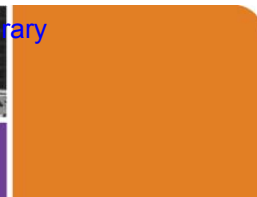


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Hazardous Discharge Site Remediation Fund

2008 Annual Report

Introduction

The New Jersey Economic Development Authority (EDA) and the New Jersey Department of Environmental Protection (DEP) offer assistance to municipalities, businesses, developers and community groups at various stages of the brownfield restoration process, from planning to cleanup and redevelopment.

The Hazardous Discharge Site Remediation Fund (HDSRF) has been an integral component of this assistance since 1993; helping to transform underutilized and contaminated sites into environmentally sound, productive properties. This is particularly important in the redevelopment of older urban areas so vital to achieving the smart growth objectives of the State's Master Plan.

The EDA and the DEP, which jointly administer the program, are pleased to present the results of activities for calendar year 2008 under the HDSRF in accordance with the reporting requirements of N.J.S 58:10B-6.

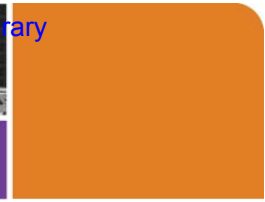
Background on the HDSRF

The DEP first reviews applications to determine eligibility, reasonableness of costs, and the scope of work needed to investigate and remediate each site. The EDA manages the Fund and makes grants or loans to projects the DEP determines are eligible. Since the program was established, over \$217 million in assistance has been provided to over 1,386 projects.

Municipalities, counties and redevelopment agencies may apply for grants up to \$3 million per year for investigation and remediation activities on properties they own or for which they hold a tax sale certificate and have a comprehensive plan or realistic opportunity to develop within three years. Furthermore, an additional \$2 million is available to municipalities that contain Brownfields Development Areas. Private parties required to perform remediation activities and individuals who want to conduct such actions voluntarily may qualify for low-interest loans of up to \$1 million per year if they are unable to obtain private funding.

Funds may be provided for preliminary assessments for onsite inspections and to review historical ownership and site use to determine if contamination may be present at the sites; site investigations to characterize suspected contamination through preliminary intrusive investigation work; remedial investigations to determine the extent of contamination present; and remedial actions to effectuate cleanup of impacted portions of the sites.

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Municipalities that utilize the HDSRF enjoy two significant advantages. First, the remediation and return to productive use of dormant, contaminated properties rids communities of abandoned and, possibly, dangerous eyesores. Second, once sites are remediated and improved, they can once again provide revenue producing ratable assets for the municipality.

Businesses and private individuals using HDSRF monies to investigate and clean up contaminated properties like former gas stations and industrial properties can enhance the surrounding community by improving the environment and increasing properties values while stimulating new investment.

The report provides details of the HDSRF's financing activity during the year and includes a list of the projects financed, by county (Exhibit A) for the period of January 1, 2008 through December 31, 2008.

2008 HDSRF Activity

In 2008, the EDA closed a total of 5 loans amounting to nearly \$1.5 million and 114 grants amounting to over \$38 million, providing assistance to businesses, private individuals, and municipal governmental entities for the investigation and clean-up of contaminated sites throughout New Jersey.

The following chart illustrates the allocation of funds for each eligibility category, total approvals for the year, and total disbursements. (See addendum for category descriptions.)

| Funding Category | 2008 Allocations | 2008 Approvals | 2008 Disbursements |
|-------------------------|-------------------------|------------------------|---------------------------|
| 1 | \$4,547,129.66 | \$0.00 | \$37,571.56 |
| 2 | \$34,103,472.43 | \$39,626,705.00 | \$25,907,469.73 |
| 3 | \$34,103,472.43 | \$1,339,148.00 | \$1,049,904.52 |
| 4 | \$11,387,824.14 | \$2,187,566.00 | \$1,895,294.56 |
| 5 | \$6,820,694.49 | \$0.00 | \$45,274.10 |
| 6 | \$5,000,000.00 | \$226,425.00 | \$497,694.37 |
| 7 | \$22,735,648.29 | \$0.00 | \$0.00 |
| | | | |
| Total | \$118,698,241.44 | \$43,379,844.00 | \$29,433,208.84 |

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The original statute prescribed a specific method for determining the funding priority of projects that receive approvals from the DEP and EDA. Upon receiving EDA Board approval, applicants have a certain period of time to submit closing documents, including an executed contract for remediation services, in order to draw down on the available funds. Private individuals have 90 days to submit these documents and close their loan or grant award, while municipal governmental entities have 180 days prior to the lapse of the closing deadline.

