ 10,000
Richard Martin Reiter	Edge Therapeutics	$ 25,003	$ 2,500
Robert & Marjie Kargman	Edge Therapeutics	$ 465,000	$ 46,500
Robert & Elizabeth Pozen	Edge Therapeutics	$ 500,000	$ 50,000
Scott Fergang	Edge Therapeutics	$ 50,010	$ 5,001
Sol Barer	Edge Therapeutics	$ 100,000	$ 10,000
Sol Barer	Edge Therapeutics	$ 150,000	$ 15,000
Tara Brach	Edge Therapeutics	$ 125,000	$ 12,500
The Jonathan G. Davis Trust	Edge Therapeutics	$ 125,000	$ 12,500
Vivari, LTD	Edge Therapeutics	$ 400,000	$ 40,000
Walter R Mitchell	Edge Therapeutics	$ 30,225	$ 3,023
Widelitz Family Trust	Edge Therapeutics	$ 50,000	$ 5,000
Conure ElectroCore, LLC	electroCore	$ 1,330,000	$ 133,000
Conure ElectroCore, LLC	electroCore	$ 4,000,000	$ 400,000
Core Ventures II LLC	electroCore	$ 500,000	$ 50,000
Core Ventures II LLC	electroCore	$ 5,000,000	$ 500,000
Plutus Investments	electroCore	$ 250,000	$ 25,000
Barry Krosser	Endomedix	$ 100,000	$ 10,000
Paul Heltzer	Endomedix	$ 100,000	$ 10,000
Weiliam Chen	Endomedix	$ 50,000	$ 5,000
Bruce Langone	Eos Energy Storage	$ 50,000	$ 5,000
Bruce Langone	Eos Energy Storage	$ 150,000	$ 15,000
David M. Cohen	Eos Energy Storage	$ 150,000	$ 15,000
David M. Cohen	Eos Energy Storage	$ 300,000	$ 30,000

David M. Schiff	Eos Energy Storage	$ 225,000	$ 22,500
Fisher EOS LLC	Eos Energy Storage	$ 250,000	$ 25,000
Fisher EOS LLC	Eos Energy Storage	$ 275,000	$ 27,500
Fisher EOS LLC	Eos Energy Storage	$ 1,000,000	$ 100,000
Glenn Oztemel	Eos Energy Storage	$ 350,000	$ 35,000
Hisham Al Razziqi	Eos Energy Storage	$ 350,000	$ 35,000
Ironwood LLC	Eos Energy Storage	$ 1,500,000	$ 150,000
Joshua Fink	Eos Energy Storage	$ 50,000	$ 5,000
Kenneth Langone	Eos Energy Storage	$ 450,000	$ 45,000
Kenneth Langone	Eos Energy Storage	$ 150,000	$ 15,000
Projector Holding LLC	Eos Energy Storage	$ 150,000	$ 15,000
Projector Holding LLC	Eos Energy Storage	$ 300,000	$ 30,000
Sarathi Roy	Eos Energy Storage	$ 125,000	$ 12,500
Sarathi Roy	Eos Energy Storage	$ 150,000	$ 15,000
Sigmund Heller	Eos Energy Storage	$ 250,000	$ 25,000
Timothy G. LaLonde	Eos Energy Storage	$ 150,000	$ 15,000
Timothy G. LaLonde	Eos Energy Storage	$ 175,000	$ 17,500
Timothy G. LaLonde	Eos Energy Storage	$ 125,000	$ 12,500
Zissis Family Trust	Eos Energy Storage	$ 250,000	$ 25,000
David Quackenbush	Innovaci	$ 150,000	$ 15,000
Eric Gordon	Innovaci	$ 50,000	$ 5,000
J Henry Scott	Innovaci	$ 350,000	$ 35,000
KEC Holdings LLC	Innovaci	$ 250,000	$ 25,000
Margate Partners I	Innovaci	$ 50,000	$ 5,000
Michael Gordon	Innovaci	$ 325,000	$ 32,500
Michael Gordon	Innovaci	$ 100,000	$ 10,000
Michael Gordon	Innovaci	$ 100,000	$ 10,000
Neil Desena	Innovaci	$ 150,000	$ 15,000
River Capital Associates LLC	Innovaci	$ 250,000	$ 25,000
Alvin B. Krongaed	Kiswe Mobile	$ 300,000	$ 30,000
Arthur J Marks	Kiswe Mobile	$ 75,000	$ 7,500
Arthur J Marks	Kiswe Mobile	$ 30,000	$ 3,000
Barton & Terry Shigemura Trust	Kiswe Mobile	$ 25,000	$ 2,500
Brauchli Media Enterprises	Kiswe Mobile	$ 150,000	$ 15,000
Chitra Netravali	Kiswe Mobile	$ 100,000	$ 10,000
Chitra Netravali	Kiswe Mobile	$ 100,002	$ 10,000
ChritineNicole LLC	Kiswe Mobile	$ 480,000	$ 48,000
Daniel C Stanzione IRREV Trust	Kiswe Mobile	$ 75,000	$ 7,500
David C Harris	Kiswe Mobile	$ 30,000	$ 3,000
Harry J. D'Andrea Irrevocable Trust	Kiswe Mobile	$ 75,000	$ 7,500
Harry J. D'Andrea Irrevocable Trust	Kiswe Mobile	$ 30,000	$ 3,000
James Lynn	Kiswe Mobile	$ 100,000	$ 10,000
James Lynn	Kiswe Mobile	$ 25,000	$ 2,500
Jeong H. Kim	Kiswe Mobile	$ 720,000	$ 72,000
Jeong H. Kim	Kiswe Mobile	$ 300,000	$ 30,000
Jeong H. Kim	Kiswe Mobile	$ 400,002	$ 40,000
Raul Fernandez	Kiswe Mobile	$ 200,000	$ 20,000
Raul Fernandez	Kiswe Mobile	$ 100,000	$ 10,000
Roger Mody	Kiswe Mobile	$ 300,000	$ 30,000
Salamander Farms LLC	Kiswe Mobile	$ 300,000	$ 30,000
Samuel A. Nunn	Kiswe Mobile	$ 49,998	$ 5,000
Sara E. Harris	Kiswe Mobile	$ 25,000	$ 2,500
Sara E. Harris	Kiswe Mobile	$ 30,000	$ 3,000
Terence Seese	Kiswe Mobile	$ 120,000	$ 12,000
Theodore J. Leonsis	Kiswe Mobile	$ 100,002	$ 10,000
Theodore J. Leonsis	Kiswe Mobile	$ 200,000	$ 20,000
Two Trey, LLC	Kiswe Mobile	$ 300,000	$ 30,000
Two Trey, LLC	Kiswe Mobile	$ 300,000	$ 30,000

Wentworth Capital Investments, LLC.	Kiswe Mobile	$	200,001	$	20,000
Wim Sweldens	Kiswe Mobile	$	150,000	$	15,000
Wim Sweldens	Kiswe Mobile	$	50,000	$	5,000
Yung-Lung Ho	Kiswe Mobile	$	100,000	$	10,000
Gitaben Patel	Midawi Holdings	$	60,266	$	6,026
John Benis	Midawi Holdings	$	475,000	$	47,500
John DeWees	Midawi Holdings	$	100,000	$	10,000
John DeWees	Midawi Holdings	$	150,000	$	15,000
Kenneth Damato	Midawi Holdings	$	21,390	$	2,139
Morton Collins	Midawi Holdings	$	250,000	$	25,000
Morton Collins	Midawi Holdings	$	250,000	$	25,000
Sarah Whitney	Midawi Holdings	$	10,000	$	1,000
Theodore Marcus	Midawi Holdings	$	150,000	$	15,000
Nelson Ferreira	Noveda Technologies	$	400,000	$	40,000
Nelson Ferreira	Noveda Technologies	$	1,594,296	$	159,430
OmniCapital Fund, L.P.	One On One Ads	$	500,000	$	50,000
OmniCapital Fund, L.P.	One On One Ads	$	500,000	$	50,000
OmniCapital Fund, L.P.	One On One Ads	$	250,000	$	25,000
Jon Brandt	PrazAs Learning	$	25,000	$	2,500
P Salms Holding LLC	PrazAs Learning	$	25,000	$	2,500
Richard Magid	PrazAs Learning	$	25,000	$	2,500
Robert Scott	PrazAs Learning	$	25,000	$	2,500
Soundboard Angel Fund	PrazAs Learning	$	100,000	$	10,000
Thompson Family Revocable Trust	PrazAs Learning	$	100,000	$	10,000
Martin H. Ettenberg	Princeton Infrared Technologies	$	100,000	$	10,000
GHO Ventures LLC	Princeton Power Systems	$	3,500,000	$	350,000
GHO Ventures LLC	Princeton Power Systems	$	1,500,000	$	150,000
Kenneth McCauley	Princeton Power Systems	$	35,500	$	3,550
David Fischell	Svelte Medical Systems	$	1,000,000	$	100,000
David Fischell	Svelte Medical Systems	$	1,780,000	$	178,000
Robert W. Croce	Svelte Medical Systems	$	800,000	$	80,000
Angela Norris	Svelte Medical Systems	$	150,000	$	15,000
Robert Fischell	Svelte Medical Systems	$	1,107,576	$	110,758
J Chris Dries	United Silicon Carbide	$	1,000,001	$	100,000
Benjamin & Diana Rosenberg	VectraCor	$	100,000	$	10,000
Benjamin & Diana Rosenberg	VectraCor	$	50,000	$	5,000
Carmine Cacciavillani	VectraCor	$	55,500	$	5,550
Carmine Cacciavillani	VectraCor	$	100,000	$	10,000
David Leishman	VectraCor	$	500,000	$	50,000
David Leishman	VectraCor	$	73,980	$	7,398
James Pinkin	VectraCor	$	500,000	$	50,000
James Pinkin	VectraCor	$	75,000	$	7,500
Sacajo Investments, LLC	VectraCor	$	500,000	$	50,000
Sacajo Investments, LLC	VectraCor	$	90,000	$	9,000
TS Leisher Investments, LLC	VectraCor	$	100,000	$	10,000
J Henry Scott & Lisa Pasch	Zipz	$	105,000	$	10,500
James Formisano	Zipz	$	150,000	$	15,000
James Formisano	Zipz	$	91,295	$	9,129
James Formisano	Zipz	$	81,519	$	8,151
Joseph Monte	Zipz	$	90,000	$	9,000
Joseph Monte	Zipz	$	23,684	$	2,368
Joseph Monte	Zipz	$	44,024	$	4,402
Lisa Pasch	Zipz	$	149,998	$	14,999
Margate Partners I	Zipz	$	90,000	$	9,000
Margate Partners I	Zipz	$	54,775	$	5,477
Margate Partners I	Zipz	$	38,535	$	3,853
Neil Desena	Zipz	$	150,051	$	15,005

Neil Desena	Zipz	$ 270,000	$ 27,000
Neil Desena	Zipz	$ 131,260	$ 13,126
Patrick Scire	Zipz	$ 182,591	$ 18,259
Patrick Scire	Zipz	$ 131,790	$ 13,179
River Capital Associates, LLC	Zipz	$ 450,000	$ 45,000
River Capital Associates, LLC	Zipz	$ 273,884	$ 27,388
River Capital Associates, LLC	Zipz	$ 197,685	$ 19,768
Salvatore Scire	Zipz	$ 90,000	$ 9,000
The Patrick Scire 2001 GST Trust	Zipz	$ 109,554	$ 10,955
The Patrick Scire 2001 GST Trust	Zipz	$ 180,000	$ 18,000
The Patrick Scire 2001 GST Trust	Zipz	$ 79,073	$ 7,907
2014 Totals	**181 Approved applications**	**$ 60,239,328**	**$ 6,023,928**

12/29/2014

INCENTIVE PROGRAMS

ECONOMIC REDEVELOPMENT AND GROWTH (ERG) PROGRAM

The following summary is provided for information only. Full eligibility and review criteria can be found in the program's rules.

ECONOMIC REDEVELOPMENT AND GROWTH (ERG) PROGRAM

Created by law in 2012, and revised through P.L. 2013, c. 161, and the "Economic Opportunity Act of 2014, Part 3," P.L. 2014, c. 63, the intent of this program is to provide State incentive grants to a developer, or non-profit organization on behalf of a qualified developer, to capture new State incremental taxes derived from a project's development to address a financing gap, with $600 million authorized for qualified residential projects.

Per N.J.S.A. 52:27D-489a / N.J.A.C. 19:31-4 and the program's rules, the applicant must:

- Have a redevelopment project that is located in a qualifying area and not have begun any construction at the project site prior to submitting an application, except: if the EDA determines the project would not be completed otherwise; or if the project is undertaken in phases, a developer may apply for phases which construction has not yet commenced.
- Demonstrate to the EDA that: 1) the project shall be constructed in accordance with certain minimum environmental standards; 2) except with regards to a qualified residential project, the project will yield a net positive benefit equaling no less than 110% of the grant assistance, not to exceed 20 years; and 3) the project has a financing gap.
- Meet a 20% equity requirement.

Staff Review:

- A comprehensive net benefit analysis is conducted to ensure the project has a positive net benefit to the State of no less than 110%. The economic impact model used by the EDA includes multipliers from the RIMS II data base, published by the US Department of Commerce, along with internal econometric analysis and modeling to assess economic outputs, impacts and likely jobs creation.

Amount of award based upon:

- Up to 75% of annual incremental State tax revenues or 85% in a Garden State Growth Zone (GSGZ) generated by the project over a term of up to 20 years, provided the combined amount of reimbursements do exceed 20% of total project cost, or 30% in a GSGZ.
- The maximum amount of any grant, including any increase in the amount of reimbursement, shall be up to 30% of total project cost, except for projects in a GSGZ, which may be up to 40%.
- Bonus amounts of up to 10% of total project cost are available if the project is: In distressed municipality which lacks adequate access to nutritious food and will include a supermarket, grocery store or prepared food establishment; In distressed municipality which lacks adequate access to health care/services and will include a health care and services center; Transit project; Qualified residential project with at least 10% of residential units reserved for moderate income housing; In highlands development credit receiving area or redevelopment area; Disaster recovery project; Aviation project; Tourism destination project; or Substantial rehabilitation or renovation of an existing structure(s).

Qualified Residential Projects:
The law authorizes $600 million in incentives for qualified residential projects, excluding transitional or homeless units, that the EDA administers as tax credits as follows: 1) $250 million for projects within 8 southernmost counties, of which: $175 million for projects in Camden/Atlantic City and $75 million for projects in municipalities with a 2007 MRI Index of 400 or higher; 2) $250 million for projects in: Urban Transit Hubs that are commuter rail in nature, GSGZ, Disaster recovery projects, and SDA municipalities located in Hudson County that were awarded State Aid in FY 2013 through the Transitional Aid to Localities Program; 3) $75 million for projects in distressed municipalities, deep poverty pockets, highlands development credit receiving areas or redevelopment areas; and 4) $25 million for projects located within a qualifying ERG incentive area.

New Jersey Economic Development Authority

MEMORANDUM

To: Members of the Authority

From: Timothy Lizura
President and Chief Operating Officer

Date: April 14, 2015

RE: **Carrino Plaza Apartments, LLC**
Residential Economic Redevelopment and Growth Grant Program ("RES ERG")
P #39030

Request

As created by statute, the Economic Redevelopment and Growth (ERG) Program offers state incentive grants to finance development projects that demonstrate a financing gap. Applications to the ERG Program are evaluated to determine eligibility in accordance with P.L. 2013, c. 161 and as amended through the "Economic Opportunity Act of 2014, Part 3," P.L. 2014, c. 63, based on representations made by applicants to the Authority. Per N.J.S.A. 52 :27D-489a et seq. / N.J.A.C. 19:31-4 and the program's rules, developers or non-profit organizations on behalf of a qualified developer, must have a redevelopment project located in a qualifying area, demonstrate that the project has a financing gap, meet minimum environmental standards, meet a 20% equity requirement, and, except with regards to a qualified residential project, yield a net positive benefit to the state; applications are subject to a net benefit analysis to verify that the anticipated revenue resulting from the proposed project will be greater than the incentive amount.

The Members are asked to approve the application of Carrino Plaza Apartments, LLC (the "Applicant") for a Project located in Newark, Essex County (the "Project"), for the issuance of tax credits pursuant to the RES ERG program.

The total costs of the Project are estimated to be $20,370,547 and of this amount $17,511,739 are eligible costs under the RES ERG program. The recommendation is to give 30% of eligible costs, not to exceed $5,253,522. A residential project is eligible to receive a RES ERG tax credit of up to 20% of the total project costs. Carrino Plaza Apartments is also eligible for a bonus of an additional 10% (for a total of 30%) because the applicant has demonstrated they will reserve the residential units for moderate income housing.

Project Description

Carrino Plaza Apartments will be the new construction of 60 units of affordable housing located at 416-426 Broadway in the North Ward of the City of Newark. The project will have a total of four stories, containing a ground level with retail and residential space, and three residential floors above. Currently there is a vacant building on the site that will be demolished as part of the project.

The project will provide a spacious community room for the tenants use; there will also be an on site manager's office. The three residential floors will contain nine one bedroom units, 38 two bedroom units, and 13 three bedroom units.

The current owner of the property is the City of Newark. There is a long-term lease on the Subject that is held by the Boys & Girls Club of Newark ("B&GC"). The B&GC club owns the vacant commercial building that currently occupies the site. The property has not been transferred in the past three years. There is a pending purchase agreement between the B&GC's of Newark and the Applicant, for $1.23 million. According to the Applicant, this amount will be allocated between the B&GC ($432,000) and the City of Newark ($800,000). Per the appraisal report prepared by a Novogradac & Company LLP dated August 19, 2014, the "as is" value of the property is $1.17 million. In accordance with EDA's proposed rules for the RES ERG Program $1.23 million (the purchase price of the property) is reflected in total project cost however $1.17 million (the "as is" value of the property) is reflected in the eligible basis for the calculation of the award.

The property is located within a Smart Growth Area and an Urban Coordinating Council (UCC) Target Area. This Project will comply with the New Jersey Housing and Mortgage Finance Agency's ("NJHMFA") Energy Star Equivalency Program. An estimated completion date for the rehabilitation of the project complies with the RES ERG deadline of July 1, 2018.

Although applicants for the RES ERG program are not required to maintain certain employment levels, it is estimated that this Project, per the Applicant, will create approximately 80 temporary construction jobs during rehabilitation and retain three full time positions at the project site as a result of the ERG subsidy.

Project Ownership

The Applicant is a single purpose entity that will be 99.98% owned by an Investor Member LLC to be created through the tax credit syndicators, Raymond James Tax Credit Funds, Inc. and T.D. Bank's subsidiary company, Four Eighty-One Corp. Carrino Plaza Special, LLC, and Carrino Plaza Apartments Manager, LLC will both hold .01% in the Applicant entity. Carrino Plaza Special, LLC's members consist of Lawrence Regan and Kenneth Regan who both respectively hold 50% ownership. Carrino Plaza Apartments Manager, LLC is anticipated to be 100% owned by a "to be" named non-profit entity, for tax purposes. NJEDA received a certification from the highest ranking officer of the General Partner as to the accuracy of the information submitted for the project.

Regan Development Corporation, the developer of Carrino Plaza Apartments, has extensive experience in the development of affordable housing with NJHMFA including special needs housing, having created over 1,800 units throughout New Jersey, New York, and Connecticut.

Project Uses
The Applicant proposes the following uses for the Project:

Uses	***Total Project Costs***	***RES ERG Eligible Amount***
Acquisition of Land and Buildings	$ 1,232,000	$ 1,170,000
Construction & Site Improvements	13,052,230	13,052,230
Professional Services	700,500	700,500
Financing & Other Costs	2,339,217	1,884,409
Contingency	704,600	704,600
Development Fee	2,342,000	
TOTAL USES	**$ 20,370,547**	**$ 17,511,739**

ERG eligible project costs exclude ineligible costs aggregating $2,858,808, which include the developer fee of $2,342,000, Reserve Escrows of $454,808 and ineligible land costs of $62,000.

Sources of Financing	***Amount***
Senior Debt	$ 5,160,600
ERG Tax Credit Equity	3,940,141
Sandy Special Needs	1,000,000
City Of Newark (Sellers Note)	720,000
Equity	
LIHTC	7,060,810
Deferred Developer Fee	1,171,000
Developer Equity	1,317,996
Total	**$** 20,370,547

The Applicant has received a firm commitment for conduit construction and permanent financing at NJHMFA's April 10, 2015 board meeting. The permanent debt financing will be structured as a public offering in Federal Housing Administration's 221d(4) program. As part of its approval, NJHMFA reviews and approves all components of the financing in addition to the development fee. The City of Newark will provide a sellers Note which will have a term of 30 years at an interest rate of 1% paid out of available cash flow.

As part of its permanent financing structure the Applicant has received a commitment letter from the tax credit syndicator, Raymond James, who will be providing the Low Income Housing Tax Credit equity in the amount of $7.06 million. The Applicant also received a commitment letter from Four Eighty-One Corp., a subsidiary of T.D. Bank, for a total tax credit equity amount of $3.94 million. The RES ERG tax credits will be priced at $0.75 for each dollar of State Tax Credits allocated to the investment of the project.

Development Fee
The amount of developer fee allowed for eligible rehabilitation or new construction costs will be limited to 15% of total development costs excluding land, pre-operational expenses, and escrows and reserves pertaining to permanent takeout financing. Total development fee includes all hard and soft costs, in addition to applicable financing fees. Developer fee at project construction completion or stabilization shall not exceed 8% (out of the 15% total) with the balance being deferred and taken through projected cash flow. This is consistent with NJHMFA's approach.

The Applicant has demonstrated to both NJHMFA and EDA that the project will not generate sufficient cash flow to return the entire developer fee within five years of project stabilization. The maximum developer fee of 15% for this project will not be achieved until year 11.

RES ERG projects are required to have a minimum of 20% equity in the project based on the total projects costs. The equity sources of capital in Carrino Plaza Apartments are deferred developer fee of $1.71 million, additional developer equity of $1.3 million and LIHTC equity syndicated by Raymond James in the amount of $7 million which collectively is 47% of total project costs.

Other Statutory Criteria

In order to be eligible for the program, the Authority is required to consider the following items:

The economic feasibility and the need of the redevelopment incentive grant agreement to the viability of the redevelopment project.

The project is located in Newark, an urban aid municipality. Newark is number 554 out of 566 municipalities per the ranking of distress in New Jersey. Unemployment in Newark is 11.4% as of August 2014 as compared to 6.6% in New Jersey and 5.9% in the US. For many decades, Newark has combated a negative perception stemming from crime and safety statistics, which has caused a “cycle of disinvestment.” Newark’s local officials are actively working to alter this perception by offering creative incentives to spur commercial development and to retain existing businesses. Newark has a handful of prominent corporations that have built their headquarters in the area and have reinvested into the city. The rehabilitation of the vacant and underutilized property will improve the social distress by building upon the city’s broader redevelopment goals and social objectives

The Project appears to be economically feasible based on the track record of the developer and their management team as well as the numerous funding sources and subsidies that have been made available to this project.

The Authority is in receipt of a Market Feasibility Analysis dated September 17, 2014 on the Project prepared by Value Research Group LLC, a third party consultant who issued their determination of current and future market conditions. The study demonstrates the continued market demand for the Project and supports the financial assumptions included in the Project pro forma. It has been concluded that the project is estimated to be fully occupied, 12 months from construction completion.

The extent of economic and social distress in the municipality and the area to be affected by the redevelopment project. The extent to which the redevelopment project will advance State, regional and local development and planning strategies, promote job creation and economic development and have a relationship to other major projects undertaken within the municipality.

The subject property is located in the North Ward of the City of Newark in Essex County. The City of Newark has experienced some hurdles in the past, however, efforts have been put forth through redevelopment and as a result, the city has already seen progress for housing values within the area. The strengths of this community include location, churches, public transportation, and local stores.

The new construction of this vacant land will improve the social distress by building upon the city's broader redevelopment goals and community objectives. The construction characteristics of the proposed housing should mix well with the other projects and will be comparable to most of the existing housing in the neighborhood. The units will be competitive in size with the existing stock; and will aide in revitalizing the City. This development will help provide a significant economic investment in Essex County. The project fills the need for affordable senior housing within the city of Newark.

Recommendation

Authority staff has reviewed the application for Carrino Plaza Apartments, LLC and finds that it is consistent with eligibility requirements of the Act. It is recommended that the Members approve and authorize the Authority to issue a commitment letter to the Applicant.

Issuance of the RES ERG tax credits are contingent upon the Applicant meeting the following conditions:

1. Financing commitments for all funding sources for the Project consistent with the information provided by the Applicant to the Authority for the RES ERG; and

2. Evidence of site control and site plan approval for the Project; and

3. Copies of all required State and federal government permits for the Project and copies of all local planning and zoning board approvals that are required for the Project.