Pursuant to N.J.S.A. 58-10B-7, an extension may be requested in writing explaining the reasons for the delay. If the defined period of time should expire, the commitment loses funding priority to that of newer applicants unless this period is extended. If the applicant submits the required evidence at some point after the defined time period has expired, the Fund is obligated to honor the commitment if monies are available in the Fund.

2009 Available Funds

The Fund's available cash balance as of January 1, 2009 is approximately \$59 million after deductions for outstanding commitments, undisbursed loans and grants and financing for anticipated NJRA transferred projects. This amount includes loan repayments, interest earnings, and surcharges collected through year's end. This amount does not include the pending FY 2009 appropriation, which is disbursed at the end of the fiscal year.

Below is a chart, which demonstrates HDSRDF allocation by category, which was revised under 2005 amendments to the statute (see addendum for new category descriptions.)

Hazardous Discharge Site Remediation Fund Allocation by Category

| Funding Category | Allocation |
|-------------------------|------------------------|
| 1 | \$3,035,507.69 |
| 2 | \$22,766,307.65 |
| 3 | \$22,766,307.65 |
| 4 | \$7,588,769.22 |
| 5 | \$4,553,261.53 |
| 6 | \$4,152,547.00 |
| 7 | \$15,177,538.44 |
| Total | \$80,040,239.18 |

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Assessment of Current Funding Levels to Meet Obligations

Below is an accounting of the project applications that are in process as of the end of February 2009:

| | | <u>Application Request</u> |
|---|---------------------|----------------------------|
| Municipal projects awaiting financing by EDA: | 20 projects | \$1,847,992 |
| Private projects awaiting financing by EDA: | 5 projects | \$220,985 |
| Municipal projects under review by DEP: | 78 projects | \$23,526,776 |
| Private projects under review by DEP: | 31 projects | \$5,039,389 |
| Non-Profit Projects under review by DEP: | 5 projects | \$453,103 |
| Totals: | 139 projects | \$31,088,245.00 |

Project Examples

The Fund's successful track record has impacted the entire State of New Jersey. Hundreds of projects have moved forward, resulting in the investigation and remediation of many sites that are now viable, tax-ratable assets to the communities in which they are located. The following are some examples of projects that closed in 2008:

City of Egg Harbor (Moss Mill Road Landfill)

The project site is a former landfill which has potential environmental areas of concern (AOC's). The City of Egg Harbor owns the project site and has satisfied Proof of Site Control. It is the City's intent, upon completion of the environmental investigation activities, to redevelop the project site for residential development.

The City of Egg Harbor was awarded grant funding to perform preliminary assessment (PA) and site investigation (SI) in the amount of \$164,475 at the project site.

Township of Haddon (Dy-Dee Wash Site)

The project site is a former laundry and dry cleaning facility which has potential AOCs. The Township of Haddon currently owns the project site and has satisfied Proof of Site Control. It is the Township's intent, upon completion of the environmental investigation activities, to redevelop the project site for mixed-use.

The Township of Haddon was awarded grant funding to perform PA, SI and remedial investigation (RI) in the amount of \$690,798 at the project site.

City of Linden (United Lacquer)

The City of Linden received grant funding to perform PA and SI in the amount \$90,063 at the United Lacquer project site in October 2001. The City received a grant in the amount of \$17,152

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in October 2005 to perform additional SI. The project site is a former 2.7 acre industrial facility that is currently abandoned. The City currently holds a Tax Sale Certificate and has satisfied Proof of Site Control. Upon completion of environmental activities, it is the City's intent, as outlined in a site specific redevelopment plan, to redevelop the project site for industrial use.

The City of Linden was awarded supplemental grant funding to perform RI activities in the amount of \$240,225 at the project site, for total funding to date of \$347,440.