4. Evidence that the Project complies with N.J.A.C. 19:31-4.3(a) (3).

5. Evidence that the final ownership structure of the Applicant entity is in accordance with the law.

Tax Credits shall be issued upon:

1. Completion of construction and issuance of a Certificate of Occupancy (no later than July 1, 2018; and

2. Submission of a detailed list of all eligible costs, which costs shall be certified by a CPA and satisfactory to the NJEDA; and

3. Evidence that eligible project costs are in excess of $17.5 million certified by a CPA.

It is recommended that the members authorize the CEO of the EDA to execute any assignment agreements necessary to effectuate this transaction

The New Jersey Economic Opportunity Act of 2013 provides a total of $600 million in tax credits to be utilized towards eligible residential based projects. This allocation is further separated into five additional allocations to assist projects meeting certain geographic and/or economic criteria. This project being located in Newark, Essex County, qualifies to be funded under the allocation for projects located in an Urban Transit Hub. The initial total of this allocation was $250 million. The approval of this project leaves $115 million tax credits remaining.

Total Eligible Project Costs: $17,511,739.

Eligible Tax Credits and Recommended Award: Not to exceed $5,253,522 which equates to 30% of eligible project costs over 10 years.

Timothy Lizura

Prepared by: Matthew Boyle

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

To: Members of the Authority

From: Timothy Lizura
President and Chief Operating Officer

Date: April 14, 2015

RE: **Lincoln Towers Urban Renewal, LP**
Residential Economic Redevelopment and Growth Grant Program ("RES ERG")
P # 40548

Request

As created by statute, the Economic Redevelopment and Growth (ERG) Program offers state incentive grants to finance development projects that demonstrate a financing gap. Applications to the ERG Program are evaluated to determine eligibility in accordance with P.L. 2013, c. 161 and as amended through the "Economic Opportunity Act of 2014, Part 3," P.L. 2014, c. 63, based on representations made by applicants to the Authority. Per N.J.S.A. 52:27D-489a et seq. / N.J.A.C. 19:31-4 and the program's rules, developers or non-profit organizations on behalf of a qualified developer, must have a redevelopment project located in a qualifying area, demonstrate that the project has a financing gap, meet minimum environmental standards, meet a 20% equity requirement, and, except with regards to a qualified residential project, yield a net positive benefit to the state; applications are subject to a net benefit analysis to verify that the anticipated revenue resulting from the proposed project will be greater than the incentive amount.

The Members are asked to approve the application of Lincoln Towers Urban Renewal, LLP (the "Applicant") for a Project located in Newark, Essex County (the "Project"), for the issuance of tax credits pursuant to the RES ERG program.

The total costs of the Project are estimated to be $63,712,361 and of this amount $55,292,361 are eligible costs under the RES ERG program. The recommendation is for an award of tax credits amounting to 20.80% of eligible costs, not to exceed $11,500,000.

Project Description

The project is situated on two acres at 151-177 Court Street (with additional frontage on Lincoln Street). Known as Gigi Foushee Towers, the site is located one block from Martin Luther King Boulevard and proximate to Downtown Newark (part of the Central Ward). Presently on site is an 11 story high-rise apartment building constructed in 1962 with surface parking for 48 vehicles. The property has been used as affordable housing for seniors and disabled persons. There are 246 rental units (60 studios, 143 one-bedroom and 43 two-bedroom). The aggregate rental area is 184,940 square feet with the residential units comprising of 109,903 square feet and the remaining

75,037 square feet comprised of the community room, dining hall, laundry, hallways, offices stairwells and basement. The developer has determined that unit mix and sizes are inadequate to meet the demands of the market. Historically the subject property has not experienced occupancy issues. Over the past three years in anticipation of the rehabilitation, units are gradually being vacant upon lease turnover such that the site is currently 50% vacant. Upon renovation, the reconfiguration will consist of 208 one-bedroom units plus one superintendant two-bedroom unit. The project has been approved by HUD with a section 8 voucher contract for twenty years. The project will be renamed Lincoln Towers.

RES ERG projects may receive up to 20% of eligible project costs as tax credits. This project is eligible for a 10% increase in the amount of the RES ERG tax credit as it is a "qualified residential project in which 40 percent of the residential units are constructed as and reserved for moderate income housing". This project will also be dedicated to seniors, as occupants must be at least 62 years old. The proposed net rents are anticipated to be $1,107 for one-bedroom units which range in square footage from 470 to 518. Landlord pays for heat, hot and cold water, sewer, common area utilities and trash with tenant paying electricity. There is an on-site coin-operated laundry and parking fees are expected to be $75 per month. There is outdoor recreational space and drop off area at the front of the building.

Phase II environmental assessment was performed which revealed asbestos tiles and limited lead paint. These items will be abated and the budget includes $2 million for this activity.

All units will be fit out with new finishes, HVAC (the building does not have air conditioning) and fixtures (kitchen cabinets, new doors, painting, blinds and kitchen appliances). Two new elevators will be provided and the two existing elevators will by completely modernized. All common areas are being renovated and will be located on the ground floor (HVAC is located in the basement). Existing central boilers will remain as they were replaced four years ago, but all new individual units will be provided in each apartment with individual controls. The entire structure will receive new windows and a new roof. All plumbing systems are being replaced as well as all interior electrical, fire alarms, fire suppression and security systems are being replaced and upgraded. An emergency gas generator will be installed for lighting, elevator and systems as required by code.

Lincoln Towers has been designed to meet or exceed the New Jersey's Green Futures Standards established by the U.S. Department of Housing and Urban Development. The building will also meet the Energy Star Homes Program. The project's architect is Mikesell and Associates, construction manager ACB Consulting Services and general contractor Hunter Roberts. The project has been approved for a PILOT from the City of Newark for a long term tax abatement.

The project expects to close on financing in July of 2015 with renovations to commence shortly thereafter with an anticipated completion date of July 2017.

Although applicants for the RES ERG program are not required to maintain certain employment levels, it is estimated that this Project, per the Applicant, will create approximately 150 temporary construction jobs during rehabilitation and five full time positions created at the project site as a result of the RES ERG subsidy.

Project Ownership

The Applicant is a limited partnership which will be the owner of the improvements in this project. The land ownership will be retained by Newark Housing Authority ("NHA") and ground leased to the Applicant for 98 years at $1.00 per year. Lincoln GP, LLC is the managing general partner of this limited partnership and their sole member is NHA. Newark Development Enterprises LLC ("NDE") is the developer of the project and their sole member is NHA. Upon closing of the construction financing, PNC Bank, NA or affiliate will make capital contributions and will be the recipient of the low income housing tax and RES ERG credits in this project. At time of the closing of the construction financing, PNC Bank NA or affiliate will become the 99.99% owner and the limited partner of the applicant. Lincoln GP, LLC will have the other 0.01% interest as the general partner. NJEDA received a certification from the highest ranking officer of the General Partner as to the accuracy of the information submitted for the project.

NHA has owned the land for over 20 years and will continue to be the land owner post rehabilitation. In 2010 NHA received approval from HUD to dispose of the building via sale to a for profit limited partnership which allows the property to take advantage of equity from 4% low income housing tax credits ("LIHTC"). Sale of the improvements at fair market value is permitted however NHA cannot receive any immediate proceeds from the sale. An appraisal of the improvements value as of April 4, 2014 was $12 million (the land was valued at $2.09 million which is excluded from this figure) which represents the amount of seller financing being provided by NHA.

NHA is a not for profit organization which was founded in 1938. NHA is the largest public housing authority in New Jersey and the eleventh largest in the USA. NHA is charged with providing low-income residents in Newark with decent, safe and affordable housing. NHA manages approximately 10,000 housing units throughout Newark including townhouses, family developments and housing for the elderly and disabled. Key management at NHA includes;

Keith Kinard is the Executive Director of NHA and has held this position since June of 2006. Prior experience includes 10 years at the Housing Authority of Pittsburgh starting at Senior Associate Counsel and ending as Executive Director. Mr. Kinard has a BA from University of Maine and JD from University of Pittsburgh.

Michael Moore is Chief Financial Officer at NHA since October of 2011. Prior work experience includes 13 years at the Chicago Housing Authority most recently as VP Director of Finance and Budget. Mr. Moore has a BA from Clark-Atlanta University.

Janet Abrahams is Chief Operating Officer at NHA since 2006. Prior work experience includes the Chicago Housing Authority for 7 years most recently as Assistant Director Operations as well as 4 years as VP of Real Estate Management at Woodlawn Community Development. Mrs. Abrahams has a BS from Norfolk State University and anticipates earning a Masters in Public Administration from Kean University in May of 2015.

Project Uses
The Applicant proposes the following uses for the Project:

Uses	*Total Project Costs*	*RES ERG Eligible Amount*
Acquisition of Building	$ 12,000,000	$ 12,000,000
Construction & Site Improvements	33,533,000	33,533,000
Professional Services	1,056,010	1,056,010
Financing & Other Costs	6,489,386	5,069,386
Contingency	3,633,965	3,633,965
Development Fee	7,000,000	0
TOTAL USES	**$ 63,712,361**	**$ 55,292,361**

ERG eligible project costs exclude ineligible costs aggregating $8,420,000, which include the developer fee of $7,000,000 and Reserve Escrows of $1,420,000.

Sources of Financing	*Amount*
HMFA FHA / HUD Loan	$ 17,152,000
ERG Monetization (from PNC)	6,324,368
Sellers Note	12,000,000
Equity:	
LIHTC (from PNC)	24,736,406
Deferred Developer Fee	3,499,487
GP Equity	100
Total	**$ 63,712,361**

The Applicant is anticipating a commitment for construction financing at NJHMFA's April 10, 2015 board meeting. The project did receive a Declaration of Intent from NJHMFA for construction financing for 2.5 years at 1.06% as part of the conduit bond program on May 22, 2014 in the amount of $34 million (this financing will be reduced to $17.15 million in permanent financing in the form of a FHA/HUD insured mortgage under the 221 (d)(4) program with anticipated interest rate of 3.9% and a 40 year amortization). As part of its approval, NJHMFA reviews and approves all components of the financing in addition to the development fee.

As part of its permanent financing structure, the Applicant has received a commitment from PNC Bank, NA or affiliate to provide the Low Income Housing Tax Credit equity of $24,736,407 and RES ERG Tax Credit equity of $6,324,367. The present value of the $11,500,000 RES ERG stream of tax credits discounted at 6% is $7.67 million which equates to .82 ¢ per dollar thereby meeting the minimum .75 ¢ program threshold. The LIHTC is based on a price of $1.045 for each dollar of Federal Tax Credits. It is noted that PNC Bank is also providing a $9.5 million bridge loan during construction. The seller note from NHA is not anticipated to receive any payments over the first ten years that the project is in service as the cash flow waterfall is such that there are priority payments (due to senior debt, annual investor service fees, replenishment of operating reserves, annual general partner management fees and developer fees etc.) that are to be paid before any payments commence on this note.

Residential ERG projects are required to have a minimum of 20% equity in the capital stack based on the total projects costs. The two equity sources in the Lincoln Towers project consist of the deferred developer fee of $3.5 million and LIHTC equity invested by PNC Bank of $24.7 million which approximates 44% of total project costs.

Development Fee

The amount of developer fee allowed for eligible rehabilitation or new construction costs will be limited to 15% of total development costs excluding land, pre-operational expenses, and escrows and reserves pertaining to permanent takeout financing. Total development costs include all hard and soft costs, in addition to applicable financing fees. Developer fee at project construction completion or stabilization shall not exceed 8% (out of the 15% total) with the balance being deferred and taken through projected cash flow. This is consistent with HMFA's approach.

The Applicant has demonstrated to EDA that the project will not generate sufficient cash flow to return the entire developer fee within five years of project stabilization. The maximum developer fee of 15% for this project is not expected to be achieved after year 10.

Other Statutory Criteria

In order to be eligible for the program, the Authority is required to consider the following items:

The economic feasibility and the need of the redevelopment incentive grant agreement to the viability of the redevelopment project.

The project is located in Newark, an urban aid municipality. Newark is number 554 out of 566 municipalities per the ranking of distress in New Jersey. For many decades, Newark has combated a negative perception stemming from crime and safety statistics, which has caused a "cycle of disinvestment." Newark has a handful of prominent corporations that have built their headquarters in the area and have reinvested into the city. The renovation of housing on the land will improve the social distress by building upon the city's broader redevelopment goals and social objectives. Lincoln Towers is located in a residential area next to the mixed use Springfield Avenue area. The neighborhood benefits from close proximity to a number of bus stops servicing the region. Route 78 is located two miles to the south and Route 280 is located 1.6 miles to the north. The bus system, local roads and highways provide access to New York City and the region affording easy access to major employment centers, retail and commercial facilities, schools and medical institutions. To the subject's south and west is a new townhouse development in excellent condition.

The Project appears to be economically feasible based on the track record of the developer and their management team as well as the numerous funding sources and subsidies that have been made available to this project.

The Authority is in receipt of a Market Feasibility Analyses dated March 19, 2013 (with an update letter provided on February 25, 2015 affirming the market conditions and validating the conclusions) prepared by Value Research Group, a third party consultant who issued their determination of current and future market conditions. The study demonstrates the continued market demand for the project and supports the financial assumptions included in the project pro-forma. As per the market study, the subject is located in an established urban area with vacancy rates of 5% or lower. The primary market for this project where 70% of the residents are anticipated to be derived from is Newark west of McCarter Highway to South 20th Street, south of Route 280 and North of Route 78. The study mentions that the project will lease units at ten to fifteen units per month and should reach full occupancy within twenty four months of construction completion. Local market housing stock is approximately 29,000 units (of which 79% are rental units). The senior affordable/LIHTC housing stock in the area consists of approximately 1,500 units which report 100% occupancy with average six month waiting list (and the NHA manages an extensive waiting list for senior public housing) with stable rents over the past two years.

The extent of economic and social distress in the municipality and the area to be affected by the redevelopment project. The extent to which the redevelopment project will advance State, regional and local development and planning strategies, promote job creation and economic development and have a relationship to other major projects undertaken within the municipality.

The subject property is located in the Central Ward of the City of Newark in Essex County. The City of Newark has experienced some hurdles in the past, however, efforts have been put forth through redevelopment and as a result, the city has already seen progress for housing values within the area. The strengths of this community include location, churches, public transportation, and local stores.

The construction characteristics of the proposed housing should mix well with the other projects and will be comparable to most of the existing housing in the neighborhood. The units will be competitive in size with the existing stock; and will aide in revitalizing the City. This development will help provide a significant economic investment in Essex County. The project fills the need for affordable senior housing within the city of Newark.

Recommendation

Authority staff has reviewed the application for Lincoln Towers Urban Renewal, LP and finds that it is consistent with eligibility requirements of the Act. It is recommended that the Members approve and authorize the Authority to issue a commitment letter to the Applicant.

Issuance of the RES ERG tax credits are contingent upon the Applicant meeting the following conditions:

1. Financing commitments for all funding sources for the Project consistent with the information provided by the Applicant to the Authority for the RES ERG; and

2. Evidence of site control and site plan approval for the Project; and

3. Copies of all required State and federal government permits for the Project and copies of all local planning and zoning board approvals that are required for the Project.

4. Evidence that the Project complies with N.J.A.C. 19:31-4.3(a)(3).

Tax Credits shall be issued upon:

1. Completion of construction and issuance of a Certificate of Occupancy (no later than July 1, 2018; and

2. Submission of a detailed list of all eligible costs, which costs shall be certified by a CPA and satisfactory to the NJEDA; and

The New Jersey Economic Opportunity Act of 2013 provides a total of $600 million in tax credits to be utilized towards eligible residential based projects. This allocation is further separated into five additional allocations to assist projects meeting certain geographic and/or economic criteria. This project being located in Newark, Essex County, qualifies to be funded under the allocation for projects located in Urban Transit Hubs, Garden State Growth Zones, Disaster Recovery Projects and SDA municipalities located in Hudson County. The initial total of this allocation was $250 million. The approval of this project and all others being considered at the April 14, 2014 board meeting leaves $115,505,202 in tax credits remaining in this allocation.

It is recommended that the members authorize the CEO of the EDA to execute any assignment agreements necessary to effectuate this transaction

Total Eligible Project Costs: $55,292,361.

Eligible Tax Credits and Recommended Award: Not to exceed $11,500,000 which equates to 20.80% of eligible project costs over 10 years.

Timothy Lizura/ms

Timothy Lizura

Prepared by: Michael A. Conte

GROW NEW JERSEY ASSISTANCE PROGAM (GROW NJ)

The following summary is provided for information only. Full eligibility and review criteria can be found in the program's rules.

GROW NEW JERSEY ASSISTANCE PROGRAM (GROW NJ)

Created by law in 2012, and revised through P.L. 2013, c. 161 and the "Economic Opportunity Act of 2014, Part 3," the intent of this program is to provide tax credits to eligible businesses which make, acquire or lease a capital investment equal to or greater than certain minimum capital investment amounts at a qualified business facility at which it will employ certain numbers of employees in retained and/or new full-time jobs.

Per N.J.S.A. 34:1B-242 et seq. / N.J.A.C. 19:31-18 and the program's rules, the applicant must:

- Make, acquire, or lease a capital investment equal to, or greater than, the minimum capital investment, i.e.: Industrial, Warehousing, Logistics and R&D/Rehabilitation Projects -$20 sq. ft.; Industrial, Warehousing, Logistics and R&D/New Construction Projects-$60 sq. ft.; Other/Rehabilitation Projects-$40 sq. ft.; and Other/New Construction-$120 sq. ft.
  Minimum capital investment amounts lowered to 2/3 in GSGZs and in eight southernmost counties

- Retain full-time jobs and/or create new full-time jobs in an amount equal to or greater than, the applicable minimum requirements, as follows: Tech start ups and manufacturing businesses - 10 new/25 retained FT jobs; Other targeted industries - 25 new/35 retained FT jobs; All other businesses/industries - 35 new/50 retained FT jobs.
  Minimum employment numbers lowered to 3/4 in GSGZs and in eight southernmost counties

- Demonstrate that: 1) the qualified business facility is constructed to certain minimum environmental / sustainability standards; 2) the proposed capital investment and resultant retention and creation of eligible positions will yield a net positive benefit equaling at least 110% of requested tax credit allocation amount prior to taking into account the value of requested tax credit, and shall be based on benefits generated during the initial years following project completion (Mega Project or GSGZ – up to 30 years; GSGZ-Camden up to 35 years and equal to 100% of requested allocation; all other projects up to 20 years); and, the award of tax credits will be a material factor in the business's decision to create or retain the minimum number of full-time jobs with evidence relating to viable alternatives to the site and ability to dispose of or carry the costs of the site, if the business moves to the alternate site.

Staff Review:

- A comprehensive net benefit analysis is conducted to ensure the project has a positive net benefit to the State of at least 110%. The economic impact model used by the EDA includes multipliers from the RIMS II data base, published by the US Department of Commerce, along with internal econometric analysis and modeling to assess economic outputs, impacts and likely jobs creation.
- For material factor, staff reviews cost benefit analyses provided by the company regarding other out-of-state sites under consideration and cost of rent, property taxes, and utility costs; and, also investigates any existing labor contracts or real estate ownership that would render a re-location out of New Jersey impractical or cost prohibitive.
- For intra-State job transfers, EDA Board shall make a separate determination to verify and confirm that the jobs are at risk of leaving the state, the date(s) at which the EDA expects that those jobs would actually leave, or with respect to projects in a GSGZ-Camden/Atlantic City, that the provision of tax credits under the program is a material factor in the businesses decision to make a capital investment and locate there, as attested to in a CEO certification.
- If the business reduces the total number of its full-time employees in the State by more than 20% from the tax period prior to approval, then the business shall forfeit its credit for that tax period and going forward until such time as its full-time employment in the State has increased to the 80% level.

Amount of award based upon:

- Base, gross and maximum amounts of tax credits for each new or retained full-time job, follows:

Project Type	**Base Amount** *Per Job/Per Year*	**Gross Amount** *Per Job/Per Year*	**Maximum Amount** *To be Applied Annually*
Mega Project	$5,000	$15,000	$30 million
GSGZ Project	$5,000	$15,000	$30 million/*$35 million-Camden/Atlantic City*
UTHTC Municipality	$5,000	$12,000	$10 million
Distressed Municipality	$4,000	$11,000	$8 million
Priority Area	$3,000	$10,500	$4 million *(Not more than 90% of withholdings)*
Other Eligible Area	$500	$6,000	$2.5 million *(Not more than 90% of withholdings)*
Disaster Recovery Project	$2,000	$2,000	

- Bonus – The amount of tax credit shall be increased if the qualified business facility meets any of the following priority criteria or other additional or replacement criteria determined by EDA from time to time in response to evolving economic or market conditions:

Bonus Type	**Bonus Amount**
Deep poverty pocket or Choice Neighborhoods Transportation Plan area	$1,500
Qualified incubator facility	$500
Mixed-use development with sufficient moderate income housing on site to accommodate 20% of full-time employees	$500
Transit oriented development	$2,000
Excess capital investment in industrial site for industrial use (*excludes mega projects)*	$3,000 maximum
Excess capital investment in industrial site for industrial use (m*ega projects or GSGZ projects)*	$5,000 maximum
Average salary in excess of county's existing average or in excess of average for GSGZ	$1,500 maximum
Large numbers of new and retained full-time jobs 251 to 400 401 to 600 601 to 800 801 to 1,000 1,001+	 $500 $750 $1,000 $1,250 $1,500
Business in a targeted industry	$500
Exceeds LEED "Silver" or completes substantial environmental remediation	$250
Located in municipality in eight southernmost counties with a MRI Index greater than 465	$1,000
Located within a half-mile of any new light rail station	$1,000
Projects generating solar energy for onsite use	$250
Vacant commercial building with over 1 million sq. ft. of lab space/1 year occupancy	$1,000

- Final Total Tax Credit Amount – Except for in GSGZs, the final total amount of tax credit, following the determination by EDA of the gross amount of tax credits, shall equal to 100% of the gross amount of tax credits for each new full-time job; and the lesser of 50% for each retained full-time job or the capital investment made by the applicant, per employee.
- For tax credits in excess of $40 million, the amount available to be applied by the business annually shall be the lesser of the permitted statutory maximum amount or an amount determined by EDA necessary to complete the project, determined through staff analysis of all locations under consideration and all lease agreements, ownership documents, or substantially similar documentation for the business's current in-State locations and potential out-of State location alternatives.
- Limits on Annual Tax Credits – The amount of tax credits available to be applied by the business annually shall not exceed: GSGZ/Camden/Atlantic City - $35,000,000; Mega Project/GSGZ - $30,000,000; Urban Transit Hub - $10,000,000; Distressed Municipality - $8,000,000; Priority Areas - $4,000,000 (not more than 90% of withholdings); and Other Eligible Areas - $2,500,000 (not more than 90% of withholdings).

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY – GROW NEW JERSEY ASSISTANCE PROGRAM

As created by statute, the Grow New Jersey Assistance (Grow NJ) Program is available to businesses creating or retaining jobs in New Jersey and making a qualified capital investment at a qualified business facility in a qualified incentive area. Applications to the Grow NJ Program are evaluated to determine eligibility in accordance with P.L. 2013, c. 161 and as amended through the "Economic Opportunity Act of 2014, Part 3," P.L. 2014, c. 63, based on representations made by applicants to the Authority. Per N.J.S.A. 34:1B-242 et seq./N.J.A.C. 19:31-1 and the program's rules, applicants must employ a certain number of personnel in retained and/or new full-time jobs at a qualified business facility and make, acquire or lease a capital investment equal to or greater than defined thresholds in order to be eligible for tax credits. In addition to satisfying these statutorily-established job and capital investment requirements, applications undergo a material factor review to verify that the tax credits are material to the project advancing in New Jersey. Applications are also subject to a net benefit analysis to verify that the anticipated revenue resulting from the proposed project will be greater than the incentive amount. Credits are only certified for use annually and proportionally based on actual job performance during that year and an applicant is subject to forfeiture and recapture in event of default.

APPLICANT: Gemesis, Inc. P40680

PROJECT LOCATION: 99 Wood Ave South Woodbridge Township Middlesex County

GOVERNOR'S INITIATIVES:
(X) NJ Urban Fund ( ) Edison Innovation Fund ( ) Core ( ) Clean Energy

APPLICANT BACKGROUND:
Gemesis, Inc., formed in April, 2013, is an online and wholesale reseller of gem-quality laboratory grown diamonds. The company purchases and resells diamonds (loose and mounted) produced via the CVD (chemical vapor deposition) and HPHT (High Pressure High Temperature) methods in which diamond seed (a square sliver of diamond) is placed in a vacuum chamber and exposed to conditions which cause gasses present in the chamber to crystallize on the diamond seed forming in an identical atomic structure to that of the seed.

The applicant has demonstrated the financial ability to undertake the project.

MATERIAL FACTOR/NET BENEFIT:
The applicant has submitted an economic analysis detailing the cost differential between locating this project in Woodbridge, NJ or Columbus, OH. It would enter into a long-term lease for 15,000 sq ft of office space in either location. Locating in New Jersey, the applicant would incur significant upfront renovation costs, and higher annual rental and payroll expenses. The positions to be created would be new to the applicant, and thus easily positioned at either site.

The location analysis submitted to the Authority shows New Jersey to be the more expensive option and, as a result, the management of Gemesis, Inc. has indicated that the grant of tax credits is a material factor in the company's location decision. The Authority is in receipt of an executed CEO certification by Lisa Bissell, the CEO of Gemesis, Inc., that states that the application has been reviewed and the information submitted and representations contained therein are accurate and that, but for the Grow New Jersey award, the creation and/or retention of jobs would not occur. It is estimated that the project would have a net benefit to the State of $15.5 million over the 20 year period required by the Statute.

ELIGIBILITY AND GRANT CALCULATION:
Per the Grow New Jersey statute, N.J.S.A. 34:1B-242 et seq. and the program's rules, N.J.A.C. 19:31-18, the applicant must:

- Make, acquire, or lease a capital investment equal to, or greater than, the minimum capital investment, as follows:

Minimum Capital Investment Requirements	($/Square Foot of Gross Leasable Area)
Industrial/Warehouse/Logistics/R&D - Rehabilitation Projects	$ 20
Industrial/Warehouse/Logistics/R&D - New Construction Projects	$ 60
Non-Industrial/Warehouse/Logistics/R&D – Rehabilitation Projects	**$ 40**
Non-Industrial/Warehouse/Logistics/R&D – New Construction Projects	$120

Minimum capital investment amounts are reduced by 1/3 in GSGZs and in eight South Jersey counties: Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean and Salem

- Retain full-time jobs **AND/OR** create new full-time jobs in an amount equal to or greater than the applicable minimum, as follows:

Minimum Full-Time Employment Requirements	(New / Retained Full-time Jobs)
Tech start ups and manufacturing businesses	10 / 25
Other targeted industries	25 / 35
All other businesses/industries	**35 / 50**

Minimum employment numbers are reduced by 1/4 in GSGZs and in eight South Jersey counties: Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean and Salem

As a Non-Industrial/Warehouse/Logistics/R&D – Rehabilitation Project for an other business in Middlesex County, this project has been deemed eligible for a Grow New Jersey award based upon these criteria, outlined in the table below:

Eligibility	Minimum Requirement	Proposed by Applicant
Capital Investment	$600,000	$1,911,668
New Jobs	35	70
Retained Jobs	50	0

The Grow New Jersey Statute and the program's rules also establish criteria for the Grant Calculation for **New Full-Time Jobs**. This project has been deemed eligible for a Base Award and Increases based on the following:

Base Grant	Requirement	Proposed by Applicant
Distressed Municipality	Base award of $4,000 per year for projects located in a designated Distressed Municipality	Woodbridge is a designated Distressed Municipality
Increase(s) Criteria		
Transit Oriented Development	An increase of $2,000 per job for a project locating in a Transit Oriented Development	99 Wood Ave South is located in a Transit Oriented Development by virtue of

		being within ½ mile of the midpoint of a New Jersey Transit Corporation rail station

The Grow New Jersey Statute and the program's rules establish a Grant Calculation for **Retained Full-Time Jobs**. The Grant Calculation for Retained Full-Time Jobs for this project will be based upon the following:

PROJECT TYPE	**GRANT CALCULATION**
Project located in a Garden State Growth Zone	The Retained Full-Time Jobs will receive the same Grant Calculation as New Full-Time Jobs as shown above subject to the same per employee limits.
A Mega Project which is the U.S. headquarters of an automobile manufacturer located in a priority area	The Retained Full-Time Jobs will receive the same Grant Calculation as New Full-Time Jobs as shown above subject to the same per employee limits.
The Qualified Business Facility is replacing a facility that has been wholly or substantially damaged as a result of a federally declared disaster	The Retained Full-Time Jobs will receive the same Grant Calculation as New Full-Time Jobs as shown above subject to the same per employee limits.
All other projects	The Retained Full-Time Jobs will receive the lesser of: - ½ of the Grant Calculation for New Full-Time Jobs (1/2 * $6,000 = $3,000) or - **The estimated eligible Capital Investment divided by 10 divided by the total New and Retained Full-Time Jobs ($1,911,668 / 10 / (70 + 0) = $2,730)** In the event that upon completion a project has a lower actual Grant Calculation for New Full-Time Jobs or a lower Capital Investment than was estimated herein, the above calculations will be re-run and the applicant will receive the lesser of the two amounts.

Grant Calculation

BASE GRANT PER EMPLOYEE:			
Distressed Municipality			$ 4,000
INCREASES PER EMPLOYEE:			
Transit Oriented Development:		$ 2,000	
INCREASE PER EMPLOYEE:			$ 2,000
PER EMPLOYEE LIMIT:			
Distressed Municipality		$11,000	
LESSER OF BASE + INCREASES OR PER EMPLOYEE LIMIT:			$ 6,000
AWARD:			
New Jobs:	70 Jobs X $6,000 X 100% =		$420,000
Retained Jobs:	0 Jobs X $2,730 X 100% =		$ 0,000
		Total:	**$420,000**
ANNUAL LIMITS:			
Distressed Municipality		$ 8,000,000	
TOTAL ANNUAL AWARD			**$420,000**

ESTIMATED ELIGIBLE CAPITAL INVESTMENT:	$ 1,911,668
NEW FULL-TIME JOBS:	70
RETAINED FULL-TIME JOBS:	0

GROSS BENEFIT TO THE STATE (OVER 20 YEARS, PRIOR TO AWARD):	$ 19,738,048
NET BENEFIT TO THE STATE (OVER 20 YEARS, NET OF AWARD):	$ 15,538,048
TOTAL AMOUNT OF AWARD:	$ 4,200,000
ELIGIBILITY PERIOD:	10 years
MEDIAN WAGES:	$ 49,000
SIZE OF PROJECT LOCATION:	15,000 sq. ft.
NEW BUILDING OR EXISTING LOCATION?	Existing
INDUSTRIAL OR NON-INDUSTRIAL FACILITY?	Non-Industrial
STATEWIDE BASE EMPLOYMENT:	0

PROJECT IS: (X) Expansion ( ) Relocation
CONSTRUCTION: (X) Yes ( ) No

CONDITIONS OF APPROVAL:

1. Applicant has not entered into a lease, purchase contract, or otherwise committed to remain in New Jersey.
2. Applicant will make an eligible capital investment of no less than the Statutory minimum after board approval, but no later than 3 years from Board approval.
3. No employees that are subject to a BEIP, BRRAG, legacy Grow New Jersey, Urban Transit Hub or other NJEDA incentive program are eligible for calculating the benefit amount of the Grow New Jersey tax credit.
4. No capital investment that is subject to a BEIP, BRRAG, legacy Grow New Jersey, Urban Transit Hub or other NJEDA incentive program is eligible to be counted toward the capital investment requirement for Grow New Jersey.
5. Within six months following approval, the applicant will submit progress information indicating that the business has site plan approval, committed financing for, and site control of the qualified business facility.

APPROVAL REQUEST:

The Members of the Authority are asked to approve the proposed Grow New Jersey grant to encourage Gemesis, Inc. to increase employment in New Jersey. The recommended grant is contingent upon receipt by the Authority of evidence that the company has met certain criteria to substantiate the recommended award. If the criteria met by the company differs from that shown herein, the award amount and the term will be lowered to reflect the award amount that corresponds to the actual criteria that have been met.

DEVELOPMENT OFFICER: J. Kenyon **APPROVAL OFFICER**: D. Poane

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY – GROW NEW JERSEY ASSISTANCE PROGRAM

As created by statute, the Grow New Jersey Assistance (Grow NJ) Program is available to businesses creating or retaining jobs in New Jersey and making a qualified capital investment at a qualified business facility in a qualified incentive area. Applications to the Grow NJ Program are evaluated to determine eligibility in accordance with P.L. 2013, c. 161 and as amended through the "Economic Opportunity Act of 2014, Part 3," P.L. 2014, c. 63, based on representations made by applicants to the Authority. Per N.J.S.A. 34:1B-242 et seq./N.J.A.C. 19:31-1 and the program's rules, applicants must employ a certain number of personnel in retained and/or new full-time jobs at a qualified business facility and make, acquire or lease a capital investment equal to or greater than defined thresholds in order to be eligible for tax credits. In addition to satisfying these statutorily-established job and capital investment requirements, applications undergo a material factor review to verify that the tax credits are material to the project advancing in New Jersey. Applications are also subject to a net benefit analysis to verify that the anticipated revenue resulting from the proposed project will be greater than the incentive amount. Credits are only certified for use annually and proportionally based on actual job performance during that year and an applicant is subject to forfeiture and recapture in event of default.

APPLICANT: LMT Mercer Group, Inc. P40673

PROJECT LOCATION: New York Avenue & Strawberry Street Trenton City Mercer County

GOVERNOR'S INITIATIVES:
(X) NJ Urban Fund ( ) Edison Innovation Fund ( ) Core ( ) Clean Energy

APPLICANT BACKGROUND:
LMT Mercer Group, Inc., formed in 1987, is a manufacturer of accessories for the fence, deck and railing industries. Products are PVC injection molded parts, hardware, solar lights and low voltage lighting, and molds, tools and dies sold to third party manufacturers. LMT's headquarters and manufacturing facility is located in Lawrenceville, NJ with 88 full-time employees. LMT also owns a warehouse facility in Pennington (Hopewell Twp.), NJ with 3 employees and a manufacturing and warehouse facility in Hartville, OH. The applicant has demonstrated the financial ability to undertake the project.

A related entity, Pennington Leasing LLC (Appl. P37384) received Authority assistance in 2012 via the statewide loan pool program to purchase the manufacturing facility in Hopewell Twp., Mercer County, for use by LMT Mercer Group. The Authority provided an $850,000 participation in a $1,700,000 term loan with JP Morgan Chase.

MATERIAL FACTOR/NET BENEFIT:
LMT Mercer Group, Inc. wishes to expand operations to accommodate growth due to market demand of its products. The company is seeking to purchase property in the City of Trenton and construct a 90,000 sq. ft. manufacturing facility and relocate from its present site in Lawrenceville. The company expects the project will create 60 new jobs as well as retain 88 jobs in the State. The alternative is to expand near its other manufacturing facility in Hartville, OH. If the company chooses NJ, the warehousing jobs will remain in Pennington.

The location analysis submitted to the Authority shows New Jersey to be the more expensive option and, as a result, the management of LMT Mercer Group, Inc. has indicated that the grant of tax credits is a material factor in the company's location decision. The Authority is in receipt of an executed CEO certification by Anatoly Lesenskyj, the CEO of LMT Mercer Group, Inc. that states that the application has been reviewed and the information submitted and representations contained therein are accurate and that, but for the Grow New Jersey award, the creation and/or retention of jobs would not occur. It is estimated that the project would have a net benefit to the State of $22 million over the 30 year period required by the Statute.

FINDING OF JOBS AT RISK:
The applicant has certified that the 88 New Jersey jobs listed in the application are at risk of being located outside the State on or before December 1, 2016, after completion of the construction of the new facility and the relocation of all operations to Ohio. This certification coupled with the economic analysis of the potential locations submitted to the Authority has allowed staff to make a finding that the jobs listed in the application are at risk of being located outside of New Jersey.

ELIGIBILITY AND GRANT CALCULATION:
Per the Grow New Jersey statute, N.J.S.A. 34:1B-242 et seq. and the program's rules, N.J.A.C. 19:31-18, the applicant must:

- Make, acquire, or lease a capital investment equal to, or greater than, the minimum capital investment, as follows:

Minimum Capital Investment Requirements	($/Square Foot of Gross Leasable Area)
Industrial/Warehouse/Logistics/R&D - Rehabilitation Projects	$ 20
Industrial/Warehouse/Logistics/R&D **- New Construction Projects**	**$ 60**
Non-Industrial/Warehouse/Logistics/R&D – Rehabilitation Projects	$ 40
Non-Industrial/Warehouse/Logistics/R&D – New Construction Projects	$120

Minimum capital investment amounts are ***reduced by 1/3 in GSGZs*** *and in eight South Jersey counties: Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean and Salem*

- Retain full-time jobs **AND/OR** create new full-time jobs in an amount equal to or greater than the applicable minimum, as follows:

Minimum Full-Time Employment Requirements	(New / Retained Full-time Jobs)
Tech start ups and manufacturing businesses	**10 / 25**
Other targeted industries	25 / 35
All other businesses/industries	35 / 50

Minimum employment numbers are ***reduced by 1/4 in GSGZs*** *and in eight South Jersey counties: Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean and Salem*

As an Industrial - New Construction Project for a manufacturing business in Mercer County, this project has been deemed eligible for a Grow New Jersey award based upon these criteria, outlined in the table below:

Eligibility	Minimum Requirement	Proposed by Applicant
Capital Investment	$3,600,000	$19,250,000
New Jobs	8	60
Retained Jobs	19	88

The Grow New Jersey Statute and the program's rules also establish criteria for the Grant Calculation for **New Full-Time Jobs**. This project has been deemed eligible for a Base Award and Increases based on the following:

Base Grant	Requirement	Proposed by Applicant
Garden State Growth Zone	Base award of $5,000 per year for projects located in a Garden State Growth Zone	Trenton is a Garden State Growth Zone
Increase(s) Criteria		
Targeted Industry	An increase of $500 per job for a business in a Targeted Industry of Transportation, Manufacturing, Defense, Energy, Logistics, Life Sciences, Technology, Health, or Finance excluding a primarily warehouse, distribution or fulfillment center business	The applicant is a Manufacturing business.
Mega/GSGZ Ind. Project w/ Cap. Inv. In Excess of Min	An increase of $1,000 per job for a Mega Project or a project located in a Garden State Growth Zone for each additional amount of capital investment in an industrial premises that exceeds the minimum amount required for eligibility by 20%, with a maximum increase of $5,000	The proposed project is in a Garden State Growth Zone. The proposed capital investment of $19,250,000 is 434% above the minimum capital investment resulting in an increase of $5,000 per year.

The Grow New Jersey Statute and the program's rules establish a Grant Calculation for **Retained Full-Time Jobs**. The Grant Calculation for Retained Full-Time Jobs for this project will be based upon the following:

PROJECT TYPE	GRANT CALCULATION
Project located in a Garden State Growth Zone	**The Retained Full-Time Jobs will receive the same Grant Calculation as New Full-Time Jobs as shown above subject to the same per employee limits.**
A Mega Project which is the U.S. headquarters of an automobile manufacturer located in a priority area	The Retained Full-Time Jobs will receive the same Grant Calculation as New Full-Time Jobs as shown above subject to the same per employee limits.
The Qualified Business Facility is replacing a facility that has been wholly or substantially damaged as a result of a federally declared disaster	The Retained Full-Time Jobs will receive the same Grant Calculation as New Full-Time Jobs as shown above subject to the same per employee limits.
All other projects	The Retained Full-Time Jobs will receive the lesser of: - ½ of the Grant Calculation for New Full-Time Jobs (1/2 * $10,500 = $5,250) or - The estimated eligible Capital Investment divided by 10

	divided by the total New and Retained Full-Time Jobs ($19,250,000/ 10 / (60 + 88) = $13,006) In the event that upon completion a project has a lower actual Grant Calculation for New Full-Time Jobs or a lower Capital Investment than was estimated herein, the above calculations will be re-run and the applicant will receive the lesser of the two amounts.

Grant Calculation

BASE GRANT PER EMPLOYEE:			
Garden State Growth Zone			$5,000
INCREASES PER EMPLOYEE:			
Targeted Industry (Manufacturing):		$ 500	
GSGZ Ind. Project w/ Cap. Inv. In Excess of Min:		$5,000	
INCREASE PER EMPLOYEE:			$5,500
PER EMPLOYEE LIMIT:			
Garden State Growth Zone		$15,000	
LESSER OF BASE + INCREASES OR PER EMPLOYEE LIMIT:			$10,500
AWARD:			
New Jobs:	60 Jobs X $10,500 X 100% =		$630,000
Retained Jobs:	88 Jobs X $10,500 X 100% =		$924,000
		Total:	**$1,554,000**
ANNUAL LIMITS:			
Garden State Growth Zone		$30,000,000	
TOTAL ANNUAL AWARD			**$1,554,000**

ESTIMATED ELIGIBLE CAPITAL INVESTMENT:	$ 19,250,000
NEW FULL-TIME JOBS:	60
RETAINED FULL-TIME JOBS:	88

GROSS BENEFIT TO THE STATE (OVER 30 YEARS, PRIOR TO AWARD):	$ 37,423,213
NET BENEFIT TO THE STATE (OVER 30 YEARS, NET OF AWARD):	$ 21,883,213
TOTAL AMOUNT OF AWARD:	$ 15,540,000

ELIGIBILITY PERIOD:	10 years
MEDIAN WAGES:	$ 32,305
SIZE OF PROJECT LOCATION:	90,000 sq. ft.
NEW BUILDING OR EXISTING LOCATION?	New
INDUSTRIAL OR NON-INDUSTRIAL FACILITY?	Industrial
STATEWIDE BASE EMPLOYMENT:	91

PROJECT IS: (X) Expansion (X) Relocation
CONSTRUCTION: (X) Yes ( ) No

CONDITIONS OF APPROVAL:

1. Applicant has not entered into a lease, purchase contract, or otherwise committed to remain in New Jersey.
2. Applicant will make an eligible capital investment of no less than the Statutory minimum after board approval, but no later than 3 years from Board approval.
3. No employees that are subject to a BEIP, BRRAG, legacy Grow New Jersey, Urban Transit Hub or other NJEDA incentive program are eligible for calculating the benefit amount of the Grow New Jersey tax credit.
4. No capital investment that is subject to a BEIP, BRRAG, legacy Grow New Jersey, Urban Transit Hub or other NJEDA incentive program is eligible to be counted toward the capital investment requirement for Grow New Jersey.
5. Within twelve months following approval, the applicant will submit progress information indicating that the business has site plan approval, committed financing for, and site control of the qualified business facility.

APPROVAL REQUEST:
The Members of the Authority are asked to: 1) concur with the finding by staff that the jobs in the application are at risk of being located outside New Jersey on or before December 1, 2016; 2) approve the proposed Grow New Jersey grant to encourage LMT Mercer Group, Inc. to increase employment in New Jersey. The recommended grant is contingent upon receipt by the Authority of evidence that the company has met certain criteria to substantiate the recommended award. If the criteria met by the company differs from that shown herein, the award amount and the term will be lowered to reflect the award amount that corresponds to the actual criteria that have been met.

DEVELOPMENT OFFICER: D. Ubinger **APPROVAL OFFICER:** T. Wells

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY – GROW NEW JERSEY ASSISTANCE PROGRAM

As created by statute, the Grow New Jersey Assistance (Grow NJ) Program is available to businesses creating or retaining jobs in New Jersey and making a qualified capital investment at a qualified business facility in a qualified incentive area. Applications to the Grow NJ Program are evaluated to determine eligibility in accordance with P.L. 2013, c. 161 and as amended through the "Economic Opportunity Act of 2014, Part 3," P.L. 2014, c. 63, based on representations made by applicants to the Authority. Per N.J.S.A. 34:1B-242 et seq./N.J.A.C. 19:31-1 and the program's rules, applicants must employ a certain number of personnel in retained and/or new full-time jobs at a qualified business facility and make, acquire or lease a capital investment equal to or greater than defined thresholds in order to be eligible for tax credits. In addition to satisfying these statutorily-established job and capital investment requirements, applications undergo a material factor review to verify that the tax credits are material to the project advancing in New Jersey. Applications are also subject to a net benefit analysis to verify that the anticipated revenue resulting from the proposed project will be greater than the incentive amount. Credits are only certified for use annually and proportionally based on actual job performance during that year and an applicant is subject to forfeiture and recapture in event of default.

APPLICANT:	New York Life Insurance Company		P40595
PROJECT LOCATION:	30 Hudson Street	Jersey City	Hudson County

GOVERNOR'S INITIATIVES:
(X) NJ Urban Fund ( ) Edison Innovation Fund ( ) Core ( ) Clean Energy

APPLICANT BACKGROUND:
New York Life Insurance Company ("New York Life" or "Company") is a mutual life insurance company established in 1845. Its subsidiaries offer a range of insurance and investment products and services including life insurance, long-term care, annuities, pension products, mutual funds, and other investments and investment advisory services. New York Life is in good standing with the New Jersey Department of Banking and Insurance ("Department"). The Department is not aware of any controversies or regulatory concerns that could impact this application. The applicant has demonstrated the financial ability to undertake the project.

MATERIAL FACTOR/NET BENEFIT:
The proposed project is an existing premises of approximately 114,691 square feet, which is partially vacant. The facility is located in Jersey City, NJ. The premises are a portion of an approximately 1,405,935 square foot building and would be leased from a third-party landlord. The proposed facility would be utilized to provide office space for financial and investment operations including technology services. 325 employees currently located in Parsippany, NJ would move to this Jersey City site, and the plan is to add an additional 300 employees there.

If the applicant is not able to move the 325 existing New Jersey jobs and the 300 new jobs to the proposed site in the financial district of Jersey City, it would then make use of excess space at its owned facility at One Rockwood Rd., Sleepy Hollow, New York, as well as utilizing space in its existing Manhattan premises at 51 Madison Avenue. The lease on the Manhattan premises was extended through 2024, and there are options within that agreement to extend for up to an additional 25 years pursuant to certain renewal options described in the lease.

The location analysis submitted to the Authority shows New Jersey to be the more expensive option and, as a result, the management of New York Life has indicated that the grant of tax credits is a material factor in the company's location decision. The Authority is in receipt of an executed CEO certification by Theodore A. Mathas, the CEO of New York Life, that states that the application has been reviewed and the information submitted and representations contained therein are accurate and that, but for the Grow New Jersey award, the creation and/or retention of jobs would not occur. It is estimated that the project would have a net benefit to the State of $430.4 million over the 20 year period required by the Statute.

FINDING OF JOBS AT RISK:
The applicant has certified that the 325 New Jersey jobs listed in the application are at risk of being located outside the State on or before April 30, 2016, because its existing lease expires on April 30, 2016. This certification coupled with the economic analysis of the potential locations submitted to the Authority has allowed staff to make a finding that the jobs listed in the application are at risk of being located outside of New Jersey.

ELIGIBILITY AND GRANT CALCULATION:
Per the Grow New Jersey statute, N.J.S.A. 34:1B-242 et seq. and the program's rules, N.J.A.C. 19:31-18, the applicant must:

- Make, acquire, or lease a capital investment equal to, or greater than, the minimum capital investment, as follows:

Minimum Capital Investment Requirements	($/Square Foot of Gross Leasable Area)
Industrial/Warehouse/Logistics/R&D - Rehabilitation Projects	$ 20
Industrial/Warehouse/Logistics/R&D - New Construction Projects	$ 60
Non-Industrial/Warehouse/Logistics/R&D – Rehabilitation Projects	**$ 40**
Non-Industrial/Warehouse/Logistics/R&D – New Construction Projects	$120

Minimum capital investment amounts are reduced by 1/3 in GSGZs and in eight South Jersey counties: Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean and Salem

- Retain full-time jobs **AND/OR** create new full-time jobs in an amount equal to or greater than the applicable minimum, as follows:

Minimum Full-Time Employment Requirements	(New / Retained Full-time Jobs)
Tech start ups and manufacturing businesses	10 / 25
Other targeted industries	**25 / 35**
All other businesses/industries	35 / 50

Minimum employment numbers are reduced by 1/4 in GSGZs and in eight South Jersey counties: Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean and Salem

As a Non-Industrial/Warehouse/Logistics/R&D – Rehabilitation Project, for a targeted business in Hudson County, this project has been deemed eligible for a Grow New Jersey award based upon these criteria, outlined in the table below:

Eligibility	Minimum Requirement	Proposed by Applicant
Capital Investment	$4,587,640	$11,820,645
New Jobs	25	300
Retained Jobs	35	325

The Grow New Jersey Statute and the program's rules also establish criteria for the Grant Calculation for **New Full-Time Jobs**. This project has been deemed eligible for a Base Award and Increases based on the following:

Base Grant	Requirement	Proposed by Applicant
Urban Transit Hub Municipality	Base award of $5,000 per year for projects located in a designated Urban Transit Hub Municipality	Jersey City is a designated Urban Transit Hub Municipality
Increase(s) Criteria		
Transit Oriented Development	An increase of $2,000 per job for a project locating in a Transit Oriented Development	30 Hudson Street is located in a Transit Oriented Development by virtue of being within ½ mile of the midpoint of a Port Authority Trans-Hudson Corporation rail station.
Jobs with Salary in Excess of County/GSGZ Average	An increase of $250 per job for each 35% the applicant's median salary exceeds the median salary of the County, or the Garden State Growth Zone, in which the project is located with a maximum increase of $1,500	The proposed median salary of $115,000 exceeds the Hudson County median salary by 138.2% resulting in an increase of $750 per year.
Large Number of New/Retained Full-Time Jobs	An increase of $500 per job for 251-400 new or retained jobs, $750 per job for 401-600 new or retained jobs, $1,000 for 601-800 new or retained jobs, $1,250 for 801-1,000 new or retained jobs and $1,500 for more than 1,000 new or retained jobs	The applicant is proposing to create/retain 625 Full-Time Jobs at the project location resulting in an increase of $1,000.
Targeted Industry	An increase of $500 per job for a business in a Targeted Industry of Transportation, Manufacturing, Defense, Energy, Logistics, Life Sciences, Technology, Health, or Finance excluding a primarily warehouse, distribution or fulfillment center business	The applicant is a Finance business.