Synopsis of 2008 BDA Activity

Under the BDA approach, DEP works with communities affected by multiple brownfields to design and implement remediation and reuse plans for these properties simultaneously. The BDA approach enables remediation and reuse to occur in a coordinated fashion. In the process, DEP invites the various stakeholders, including owners of contaminated properties, potentially responsible parties, developers, community groups, technical experts for the local government and residents themselves, to participate in this cleanup and revitalization approach.

The following BDA projects were approved in 2008:

- City of Bayonne - Route 440 East Corridor Redevelopment - The City of Bayonne received a grant in the amount of \$152,333 in October 2006 to perform SI at the project site and another grant in the amount of \$378,484 in December 2007 to perform additional SI activities, along with RI and RA activities. The project site has been in heavy industrial use for more than a century. It is the City's intent, upon completion of the environmental investigation activities, to redevelop the project site for commercial re-use. The City of Bayonne was approved for a \$350,408 grant on 6/10/08 to perform supplemental RI.
- Camden Redevelopment Agency - Harrison Avenue Landfill - The Camden Redevelopment Agency received grants totaling \$9,659,027 between 2005 and 2007 to perform RI and RA activities at the project site. The project site is a former landfill. It is the City's intent, upon completion of the environmental investigation activities, to redevelop the project site into a state-of-the-art 132,000 square feet community center in the Cramer Hill neighborhood of the City. The Kroc Center, as the project is to be known, will feature an atrium-style town plaza, a family service center, indoor and outdoor recreational facilities, an aquatic center, a child care center, and community enrichment, job-training and anti-poverty programs. The Agency was approved for additional grant funding in the amount of \$1,369,650 for the approved project costs.
- City of Elizabeth - 3 BDA sites - The project sites were used for light industrial and chemical manufacturing. It is the City's intent, upon completion of the environmental investigation activities, to redevelop the project site for commercial, residential and open

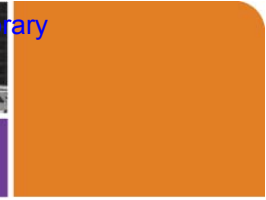
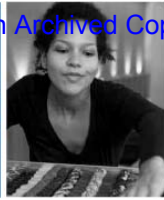
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space re-use. The City of Elizabeth was approved for a grant in the amount of \$371,943 on 3/11/08 to perform PA, SI and RI.

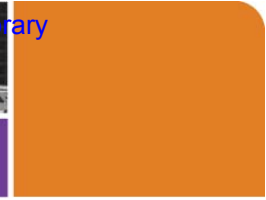
- Harrison Redevelopment Agency - Spiegel Trucking, Inc. - The Agency received an approval for a grant in the amount of \$862,940 in October 2007 to perform RI and RA activities and an approval for a grant in December 2007 in the amount of \$4,003,046 to perform additional RI and RA activities. The project site is a warehouse and it is the Agency's intent, upon completion of the environmental investigation activities, to redevelop the project site for recreation. The Agency was approved for a \$1,827,296 grant on 12/9/08 to perform RA at the project site.
- Jersey City Redevelopment Agency - Turnpike Dump #5 - The project site was used for operations associated with the rail road, which had tracks running through the site. It is the Agency's intent, upon completion of the environmental investigation activities, to redevelop the project site for commercial and residential re-use. The project calls for the transformation of approximately eight acres of brownfields into a vibrant, new, mixed-use community of over 1,000 new residential units. The project consists of three high rise buildings (30 stories) and two low rise (5 stories) structures, new utilities, roads and open space. During 2008, the Agency was approved for the following assistance in 2008:
 - The Agency was approved for a \$483,524 grant on 3/11/08 to perform PA and RI at the project site.
 - The Agency was approved for a \$98,984 grant on 6/10/08 to perform SI and RI at the project site.
 - The Agency was approved for a \$4,337,346 supplemental grant on 9/9/08 to perform RA at the project site.
- Borough of Keyport - 5 BDA sites - The project site consists of five sites known as Aeromarine (former aeromarine plane and motor manufacturing facility), Apollo Sewer, Saute Bay, Former sewage treatment plant/current Department of Public Works (DPW) storage yard and former DPW fueling yard/current boat ramp. It is the Borough's intent, upon completion of the environmental investigation activities, to redevelop the project site for recreational and open space. The Borough was approved for the following assistance in 2008:
 - The Borough was approved for a \$353,612 grant on 2/13/08 to perform PA and SI at the project site.
 - The Borough was approved for a \$242,959 grant on 5/13/08 to perform RA at the current boat ramp site.