The Grow New Jersey Statute and the program's rules establish a Grant Calculation for **Retained Full-Time Jobs**. The Grant Calculation for Retained Full-Time Jobs for this project will be based upon the following:

PROJECT TYPE	GRANT CALCULATION

Project located in a Garden State Growth Zone	The Retained Full-Time Jobs will receive the same Grant Calculation as New Full-Time Jobs as shown above subject to the same per employee limits.
A Mega Project which is the U.S. headquarters of an automobile manufacturer located in a priority area	The Retained Full-Time Jobs will receive the same Grant Calculation as New Full-Time Jobs as shown above subject to the same per employee limits.
The Qualified Business Facility is replacing a facility that has been wholly or substantially damaged as a result of a federally declared disaster	The Retained Full-Time Jobs will receive the same Grant Calculation as New Full-Time Jobs as shown above subject to the same per employee limits.
All other projects	The Retained Full-Time Jobs will receive the lesser of: - ½ of the Grant Calculation for New Full-Time Jobs (1/2 * $9,250 = $4,625) or - **The estimated eligible Capital Investment divided by 10 divided by the total New and Retained Full-Time Jobs ($11,820,645/ 10 / (300 + 325) = $1,891)** In the event that upon completion a project has a lower actual Grant Calculation for New Full-Time Jobs or a lower Capital Investment than was estimated herein, the above calculations will be re-run and the applicant will receive the lesser of the two amounts.

<u>Grant Calculation</u>

BASE GRANT PER EMPLOYEE:

Urban Transit HUB Municipality			$5,000

INCREASES PER EMPLOYEE:

Transit Oriented Development:	$2,000	
Jobs with Salary in Excess of County Average:	$750	
Large Number of New/Retained F/T Jobs:	$1,000	
Targeted Industry (Finance):	$ 500	
INCREASE PER EMPLOYEE:		$4,250

PER EMPLOYEE LIMIT:

Urban Transit HUB Municipality	$12,000	
LESSER OF BASE + INCREASES OR PER EMPLOYEE LIMIT:		$9,250

AWARD:

New Jobs:	300 Jobs X $9,250 X 100% =	$2,775,000
Retained Jobs:	325 Jobs X $1,891 X 100% =	614,575
	Total:	**$3,389,575**

ANNUAL LIMITS:

Urban Transit HUB Municipality	$12,000,000

TOTAL ANNUAL AWARD **$3,389,575**

ESTIMATED ELIGIBLE CAPITAL INVESTMENT:	$ 11,820,645
NEW FULL-TIME JOBS:	300
RETAINED FULL-TIME JOBS:	325

GROSS BENEFIT TO THE STATE (OVER 20 YEARS, PRIOR TO AWARD):	$ 464,294,468
NET BENEFIT TO THE STATE (OVER 20 YEARS, NET OF AWARD):	$ 430,398,718
TOTAL AMOUNT OF AWARD:	$ 33,895,750
ELIGIBILITY PERIOD:	10 years
MEDIAN WAGES:	$ 115,000
SIZE OF PROJECT LOCATION:	114,691sq. ft.
NEW BUILDING OR EXISTING LOCATION?	Existing
INDUSTRIAL OR NON-INDUSTRIAL FACILITY?	Non-Industrial
STATEWIDE BASE EMPLOYMENT:	753

PROJECT IS: ( ) Expansion (X) Relocation
CONSTRUCTION: (X) Yes ( ) No

CONDITIONS OF APPROVAL:

1. Applicant has not entered into a lease, purchase contract, or otherwise committed to remain in New Jersey.
2. Applicant will make an eligible capital investment of no less than the Statutory minimum after board approval, but no later than 3 years from Board approval.
3. No employees that are subject to a BEIP, BRRAG, legacy Grow New Jersey, Urban Transit Hub or other NJEDA incentive program are eligible for calculating the benefit amount of the Grow New Jersey tax credit.
4. No capital investment that is subject to a BEIP, BRRAG, legacy Grow New Jersey, Urban Transit Hub or other NJEDA incentive program is eligible to be counted toward the capital investment requirement for Grow New Jersey.
5. Within six months following approval, the applicant will submit progress information indicating that the business has site plan approval, committed financing for, and site control of the qualified business facility.

APPROVAL REQUEST:

The Members of the Authority are asked to: 1) concur with the finding by staff that the jobs in the application are at risk of being located outside New Jersey on or before April 30, 2016; 2) approve the proposed Grow New Jersey grant to encourage New York Life Insurance Company, Inc. to increase employment in New Jersey. The recommended grant is contingent upon receipt by the Authority of evidence that the company has met certain criteria to substantiate the recommended award. If the criteria met by the company differs from that shown herein, the award amount and the term will be lowered to reflect the award amount that corresponds to the actual criteria that have been met.

DEVELOPMENT OFFICER: Diane Ubinger **APPROVAL OFFICER**: Mark Chierici

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY – GROW NEW JERSEY ASSISTANCE PROGRAM

As created by statute, the Grow New Jersey Assistance (Grow NJ) Program is available to businesses creating or retaining jobs in New Jersey and making a qualified capital investment at a qualified business facility in a qualified incentive area. Applications to the Grow NJ Program are evaluated to determine eligibility in accordance with P.L. 2013, c. 161 and as amended through the "Economic Opportunity Act of 2014, Part 3," P.L. 2014, c. 63, based on representations made by applicants to the Authority. Per N.J.S.A. 34:1B-242 et seq./N.J.A.C. 19:31-1 and the program's rules, applicants must employ a certain number of personnel in retained and/or new full-time jobs at a qualified business facility and make, acquire or lease a capital investment equal to or greater than defined thresholds in order to be eligible for tax credits. In addition to satisfying these statutorily-established job and capital investment requirements, applications undergo a material factor review to verify that the tax credits are material to the project advancing in New Jersey. Applications are also subject to a net benefit analysis to verify that the anticipated revenue resulting from the proposed project will be greater than the incentive amount. Credits are only certified for use annually and proportionally based on actual job performance during that year and an applicant is subject to forfeiture and recapture in event of default.

APPLICANT: Seldat, Inc. P40628

PROJECT LOCATION: 2 Turner Place Piscataway Twp. Middlesex County

GOVERNOR'S INITIATIVES:
( ) NJ Urban Fund ( ) Edison Innovation Fund (X) Core ( ) Clean Energy

APPLICANT BACKGROUND:
Seldat, Inc. is a distribution and logistics company that services businesses and consumers throughout North and South America. Seldat was established in Canada in 2004 as a small start-up company, selling online items to Amazon and eBay; as well as to consumers via direct sale. Over the past 10 years, Seldat greatly expanded its business in wholesale and direct distribution channels. Seldat's core business services include inbound and outbound freight logistics (ground, air, ocean); third party logistics and supply chain management including procurement, inventory and warehouse operations management; eCommerce solutions, including order fulfillment, managing online stock availability and catalogues, web orders and tracking updates; distribution chain solutions for independent stores and small/regional/national chains including on-demand receiving, packaging and light assembly, distribution center and order facility and facility shipping audit for quality assurance. Seldat's clients include Walmart, Costco, BestBuy, GameStop and Toys "R" Us.

Today, Seldat operates three distribution and logistics locations with 27 full-time employees, 14 employees in Dayton, NJ, 7 employees in Los Angeles CA and 6 employees in Toronto, Canada, as well as a software development office in Vietnam. In addition, Seldat has over 600 contract, part-time and seasonal employees. The applicant has demonstrated the financial ability to undertake the project.

MATERIAL FACTOR/NET BENEFIT:
Seldat, Inc. is in the process of streamlining the business services and expanding operations as a result of projected growth over the next 4 years. This planned expansion includes constructing a large distribution and logistics facility of approximately 450,000 to 500,000 sq. ft. that is strategically located near clients, suppliers and competitors. Seldat would also need to hire over 1,000 employees to operate such a facility. The company has narrowed its search to the construction of a 451,800 sq. ft. facility in Piscataway, NJ or 500,000 sq. ft. in Island Creek Township, Ohio.

The location analysis submitted to the Authority shows New Jersey to be the more expensive option and, as a result, the management of Seldat, Inc. has indicated that the grant of tax credits is a material factor in the company's location decision. The Authority is in receipt of an executed CEO certification by Daniel Dadoun the CEO of Seldat, Inc., that states that the application has been reviewed and the information submitted and representations contained therein are accurate and that, but for the Grow New Jersey award, the creation and/or retention of jobs would not occur. It is estimated that the project would have a net benefit to the State of $210 million over the 30 year period required by the Statute.

ELIGIBILITY AND GRANT CALCULATION:
Per the Grow New Jersey statute, N.J.S.A. 34:1B-242 et seq. and the program's rules, N.J.A.C. 19:31-18, the applicant must:

- Make, acquire, or lease a capital investment equal to, or greater than, the minimum capital investment, as follows:

Minimum Capital Investment Requirements	($/Square Foot of Gross Leasable Area)
Industrial/Warehouse/Logistics/R&D - Rehabilitation Projects	$ 20
Industrial/**Warehouse/Logistics**/R&D - **New Construction Projects**	**$ 60**
Non-Industrial/Warehouse/Logistics/R&D – Rehabilitation Projects	$ 40
Non-Industrial/Warehouse/Logistics/R&D – New Construction Projects	$120

Minimum capital investment amounts are reduced by 1/3 in GSGZs and in eight South Jersey counties: Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean and Salem

- Retain full-time jobs **AND/OR** create new full-time jobs in an amount equal to or greater than the applicable minimum, as follows:

Minimum Full-Time Employment Requirements	(New / Retained Full-time Jobs)
Tech start ups and manufacturing businesses	10 / 25
Other targeted industries	25 / 35
All other businesses/industries	**35 / 50**

Minimum employment numbers are reduced by 1/4 in GSGZs and in eight South Jersey counties: Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean and Salem

As a Warehouse/Logistics - New Construction Project, for an other business in Middlesex County, this project has been deemed eligible for a Grow New Jersey award based upon these criteria, outlined in the table below:

Eligibility	Minimum Requirement	Proposed by Applicant
Capital Investment	$27,108,000	$33,599,000
New Jobs	35	1,050
Retained Jobs	50	0

The Grow New Jersey Statute and the program's rules also establish criteria for the Grant Calculation for **New Full-Time Jobs**. This project has been deemed eligible for a Base Award and Increases based on the following:

Base Grant	Requirement	Proposed by Applicant
Mega Project	Base award of $5,000 per year for projects designated as a Mega Project	A Qualified Business Facility located in a Port District for a business in the logistics industry having either capital investment in excess of $20,000,000 and more than 250 full-time employees created or retained or having more than 1,000 employees created or retained
Increase(s) Criteria		
Large Number of New/Retained Full-Time Jobs	An increase of $500 per job for 251-400 new or retained jobs, $750 per job for 401-600 new or retained jobs, $1,000 for 601-800 new or retained jobs, $1,250 for 801-1,000 new or retained jobs and $1,500 for more than 1,000 new or retained jobs	The applicant is proposing to create/retain 1,050 Full-Time Jobs at the project location resulting in an increase of $1,500.
On Site Solar Generation of ½ of Project's Elec. Needs	An increase of $250 per job for a project that generates ½ of its electricity via on-site solar power generation	The applicant has existing solar panels that generate in excess of ½ of the applicant's electricity needs

The Grow New Jersey Statute and the program's rules establish a Grant Calculation for **Retained Full-Time Jobs**. The Grant Calculation for Retained Full-Time Jobs for this project will be based upon the following:

PROJECT TYPE	GRANT CALCULATION
Project located in a Garden State Growth Zone	The Retained Full-Time Jobs will receive the same Grant Calculation as New Full-Time Jobs as shown above subject to the same per employee limits.
A Mega Project which is the U.S. headquarters of an automobile manufacturer located in a priority area	The Retained Full-Time Jobs will receive the same Grant Calculation as New Full-Time Jobs as shown above subject to the same per employee limits.
The Qualified Business Facility is replacing a facility that has been wholly or substantially damaged as a result of a federally declared disaster	The Retained Full-Time Jobs will receive the same Grant Calculation as New Full-Time Jobs as shown above subject to the same per employee limits.
All other projects	The Retained Full-Time Jobs will receive the lesser of: - ½ of the Grant Calculation for New Full-Time Jobs (1/2 * $6,750 = $3,375) or - **The estimated eligible Capital Investment divided by 10 divided by the total New and Retained Full-Time Jobs ($33,599,000/ 10 / (1,050 + 0) = $3,199)** In the event that upon completion a project has a lower actual Grant

	Calculation for New Full-Time Jobs or a lower Capital Investment than was estimated herein, the above calculations will be re-run and the applicant will receive the lesser of the two amounts.

Grant Calculation

BASE GRANT PER EMPLOYEE:

Mega Project		$5,000

INCREASES PER EMPLOYEE:

Large Number of New/Retained F/T Jobs:	$1,500	
On Site Solar Generation of ½ of Project's Elec. Needs:	$ 250	

INCREASE PER EMPLOYEE: $1,750

PER EMPLOYEE LIMIT:

Mega Project	$15,000	

LESSER OF BASE + INCREASES OR PER EMPLOYEE LIMIT: $6,750

AWARD:

New Jobs:	1,050 Jobs X $6,750 X 100% =	$7,087,500
Retained Jobs:	0 Jobs X $3,199 X 100% =	$0,000
	Total:	**$7,087,500**

ANNUAL LIMITS:

Mega Project	$30,000,000	

TOTAL ANNUAL AWARD **$7,087,500**

MAXIMUM AWARD IN EXCESS OF $4,000,000 PER YEAR ($7,087,500):

ANNUAL AMOUNT DETERMINED AS NECESSARY TO COMPLETE THE PROJECT = $5,153,600 ($4,908 PER NEW JOB / $0 PER RETAINED JOB)

ESTIMATED ELIGIBLE CAPITAL INVESTMENT:	$33,599,000
NEW FULL-TIME JOBS:	1,050
RETAINED FULL-TIME JOBS:	0

GROSS BENEFIT TO THE STATE (OVER 30 YEARS, PRIOR TO AWARD):	$261,986,403
NET BENEFIT TO THE STATE (OVER 30 YEARS, NET OF AWARD):	$210,450,403
TOTAL AMOUNT OF AWARD:	$ 51,536,000
ELIGIBILITY PERIOD:	10 years
MEDIAN WAGES:	$ 23,180
SIZE OF PROJECT LOCATION:	451,800 sq. ft.
NEW BUILDING OR EXISTING LOCATION?	New
INDUSTRIAL OR NON-INDUSTRIAL FACILITY?	Non-Industrial

STATEWIDE BASE EMPLOYMENT: 14
PROJECT IS: (X) Expansion ( ) Relocation
CONSTRUCTION: (X) Yes ( ) No

CONDITIONS OF APPROVAL:

1. Applicant has not entered into a lease, purchase contract, or otherwise committed to remain in New Jersey.
2. Applicant will make an eligible capital investment of no less than the Statutory minimum after board approval, but no later than 3 years from Board approval.
3. No employees that are subject to a BEIP, BRRAG, legacy Grow New Jersey, Urban Transit Hub or other NJEDA incentive program are eligible for calculating the benefit amount of the Grow New Jersey tax credit.
4. No capital investment that is subject to a BEIP, BRRAG, legacy Grow New Jersey, Urban Transit Hub or other NJEDA incentive program is eligible to be counted toward the capital investment requirement for Grow New Jersey.
5. Within twelve months following approval, the applicant will submit progress information indicating that the business has site plan approval, committed financing for, and site control of the qualified business facility.

APPROVAL REQUEST:
The Members of the Authority are asked to approve the proposed Grow New Jersey grant to encourage Seldat, Inc. to increase employment in New Jersey. The recommended grant is contingent upon receipt by the Authority of evidence that the company has met certain criteria to substantiate the recommended award. If the criteria met by the company differs from that shown herein, the award amount and the term will be lowered to reflect the award amount that corresponds to the actual criteria that have been met.

DEVELOPMENT OFFICER: M. Abraham **APPROVAL OFFICER:** T. Wells

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY – GROW NEW JERSEY ASSISTANCE PROGRAM

As created by statute, the Grow New Jersey Assistance (Grow NJ) Program is available to businesses creating or retaining jobs in New Jersey and making a qualified capital investment at a qualified business facility in a qualified incentive area. Applications to the Grow NJ Program are evaluated to determine eligibility in accordance with P.L. 2013, c. 161 and as amended through the "Economic Opportunity Act of 2014, Part 3," P.L. 2014, c. 63, based on representations made by applicants to the Authority. Per N.J.S.A. 34:1B-242 et seq./N.J.A.C. 19:31-1 and the program's rules, applicants must employ a certain number of personnel in retained and/or new full-time jobs at a qualified business facility and make, acquire or lease a capital investment equal to or greater than defined thresholds in order to be eligible for tax credits. In addition to satisfying these statutorily-established job and capital investment requirements, applications undergo a material factor review to verify that the tax credits are material to the project advancing in New Jersey. Applications are also subject to a net benefit analysis to verify that the anticipated revenue resulting from the proposed project will be greater than the incentive amount. Credits are only certified for use annually and proportionally based on actual job performance during that year and an applicant is subject to forfeiture and recapture in event of default.

APPLICANT: Volunteers of America Delaware Valley, Inc. P40682

PROJECT LOCATION: 531-535 Market Street Camden City Camden County

GOVERNOR'S INITIATIVES:
(X) NJ Urban Fund ( ) Edison Innovation Fund ( ) Core ( ) Clean Energy

APPLICANT BACKGROUND:
Volunteers of America Delaware Valley, Inc., ("Volunteers of America" or "VOADV") is a local affiliate of a national, not-for-profit, Christian human service organization founded over one hundred years ago. Presently, Volunteers of America operates 46 housing and social service programs and provides supportive services to affordable housing programs, operates multiple community corrections programs and provides specialized services for clients with mental illness and developmental disabilities. Last fiscal year, Volunteers of America served 13,000 Delaware Valley residents. Its service delivery area includes: Southeastern Pennsylvania, Southern and Central New Jersey, and Delaware. The applicant has demonstrated the financial ability to undertake the project.

MATERIAL FACTOR/NET BENEFIT:
The proposed project is located in Camden, NJ, a city that ranked 566 out of 566 municipalities in the 2007 New Jersey Municipal Revitalization Index. In recognition of Camden's inability to attract investment, in the New Jersey Economic Opportunity Act, the Legislature declared that Camden and the other Garden State Growth Zones presented significant challenges to development and created incentives unique to Camden and other similarly situated Garden State Growth Zones to overcome these barriers.

Volunteers of America seeks to consolidate multiple administrative offices in the Delaware Valley into one facility. It is considering consolidation in Camden, NJ or Bensalem, PA. The NJ location will be housed in a 15,900 square foot building in Camden, and the alternative location would be a 23,000 square foot building in Bensalem, PA. VOADV anticipates the project will begin on our around July 1, 2015 and be completed on or around November 20, 2015.

The location analysis submitted to the Authority shows Camden to be the more expensive option and, as a result, the CEO of VOADV has certified that the grant of tax credits is a material factor in the company's decision to make a capital investment and locate in Camden. The Authority is in receipt of an executed CEO certification, signed by Daniel L. Lombardo, President/CEO, that states that the application has been reviewed and the information submitted and representations contained therein are accurate and that, but for the Grow

New Jersey award, the creation and/or retention of jobs would not occur in Camden. Staff reviewed the project and finds support for management's assertion that the award of tax credits is a material factor in the company's decision to locate in Camden. It is estimated that the project would have a net benefit to the State of $3.4 million over the 35 year period required by the Statute.

FINDING OF JOBS AT RISK:
The applicant has certified that the 65 New Jersey jobs listed in the application are at risk of being located outside the State. This certification coupled with the economic analysis of the potential locations submitted to the Authority has allowed staff to make a finding that the award of the Grow New Jersey tax credits is a material factor in the applicant's decision to make a capital investment and locate in Camden.

ELIGIBILITY AND GRANT CALCULATION:
Per the Grow New Jersey statute, N.J.S.A. 34:1B-242 et seq. and the program's rules, N.J.A.C. 19:31-18, the applicant must:

- Make, acquire, or lease a capital investment equal to, or greater than, the minimum capital investment, as follows:

Minimum Capital Investment Requirements	($/Square Foot of Gross Leasable Area)
Industrial/Warehouse/Logistics/R&D - Rehabilitation Projects	$ 20
Industrial/Warehouse/Logistics/R&D - New Construction Projects	$ 60
Non-Industrial/Warehouse/Logistics/R&D – Rehabilitation Projects	**$ 40**
Non-Industrial/Warehouse/Logistics/R&D – New Construction Projects	$120

*Minimum capital investment amounts are **reduced by 1/3 in GSGZs** and in eight South Jersey counties: Atlantic, Burlington, **Camden**, Cape May, Cumberland, Gloucester, Ocean and Salem*

- Retain full-time jobs **AND/OR** create new full-time jobs in an amount equal to or greater than the applicable minimum, as follows:

Minimum Full-Time Employment Requirements	(New / Retained Full-time Jobs)
Tech start ups and manufacturing businesses	10 / 25
Other targeted Industries	25 / 35
All other businesses/industries	**35 / 50**

*Minimum employment numbers are **reduced by 1/4 in GSGZs** and in eight South Jersey counties: Atlantic, Burlington, **Camden**, Cape May, Cumberland, Gloucester, Ocean and Salem*

As a Non-Industrial/Warehouse/Logistics/R&D – Rehabilitation Project, for another business in Camden County, this project has been deemed eligible for a Grow New Jersey award based upon these criteria, outlined in the table below:

Eligibility	Minimum Requirement	Proposed by Applicant
Capital Investment	$424,000	$2,313,981
New Jobs	27	0
Retained Jobs	38	65

The Grow New Jersey Statute and the program's rules also establish criteria for the Grant Calculation for **New Full-Time Jobs**. This project has been deemed eligible for a Base Award and Increases based on the following:

Base Grant	Requirement	Proposed by Applicant
Garden State Growth Zone	Base award of $5,000 per year for projects located in a Garden State Growth Zone	Camden is a Garden State Growth Zone
Increase(s) Criteria		
Deep Poverty Pocket or Choice Neighborhood	An increase of $1,500 per job for a project locating in a Deep Poverty Pocket or Choice Neighborhood	531-535 Market Street is located in a Deep Poverty Pocket.
Transit Oriented Development	An increase of $2,000 per job for a project locating in a Transit Oriented Development	531-535 Market Street is located in a Transit Oriented Development by virtue of being 1 mile of the midpoint of a New Jersey Transit Corporation rail station.
Jobs with Salary in Excess of County/GSGZ Average	An increase of $250 per job for each 35% the applicant's median salary exceeds the median salary of the County, or the Garden State Growth Zone, in which the project is located with a maximum increase of $1,500	The proposed median salary of $51,000 exceeds the Garden State Growth Zone median salary by 63.4% resulting in an increase of $250 per year.
2007 Revit. Index>465 in Atlantic, Burlington, Camden Cape May, Cumberland, Gloucester, Ocean, Salem	An increase of $1,000 per job for locating in a municipality with a 2007 Revitalization Index greater than 465	Camden City has a 2007 Revitalization Index of 565

The Grow New Jersey Statute and the program's rules establish a Grant Calculation for **Retained Full-Time Jobs**. The Grant Calculation for Retained Full-Time Jobs for this project will be based upon the following:

PROJECT TYPE	GRANT CALCULATION
Project located in a Garden State Growth Zone	**The Retained Full-Time Jobs will receive the same Grant Calculation as New Full-Time Jobs as shown above subject to the same per employee limits.**
A Mega Project which is the U.S. headquarters of an automobile manufacturer located in a priority area	The Retained Full-Time Jobs will receive the same Grant Calculation as New Full-Time Jobs as shown above subject to the same per employee limits.
The Qualified Business Facility is replacing a facility that has been wholly or substantially damaged as a result of a federally declared disaster	The Retained Full-Time Jobs will receive the same Grant Calculation as New Full-Time Jobs as shown above subject to the same per employee limits.
All other projects	The Retained Full-Time Jobs will receive the lesser of: - ½ of the Grant Calculation for New Full-Time Jobs (1/2 * $9,750 = $4,875) or - The estimated eligible Capital Investment divided by 10 divided by the total New and Retained Full-Time Jobs

	($2,313,981 / 10 / (0 + 65) = $3,559) In the event that upon completion a project has a lower actual Grant Calculation for New Full-Time Jobs or a lower Capital Investment than was estimated herein, the above calculations will be re-run and the applicant will receive the lesser of the two amounts.