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- Palmyra Borough - Route 73 South - The Borough received a grant in the amount of \$684,767 in May 2004 to perform SI activities at the Route 73 South Area project site. The Borough also received a supplemental grant in the amount of \$1,929,470 in August 2007 and another grant in the amount of \$1,903,913 in November 2007 under P19141. The project site consists of 27 mixed-use sites totaling 186 acres. It's the Borough's intent, upon completion of the environmental investigation activities, to redevelop the project site for new mixed-use and recreational use. The Borough was approved for a \$736,603 supplemental grant on 8/11/08 to perform RI activities at the project site.
- City of Paterson - Apollo Dye House - The project site is an abandoned building; historically used as a brewery, silk company and a dye and finishing manufacturer. It is the City's intent, upon completion of the environmental investigation activities, to redevelop the project site as affordable housing. The City was approved for a \$1,720,855 grant on 1/8/08 to perform RI at the project site.
- City of Salem - 6 BDA sites - The project sites consists of Bader Citgo, a vacant machine shop, GE Fabricators, Powell property, vacant land and rail line and Ernie Davis property. It is the City's intent, upon completion of the environmental investigation activities, to redevelop the project site for mixed-use. The City was approved for a \$447,180 grant on 5/13/08 to perform PA and SI at the project sites.
- City of Salem - 4 BDA sites - The project sites consists of the former National Freight Salem Terminal, Bermuda Terminal, Salem Sanitary Landfill and former Atlantic City Electric Company. It is the City's intent, upon completion of the environmental investigation activities, to redevelop the project site for mixed-use. The City was approved for a \$145,706 grant on 1/8/08 to perform PA, SI and RI at the project sites.
- Sayreville Economic Redevelopment Agency - Former National Lead - The project site, consists of over 400 acres over various parcels and has no current operations at the site, but had been used for industrial production and processing. It is the Agency's intent, upon completion of the environmental investigation activities, to redevelop the project site as a mixed-use community. The new development will cost \$1.6 billion and will include a 2.5 mile waterfront promenade, marina, fire house and EMS facility, five hotels, 2.6 million square feet of retail space, 600,000 square feet of office space and 2,000 residential units. The Agency was approved for the following assistance in 2008:
 - The Agency was approved for a \$1,242,103 grant on 8/12/08 to perform RI at the project site.
 - The Agency was approved for a \$3,757,897 grant on 12/9/08 to perform RA at the project site.

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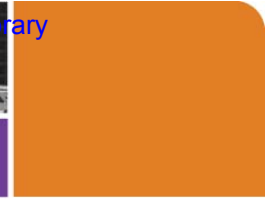
- City of Trenton - The City of Trenton received a grant in June 2002 to perform RI and a grant in September 2004 in the amount of \$89,117 to perform SI. The project site consists of several properties totaling 18 acres. Former operations include a freight yard and a wire manufacturing facility. It is the City's intent to redevelop the project site into a planned open space/recreational area. The City was awarded an additional grant for \$1,350,589 on 10/15/08 to perform RA at the project site.



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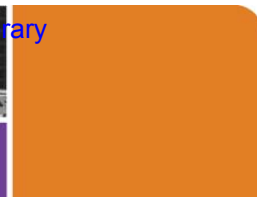
Recommendations

P.L. 1993, c. 139 directs EDA to submit, within its report on available funding and financial assistance provided under the HDSRF "suggestions for legislative action..to further the legislative intent to facilitate remediation and promote the redevelopment and use of existing industrial sites." The recent enactment by Governor Jon S. Corzine of the landmark legislation establishing the Licensed Site Remediation Professional Program in DEP, P.L. 2009, c. 60, is expected to expedite the cleanup of thousands of contaminated properties across the State. The EDA strongly supports the measure and looks forward to working with DEP in providing financing for additional remediation efforts in New Jersey.

A three-part addendum is attached which highlights the history of the Fund and the various categories of eligibility along with observations on the impact of recent statutory changes.

Should you need any additional information about the contents of this report, please contact the EDA at (609) 292-2072.