Grant Calculation

BASE GRANT PER EMPLOYEE:			
Garden State Growth Zone			$5,000
INCREASES:			
Deep Poverty Pocket:		$ 1,500	
Transit Oriented Development:		$ 2,000	
Jobs with Salary in Excess of GSGZ Average:		$ 250	
2007 Revit. Index>465 in **Camden**:		$ 1,000	
INCREASE PER EMPLOYEE:			$4,750
PER EMPLOYEE LIMIT:			
Garden State Growth Zone		$15,000	
LESSER OF BASE + INCREASES OR PER EMPLOYEE LIMIT:			$9,750
AWARD:			
New Jobs:	0 Jobs X $9,750 X 100% =		$0,000
Retained Jobs:	65 Jobs X $9,750 X 100% =		$633,750
		Total:	**$633,750**
ANNUAL LIMITS:			
Garden State Growth Zone and MRERA		$35,000,000	
TOTAL ANNUAL AWARD			**$633,750**

ESTIMATED ELIGIBLE CAPITAL INVESTMENT:	$	2,313,981
NEW FULL-TIME JOBS:		0
RETAINED FULL-TIME JOBS:		65

GROSS BENEFIT TO THE STATE (OVER 35 YEARS, PRIOR TO AWARD)	$	9,775,256
NET BENEFIT TO THE STATE (OVER 35 YEARS, NET OF AWARD):	$	3,437,756
TOTAL AMOUNT OF AWARD:	$	6,337,500
TERM:		10 years
MEDIAN WAGES:	$	51,000

SIZE OF PROJECT LOCATION: 15,900 sq. ft.
NEW BUILDING OR EXISTING LOCATION? Existing
INDUSTRIAL OR NON-INDUSTRIAL FACILITY? Non-Industrial
STATEWIDE BASE EMPLOYMENT: 177
PROJECT IS: (X) Expansion (X) Relocation
CONSTRUCTION: (X) Yes ( ) No

CONDITIONS OF APPROVAL:

1. Applicant has not entered into a lease, purchase contract, or otherwise committed to remain in New Jersey.
2. Applicant will make an eligible capital investment of no less than the Statutory minimum after board approval, but no later than 3 years from Board approval.
3. No employees that are subject to a BEIP, BRRAG, legacy Grow New Jersey, Urban Transit Hub or other NJEDA incentive program are eligible for calculating the benefit amount of the Grow New Jersey tax credit.
4. No capital investment that is subject to a BEIP, BRRAG, legacy Grow New Jersey, Urban Transit Hub or other NJEDA incentive program is eligible to be counted toward the capital investment requirement for Grow New Jersey.
5. Within six months following approval, the applicant will submit progress information indicating that the business has site plan approval, committed financing for, and site control of the qualified business facility.
6. Approval of this Grow New Jersey Award is conditioned upon the Applicant reflecting the proper Equal Employment Opportunity language within its by-laws.

APPROVAL REQUEST:

The Members of the Authority are asked to: 1) concur with the finding by staff that the award of the Grow New Jersey tax credits is a material factor in the applicant's decision to make a capital investment and locate in Camden; 2) approve the proposed Grow New Jersey grant to encourage Volunteers of America to locate in Camden. The recommended grant is contingent upon receipt by the Authority of evidence that the company has met certain criteria to substantiate the recommended award. If the criteria met by the company differs from that shown herein, the award amount and the term will be lowered to reflect the award amount that corresponds to the actual criteria that have been met.

DEVELOPMENT OFFICER: Justin Kenyon **APPROVAL OFFICER**: Mark Chierici

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY – GROW NEW JERSEY ASSISTANCE PROGRAM

As created by statute, the Grow New Jersey Assistance (Grow NJ) Program is available to businesses creating or retaining jobs in New Jersey and making a qualified capital investment at a qualified business facility in a qualified incentive area. Applications to the Grow NJ Program are evaluated to determine eligibility in accordance with P.L. 2013, c. 161 and as amended through the "Economic Opportunity Act of 2014, Part 3," P.L. 2014, c. 63, based on representations made by applicants to the Authority. Per N.J.S.A. 34:1B-242 et seq./N.J.A.C. 19:31-1 and the program's rules, applicants must employ a certain number of personnel in retained and/or new full-time jobs at a qualified business facility and make, acquire or lease a capital investment equal to or greater than defined thresholds in order to be eligible for tax credits. In addition to satisfying these statutorily-established job and capital investment requirements, applications undergo a material factor review to verify that the tax credits are material to the project advancing in New Jersey. Applications are also subject to a net benefit analysis to verify that the anticipated revenue resulting from the proposed project will be greater than the incentive amount. Credits are only certified for use annually and proportionally based on actual job performance during that year and an applicant is subject to forfeiture and recapture in event of default.

APPLICANT: Brown Brothers Harriman & Co. P40713

PROJECT LOCATION: 160 Greene Street Jersey City Hudson County

GOVERNOR'S INITIATIVES:
(X) NJ Urban Fund ( ) Edison Innovation Fund ( ) Core ( ) Clean Energy

APPLICANT BACKGROUND:
Brown Brothers Harriman & Co. (BBH) is the oldest and largest privately held bank in the United States. The Company's roots date back to the early 1800's when Alexander Brown migrated from Ireland to Baltimore and established an import/export business. Over the years, the company expanded and evolved from its roots as an import/export company to a banking operation. BBH has maintained a consistent focus on its core businesses and structure, with no significant mergers or acquisitions, and has produced consistently strong financial results and high credit ratings, even throughout the 2008 financial crisis. Currently, BBH operates in eight domestic and eight overseas locations with approximately 5,000 employees globally. In addition to a full range of commercial banking services, the Company is a provider of global custody, foreign exchange, private equity, investment management for individuals and institutions, and personal trust and estate administration. The applicant has demonstrated the financial ability to undertake the project.

MATERIAL FACTOR/NET BENEFIT:
The applicant has submitted an economic analysis detailing the cost differential between pursuing this project in Jersey City, NJ and across locations in New York, Boston and Poland. If BBH pursues the project in New Jersey, it would retain 435 positions and add approximately 110 positions resulting from a combination of organic growth and the relocation of employees from its New York location. It would enter into a long term lease and renovate office space totaling 115,000 sf. If BBH pursues this project outside of New Jersey, it would relocate all of its current positions across its New York, Boston and Poland offices in addition to creating an additional 110 positions. All three of these existing locations are currently operating under capacity and could readily accommodate the existing positions and anticipated growth.

The location analysis submitted to the Authority shows New Jersey to be the more expensive option and, as a result, the management of Brown Brothers Harriman & Co. has indicated that the grant of tax credits is a material factor in the company's location decision. The Authority is in receipt of an executed CEO certification by Douglas Donahue, the CEO of Brown Brothers Harriman & Co., that states that the application has been reviewed and the information submitted and representations contained therein are accurate and that, but for the Grow New Jersey award, the creation and/or retention of jobs would not occur. It is estimated that the project would have a net benefit to the State of $193.0M over the 20 year period required by the Statute.

FINDING OF JOBS AT RISK:
The applicant has certified that the 435 New Jersey jobs listed in the application are at risk of being located outside the State on or before August 15, 2015, the expiration date of its existing lease. This certification coupled with the economic analysis of the potential locations submitted to the Authority has allowed staff to make a finding that the jobs listed in the application are at risk of being located outside of New Jersey.

ELIGIBILITY AND GRANT CALCULATION:
Per the Grow New Jersey statute, N.J.S.A. 34:1B-242 et seq. and the program's rules, N.J.A.C. 19:31-18, the applicant must:

- Make, acquire, or lease a capital investment equal to, or greater than, the minimum capital investment, as follows:

Minimum Capital Investment Requirements	($/Square Foot of Gross Leasable Area)
Industrial/Warehouse/Logistics/R&D - Rehabilitation Projects	$ 20
Industrial/Warehouse/Logistics/R&D - New Construction Projects	$ 60
Non-Industrial/Warehouse/Logistics/R&D – Rehabilitation Projects	**$ 40**
Non-Industrial/Warehouse/Logistics/R&D – New Construction Projects	$120

Minimum capital investment amounts are reduced by 1/3 in GSGZs and in eight South Jersey counties: Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean and Salem

- Retain full-time jobs **AND/OR** create new full-time jobs in an amount equal to or greater than the applicable minimum, as follows:

Minimum Full-Time Employment Requirements	(New / Retained Full-time Jobs)
Tech start ups and manufacturing businesses	10 / 25
Other targeted industries	**25 / 35**
All other businesses/industries	35 / 50

Minimum employment numbers are reduced by 1/4 in GSGZs and in eight South Jersey counties: Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, Ocean and Salem

As a Non-Industrial/Warehouse/Logistics/R&D – Rehabilitation Project for a Targeted Industry business in Hudson County, this project has been deemed eligible for a Grow New Jersey award based upon these criteria, outlined in the table below:

Eligibility	**Minimum Requirement**	**Proposed by Applicant**
Capital Investment	$3,420,520	$22,000,000
New Jobs	25	110
Retained Jobs	35	435

The Grow New Jersey Statute and the program's rules also establish criteria for the Grant Calculation for **New Full-Time Jobs**. This project has been deemed eligible for a Base Award and Increases based on the following:

Base Grant	Requirement	Proposed by Applicant
Urban Transit Hub Municipality	Base award of $5,000 per year for projects located in a designated Urban Transit Hub Municipality	Jersey City is a designated Urban Transit Hub Municipality
Increase(s) Criteria		
Transit Oriented Development	An increase of $2,000 per job for a project locating in a Transit Oriented Development	160 Greene Street is located in a Transit Oriented Development by virtue of being within ½ mile of the midpoint of a New Jersey Transit Corporation rail station.
Jobs with Salary in Excess of County/GSGZ Average	An increase of $250 per job for each 35% the applicant's median salary exceeds the median salary of the County, or the Garden State Growth Zone, in which the project is located with a maximum increase of $1,500	The proposed median salary of $124,400 exceeds the County median salary by 158% resulting in an increase of $1,000 per year.
Large Number of New/Retained Full-Time Jobs	An increase of $500 per job for 251-400 new or retained jobs, $750 per job for 401-600 new or retained jobs, $1,000 for 601-800 new or retained jobs, $1,250 for 801-1,000 new or retained jobs and $1,500 for more than 1,000 new or retained jobs	The applicant is proposing to create/retain 545 Full-Time Jobs at the project location resulting in an increase of $750.
Targeted Industry	An increase of $500 per job for a business in a Targeted Industry of Transportation, Manufacturing, Defense, Energy, Logistics, Life Sciences, Technology, Health, or Finance excluding a primarily warehouse, distribution or fulfillment center business	The applicant is a Finance business.

The Grow New Jersey Statute and the program's rules establish a Grant Calculation for **Retained Full-Time Jobs**. The Grant Calculation for Retained Full-Time Jobs for this project will be based upon the following:

PROJECT TYPE	GRANT CALCULATION
Project located in a Garden State Growth Zone	The Retained Full-Time Jobs will receive the same Grant Calculation as New Full-Time Jobs as shown above subject to the same per employee limits.
A Mega Project which is the U.S. headquarters of an automobile manufacturer located in a priority area	The Retained Full-Time Jobs will receive the same Grant Calculation as New Full-Time Jobs as shown above subject to the same per employee limits.
The Qualified Business Facility is replacing a facility that has been wholly or substantially damaged as a result of a federally declared disaster	The Retained Full-Time Jobs will receive the same Grant Calculation as New Full-Time Jobs as shown above subject to the same per employee limits.
All other projects	The Retained Full-Time Jobs will receive the lesser of: - ½ of the Grant Calculation for New Full-Time Jobs (1/2 * $9,250 = $4,625) or - **The estimated eligible Capital Investment divided by 10 divided by the total New and Retained Full-Time Jobs ($22,000,000 / 10 / (110 + 435) = $4,036)** In the event that upon completion a project has a lower actual Grant Calculation for New Full-Time Jobs or a lower Capital Investment than was estimated herein, the above calculations will be re-run and the applicant will receive the lesser of the two amounts.

Grant Calculation

BASE GRANT PER EMPLOYEE:

Urban Transit HUB Municipality		$5,000

INCREASES PER EMPLOYEE:

Transit Oriented Development:	$2,000	
Jobs with Salary in Excess of County Average:	$1,000	
Large Number of New/Retained F/T Jobs:	$ 750	
Targeted Industry (Finance):	$ 500	

INCREASE PER EMPLOYEE: $4,250

PER EMPLOYEE LIMIT:

Urban Transit HUB Municipality	$12,000	

LESSER OF BASE + INCREASES OR PER EMPLOYEE LIMIT: $9,250

AWARD:

New Jobs:	110 Jobs X $9,250 X 100% =	$1,017,500
Retained Jobs:	435 Jobs X $4,036 X 100% =	$1,755,660
	Total:	**$2,773,160**

ANNUAL LIMITS:

Urban Transit HUB Municipality	$10,000,000	

TOTAL ANNUAL AWARD **$2,773,160**

ESTIMATED ELIGIBLE CAPITAL INVESTMENT:	$ 22,000,000
NEW FULL-TIME JOBS:	110
RETAINED FULL-TIME JOBS:	435

GROSS BENEFIT TO THE STATE (OVER 20 YEARS, PRIOR TO AWARD):	$212,413,944
NET BENEFIT TO THE STATE (OVER 20 YEARS, NET OF AWARD):	$193,001,824
TOTAL AMOUNT OF AWARD:	$ 19,412,120
ELIGIBILITY PERIOD:	7 years
MEDIAN WAGES:	$ 124,400
SIZE OF PROJECT LOCATION:	115,000 sq. ft.
NEW BUILDING OR EXISTING LOCATION?	Existing
INDUSTRIAL OR NON-INDUSTRIAL FACILITY?	Non-Industrial
STATEWIDE BASE EMPLOYMENT:	486

PROJECT IS: (X) Expansion ( ) Relocation
CONSTRUCTION: (X) Yes ( ) No

CONDITIONS OF APPROVAL:

1. Applicant has not entered into a lease, purchase contract, or otherwise committed to remain in New Jersey.
2. Applicant will make an eligible capital investment of no less than the Statutory minimum after board approval, but no later than 3 years from Board approval.
3. No employees that are subject to a BEIP, BRRAG, legacy Grow New Jersey, Urban Transit Hub or other NJEDA incentive program are eligible for calculating the benefit amount of the Grow New Jersey tax credit.
4. No capital investment that is subject to a BEIP, BRRAG, legacy Grow New Jersey, Urban Transit Hub or other NJEDA incentive program is eligible to be counted toward the capital investment requirement for Grow New Jersey.
5. Within six months following approval, the applicant will submit progress information indicating that the business has site plan approval, committed financing for, and site control of the qualified business facility.

APPROVAL REQUEST:

The Members of the Authority are asked to: 1) concur with the finding by staff that the jobs in the application are at risk of being located outside New Jersey on or before August 15, 2015; 2) approve the proposed Grow New Jersey grant to encourage Brown Brothers Harriman & Co. to increase employment in New Jersey. The recommended grant is contingent upon receipt by the Authority of evidence that the company has met certain criteria to substantiate the recommended award. If the criteria met by the company differs from that shown herein, the award amount and the term will be lowered to reflect the award amount that corresponds to the actual criteria that have been met.

DEVELOPMENT OFFICER: M. Abraham **APPROVAL OFFICER**: J. Horezga

PUBLIC HEARING ONLY

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - STAND-ALONE BOND PROGRAM

APPLICANT: BUF Health and Human Services Corporation, Inc. P40357

PROJECT USER(S): Same as applicant * - indicates relation to applicant

PROJECT LOCATION: 403 W. 7th Ave and 510 Grant Plainfield City (T/UA) Union

GOVERNOR'S INITIATIVES: (X) Urban ( ) Edison ( ) Core ( ) Clean Energy

APPLICANT BACKGROUND:

BUF Health and Human Services Corporation, Inc. (BUFHHS) is a non-profit organization, which was incorporated in 1993. BUFHHS provides childcare, education and life skills to more than 300 pre-school kids, as well as after-care programs for elementary school children in Plainfield, New Jersey. Ms. Sondra Clark is the Director of BUFHHS. In addition to her responsibilities as Director of BUFHHS, she oversees the New Jersey Federation of Black Charities.

The Applicant is a not-for-profit, 501(c)(3) entity for which the Authority may issue tax-exempt bonds as permitted under Section 103 and Section 145 of the 1986 Internal Revenue Code as amended,and is not subject to the State Volume Cap limitation, pursuant to Section 146(g) of the Code.

APPROVAL REQUEST:

Authority assistance will enable the Applicant to help refinance a portion of an existing $7,000,000 tax-exempt bond issued via the Union County Improvement Authority, the proceeds of which were used to construct and equip an approximately 21,500 sq. ft. building (510 Grant Ave.) and to renovate and equip an approximately 60,000 sq. ft. building (403 W. 7th Street) used as pre-school, after-school and summer camp facilities; a portion of that bond will be paid down.

BUFHHS has also requested a $500,000 direct loan from the EDA (P40410) which will be used to pay off the balance of a loan with PNC. This loan is to be approved via Delegated Authority.

This bond is being presented for public hearing only at the April 14, 2015 NJEDA Board Meeting.

FINANCING SUMMARY:

BOND PURCHASER: Fulton Bank of New Jersey (Direct Purchase)

AMOUNT OF BOND: $3,700,000 tax-exempt bond

TERMS OF BOND: 20 years; 3.25% fixed rate tax-exempt for an initial five (5) year term. The rate will reset every five years based on the FHLBNY 5-yr advance rate plus 250 Basis Points (converted to a tax-exempt rate). Floor is the tax-exempt interest rate of 3.25%. Call option feature at the ten (10) year anniversary from the date of closing.

ENHANCEMENT: N/A

PROJECT COSTS:

Refinancing	$5,056,200
Finance fees	$86,800
Legal fees	$57,000
TOTAL COSTS	$5,200,000

JOBS: At Application 95 Within 2 years 2 Maintained 0 Construction 0

PUBLIC HEARING: 04/14/15 (Published 03/30/15) **BOND COUNSEL:** McManimon,Scotland & Baumar

DEVELOPMENT OFFICER: D. Benns **APPROVAL OFFICER:** M. Chierici

LOANS/GRANTS/GUARANTEES

DIRECT LOAN PROGRAM

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - DIRECT LOAN PROGRAM

APPLICANT: Cooperative Business Assistance Corporation P40434

PROJECT USER(S): Same as applicant * - indicates relation to applicant

PROJECT LOCATION: 328 Market Street Camden City (T/UA) Camden

GOVERNOR'S INITIATIVES: (X) Urban ( ) Edison ( ) Core ( ) Clean Energy

APPLICANT BACKGROUND:

Cooperative Business Assistance Corporation ("CBAC" or "Company") is a not for profit that was formed in 1987 to assist the small business community in the City of Camden and the six southern counties in New Jersey by providing loans and technical assistance and by facilitating bank participation in small business lending transactions. CBAC's largest business segment is micro lending, with primarily the US Small Business Administration funding ("SBA") loans up to $35,000 and providing operating grants.

APPROVAL REQUEST:

Approval is requested for a $250,000 Direct Loan as proposed.

FINANCING SUMMARY:

LENDER: NJEDA

AMOUNT OF LOAN: $250,000

TERMS OF LOAN: 15 Year Term, 10 Year Amortization. Fixed interest rate of 2.50% for the life of the loan with interest only payments for the first 5 years, then ten years of principal and interest payments in an amount sufficient to repay the loan in full. The Loan will be disbursed in three (3) tranches with 1/3 funded at closing, followed by additional disbursements of 1/3 each once 75% of the previous tranche has been committed, provided that all funds have been committed within two (2) years of closing.

PROJECT COSTS:

Loan Funding	$250,000
Finance fees	$4,450
TOTAL COSTS	$254,450

JOBS: At Application 0 Within 2 years 7 Maintained 0 Construction 0

DEVELOPMENT OFFICER: D. Benns **APPROVAL OFFICER:** T. Bossert

PREMIER LENDER PROGRAM

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - STATEWIDE LOAN POOL PROGRAM - (PREMIER LENDER)

APPLICANT: Bayshore Holdings LLC & Tre Belle Figlie, LLC P40669

PROJECT USER(S): Same as applicant * - indicates relation to applicant

PROJECT LOCATION: 1411 State Highway 36 Union Beach Borough (T) Monmouth

GOVERNOR'S INITIATIVES: ( ) Urban ( ) Edison (X) Core ( ) Clean Energy

APPLICANT BACKGROUND:

Bayshore Holdings, LLC ("Bayshore") is a recently formed real estate holding company which will purchase the land and building located at 1411 State Highway 36 in Union Beach Borough. The property is one acre with a building of 5,500 square feet and parking for approximately 60 vehicles. A restaurant called Piero's operates at the site which has two floors (second floor is essentially a banquet/meeting room) with total seating for 180 split evenly between the floors. There is a kitchen that can handle the existing and projected restaurant business volume with other rooms for storage and office.

Tre Belle Figlie, LLC ("TBF") will own and operate the restaurant. TBF is also acquiring the liquor license, restaurant name and inventory. TBF will lease the entire property from Bayshore.

APPROVAL REQUEST:

Approval is requested for a $652,500 (50%) EDA participation in a $1,350,000 Two River Community Bank loan.

FINANCING SUMMARY:

LENDER: Two River Community Bank

AMOUNT OF LOAN: $1,305,000 bank loan with a 50% (652,500) NJEDA participation.

TERMS OF LOAN: 4.75% fixed for five years with rate reset at FHLB NY fixed rate plus 250 bp for another five years with floor of 4.75%. Ten year term and twenty year amortization.

TERMS OF PARTICIPATION: Fixed at closing at the 5 year US Treasury or 2%, whichever is greater plus 2%. Rate reset at end of year five for an additional five years. Ten year term and twenty year amortization.

PROJECT COSTS:

Acquisition of existing building	$1,250,000
Land	$200,000
Finance fees	$42,000
TOTAL COSTS	$1,492,000

JOBS: At Application 18 Within 2 years 0 Maintained 0 Construction 0

DEVELOPMENT OFFICER: T. Gill **APPROVAL OFFICER:** M. Conte

PETROLEUM UNDERGROUND STORAGE TANK PROGRAM

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Timothy J. Lizura, President/Chief Operating Officer

DATE: April 14, 2015

SUBJECT: NJDEP Petroleum UST Remediation, Upgrade & Closure Fund Program

The following residential and commercial grant projects have been approved by the Department of Environmental Protection to perform upgrade, closure and site remediation activities. The scope of work is described on the attached project summaries:

UST Commercial Grants:	
Croitor Feed	$ 41,231
Mullica Hill Shell and Garage	$ 48,571
Robert So	$ 42,446
Wilson's Service Station	$143,622
Total	**$275,870**
UST Residential Grant:	
Josefa Ramaroson	$ 38,534

Total UST Funding – April 2015 **$314,404**

Prepared by: Lisa Petrizzi

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - UNDERGROUND STORAGE TANK GRANT

APPLICANT: Croitor Feed P40397

PROJECT USER(S): Same as applicant * - indicates relation to applicant

PROJECT LOCATION: 201 Schoolhouse Lane Middle Township (T) Cape May

GOVERNOR'S INITIATIVES: ( ) Urban ( ) Edison ( ) Core ( ) Clean Energy

APPLICANT BACKGROUND:

Between September 2011 and July 2013, Croitor Feed, an agriculture supply store, received an initial grant in the amount of $49,505 under P36831 and supplemental grants in the amounts of $32,634 under P37379 and $86,007 under P39435 to remove a regulated heating underground storage tank (UST) and perform the required remediation. The tank was decommissioned and removed in accordance with NJDEP requirements. The NJDEP has determined that the supplemental project costs are technically eligible to perform additional groundwater remediation.

Financial statements provided by the applicant demonstrate that the applicant's financial condition conforms to the financial hardship test for a conditional hardship grant.

APPROVAL REQUEST:

The applicant is requesting an additional supplemental grant in the amount of $41,231 to perform the approved scope of work at the project site. Because the aggregate supplemental funding including this request is $159,872, it exceeds the maximum aggregate staff delegation approval of $100,000 and therefore requires EDA's board approval. The total grant funding to date for this project is $209,377.

The NJDEP oversight fee of $4,123 is the customary 10% of the grant amount. This assumes that the work will not require a high level of NJDEP involvement and that reports of an acceptable quality will be submitted to the NJDEP.

FINANCING SUMMARY:

GRANTOR: Petroleum UST Remediation, Upgrade & Closure Fund

AMOUNT OF GRANT: $41,231

TERMS OF GRANT: No Interest; 5 year repayment provision on a pro-rata basis in accordance with the PUST Act.

PROJECT COSTS:

Remediation	$41,231
NJDEP oversight cost	$4,123
EDA administrative cost	$500
TOTAL COSTS	$45,854

APPROVAL OFFICER: K. Junghans

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - UNDERGROUND STORAGE TANK GRANT

APPLICANT: Mullica Hill Shell and Garage P39871

PROJECT USER(S): Same as applicant * - indicates relation to applicant

PROJECT LOCATION: 102 Bridgeton Pike Harrison Township (N) Gloucester

GOVERNOR'S INITIATIVES: ( ) Urban ( ) Edison ( ) Core ( ) Clean Energy

APPLICANT BACKGROUND:

Between May 2000 and March 2002, Mullica Hill Shell and Garage, received an initial grant in the amount of $24,948 under P10711 and a supplemental grant in the amount of $52,187 under P10711s to remove the underground storage tanks (USTs) and perform the required remediation. The NJDEP has determined that the supplemental project costs are technically eligible to perform additional remedial activities at the project site. The project had been stalled until recently when the applicant changed contractors.

Financial statements provided by the applicant demonstrate that the applicant's financial condition conforms to the financial test for a conditional hardship grant.

APPROVAL REQUEST:

The applicant is requesting an additional supplemental grant in the amount of $48,571 to perform the approved scope of work at the project site. Because the aggregate supplemental funding including this request is $100,758, it exceeds the maximum aggregate staff delegation approval of $100,000 and therefore requires EDA's board approval. Total grant funding to date for this project is $125,706.

The NJDEP oversight fee of $4,857 is the customary 10% of the grant amount. This estimate assumes that the work will not require a high level of NJDEP involvement and that reports of an acceptable quality will be submitted to the NJDEP.