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ADDENDUM

I. Addendum: Fund History

In 1993, the Legislature amended and supplemented P.L. 1983, c.330, formerly known as the "Environmental Cleanup and Responsibility Act" to become the "Industrial Site Recovery Act." The Legislature sought these changes to promote certainty in the regulatory process that would serve to facilitate the remediation of contaminated sites and promote the redevelopment of existing industrial sites around the State.

In addition to regulatory reform, the Legislature sought to alleviate the financial burdens that have been imposed on individuals, corporations and municipal government entities that have either voluntarily or involuntarily remediated contaminated sites. This assistance came in the form of a \$45 million appropriation from the Hazardous Discharge Bond Act of 1986 to a new Fund entitled the Hazardous Discharge Site Remediation Fund (the "Fund"), which the EDA jointly administers with the Department of Environmental Protection ("DEP").

The Fund received an additional \$10 million from the Economic Recovery Fund in its initial capitalization, and in 1997, the Legislature appropriated an additional \$20 million from the Hazardous Discharge Bond Act of 1986 to the Fund making a total of \$75 million available for the remediation of contaminated sites.

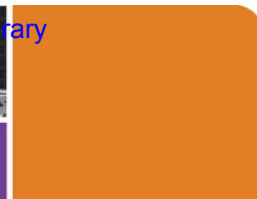
The responsibilities associated with administering the Fund have been divided between the EDA and the DEP. Initial contact and proposals for funding are made through the DEP, which has streamlined the environmental review process to provide timely approvals. Once environmental approvals and eligible project costs have been determined by the DEP, the applications are forwarded to the EDA so that eligible parties may access the financing available to them through this Fund.

Upon receiving these applications, the EDA conducts a financial review and forwards them to its Board of Directors with a recommendation for funding. The DEP and EDA have adhered to a strict interpretation of the law in implementing this Fund. As a consequence of this interpretation, the Fund is truly the last resort to finance potential remediations.

Applicants do not possess insurance and in most cases have little or no collateral to secure loans made by the Fund. Under normal circumstances, these applications would not meet the EDA's credit criteria for funding. Each Fund application is reviewed therefore in light of the legislative intent behind the program that dictates to the EDA that these more risky loans should be made for the general public good that will be achieved through such remediations.

In 1997, the Act was amended to create two new eligibility categories that the EDA and DEP implemented in early 1998: Category 8 provides matching grants for individuals using

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innovative technology for remediation; Category 9 provides matching grants or loan guarantees for persons or businesses that implement limited restricted use or unrestricted use remedial actions. As a result, Category 10 is now the “catch all” category, which was formerly Category 8. These new categories were created by allocating 5% each from Category 5 and Category 6. In 1999, the Legislature revised the qualification for municipalities to receive certain grants for remediation investigations from the Fund.

The law requires a municipality either to have a comprehensive Brownfields redevelopment plan in place, or to demonstrate to the EDA that a property has a realistic opportunity of being developed or redeveloped within three years of the completion of the remediation. The law further requires a municipality or the New Jersey Redevelopment Authority to actually own the real property prior to receiving a grant for remedial investigation from the Fund. The law ensures that a municipality does not spend funds without having made a substantial commitment to the development of the Brownfields site.

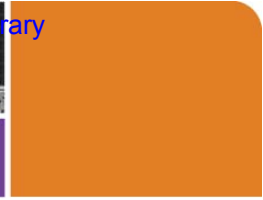
In 2003, legislation was passed dedicating an additional \$40 million to aid in replenishing the Fund. In addition, New Jersey Voters approved a State Constitutional amendment in November 2003 which permits the State to use a surplus in Corporate Business Tax revenues dedicated to the Petroleum Underground Storage Tank Remediation, Upgrade, and Closure Program to provide a new and reliable long-term funding source for the Hazardous Discharge Site Remediation Fund.

In 2005, legislation was passed creating new and expanded uses of HDSRF funds for municipalities, counties and redevelopment entities. The new legislation provides grant funds for recreation areas, conservation areas and projects involving affordable housing, in addition to providing additional grant funds on a priority basis and dedicated case management in the Department of Environmental Protection to municipalities with areas designated as a Brownfields Development Area.

In 2006, Governor Jon Corzine, signed legislation that changes the limits on grants from the Hazardous Discharge Site Remediation Fund to municipalities, counties and redevelopment agencies authorized to exercise redevelopment powers pursuant to N.J.S.A.40A:12A-4. The law previously limited grants to those entities to 75% of the total costs of the remediation. The new law authorizes grants to those entities for up to 100% of the costs of the preliminary assessment, site investigation and remedial investigation regardless of the date the application for funding was submitted to the Department of Environmental Protection. It authorizes grants for up to 75% of the costs of the remedial action of a contaminated site for applications received by the department after September 15, 2005.

In 2007, Governor Jon Corzine signed legislation that removed the 70% cap on the amount of grant money that could be awarded from the Fund. This allowed projects that were initially approved as loans, to subsequently be converted to grants in 2007.

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II. Addendum: Funding Categories

As defined in the Act, financial assistance and grants from the Fund were provided for the following purposes and obligated on an annual basis in the defined percentages. An additional funding category was also created by the legislation, C.58:10B-25.3, to establish a pilot program for awarding grants to non-profit organizations. Funding for the pilot program is capped at \$5,000,000 by statute.

The non-profit category is listed as item 7 below because it appears last in the legislation; however it is reported as item 6 in the above charts to comport with technical aspects of EDA's tracking system.

2005 Funding Categories:

(1) Loans to Persons in a Qualifying Municipality: Moneys shall be allocated for financial assistance to persons, for remediation of real property located in a qualifying municipality as defined in section 1 of P.L.1978, c.14 (C.52:27D-178).

(2) Municipalities, Counties and Redevelopment Entities:

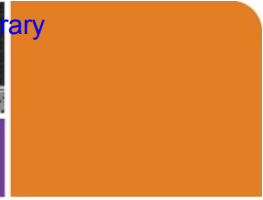
(a) Moneys shall be allocated to: municipalities, counties, or redevelopment entities authorized to exercise redevelopment powers pursuant to section 4 of P.L.1992, c.79 (C.40A:12A-4).

(i) BDAs: projects in brownfield development areas pursuant to subsection f. of section 27 of P.L.1993, c.139 (C.58:10B-5),

(ii) Matching grants for innovative technology: matching grants up to a cumulative total amount from the Fund of \$5,000,000 per year of up to 75% of the costs of the 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 comprehensive plan for the development or redevelopment of contaminated property, or up to 50% of the costs of the remedial action for projects involving the redevelopment of contaminated property for affordable housing pursuant to P.L.1985, c.222 (C.52:27D-301 et seq.).

(iii) Matching grants for unrestricted or limited restricted use cleanup: grants for preliminary assessment, site investigation or remedial investigation of a contaminated site.

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(iv) Matching grants for recreation, conservation and affordable housing: financial assistance for the implementation of a remedial action.

(v) Financial assistance for remediation activities at sites that have been contaminated by a discharge of a hazardous substance or hazardous waste, or at which there is an imminent and significant threat of a discharge of a hazardous substance or hazardous waste, and the discharge or threatened discharge poses or would pose an imminent and significant threat to a drinking water source, to human health, or to a sensitive or significant ecological area; or

(b) persons for financial assistance for remediation activities at sites that have been contaminated by a discharge of a hazardous substance or hazardous waste, or at which there is an imminent and significant threat of a discharge of a hazardous substance or hazardous waste, and the discharge or threatened discharge poses or would pose an imminent and significant threat to a drinking water source, to human health, or to a sensitive or significant ecological area.

(3) Private Loans for Voluntary Remediation: Moneys shall be allocated for financial assistance to persons who voluntarily perform a remediation of a hazardous substance or hazardous waste discharge;

(4) Innocent Party Grants: Moneys shall be allocated for grants to persons who own real property on which there has been a discharge of a hazardous substance or a hazardous waste and that person qualifies for an innocent party grant. A person qualifies for an innocent party grant if that person acquired the property prior to December 31, 1983, the hazardous substance or hazardous waste that was discharged at the property was not used by the person at that site, and that person certifies that he did not discharge any hazardous substance or hazardous waste at an area where a discharge is discovered. A grant authorized pursuant to this paragraph may be for up to 50% of the remediation costs at the area of concern for which the person qualifies for an innocent party grant, except that no grant awarded pursuant to this paragraph to any person may exceed \$1,000,000;