FINANCING SUMMARY:

GRANTOR: Petroleum UST Remediation, Upgrade & Closure Fund

AMOUNT OF GRANT: $48,571

TERMS OF GRANT: No Interest; 5 year repayment provision on a pro-rata basis in accordance with the PUST Act

PROJECT COSTS:

Remediation	$48,571
NJDEP oversight cost	$4,857
EDA administrative cost	$500
TOTAL COSTS	$53,928

APPROVAL OFFICER: K. Junghans

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - UNDERGROUND STORAGE TANK GRANT

APPLICANT: Robert So P40399

PROJECT USER(S): Rovick Enterprises * * - indicates relation to applicant

PROJECT LOCATION: 279 Route 1 South Edison Township (N) Middlesex

GOVERNOR'S INITIATIVES: ( ) Urban ( ) Edison ( ) Core ( ) Clean Energy

APPLICANT BACKGROUND:

Between October 1999 and April 2008, Robert So and Vicky So, owners of Rovick Enterprises d/b/a Metro Stop Gas & Service, received an initial grant in the amount of $168,353 under P11148 and supplemental grants totaling $153,710 under P11148s, P16130 and P20268 and P37413 to remove and upgrade four existing underground storage tanks (USTs) and to perform excavation and required remediation. Vicky So is now deceased and Robert So is the sole owner of the company and project site. The NJDEP has determined that the supplemental project costs are technically eligible to perform additional remedial activities.

Financial statements provided by the applicant demonstrate that the applicant's financial condition conforms to the financial test for a conditional hardship grant.

APPROVAL REQUEST:

The applicant is requesting an additional supplemental grant in the amount of $42,446 to perform the approved scope of work at the project site. Because this aggregate supplemental funding including this request is $196,156, it exceeds the maximum aggregate staff delegation approval of $100,000 and therefore require EDA's board approval. Total grant funding for this project to date is $364,509.

The NJDEP oversight fee of $4,245 is the customary 10% of the grant amount. This estimate assumes that the work will not require a high level of NJDEP involvement and that reports of an acceptable quality will be submitted to the NJDEP.

FINANCING SUMMARY:

GRANTOR: Petroleum UST Remediation, Upgrade & Closure Fund

AMOUNT OF GRANT: $42,446

TERMS OF GRANT: No Interest; 5 year repayment provision on a pro-rata basis in accordance with the PUST Act.

PROJECT COSTS:

Remediation	$42,446
NJDEP oversight cost	$4,245
EDA administrative cost	$1,000
TOTAL COSTS	$47,691

APPROVAL OFFICER: K. Junghans

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - UNDERGROUND STORAGE TANK GRANT

APPLICANT: Wilson's Service Station P39794

PROJECT USER(S): Same as applicant * - indicates relation to applicant

PROJECT LOCATION: 277 Sanford St. East Orange City (T/UA) Essex

GOVERNOR'S INITIATIVES: ( ) Urban ( ) Edison ( ) Core ( ) Clean Energy

APPLICANT BACKGROUND:

Between November 2008 and October 2011, Wilson's Service Station received an initial grant in the amount of $42,162 under P22964 and a supplemental grant in the amount of $109,463 to perform soil remediation, soil sampling and well installation for the closure of five underground storage tanks (UST's) at the project site. The tanks were decommissioned in accordance with NJDEP requirements. The NJDEP has determined that the supplemental project costs are technically eligible to perform additional remedial activities.

Financial statements provided by the applicant demonstrate that the applicant's financial condition conforms to the financial hardship test for a conditional hardship grant.

APPROVAL REQUEST:

The applicant is requesting an additional supplemental grant in the amount of $143,622 to perform the approved scope of work at the project site. Because the aggregate supplemental funding including this request is $253,085, it exceeds the maximum aggregate staff delegation approval or $100,000 and therefore requires EDA's board approval. Total grant funding to date for this project is $295,247.

The NJDEP oversight fee of $14,362 is the customary 10% of the grant amount. This assumes that the work will not require a high level of NJDEP involvement and that reports of an acceptable quality will be submitted to the NJDEP.

FINANCING SUMMARY:

GRANTOR: Petroleum UST Remediation, Upgrade & Closure Fund

AMOUNT OF GRANT: $143,622

TERMS OF GRANT: No Interest; 5 year repayment provision on a pro-rata basis in accordance with the PUST Act.

PROJECT COSTS:

Upgrade,Closure,Remediation	$143,622
NJDEP oversight cost	$14,362
EDA administrative cost	$500
TOTAL COSTS	$158,484

APPROVAL OFFICER: K. Junghans

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - UNDERGROUND STORAGE TANK GRANT

APPLICANT: Josefa Ramaroson P40558

PROJECT USER(S): Same as applicant * - indicates relation to applicant

PROJECT LOCATION: 370 East Freehold Rd. Freehold Township (N) Monmouth

GOVERNOR'S INITIATIVES: ( ) Urban ( ) Edison ( ) Core ( ) Clean Energy

APPLICANT BACKGROUND:

Between May 2009 and January 2013, Josefa Ramaroson received an initial grant in the amount of $104,610 under P25991 and supplemental funding in the amounts of $43,862 under P29016 and $73,300 under P37657 to remove a leaking 550-gallon residential #2 heating underground storage tank (UST) and perform the required remediation. The tank was decommissioned and removed in accordance with NJDEP requirements. The NJDEP has determined that the supplemental project costs are technically eligible to perform additional remedial activities.

Financial statements provided by the applicant demonstrate that the applicant's financial condition conforms to the financial hardship test for a conditional hardship grant.

APPROVAL REQUEST:

The applicant is requesting an additional supplemental grant in the amount of $38,534 to perform the approved scope of work at the project site. Because the aggregate supplemental funding including this request is $155,696, it exceeds the maximum aggregate staff delegation approval of $100,000 and therefore requires EDA's board approval. Total grant funding to date for this project is $260,306.

The NJDEP oversight fee of $3,853 is the customary 10% of the grant amount. This assumes that the work will not require a high level of NJDEP involvement and that reports of an acceptable quality will be submitted to the NJDEP.

FINANCING SUMMARY:

GRANTOR: Petroleum UST Remediation, Upgrade & Closure Fund

AMOUNT OF GRANT: $38,534

TERMS OF GRANT: No Interest; No Repayment

PROJECT COSTS:

Remediation	$38,534
NJDEP oversight cost	$3,853
EDA administrative cost	$250
TOTAL COSTS	$42,637

APPROVAL OFFICER: K. Junghans

HAZARDOUS DISCHARGE SITE REMEDIATION FUND PROGRAM

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Timothy Lizura
President/Chief Operating Officer

DATE: April 14, 2015

SUBJECT: NJDEP Hazardous Discharge Site Remediation Fund Program

The following municipal grant projects have been approved by the Department of Environmental Protection for grants to perform Preliminary Assessment, Site Investigation, and Remedial Investigation and Remedial Action activities. The scope of work is described on the attached project summaries.

HDSRF Municipal Grants:

Borough of Fanwood (Frm. Livingston Wilbur Corp)	\$ 295,707
Borough of Fanwood (Frm. Livingston Wilbur Corp)	\$ 53,540
Borough of Franklin Lakes (Haledon DPW)	\$ 104,860
Jersey City Redevelopment Agency (Grant Cleaners)	\$ 374,499

Total HDSRF Funding – April 2015 **\$ 828,606**

Prepared by: Lisa Petrizzi

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - HAZARDOUS SITE REMEDIATION - MUNICIPAL GRANT

APPLICANT: Borough of Fanwood (Fmr Livingston-Wilbur Corp.) P40450

PROJECT USER(S): Same as applicant * - indicates relation to applicant

PROJECT LOCATION: 238 South Ave. Fanwood Borough (N) Union

GOVERNOR'S INITIATIVES: ( ) Urban ( ) Edison (X) Core ( ) Clean Energy

APPLICANT BACKGROUND:

The project site, identified as Block 64, Lots 5.01, 6.01 & 6.02 is a former lumber yard which has potential environmental areas of concern (AOCs). The Borough of Fanwood currently owns the project site and has satisfied proof of site control. It is the Borough's intent, upon completion of the environmental investigation activities to redevelop the project site for mixed use.

NJDEP has approved this request for Preliminary Assessment (PA), Site Investigation (SI) and Remedial Investigation (RI) grant funding on the above-referenced project site and finds the project technically eligible under the HDSRF program, Category 2, Series A.

APPROVAL REQUEST:

The Borough of Fanwood is requesting a $295,707 grant to perform (PA), (SI), and (RI) at the former Livingston-Wilbur Corporation project site. The Borough is also requesting a $53,540 grant on related application P40451 for innovative technology. Total funding to date is $349,247

FINANCING SUMMARY:

GRANTOR: Hazardous Discharge Site Remediation Fund

AMOUNT OF GRANT: $295,707

TERMS OF GRANT: No Interest: No repayment

PROJECT COSTS:

Remedial investigation	$218,364
Site investigation	$58,242
Preliminary assessment	$19,103
EDA administrative cost	$500
TOTAL COSTS	$296,209

APPROVAL OFFICER: K. Junghans

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - HAZARDOUS SITE REMEDIATION - MUNICIPAL GRANT

APPLICANT: Borough of Fanwood (Frm Livingston Wilbur Corp.) P40451

PROJECT USER(S): Same as applicant * - indicates relation to applicant

PROJECT LOCATION: 238 South Ave. Fanwood Borough (N) Union

GOVERNOR'S INITIATIVES: ( ) Urban ( ) Edison (X) Core ( ) Clean Energy

APPLICANT BACKGROUND:
The Borough of Fanwood is the owner of the project site, which is a former lumber yard. The NJDEP Office of Brownfield Reuse has found the applicant's proposal for financial assistance to be administratively and technically complete and has approved funding to be provided in the form of a Hazardous Discharge Site Remediation 25% Matching Grant under N.J.S.A. 58:10B-Subsection 2, Series A.

The scope of work includes remedial action activities to utilized innovative technology. In addition, pursuant to the evaluation it has been determined that the applicant meets the Authority's standard guidelines under the program. The grant is awarded based on a calculation equal to 25% of the Remedial Action Costs ($53,540).

APPROVAL REQUEST:
The Borough of Fanwood is requesting $53,540 grant to perform the approved scope of work at the project site. The Borough is also requesting a $295,707 grant on related application P40450 for investigation activities. Total funding to date is $349,247

FINANCING SUMMARY:

GRANTOR: Hazardous Discharge Site Remediation Fund

AMOUNT OF GRANT: $53,540

TERMS OF GRANT: No Interest; No Repayment

PROJECT COSTS:

Remedial Action	$214,160
EDA administrative cost	$500
TOTAL COSTS	$214,660

APPROVAL OFFICER: K. Junghans

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - HAZARDOUS SITE REMEDIATION - MUNICIPAL GRANT

APPLICANT: Borough of Franklin Lakes (Haledon DPW) P40433

PROJECT USER(S): Same as applicant * - indicates relation to applicant

PROJECT LOCATION: 1180 High Mountain Rd. Haledon Borough (N) Passaic

GOVERNOR'S INITIATIVES: ( ) Urban ( ) Edison (X) Core ( ) Clean Energy

APPLICANT BACKGROUND:

The project site, identified as Block 50, Lot 5 is a former Municipal DPW which has potential environmental areas of concern (AOCs). The Borough of Franklin Lakes currently owns the project site and has satisfied proof of site control. It is the Borough's intent, upon completion of the environmental investigation activities to redevelop the project site for recreation/open space.

According to the HDSRF legislation, a grant can be awarded to a municipality, county or redevelopment entity for up to 75% of the costs of remedial action for projects involving the redevelopment of contaminated property for recreation and conservation purposes, provided that the use of the property for recreation and conservation purposes is included in the redevelopment plan and is conveyed by a development easement, deed restriction for development or conservation easement for recreation and conservation purposes.

NJDEP has approved this request for Remedial Investigation (RI) and Remedial Action (RA) grant funding on the above-referenced project site and finds the project technically eligible under the HDSRF program, Category 2, Series A. The grant is awarded based on a calculation equal to 75% of the RA costs ($71,812) plus the RI costs ($33,048).

APPROVAL REQUEST:

The Borough of Franklin Lakes is requesting a $104,860 grant to perform RI and RA at the Haledon Borough DPW project site.

FINANCING SUMMARY:

GRANTOR: Hazardous Discharge Site Remediation Fund

AMOUNT OF GRANT: $104,860

TERMS OF GRANT: No Interest; No Repayment

PROJECT COSTS:

Remedial Action	$95,750
Remedial investigation	$33,048
EDA administrative cost	$500
TOTAL COSTS	$129,298

APPROVAL OFFICER: K. Junghans

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
PROJECT SUMMARY - HAZARDOUS SITE REMEDIATION - MUNICIPAL GRANT

APPLICANT: Jersey City Redevelopment Agency (Grant Cleaners & DB P40589

PROJECT USER(S): Same as applicant * - indicates relation to applicant

PROJECT LOCATION: 445 Ocean Ave. Jersey City (T/UA) Hudson

GOVERNOR'S INITIATIVES: (X) Urban ( ) Edison ( ) Core ( ) Clean Energy

APPLICANT BACKGROUND:

The project site, identified as Block 25804, Lot 17-23 is a former cleaners and auto service which has potential environmental areas of concern (AOC). The Jersey City Redevelopment Agency (JCRA) currently owns the project site and has satisfied proof of site control. It is JCRA's intent, upon completion of the environmental investigation activities to redevelop the project site for affordable housing.

According to the HDSRF legislation, a grant can be awarded to a municipality, county or redevelopment entity authorized to exercise redevelopment powers up to 50% of the costs of remedial action for projects involving the redevelopment of contaminated property for affordable housing.

NJDEP has approved this request for Remedial Investigation(RI) and Remedial Action (RA) grant funding on the above-referenced project site and finds the project technically eligible under the HDSRF program, Category 2, Series A. The grant is awarded based on a calculation equal to 50% of the RA costs ($283,823) plus the RI costs ($90,676).

APPROVAL REQUEST:

The JCRA is requesting a $374,499 grant to perform RI and RA at the Grant Cleaners/DB Lucky's Auto Service project site.

FINANCING SUMMARY:

GRANTOR: Hazardous Discharge Site Remediation Fund

AMOUNT OF GRANT: $374,499

TERMS OF GRANT: No Interest; No Repayment

PROJECT COSTS:

Remedial Action	$567,646
Remedial investigation	$90,676
EDA administrative cost	$500
TOTAL COSTS	$658,822

APPROVAL OFFICER: K. Junghans

OFFICE OF RECOVERY

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Melissa Orsen
Chief Executive Officer

DATE: April 14, 2015

SUBJECT: Stronger NJ Business Grant Program Appeal – Dorset Convenience and E.T.C. Plumbing, LLC.

Pursuant to the appeal process approved by the Board at the June 10, 2014 Board meeting, applicants to the Stronger NJ Business Grant program may challenge the EDA's decisions by submitting in writing to the EDA no later than 30 calendar days from the date of the denial, an explanation as to how the applicant has met the program criteria. A Hearing Officer is assigned to each project to provide an independent review of the appeal.

The Hearing Officer's review includes reviewing the appeal letter, the application and file, as well as speaking directly with the applicant and relevant Office of Recovery staff. The applicants have been sent the Hearing Officer's report in advance of the Board Meeting. They have been given an opportunity to reach out directly to the Hearing Officer to discuss the decision, and have been notified of the date and time of the Board Meeting.

At this meeting, the Board is being asked to consider two appeals: Dorset Convenience and E.T.C. Plumbing, LLC. Attached to this memo you will find the Hearing Officer's recommendation, the Hearing Officer's letter to the applicant, the declination letter and the applicant's appeal. I have reviewed the attached and I concur with the recommendation that the declinations under the Stronger NJ Business Grant Program for Dorset Convenience and E.T.C. Plumbing, LLC be upheld.

Melissa Orsen

attachments

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Melissa Orsen, Chief Executive Officer
Members of the Authority

FROM: Dina Khmelnitsky
Kara Kopach
Hearing Officers

DATE: April 14, 2015

SUBJECT: Stronger NJ Business Grant Program Appeals
Dorset Convenience – 53947
E.T.C. Plumbing - 53986

Request:

The Members are asked to approve the Hearing Officers' recommendations to uphold the declinations of the Stronger NJ Business Grants for Dorset Convenience and E.T.C. Plumbing, LLC.

Background:

Pursuant to the appeal process approved by the Board at the April 30, 2013 Special Board meeting, and revised at the June 10, 2014 Board Meeting, applicants to the Stronger NJ Business Grant program may challenge the EDA's decisions by submitting in writing to the EDA no later than 30 calendar days from the date of the denial, an explanation as to how the applicant has met the program criteria. A Hearing Officer is assigned by the CEO to each project to provide an independent review of the appeal. Kara Kopach has fulfilled the role of Hearing Officer to review the following appeals and have completed the review with legal guidance from the Attorney General's Office.

Each appeal has been reviewed and letters have been sent to each applicant with the Hearing Officer's recommendations. The applicant was notified in the letter that they have the opportunity to provide comments or exceptions directly to the Hearing Officer. Letters are attached to this memo.

Based on the review of the appeals submitted by the applicants and the analysis prepared by the initial review team from the EDA, the Hearing Officer recommends the following:

Business Name	Reason for Decline	Discussion
Dorset Convenience	Applicant is no longer in business.	Business has not operated in the past two years.
E.T.C. Plumbing, LLC	Business is home-based without a separate entrance for commercial customers.	Business is a home-based business that does not comply with township zoning ordinances. The applicant has stated that they will not take further action to become compliant.

Recommendation:
As a result of careful consideration of the above appeal in consultation with the Attorney General's Office, the recommendation of the Hearing Officer is to uphold the declination of the Stronger NJ Grant application for Dorset Convenience and E.T.C. Plumbing, LLC.

Prepared by: Dina Khmelnitsky

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Timothy Lizura
President/Chief Operating Officer

DATE: April 14, 2015

SUBJECT: Extension of project completion deadline for the Stronger NJ Business Loan Program

Request:

The Members are asked to approve the completion deadline for eligible applicants under the Stronger NJ Business Loan Program ("SBL") from May 13, 2015 to July 1, 2016.

Background:

On August 12, 2014, the Board approved an extension to the date on which all loan disbursement must be complete from December 31, 2014 to May 13, 2015. At that time, staff believed that this deadline would give applicants sufficient time to complete their projects while allowing the Authority enough time to fully disburse funds within the deadline set by the federal Department of Housing and Urban Development ("HUD").

The award process, including the federally required environmental and historic reviews conducted by the Department of Environmental Protection, has had the unanticipated effect of pushing back the construction schedules originally submitted with applications. It has become evident that many of the approved projects would require additional time to complete construction.

In order to best serve our applicants, the EDA will grant all SBL applicants an extension to the disbursement deadline from May 13, 2015 to July 1, 2016. This extension will still allow the Authority sufficient time to ensure all funds are disbursed within the deadline set by HUD.

Recommendation:

The Members are asked to approve the extension of the completion deadline for the Stronger NJ Business Loan Program from May 13, 2015 to July 1, 2016.

Prepared by: Kim Ehrlich

BOARD MEMORANDUMS

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Timothy J. Lizura, President and Chief Operating Officer

DATE: April 14, 2015

SUBJECT: Delegated Authority Approvals for 1st Quarter 2015
For Informational Purposes Only

The following post-closing actions were approved under delegated authority during the first quarter of 2015:

Name	EDA Credit Exposure	Action
Acme Gear Co., Inc./Gelles Holdings, LLC	$ 1,836,481	Re-amortize the Statewide Loan Pool (SLP) participation loan over the remaining 6 year term following a $372,350 principal prepayment.
ADJ Realty New Jersey, LLC/ E&T Plastics	$ 864,285	Extend EDA's direct loan 5 years to February 1, 2020 to allow the borrower time to amortize a balloon maturity.
Parkway-Kew Corporation	$ 156,415	Extend EDA's SLP loan maturity to November 1, 2019 to allow the borrower time to amortize a balloon maturity.
Phillips, Brian and Patricia A./ Little Tots Day Care Center	$ 36,487	Extend EDA's SLP loan maturity to December 1, 2017 to allow the borrower time to amortize a balloon maturity.

Conduit Bonds (EDA has no credit exposure)	
M.V. Holdings, LLC and Intelco of Delaware Valley, Inc.	Consent to Bank's forbearance agreement extending maturity to May 31, 2015 to allow time for borrower to refinance.
NJ Natural Gas Company	Consent to amend the bond documents to correctly identify the credit agency ratings in the Tier II of the "applicable spread" definition.

Prepared by: Mansi Naik

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Timothy Lizura
President/Chief Operating Officer

DATE: April 14, 2015

SUBJECT: Incentives Modifications
(For Informational Purposes Only)

Since 2001, and most recently in June, 2014, the Members have approved delegations to the President/Chief Operating Officer for post closing incentive modifications that are administrative and do not materially change the original approvals of these grants.

Attached is a list of the incentive modifications and Salem/UEZ renewal extensions that were approved in the 1st quarter ending March 31, 2015.

Prepared by: C. Craddock

ACTIONS APPROVED UNDER DELEGATED AUTHORITY
QUARTER ENDING MARCH 31, 2015

BUSINESS EMPLOYMENT INCENTIVE PROGRAM

Applicant	Modification Action	Approved Award
Amneal Pharmaceuticals, LLC	Award percentage adjustment from 60% to 55%	$ 4,638,000
TI Parsippany Inc. and TI Shared Services Inc.	Award percentage adjustment from 60% to 55%	$ 3,288,372

UEZ ENERGY SALES TAX EXEMPTION

Applicant	Modification Action	Approved Award
Ardagh Glass Inc.	Merger and Name Change	$ 750,000

SALEM/UEZ ENERGY SALES TAX EXEMPTION RENEWALS

Applicant	Location	# of Employees/% Involved in Manufacturing	Benefit
Actavis Elizabeth, LLC	Elizabeth, NJ	465/532	$ 285,000
Ardagh Glass, Inc.	Bridgeton, NJ	372/360	$ 750,000
General Mills Operations, LLC	Vineland, NJ	387/412	$ 200,000
Nipro Glass Americas Corporation	Millville, NJ	233/260	$ 400,000
Omni Glass Company, LLC	Vineland, NJ	370/480	$ 150,000
Tropical Cheese Industries, Inc.	Perth Amboy, NJ	139/264	$ 55,000

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

TO: Members of the Authority

FROM: Timothy Lizura
President/Chief Operating Officer

DATE: April 14, 2015

SUBJECT: Hazardous Discharge Site Remediation Fund - Delegated Authority First Quarter 2015 Approvals (For Informational Purposes Only)

Pursuant to delegations approved by the Board in May 2006, staff may approve new grants under the Hazardous Discharge Site Remediation Fund (HDSRF) up to $100,000 and supplemental awards for existing grants (of any size) up to an aggregate of $100,000, provided that the aggregate amount of the supplemental awards does not exceed $100,000.

Attached is a summary of the Delegated Authority approvals for the first quarter ending March 31, 2015.

Timothy Lizura

Prepared by: Lisa Petrizzi

APPLICANT	DESCRIPTION	GRANT AMOUNT	AWARDED TO DATE
Berkeley Township (S. Asphalt Brunswick Company) P40031	Initial grant to perform Preliminary Assessment and Remedial Investigation activities.	$12,500	$12,500
Monmouth Conservation Foundation (Chris River Plaza Marina) P39883	Initial grant to perform Preliminary Assessment, Site Investigation and Remedial Investigation activities	$94,631	$94,631
City of Perth Amboy (BDA Former Municipal Complex) P38532	Initial grant to perform Site Investigation.	$5,275	$5,275
Estate of Dorothy Niece P39884	Initial 25% Matching Grant to perform remedial action activities to achieve an unrestricted or limited restricted re-use classification.	$9,019	$9,019
Town of Kearny (Gunnell Oval) P40059	Initial grant to perform Preliminary Assessment and Site Investigation.	$84,451	$84,451
5 Grants	**Total Delegated Authority for HDSRF Applications**	**$205,876**	

*Includes cummulative awards to date (initial & supplemental). Supplemental grant awards do not exceed $100,000 the delegation permitted

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

TO: Members of the Authority

FROM: Timothy Lizura
President/Chief Operating Officer

DATE: April 14, 2015

SUBJECT: Petroleum Underground Storage Tank Program (PUST) - Delegated Authority First Quarter 2015 Approvals (For Informational Purposes Only)

Pursuant to delegations approved by the Board in May 2006, staff may approve new grants under the Petroleum Underground Storage Tank Program (PUST) up to $100,000 and supplemental awards for existing grants (of any size) up to an aggregate of $100,000, provided that the aggregate amount of the supplemental awards does not exceed $100,000.

Attached is a summary of the Delegated Authority approvals for the first quarter ending March 31, 2015.

Timothy Lizura

Prepared by: Lisa Petrizzi

APPLICANT	DESCRIPTION	GRANT AMOUNT	AWARDED TO DATE
Alagha, Khaled (P40354)	Initial grant for upgrade, closure and remediation	$26,245	$26,245
Albright, Alice (P39875)	Initial grant for upgrade, closure and remediation	$11,691	$11,691
Allen, Aaron (P40270)	Initial grant for upgrade, closure and remediation	$4,419	$4,419
Anthony, Vernon (P40072)	Initial grant for upgrade, closure and remediation	$45,416	$45,416
Apol, Joel H. (P39874)	Initial grant for upgrade, closure and remediation	$16,372	$16,372
Arace, Phillip and Karen (P40328)	Initial grant for upgrade, closure and remediation	$12,138	$12,138
Barresi, Natale and Josephine (P40152)	Initial grant for upgrade, closure and remediation	$4,172	$4,172
Belasco, Daniel and Marlene (P40216)	Initial grant for upgrade, closure and remediation	$4,794	$4,794
Benedetti, James and Carina (P40150)	Initial grant for upgrade, closure and remediation	$11,549	$11,549
Buchsbaum, Peter (P40329)	Initial grant for upgrade, closure and remediation	$6,830	$6,830
Budrow, Joe (P40345)	Initial grant for upgrade, closure and remediation	$7,022	$7,022
Burns, Michael (P40275)	Initial grant for upgrade, closure and remediation	$8,010	$8,010
Butler, Walter (P40405)	Initial grant for upgrade, closure and remediation	$4,286	$4,286
Canaria, Jennifer (P39667)	Initial grant for upgrade, closure and remediation	$16,509	$16,509
Carhart, Maura (P39839)	Initial grant for upgrade, closure and remediation	$4,920	$4,920
Cassarini, Donald (P39800)	Initial grant for upgrade, closure and remediation	$2,417	$2,417
Cha, Peter (P39711)	Initial grant for upgrade, closure and remediation	$28,976	$28,976
Christmann, Rose (P39834)	Supplemental grant for site remediation	$11,961	$18,920
Cigas, Ken (P40327)	Initial grant for upgrade, closure and remediation	$2,640	$2,640
Clemente, Hector (P40112)	Supplemental grant for site remediation	$28,796	$36,535
Coimbra, Palmira (P39718)	Initial grant for upgrade, closure and remediation	$11,717	$11,717
Colburn, Diane (P40271)	Initial grant for upgrade, closure and remediation	$8,232	$8,232
Cole, Maria (P40108)	Initial grant for upgrade, closure and remediation	$1,975	$1,975
Costabile, Paula and Deborah Worthington (P39862)	Initial grant for upgrade, closure and remediation	$19,286	$19,286

APPLICANT	DESCRIPTION	GRANT AMOUNT	AWARDED TO DATE
Cromley, Jeanne M. (P40104)	Initial grant for upgrade, closure and remediation	$4,223	$4,223
De Portillo, Bonnie Pyne (P39843)	Initial grant for upgrade, closure and remediation	$13,848	$13,848
DeVries, Jan (P40052)	Initial grant for upgrade, closure and remediation	$2,663	$2,663
Deacon, Harold (P40435)	Initial grant for upgrade, closure and remediation	$29,018	$29,018
Denekamp, Richard and Amy (P40145)	Initial grant for upgrade, closure and remediation	$24,585	$24,585
Diaz, Rosa (P40012)	Initial grant for upgrade, closure and remediation	$26,440	$26,440
Dooley, Sean and Amy (P39790)	Initial grant for upgrade, closure and remediation	$489	$10,471
Doyle, Mary (P39796)	Supplemental grant for site remediation	$5,120	$18,325
Ercan, Elbrus and Teresa (P39876)	Initial grant for upgrade, closure and remediation	$4,165	$4,165
Estate of Bernard Sherry (P40217)	Initial grant for upgrade, closure and remediation	$13,329	$13,329
Estate of Harry Trautvetter (P39873)	Initial grant for upgrade, closure and remediation	$15,461	$15,461
Estate of Jennie Katchka (P40078)	Initial grant for upgrade, closure and remediation	$32,352	$32,352
Estate of John Leck (P40273)	Initial grant for upgrade, closure and remediation	$44,725	$67,994
Estate of Juanita Stine (P39841)	Initial grant for upgrade, closure and remediation	$4,557	$4,557
Estate of Marilyn McFarland Hughes (P39663)	Initial grant for upgrade, closure and remediation	$18,050	$18,050
Estate of Rose Dellisanti (P40050)	Initial grant for upgrade, closure and remediation	$16,312	$16,312
Esteves, Agostinho (40007)	Initial grant for upgrade, closure and remediation	$13,163	$13,163
Facciolo, Matt (P39855)	Initial grant for upgrade, closure and remediation	$4,716	$4,716
Fresckі, John and Rosalie (P40081)	Initial grant for upgrade, closure and remediation	$4,750	$4,750
Gabbay, Meir (P40107)	Initial grant for upgrade, closure and remediation	$10,252	$10,252
Garrick, Frank (P40080)	Initial grant for upgrade, closure and remediation	$14,288	$14,288
Gefell, Eileen (P40347)	Initial grant for upgrade, closure and remediation	$23,989	$23,989
Gerasimov, Vasil (P40054)	Initial grant for upgrade, closure and remediation	$20,388	$20,388
Habib, Soad (P39661)	Initial grant for upgrade, closure and remediation	$9,516	$9,516

APPLICANT	DESCRIPTION	GRANT AMOUNT	AWARDED TO DATE	
Hardman, Elaine (P39822)	Initial grant for upgrade, closure and remediation	$24,180	$24,180	
Harrington, Anne K. (P40046)	Initial grant for upgrade, closure and remediation	$11,373	$11,373	
Hudish, Jeffrey (P40079)	Initial grant for upgrade, closure and remediation	$4,641	$4,641	
Ingram, James (P39801)	Initial grant for upgrade, closure and remediation	$4,490	$4,490	
Kamensky, Bela (P40220)	Initial grant for upgrade, closure and remediation	$2,879	$2,879	
Kelley, Margaret and Martin (P40239)	Initial grant for upgrade, closure and remediation	$16,286	$16,286	
Kennedy, Winston (P40269)	Initial grant for upgrade, closure and remediation	$4,237	$4,237	
Kenny, Michael and Beatrice (P39850)	Initial grant for upgrade, closure and remediation	$26,113	$26,113	
Kirk, Preston (P40053)	Initial grant for upgrade, closure and remediation	$13,839	$13,839	
Koeppel, Robert (P40154)	Initial grant for upgrade, closure and remediation	$3,504	$3,504	
Kolody, Kelly Sheridan (P39879)	Initial grant for upgrade, closure and remediation	$8,225	$8,225	
Kolody, Michael (P40252)	Supplemental grant for site remediation	$2,352	$8,252	
Krupa, Joseph (P40343)	Initial grant for upgrade, closure and remediation	$1,618	$1,618	
Kukuljac, Nedzad (P40260)	Supplemental grant for site remediation	$14,364	$61,290	
Kydd, Jeffrey (P39942)	Initial grant for upgrade, closure and remediation	$10,464	$10,464	
Larkin, Michael and Marie (P40247)	Initial grant for upgrade, closure and remediation	$2,870	$25,719	
Lawrence, Thomas E. (P40102)	Initial grant for upgrade, closure and remediation	$18,612	$18,612	
Lawson, Lois (P40341)	Initial grant for upgrade, closure and remediation	$15,098	$15,098	
Leibowitz, Robert (P39933)	Initial grant for upgrade, closure and remediation	$5,623	$5,623	
Lucas, Denise (P40032)	Supplemental grant for upgrade, closure and remediation	$81,849	$397,769	*
Macuzr, John (P40013)	Initial grant for upgrade, closure and remediation	$11,074	$11,074	
Magiera, Jacob (P40268)	Initial grant for upgrade, closure and remediation	$8,402	$8,402	
Mahan, Kenneth W. (P39838)	Initial grant for upgrade, closure and remediation	$11,309	$11,309	
Mann, Abby and Mary Ann (P40062)	Supplemental grant for site remediation	$1,355	$8,455	
McAuliff, Carol (P39819)	Initial grant for upgrade, closure and remediation	$17,541	$17,541	

APPLICANT	DESCRIPTION	GRANT AMOUNT	AWARDED TO DATE
McManus, Christopher and Jeanie (P40105)	Initial grant for upgrade, closure and remediation	$1,643	$1,643
Meritz, Maria (P40106)	Initial grant for upgrade, closure and remediation	$18,107	$18,107
Miller, Barry (P39837)	Initial grant for upgrade, closure and remediation	$2,275	$2,275
Miniter, Richard (P39999)	Initial grant for upgrade, closure and remediation	$5,672	$5,672
Moczula, Martha (P40259)	Supplemental grant for site remediation	$6,315	$11,551
Moise, Cleopatra Orelda (P39528)	Supplemental grant for upgrade, closure and remediation	$5,945	$97,088
Monaco, Lawrence (P40215)	Initial grant for upgrade, closure and remediation	$7,227	$7,227
Morgan, William (P40196)	Initial grant for upgrade, closure and remediation	$4,600	$4,600
Murphy, Anne (P39934)	Initial grant for upgrade, closure and remediation	$14,123	$14,123
Novoa, Lucita (P39787)	Supplemental grant for upgrade, closure and remediation	$1,772	$48,964
Pagliuca, Vincent and Joan (P40151)	Initial grant for upgrade, closure and remediation	$17,067	$17,067
Panach, Michael and Ivana (P40398)	Supplemental grant for site remediation	$7,682	$61,433
Panassidi, Salvatore and Loretta (P39820)	Initial grant for upgrade, closure and remediation	$10,365	$10,365
Pappas, Erminda (P38472)	Initial grant for upgrade, closure and remediation	$13,808	$13,808
Pergola, Elizabeth and Fabian Pintueles (P40074)	Initial grant for upgrade, closure and remediation	$10,110	$10,110
Ramirez, Mayra (P40109)	Initial grant for upgrade, closure and remediation	$17,709	$17,709
Reitmeyer Van Daley, Lynne (P40238)	Initial grant for upgrade, closure and remediation	$13,698	$13,698
Ringler, Michael and Judith (P40352)	Initial grant for upgrade, closure and remediation	$10,342	$10,342
Robinson, Frank (P39827)	Supplemental grant for site remediation	$6,359	$22,956
Roy, Douglas and Maria Schembari (P39857)	Initial grant for upgrade, closure and remediation	$8,180	$8,180
Rudnick, Esther (P40101)	Initial grant for upgrade, closure and remediation	$20,976	$20,976
Scatuorchio, Margery (P40350)	Initial grant for upgrade, closure and remediation	$6,642	$6,642
Schenk, Patricia (P40436)	Initial grant for upgrade, closure and remediation	$25,725	$25,725
Scoppetta, Michael (P39713)	Initial grant for upgrade, closure and remediation	$19,880	$19,880
Silverstein, Lila (P40153)	Initial grant for upgrade, closure and remediation	$16,383	$16,383

APPLICANT	DESCRIPTION	GRANT AMOUNT	AWARDED TO DATE	
Slaughter, James and Sandra (P36261)	Initial grant for upgrade, closure and remediation	$5,663	$5,663	
Smith, Dale (P40055)	Initial grant for upgrade, closure and remediation	$12,185	$12,185	
Smith, John (P39664)	Initial grant for upgrade, closure and remediation	$12,957	$12,957	
Snekszer, Jerome (P40076)	Initial grant for upgrade, closure and remediation	$75,979	$75,979	
Southwood Baptist Church (P39616) Fellowship Hall	Initial grant for upgrade, closure and remediation	$87,418	$87,418	
Southwood Baptist Church (P39629) Church	Initial grant for upgrade, closure and remediation	$65,660	$65,660	
Sparta United Methodist Church (P39789)	Supplemental grant for upgrade, closure and remediation	$13,403	$404,787	*
Spera, Jeanna (P40149)	Initial grant for upgrade, closure and remediation	$14,051	$14,051	
Spony, Michael and Judy (P39945)	Initial grant for upgrade, closure and remediation	$14,203	$14,203	
Stillwater Area Volunteer Fire Company (P39866)	Initial grant for upgrade, closure and remediation	$6,303	$6,303	
Szczepanski, Ed (P40274)	Initial grant for upgrade, closure and remediation	$5,724	$5,724	
Tull, Robert M. (P40049)	Initial grant for upgrade, closure and remediation	$5,369	$5,369	
Tweed, Helen (P40063)	Supplemental grant for upgrade, closure and remediation	$20,000	$272,321	*
Urban Crisis Council Daycare Center 100, Inc. (P39662)	Initial grant for upgrade, closure and remediation	$67,957	$67,957	
Vecchiarelli, Gary and Catherine (P39881)	Initial grant for upgrade, closure and remediation	$7,787	$7,787	
Vinciguerra, Donna (P39607)	Supplemental grant for upgrade, closure and remediation	$5,601	$19,158	
Walters, Ronald (P40323)	Initial grant for upgrade, closure and remediation	$17,853	$17,853	
Yurek, Eugene (P40073)	Initial grant for upgrade, closure and remediation	$8,780	$8,780	
Zelig, Joshua and Rena (P39863)	Initial grant for upgrade, closure and remediation	$11,600	$11,600	
117 Grants	**Total Delegated Authority for Leaking Tank Applications**	**$1,710,168**		

*Includes cummulative awards to date (initial & supplemental). Supplemental grant awards do not exceed $100,000 the delegation permitted

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

TO: Members of the Authority

FROM: Timothy Lizura
President/Chief Operating Officer

DATE: April 14, 2015

SUBJECT: Retail Fuel Station – Energy Resiliency Program
(For Informational Purposes Only)

In December 2013 and again in December 2014, the members approved the Retail Fuel Station – Energy Resiliency Program ("RFS") to aid retail fuel stations with becoming energy resilient during natural disasters that often result in extensive power outages like those that occurred during Superstorm Sandy.

The program, which is a joint effort between New Jersey Office of Emergency Management ("NJOEM"), the Federal Emergency Management Agency ("FEMA") and EDA, was initially capitalized with $7 million to provide grants to install permanent generators or quick connections for mobile generators at retail fuel stations. The initial round resulted in 114 eligible applications of which 72/$3,130,000 are approved; an additional 42/$730,000 are under review. The second round has currently resulted in 185/$3,310,000 eligible applications and these applications are currently being reviewed for eligibility. To date, seven applicants have completed the installations at their project site.

To support program efficiencies, the members approved delegation to staff to approve these projects. Attached are the projects approved under delegation for 1Q2015. All approvals represent those approved under the initial program guidelines established in 2013.

Timothy Lizura

Prepared by: Lisa Petrizzi

BERGEN COUNTY Applicant	Description	Grant	Anticipated Completion
E&E Exxon AME Management Inc. P39009	Installation of a permanent generator at 842 Route 17 North, Ramsey	$65,000	May 2015
Exxon on the Run Ksertbas, Inc P38981	Installation of a permanent generator at 185 Route 17 S., East Rutherford	$65,000	June 2015
GW Bridge Exxon Tiger Service Station, Inc. P39325	Installation of a permanent generator at 484 Route 4 East, Englewood	$65,000	June 2015
Paramus Exxon on the Run Sertbas, Inc P38979	Installation of a permanent generator at 100 Route 17 N., Paramus	$65,000	June 2015
Quick Chek - Lodi QuickChek Corporation P39208	Installation of a permanent generator at 116 Rte 46 EB, Lodi	$65,000	June 2015
Quick Chek - Ramsey QuickChek Corporation P39176	Installation of a permanent generator at 40 Route 17 N, Ramsey	$65,000	May 2015
Lukoil - Rutherford Lukoil North America LLC P39225	Installation of a quick connect at 149 Highland Cross Road, Rutherford	$15,000	June 2015
Ridgewood Tiger Mart/Exxon Bergen Convenience Flagship P39005	Installation of a permanent generator at 490 State Rte 17 S, Ridgewood Village	$65,000	June 2015
Valero ADPP Enterprises, Inc. P39049	Installation of a permanent generator at 193 Route 173 North, Mahwah	$15,000	April 2015
Valero Fuel Mahwah Paks Fast Service, Inc, P39059	Installation of a permanent generator at 198 Route 17 South, Mahway	$15,000	May 2015
BURLINGTON COUNTY Applicant	**Description**	**Grant**	**Anticipated Completion**
Bordentown Valero APCO Petroleum Corp - Bordentown P39104	Installation of a permanent generator at 2000 Route 206, Bordentown	$65,000	May 2015
Bordentown Valero APCO Petroleum Corp – Bordentown P39112	Installation of a permanent generator at 1080 Route 206, Bordentown	$15,000	April 2015
Lukoil – Mt. Laurel Lukoil North America, LLC P39235	Installation of a quick connect at 921 Route 73, Mt. Laurel	$15,000	June 2015
Valero Westhampton APCO Petroleum Corp - Westhampton P39109	Installation of a quick connect at 2036 Rte 541, Westhampton	$15,000	INSTALLED

ESSEX COUNTY Applicant	Description	Grant	Anticipated Completion
Valero ADPP Enterprises Inc P39052	Installation of a permanent generator at 650 Route 46 East, Fairfield	$65,000	April 2015
HUDSON COUNTY **Applicant**	**Description**	**Grant**	**Anticipated Completion**
Holland Tunnel Exxon Holland Tunnel Service Center P38967	Installation of a permanent generator at 597 Marin Boulevard, Jersey City	$65,000	June 2015
QuickChek - Bayonne QuickChek Corporation P39206	Installation of a permanent generator at 20 East 53rd Street, Bayonne	$65,000	July 2015
HUNTERDON COUNTY **Applicant**	**Description**	**Grant**	**Anticipated Completion**
Busy Bee Shell Five Star Gas and Food Mart P39021	Installation of a quick connect at 170 State Route 173, Union	$15,000	April 2015
Califon Exxon Califon Exxon, Inc. P38907	Installation of a quick connect at 429 Route 513, Califon	$15,000	May 2015
Clinton Valero A.P.M. Management P39055	Installation of a permanent generator at 1747 Route 31 South, Clinton	$65,000	April 2015
Hampton BP APM Management Inc P39130	Installation of a quick connect at 238 Route 31 N., Hampton	$15,000	April 2015
MERCER COUNTY **Applicant**	**Description**	**Grant**	**Anticipated Completion**
Lukoil - Princeton Lukoil North America, LLC P39239	Installation of a quick connect at 3513 Route 1, Princeton	$15,000	June 2015
QuickChek - Lawrenceville QuickChek Corporation P39203	Installation of a permanent generator at 303 Brunswick Circle, Lawrenceville	$65,000	April 2015
Yardville Valero Tri-State Petro, Inc P39120	Installation of a quick connect at 42 Route 130, Yardville-Groveville	$15,000	April 2015
MIDDLESEX COUNTY **Applicant**	**Description**	**Grant**	**Anticipated Completion**
APCO Valley Garage/Valero APCO Petroleum Corp. – South Brunswick P39107	Installation of a permanent generator at 4000 Route 1, South Brunswick	$65,000	April 2015
QuickChek – Perth Amboy QuickChek Corporation P39196	Installation of a permanent generator at 853 Convery Blvd., Perth Amboy	$65,000	July 2015
QuickChek – S. Brunswick QuickChek Corporation P39179	Installation of a permanent generator at 2432 US Highway 130, S. Brunswick	$65,000	May 2015

Valero Cranbury APCO Petroleum Corp. – Cranbury P39106	Installation of a permanent generator at 2736 Route 130, Cranbury	$15,000	April 2015
Valero APCO Petroleum Corp. – South Brunswick P39114	Installation of a permanent generator at 2633 Route 130, South Brunswick	$65,000	April 2015
Valero APCO Petroleum Corp. – South Brunswick P39105	Installation of a permanent generator at 2040 Route 130, South Brunswick	$15,000	April 2015
MONMOUTH COUNTY **Applicant**	**Description**	**Grant**	**Anticipated Completion**
BP Middletown Petro Realty, LLC P38957	Installation of a quick connect at 863 Highway 35, Middletown	$15,000	INSTALLED
BP Aberdeen Petro Realty LLC P38932	Installation of a quick connect at 1103 Rt 34, Aberdeen	$15,000	May 2015
Eatontown Exxon Excellency Enterprises LLC P39292	Installation of a quick connect 150 Rte 35 & Wyckoff Road	$15,000	May 2015
Molly Pitcher Exxon JMD Gas Corp P38994	Installation of a permanent generator at 4211 Route 9 North, Freehold	$65,000	May 2015
QuickChek - Hazlet QuickChek Corporation P39174	Installation of a permanent generator at 1170 Hwy 36, Hazlet	$65,000	May 2015
QuickChek - Highlands QuickChek Corporation P39205	Installation of a permanent generator at 460 Hwy 36, Highlands	$65,000	March 2015
Lukoil – Long Branch Lukoil North America LLC – P39238	Installation of a quick connect 570 Joline Avenue, Long Branch	$15,000	June 2015
Lukoil - Wall Lukoil North America LLC – P39237	Installation of a quick connect 1951 Route 34, Wall	$15,000	June 2015
Spring Valley Exxon Petroleum Marketing Group P39166	Installation of a quick connect at 70 Route 9, Morganville	$15,000	April 2015
MORRIS COUNTY **Applicant**	**Description**	**Grant**	**Anticipated Completion**
Lukoil – Succasunna-Kenvil Lukoil North America LLC – P39236	Installation of a quick connect at 48 Route 10 West, Succasunna-Kenvil	$15,000	June 2015
Morristown Exxon Petroleum Marketing Group P39171	Installation of a permanent generator at 109 Morris Street, Morristown	$65,000	April 2015
Mount Arlington Exxon Wayne A. DeKorte P39071	Installation of a permanent generator at 12 Howard Blvd., Mount Arlington	$15,000	May 2015

Parsippany Gulf Rock Oil Co P39091	Installation of a quick connect at 400 Route 46, Parsippany-Troy Hills	$15,000	April 2015
QuickChek - Hanover QuickChek Corporation P39198	Installation of a permanent generator at 2 Parsippany Road, Hanover	$65,000	July 2015
QuickChek - Jefferson QuickChek Corporation P39201	Installation of a permanent generator at Rt 15 & Hellers Lane, Jefferson	$65,000	April 2015
OCEAN COUNTY **Applicant**	**Description**	**Grant**	**Anticipated Completion**
Brick Shell Petroleum Marketing Group P39164	Installation of a quick connect at 1 Lanes Mill Road, Brick	$15,000	April 2015
Exxon on Run Tiger Tail P38972	Installation of a permanent generator at 1444 Rte 88, Lakewood	$65,000	June 2015
Lakewood Sunoco Gill Petroleum P39068	Installation of a quick connect at 741 River Avenue, Lakewood	$15,000	May 2015
Oak Ridge Shell Service Center Petroleum Marketing Group P39165	Installation of a quick connect at 1095 Rte 37 W, Toms River	$15,000	INSTALLED
Point Pleasant Citgo Rt 35 North LLC P39089	Installation of a permanent generator at 224 Hawthorne Ave, Pt. Pleasant Beach	$65,000	May 2015
QuickChek - Berkley QuickChek Corporation P39207	Installation of a permanent generator at 768 Rte 9, Berkley	$65,000	April 2015
QuickChek - Manchester QuickChek Corporation P39202	Installation of a permanent generator at 3001 Ridgeway Road, Manchester	$65,000	May 2015
PASSAIC COUNTY **Applicant**	**Description**	**Grant**	**Anticipated Completion**
Exxon Tiger 23 Inc P39007	Installation of a permanent generator at 1431 State Route 23 S., Wayne	$65,000	June 2015
Little Falls Valero ADPP Enterprises, Inc. P39124	Installation of a quick connect at 1755 Route 46 E, Little Falls	$15,000	INSTALLED
SALEM COUNTY **Applicant**	**Description**	**Grant**	**Anticipated Completion**
Riggins R. Paul Riggins P38901	Installation of a quick connect at 129 E. Main Street, Millville	$15,000	April 2015
SOMERSET COUNTY **Applicant**	**Description**	**Grant**	**Anticipated Completion**
Belle Mead Valero Belle Mead Petroleum, LLC P38891	Installation of a quick connect at 862 Route 206 S, Hillsborough	$15,000	INSTALLED

QuickChek - Hillsborough QuickChek Corporation P39148	Installation of a permanent generator at 273 Route 206, Hillsborough	$65,000	May 2015
SUSSEX COUNTY **Applicant**	**Description**	**Grant**	**Anticipated Completion**
Lukoil - Hardyston Lukoil North America LLC – P39228	Installation of a quick connect at 91 Route 23, Hardyston	$15,000	June 2015
Lukoil - Sussex Lukoil North America LLC – P39227	Installation of a quick connect at 721 Route 23, Sussex	$15,000	June 2015
Montague Gulf Petrozino LLC P39101	Installation of a permanent generator at 15 Route 23, Montague	$65,000	May 2015
Montague Valero ADPP Enterprises, Inc. P39051	Installation of a permanent generator at 9 Route 23 S, Montague	$65,000	April 2015
QuickChek - Lafayette QuickChek Corporation P39204	Installation of a permanent generator at 35 Rte 15, Lafayette	$65,000	June 2015
QuickChek - Sparta QuickChek Corporation P39200	Installation of a permanent generator at 312 Sparta Avenue, Sparta	$65,000	May 2015
QuickChek - Wantage QuickChek Corporation P39173	Installation of a permanent generator at 270 Rte 23, Wantage	$65,000	April 2015
UNION COUNTY **Applicant**	**Description**	**Grant**	**Anticipated Completion**
Bayway Exxon Petroleum Marketing Group Inc P39170	Installation of a permanent generator at 508 Brunswick Avenue, Elizabeth	$65,000	May 2015
Linden Exxon Petroleum Marketing Group P39167	Installation of a permanent generator 801 W. Edgar Road, Linden	$65,000	INSTALLED
QuickChek - Rahway QuickChek Corporation P39177	Installation of a permanent generator 2001 Route 1 & 9 North, Rahway	$65,000	INSTALLED
WARREN COUNTY **Applicant**	**Description**	**Grant**	**Anticipated Completion**
Mobil Gill Petroleum Inc P39135	Installation of quick connect at 468-474 Route 31 South, Washington	$15,000	May 2015
QuickChek - Independence QuickChek Corporation P39178	Installation of a permanent generator at 918 County 517, Independence	$65,000	May 2015
QuickChek - Washington QuickChek Corporation P39209	Installation of a permanent generator at 350 NJSH 57 W, Washington	$65,000	May 2015
Quick-Chek – White QuickChek Corporation P39195	Installation of a permanent generator at 567 County Road 519, White	$65,000	April 2015

Washington Valero APCO Petroleum Corp - Washington P39103	Installation of a permanent generator at 1389 Route 130, Washington	$65,000	April 2015
72 Grants	**Approved to Date**	**$3,130,000**	

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Timothy J. Lizura, President and COO

DATE: April 14, 2015

SUBJECT: Projects Approved Under Delegated Authority - **For Informational Purposes Only**

The following projects were approved under Delegated Authority in March 2015:

Small Business Fund Program:

1) BUF Health and Human Services, Inc. (P40410), located in Plainfield City, Union County, was formed in 1993 as a non-profit organization that provides childcare in the City of Plainfield and has been an Abbott provider since the Abbott program's inception in 1998. BUF currently operates out of two leased buildings currently owned by the African American Fund of NJ ("AAF"), an unrelated landlord. The Company was approved for a $500,000 direct loan. Proceeds will be used to refinance a portion of an existing tax exempt bond used to construct one of the leased buildings, to pay off an existing PNC Bank loan, and to repay a construction loan. BUF will obtain ownership of both properties from AAF.