(5) Private Loans for Environmental Opportunity Zones: Moneys shall be allocated for (a) financial assistance to persons who own and plan to remediate an environmental opportunity zone for which an exemption from real property taxes has been granted pursuant to section 5 of P.L.1995, c.413 (C.54:4-3.154), or (b) matching grants for up to 25% of the project costs to qualifying persons, municipalities, counties, and redevelopment entities authorized to exercise redevelopment powers pursuant to section 4 of P.L.1992, c.79 (C.40A:12A-4), who propose to perform a remedial action that uses an innovative technology, or for the implementation of a limited restricted use remedial

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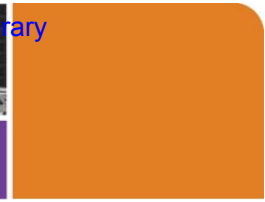


action or an unrestricted use remedial action except that no grant awarded pursuant to this paragraph may exceed \$250,000; and

(6) Catch all: Twenty percent of the moneys in the remediation Fund shall be allocated for financial assistance or grants for any of the purposes enumerated in paragraphs (1) through (5).

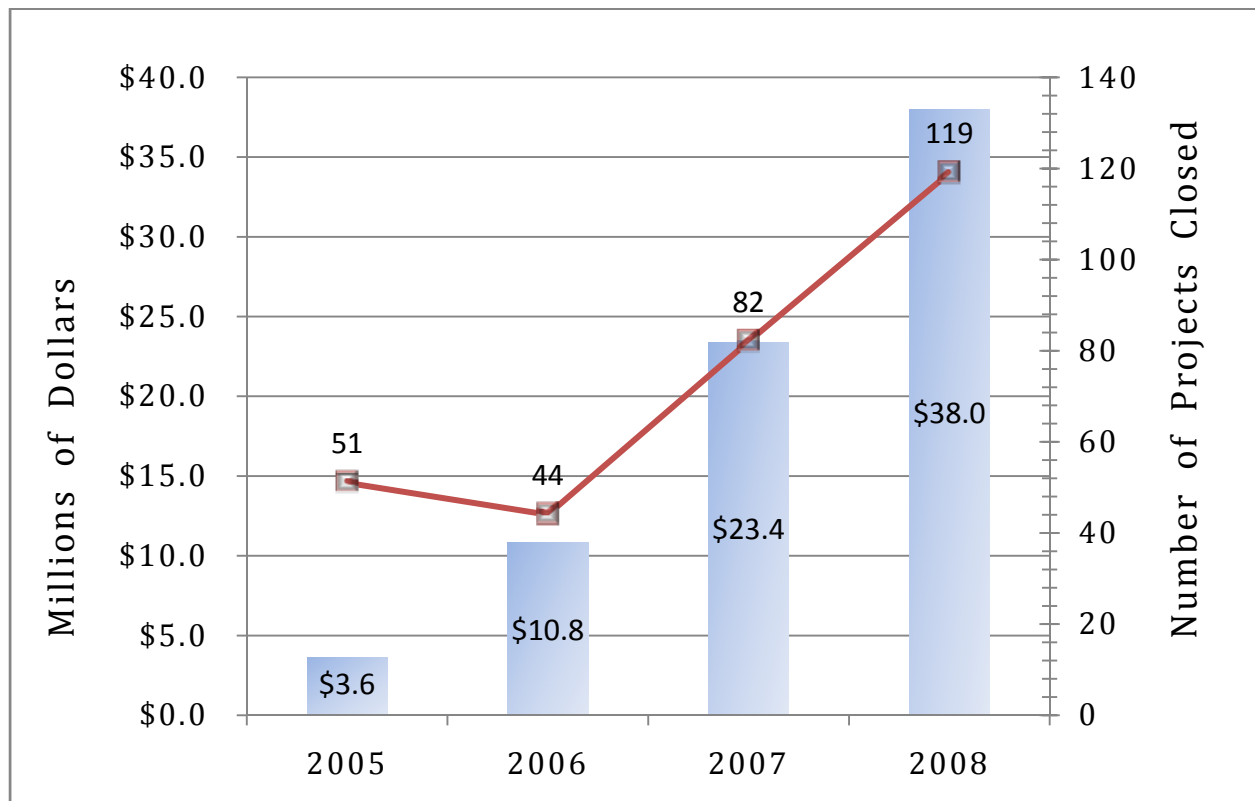
(7) Non-profits: The Department of Environmental Protection, in consultation with the New Jersey Economic Development Authority, shall develop a pilot program to award grants from the Hazardous Discharge Site Remediation Fund established pursuant to section 26 of P.L.1993, c.139 (C.58:10B-4) to nonprofit organizations described in section 501(c)(3) of the federal Internal Revenue Code, 26 U.S.C. s.501(c)(3), that are exempt from taxation pursuant to section 501(a) of the federal Internal Revenue Code, 26 U.S.C. s.501(a), for the preliminary assessment, site investigation, and remedial investigation of real property that has been contaminated or is suspected of being contaminated by the discharge of a hazardous substance. All of the limitations and conditions for the award of financial assistance and grants applicable to municipalities pursuant to the provisions of the "Brownfield and Contaminated Site Remediation Act," P.L.1997, c.278 (C.58:10B-1.1 et al.) shall apply to the award of grants to a nonprofit organization pursuant to this section. The total amount awarded pursuant to this pilot program shall not exceed \$5,000,000.