2) Community Asset Preservation Corporation (P39984), located in Newark City, Essex County, is a nonprofit organization that acquires pools of nonperforming residential mortgages and foreclosed real estate in low to moderate income communities. Since purchasing 47 properties in 2009, almost 90 percent have been returned to active use as quality affordable rental or for sale housing. The Company was approved for a $465,000 direct loan. Proceeds will be used to purchase the building that they have been leasing since 2013. Currently, the Company has five employees and plans to create four new positions over the next two years.

3) Power Precision Realty, LLC (P40395), located in Denville Township, Morris County, is a real estate holding company that was formed to purchase a commercial property. The operating company, Tri-Power Consulting LLC ("TPC"), is related by common ownership. TPC provides design solutions relating to custom automation, machine design engineering, product development manufacturing, tooling, fabrication and functional prototyping. The Company was approved for a $335,000 direct loan. Proceeds will be used to refinance an existing loan. The Company currently has 20 employees and plans to create twelve additional jobs within the next two years.

Premier Lender Program:

1) Scott Real Estate LLC (40538), located in Wayne Township, is a real estate holding company formed to purchase the project property. The operating company, BT Wayne School LLC, functions as a Goddard School in Wayne, NJ. Goddard schools were originally founded in 1986 as a well known franchise dedicated to infants and toddlers in addition to educating pre-school children. M & T Bank approved a $2,700,000 loan contingent upon a 50% ($1,350,000) Authority participation. Proceeds will be used to refinance and consolidate two existing mortgages on the building. Currently, the Company has 20 employees and plans to create five additional positions within the next two years.

Camden ERB:

1) Camden Coalition of Healthcare Providers (P40671), located in Camden City, Camden County, is a non-profit membership corporation dedicated to improving the quality and accessibility of healthcare in vulnerable areas of Camden, NJ, while lowering the cost of healthcare to patients and the public. CCHP will lease an additional 4,380 sq. feet of space in the same building from which they are renting 9,151 sq. feet of space. The Company was approved for a $39,420 Business Lease Incentive Grant over a two year period. Currently, the Company has 80 employees and plans to create 17 new positions over the next two years.

Community Economic Development Program - Modification:

1) Greater Wildwoods Tourism Improvement and Development Authority (P39676), located in Wildwood City, Cape May County, was established in 1993 as a public authority that promotes economic development and the tourism industry throughout the state of New Jersey. Particular focus is on four municipalities in Cape May County. In October 2014, GWTIDA was approved for a $50,000 Community Economic Development Program recoverable loan to conduct a feasibility study for the engineering, architectural and marketing related tasks of a proposed host hotel adjacent to the Wildwoods Convention Center in an attempt to attract more business to the Center. In February 2015, a modification was approved to change collateral to be a second mortgage on the subject property, behind a first mortgage to the City of Wildwood; and to add NJSEA, the owner of the property, as a guarantor, to provide support for the recoverable grant.

Prepared by: D. Lawyer
DL/gvr

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Timothy J. Lizura
President and Chief Operating Officer

DATE: April 14, 2015

SUBJECT: Camden Baseball, LLC
$1,999,943 Local Development Financing Fund Loan ("LDFF Direct Loan")

Request:
Accept a $.25 surcharge per ticket sold over the next 15 years as full settlement of the approximate $2 million previously written off LDFF Direct Loan to support the transfer of the Campbell's Field stadium from Rutgers University to the Camden County Improvement Authority ("CCIA"). This transfer is integral to keeping the facility open for both the current season and to support its long term operation in Camden.

Background:
In 2000 the Members approved $7 million in NJEDA conduit taxable and tax-exempt direct purchase bonds with Santander Bank, (formerly Sovereign Bank) and a $2 million LDFF Direct Loan to supplement a $6.5 million loan from the Delaware River Port Authority ("DRPA"), a $2 million loan from Rutgers University and $3.7 million in equity to finance the 6,425 seat Campbell's Field baseball stadium.

In 2004 new owners attempted to improve attendance and operations, but sizeable debt incurred at inception, ongoing maintenance costs and high rent continued to impair ongoing operations. In 2005, in an effort to keep the facility operating, EDA extended a payment moratorium on LDFF loan and approved a new $1,235,617 ERB loan to Rutgers University to fund stadium improvements.

In subsequent years the project continued to report losses and in December 2012, the project defaulted on its bond payments, resulting in the bank initiating legal action which has been ongoing. In April 2014, EDA wrote the loan off as no recovery was expected due to payment default, the significant amount of senior debt and the special purpose type facility as collateral.

CCIA recently agreed to purchase the stadium from Rutgers for $3.5 million. Under its proposal, CCIA will issue bonds and use the funds to retire Santander's debt. CCIA will enter into a new one year lease with the Camden Riversharks that will allow the team to continue to play at Campbell Field for the current season. CCIA has requested junior lenders, including the

Authority, to release their notes and mortgages. In exchange for releasing the liens, EDA and DRPA will each receive a ticket surcharge of $0.25 per ticket sold for 15 years. Based on 69 games per year and average attendance of 3,100 per game, which could result in an estimated $800,000 thousand recovery over time for EDA.

Given that there has been no expectation of recovery of loan proceeds, consenting to this settlement represents the best opportunity for EDA to collect on its written off loan.

Recommendation:

Accept a surcharge of $0.25 per ticket sold over the next 15 years as full settlement of the approximate $2 million written off LDFF direct loan. In exchange for this settlement, EDA will release its lien on the project property.

EDA's consent will support the comprehensive restructuring of the current debt on the stadium which is necessary to effectuate the transfer of the facility from Rutgers to CCIA, will keep the stadium operational for the current season while the CCIA evaluates long term prospects for the facility.

Timothy Lizura/MS

Prepared by: Jon Maticka

REAL ESTATE

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Timothy J. Lizura
President/Chief Operating Officer

RE: Amending the February 11, 2014 Action
Aviation Research & Technology Park
Stockton Aviation Research and Technology Park of New Jersey, Inc. as Co-Grantee to the $2.5 Million USEDA Public Works Grant

DATE: April 14, 2015

Summary

I am requesting that the Members approve removing condition three (3) from the February 11, 2014 board action, which required that South Jersey Development District ("SJEDD") transfer the lease with the Federal Aviation Administration to Stockton Aviation Research and Technology Park of New Jersey, Inc. ("Stockton ARTP") prior to the substitution of Stockton ARTP for SJEDD as a co-grantee with the Authority on the $2.5 million grant dated March 3, 2008, Investment No. 01-01-08559, from the United States Department of Commerce, Economic Development Administration ("USEDA"), under its Public Works Grant Program.

Background

1. Park History and Current Status

In 2007, the Aviation Research Technology Park, Inc. ("ARTP")[1] completed the master plan study that the Authority partially funded with $50,000. ARTP's eleven-member board included five ex-officio public members representing the South Jersey Transportation Authority, the Casino Reinvestment Development Authority ("CRDA"), Stockton University,[2] the County of Atlantic, and the New Jersey Economic Development Authority.

The master plan envisions the development of a technology park on approximately 58 acres adjacent to the Atlantic City International Airport and the Federal Aviation Administration's William J. Hughes Technical Center in Egg Harbor Township. The Technical Center has a workforce of 3,000 employees on its 5,000-acre campus. The tech park site is currently leased from the Federal Aviation Administration ("FAA") to the South Jersey Economic Development District ("SJEDD"), with ARTP providing marketing and management services for the life of the project. The original master plan provided for the development of approximately 12 building sites that would be leased to or developed by industries that complement the Technical Center's aviation mission; the current plan includes 7 buildings sites. When the park is complete it will

[1] The Aviation Research and Technology Park, Inc. is now known as Stockton Aviation Research and Technology Park of New Jersey, Inc., *see infra at* 3.
[2] Formerly known as the Richard Stockton College of New Jersey.

generate an estimated 2,000 jobs. Development of the park required new infrastructure improvements on the 58 acres that included, but was not limited to, utility (e.g., water, sewer, gas electric, and communications) and road improvements to serve the building pad sites. The infrastructure improvements cost approximately $7.5 million.

In 2007, because the Public Works Grant Program required that a public state, county or local governmental entity serve as an application co-sponsor, SJEDD requested that the Authority serve as the public entity co-sponsor for the $2.5 million USEDA grant application for infrastructure improvements. In March 2008, USEDA awarded the infrastructure grant for the project to the Authority and SJEDD jointly, and in April 2008, the Members authorized the Authority to serve as USEDA co-grantee with SJEDD.

Since April 2008, SJEDD completed the infrastructure design, obtained the required approvals, bid the project, and, in 2011, completed most of the infrastructure improvements which included new infrastructure, roadway, sewer and water utilities for the park's development. During this period, SJEDD administered the grant and was responsible for complying with USEDA's requirements.

In July 2011, the Members approved adding ARTP to the grant agreement based on the mutual decision by ARTP and SJEDD, and with FAA's consent, that SJEDD no longer serve as lessee and Master Developer for the park. At that time, upon completion of the USEDA funded infrastructure, SJEDD would have assigned its leasehold interest in the land to ARTP. However, as required by USEDA, SJEDD would continue to be named co-grantee of the USEDA Public Works Grant. USEDA no longer requires SJEDD remain as co-grantee.

Also in summer and fall of 2011, because the ARTP Board believed that a private sector master developer was needed to invest equity and bring development expertise to the project, ARTP issued a request for qualifications and proposal (RFQ/P) to select a development partner for the site. Through the RFQ/P process, ARTP selected New Vistas Corporation ("New Vistas") as the conditionally designated master development partner. ARTP and New Vistas have been in the process of negotiating the development agreement. The completion of this relationship is pending the FAA's approval to transfer the lease from SJEDD to Stockton ARTP.

Atlantic County, in 2012, stepped in to assist SJEDD with resolving some payment disputes with SJEDD's vendors for the infrastructure and other work SJEDD performed to construct the first building. In 2013, the County provided ±$326,920 and the USEDA released the balance of the grant, $250,000, to SJEDD to pay the outstanding balance to complete the work and closeout existing contracts.

In October 2012, Casino Reinvestment Development Authority ("CRDA") approved a $375,000 Resolution which would permit ARTP to purchase the architectural plans for the first building from SJEDD and pay for other program development costs including legal fees, transfer of the lease, and the development of the future relationship with Stockton University. In turn, SJEDD would use the proceeds from the sale of the architectural plans to pay off the leasehold mortgage held by Fulton Bank; this loan was used for the infrastructure improvements and work for the first building development. Stockton ARTP is currently seeking an amendment to the 2013

CRDA board action which would remove the requirement that SJEDD transfer the lease to Stockton ARTP prior to the release of CRDA funds.

In 2013, ARTP and Stockton University finalized their relationship in which ARTP became an auxiliary organization of Stockton University, the articles of incorporation and bylaws were revised to comply with the applicable state laws, the board was reconstituted to comply with the revised organizational documents, and ARTP was renamed Stockton Aviation Research and Technology Park of New Jersey, Inc. With respect to the USEDA grant, Stockton ARTP's responsibility will be limited to monitoring and reporting on post-construction grant compliance. The Authority will require Stockton ARTP to provide reports for its review prior to submission to USEDA. Stockton ARTP has professional staff to perform this role and will work to become lessee under the FAA lease.

In the fall of 2014, the USEDA issued an Audit Resolution Proposal to resolve 5 audit findings concerning the USEDA grant. The Proposal required SJEDD to remit $255,171 to USEDA for misallocated grant funds. With financial assistance from Atlantic County, SJEDD repaid the funds to USEDA. In February 2015, USEDA issued a letter clearing the audit findings.

As previously noted, the transfer of the lease from SJEDD to Stockton ARTP is still pending FAA approval. Stockton ARTP is seeking to amend the October 2012 CRDA funding approval to permit payment to SJEDD for the architectural plans prior to the transfer of the lease. In turn, SJEDD will repay Fulton Bank, which will release the leasehold mortgage.

2. *Removing Condition Three from the Authority's February 11, 2014 Action*

In February 2014, the Authority approved the substitution of Stockton ARTP for SJEDD on the USEDA grant, subject to the following conditions:

1. USEDA approves the substitution of Stockton ARTP for SJEDD on the grant agreement.
2. SJEDD provides documentation that demonstrates completion of infrastructure improvements as set out in the USEDA grant.
3. FAA transfers the lease from SJEDD to Stockton ARTP.
4. Stockton ARTP indemnifies and defends the Authority for Stockton ARTP's role in receiving and administering the grant funds.

SJEDD and Stockton ARTP have submitted documents which satisfy the first two (2) conditions. The Attorney General's office drafted an indemnification agreement which Stockton ARTP is currently reviewing. Staff recommends removing condition three (3) for the following reasons:

- The Authority's responsibilities under the USEDA grant remain the same if Stockton ARTP is substituted for SJEDD on the USEDA grant before or after the lease is transferred;
- Atlantic County provided funds to SJEDD to resolve issues involving the Park's construction and the USEDA grant with the condition that SJEDD would transfer the lease to Stockton ARTP;
- SJEDD and Stockton ARTP have agreed upon the terms of the lease transfer, which is pending due to FAA review of the proposed lease revisions;

- FAA is currently reviewing the lease provisions and SJEDD and Stockton ARTP believe that the FAA will approve the lease transfer by the end of this year;
- Permitting the substitution of Stockton ARTP for SJEDD on the USEDA grant will close out the USEDA grant except for ongoing reporting requirements that will be the responsibility of Stockton ARTP.

The following conditions will remain:

1. USEDA approves the substitution of Stockton ARTP for SJEDD on the grant agreement;
2. SJEDD provides documentation that demonstrates completion of infrastructure improvements as set out in the USEDA grant;
3. Stockton ARTP indemnifies and defends the Authority for Stockton ARTP's role in receiving and administering the grant funds.

Recommendation

In summary, I am requesting the Members' amend the February 11, 2014 action by removing condition three, i.e., "FAA transfers the lease from SJEDD to Stockton ARTP" prior to the substitution of Stockton ARTP for SJEDD on the USEDA grant. The Chief Executive Officer or the President and Chief Operating Officer are authorized to execute the standard form of USEDA grant agreement and other documents necessary to complete the transaction, all in a form acceptable to the Authority's Chief Executive Officer, President and Chief Operating Officer, and the Attorney General's Office.

TJL mH

Timothy J. Lizura
Chief Operating Officer and President

Prepared by: Juan Burgos

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Timothy J. Lizura
President/Chief Operating Officer

RE: Lockheed Martin Corporation
Waterfront Technology Center at Camden

DATE: April 14, 2015

Summary

I am requesting the Members' approval to enter into a ten year, six month lease between Lockheed Martin Corporation ("Lockheed") and the NJ Economic Development Authority ("NJEDA") for 5,285 rentable square feet on the first floor of the Waterfront Technology Center at Camden ("WTCC"), as well as approximately 25% of the existing rooftop space for additional equipment.

Background

Lockheed, headquartered in Bethesda, Maryland, is a global security and aerospace company which employs about 113,000 people worldwide and is principally engaged in the research, design, development, manufacture, integration and sustainment of advanced technology systems, products and services.

At the November, 2014 meeting, the Members approved a Grow New Jersey tax credit of $107 million for Lockheed to locate two fully integrated laboratory facilities in Camden, one in the L-3 building at 11 Federal Street, and the other at WTCC. These integrated labs will serve as Lockheed's Advanced Product Development Center ("APDC").

Lockheed will lease a 5,285 square foot suite on the first floor of WTCC. The rent will begin at $19 per square foot on a modified gross basis (includes PILOT and CAM). Base rent will increase by $.50 per square foot per year during the term. Rent for the rooftop space will be $4,000 per month, increasing 1.5% per year. Lockheed will have three (3) three (3) year renewal options at the then current fair market rental value. Lockheed also has the right to early terminate the lease after 42 months upon payment of all unamortized costs.

The premises will house the APDC Site Management and Radar systems developmental activities. A partitioned radar control and operations area will be constructed in the Leased Premises, and outfitted to accommodate the design of advanced, solid-state radar components and systems. This area will be primarily comprised of advanced signal processing and computing/control laboratory equipment that will be interconnected to a radar unit situated on the WTCC rooftop. The radar on the rooftop will be accompanied by three chillers. Lockheed has engaged Ballinger, the Project Architect and Engineer for WTCC, to review the equipment

MAILING ADDRESS: PO BOX 990 | TRENTON, NJ 08625-0990
SHIPPING ADDRESS | 36 WEST STATE STREET | TRENTON, NJ 08625 | 609.858.6700 | E-Mail: njeda@njeda.com | www.njeda.com

specs and evaluate structural requirements. Lockheed will be responsible for all costs related to the rooftop.

The lease will include terms consistent with the attached sheet.

A commission of seven and a half percent (7.5%) of the total rent (or $115,200) will be paid to the NJEDA's leasing brokerage firm, Jones Lang LaSalle.

After deduction of the leasing commission and the amortization of the Tenant Improvement Allowance at 5% per annum over the term of the lease, the net rent to the NJEDA will be approximately $22.58 per rentable square foot per year.

Recommendation

In summary, I am requesting the Members' approval to (1) enter into a ten year, six month lease between Lockheed and the NJEDA to lease the 5,285 square feet plus rooftop space in the WTCC building; and (2) to execute any and all other documents to complete these transactions on final terms acceptable to the NJEDA's Chief Executive Officer, President/Chief Operating Officer and the Attorney General's Office.

TJL-MH

Timothy J. Lizura
President/ Chief Operating Officer

Attachment
Prepared by: Christine Roberts

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Timothy J. Lizura
President/Chief Operating Officer

RE: Rutgers, The State University
The Technology Centre of New Jersey

DATE: April 14, 2015

Summary
I am requesting the Members' approval to enter into a lease amendment between Rutgers, The State University ("Rutgers") and the NJ Economic Development Authority ("NJEDA") to extend the term of its lease for a re-measured 26,975 square feet in the building at the Technology Centre of New Jersey ("Centre") known as "Tech III" for an additional five years.

Background
At the April, 2004 meeting, the Members approved a ten year lease with Rutgers for 26,000 square feet of office and laboratory space in the Tech III building at the Centre. The lease term will expire on April 30, 2015.

Rutgers utilizes the space to house its wireless research center, WINLAB, as well as its Energy Storage Research Group.

The current lease provides rent of $35.52 per square foot, which includes amortization of the initial $145 per square foot Tenant Improvement Allowance. It also provides for a five year renewal option at $33.44 per square foot. Since the real estate market has changed considerably in the past ten years, Rutgers has requested a five year lease extension on terms more consistent with today's reduced market.

The following are the significant points in the proposed amendment:

1) The rental rate will be $25 NNN per square foot with 2.5% annual increases.
2) The Tenant Improvement Allowance ("TIA") will be $5 per square foot, or $134,875.
3) In addition to the TIA, the Landlord will repair or replace the Building Management System ("BMS"), which controls the building's HVAC systems, at a cost not to exceed $100,000.
4) As a result of a re-measurement of the Tech III Building to include common areas within the square footage of the Leased Premises, the rentable square feet will change from 26,000 square feet to 26,975 square feet.
5) The definition of "Building Share" will be revised from 10% to a calculation based on the Tech III building's pro rata square footage. This corrects the CAM calculation issue encountered in the current lease.

6) The termination date will be April 30, 2020.
7) A renewal option of five years at Fair Market Rent will be added together with 2.5% annual increases, with fifteen months prior notice for Rutgers to exercise.
8) Rutgers will restore the premises at the end of the lease term including the removal of all of the modems and associated wiring, to a maximum cost of $100,000.

A commission of five percent (5%) of the total rent (or $177,266) will be paid to the NJEDA's leasing brokerage firm, Jones Lang LaSalle.

After deduction of the leasing commission and the amortization of the TIA and BMS system work at 5% per annum over the term of the lease, the net rent to the NJEDA will be approximately $23.00 per square foot per year.

Recommendation

In summary, I am requesting the Members' approval to (1) enter into a five year Lease Extension Amendment between Rutgers and the NJ Economic Development Authority to lease the 26,975 square feet in the "Tech III" building; and (2) to execute any and all other documents to complete these transactions on final terms acceptable to the NJEDA's Chief Executive Officer, President/Chief Operating Officer and the Attorney General's Office.

TJL mH

Timothy J. Lizura
President/ Chief Operating Officer

Attachment
Prepared by: Christine Roberts

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Timothy J. Lizura
President/Chief Operating Officer

DATE: April 14, 2015

SUBJECT: Real Estate Division Delegated Authority for Leases, CCIT Grants, and Right of Entry (ROE)/ Licenses for First Quarter 2015
For Informational Purposes Only

The following approvals were made pursuant to Delegated Authority for Leases and ROE/ Licenses in January, February and March 2015.

LEASES / CCIT GRANTS

TENANT	LOCATION	TYPE	TERM	S.F.	CCIT GRANT
Brighter Ideas	CCIT	Lease Holdover	Month to Month	800 s/f	N/A
TAXIS Pharmaceuticals	CCIT	Lease Holdover	Month to Month	1000 sf	N/A
Shionogi	CCIT	Lease	One Year	800 sf	N/A
Crystal Pharmatech	CCIT	Lease	One Year	1125 sf	N/A
IDEA	Black Box Theater	Lease Extension	One Year	Black Box Theater and Small Office	N/A
Bellerophon	CCIT	Lease Extension	One Year	3200 sf	N/A
Hudson BioPharma	CCIT	Lease Extension	One Year	1800 sf	N/A
SkinAxis	CCIT	Lease Extension	One Year	800 sf	N/A
Ascendia Pharmaceuticals	CCIT	Lease Amendment	5 months	2775 sf	N/A

RIGHT OF ENTRY/LICENSES

ENTITY	LOCATION	TYPE	CONSIDERATION
NJ Schools Development Authority	NJEDA-Barnes Street Parking Lot	MOU for 10 parking spaces through 12/31/15	$0

TJL/MND

Timothy J. Lizura
President/ Chief Operating Officer

Prepared by: Donna T. Sullivan

NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY

MEMORANDUM

TO: Members of the Authority

FROM: Timothy J. Lizura
President/Chief Operating Officer

DATE: April 14, 2015

SUBJECT: Real Estate Division Delegated Authority for Approval of Projects under the Streetscape Revitalization Program
For Informational Purposes Only

Pursuant to the delegations approved by the Board in October, 2013, below is the project status report of Streetscape program projects for January, February and March, 2015:

NEIGHBORHOOD COMMUNITY REVITALIZATION STREETSCAPE PROGRAM

APPLICANT	TYPE OF GRANT	GRANT AMOUNT	EXECUTED DATE
Sea Isle City	Streetscape	$999,894.00	1/7/15
Long Branch	Streetscape	$750,000.00	1/15/15
Neptune Township	Streetscape	$800,114.00	1/7/15
Oceanport	Streetscape	$390,000.00	1/23/15
Margate	Streetscape	$354,664.00	1/29/15
Highlands	Streetscape	$1,463,640.00	2/4/15
Belmar	Streetscape	$972,900.00	2/10/15
Hoboken	Streetscape	$879,401.00	3/20/15
Sea Bright	Streetscape	$1,340,160.00	3/20/15
South Toms River	Streetscape	$600,047.00	3/20/15

TJL (signature)

Timothy J. Lizura
President/ Chief Operating Officer

Prepared by: Donna T. Sullivan