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III. Addendum: Impact of funding category changes, including the addition of Brownfields Development Areas and remedial action financing.

In 2008 EDA closed 5 loans and 114 grants amounting to over \$38 million. In 2007 the EDA closed a total of 6 loans and 76 grants amounting to nearly \$23.4 million, while in 2006 EDA closed a total of 1 loans and 43 grants amounting to nearly \$10.8 million. In 2005 EDA closed a total of 4 loans and 47 grants amounting to over \$3.6 million.



In addition and as mentioned above, there have been recent legislative changes allowing for a portion of funding of remedial action for affordable housing, recreation and open space. Furthermore, the statutory increase in money available, an additional \$2 million on top of \$3 million per year, to municipalities that contain Brownfields Development Areas (BDAs) has resulted in an increase in demand and also in money being drawn from the Fund.

EDA will continue to monitor the effect of the various legislative changes that have occurred to improve the operation and efficiency of this resource and to foster its continuity.

EXHIBIT A

List of projects, by county, financed for the period of January 1, 2008
through December 31, 2008.

MASTER CHART OF CLOSED FINANCINGS

NJEDA PROGRAMS, BY COUNTY

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SPECIFIED PROGRAMS

| PROJ# | APPLICANT NAME | MUNICIPALITY | PROJ TYPE | EST NEW JOBS | CONST JOBS | PROGRAM TYPE | AUTHORITY FIN'G AMOUNT | GUARANTEE ON BOND | TOTAL PROJECT COSTS | MAINT JOBS |
|---|--|-------------------------|--------------|-----------------|---------------|-----------------|---------------------------|----------------------|------------------------|---------------|
| COUNTY: Atlantic | | | | | | | | | | |
| P20136 | Borough of Buena (Mazzoni Property) | Buena Borough | SR | | | HSM | 85,622 | | 86,122 | |
| P19291 | City of Atlantic City (Bungalow Park B - Ball Court) | Atlantic City | SR | | | HSM | 9,592 | | 10,092 | |
| P16195 | City of Egg Harbor (Former Gas Station) | Egg Harbor City | SR | | | HSM | 38,912 | | 38,912 | |
| P20585 | City of Egg Harbor (Moss Mill Road Landfill) | Egg Harbor Township | SR | | | HSM | 164,475 | | 164,975 | |
| P21804 | Township of Hamilton (Hamilton Twp Sanitary Landfill) | Hamilton Township | SR | | | HSM | 379,125 | | 379,625 | |
| | | | | <hr/> | <hr/> | | <hr/> | <hr/> | <hr/> | <hr/> |
| TOTALS FOR Atlantic COUNTY: 5 PROJECT(s) | | | | 0 | 0 | | 677,726 | | 679,726 | |
| COUNTY: Bergen | | | | | | | | | | |
| P21146 | Borough of Wood-Ridge (Wood-Ridge Development Site) | Wood-Ridge Borough | SR | | | HSM | 208,981 | | 209,481 | |
| P20372 | City of Hackensack (Eval Oil Terminal Property) | Hackensack City | SR | | | HSM | 339,585 | | 340,085 | |
| P20734 | Ford Fasteners, Inc. | Hackensack City | SR | | | HAZ | 178,797 | | 666,923 | |
| P20901 | Lumer Associates, LLC | East Rutherford Borough | SR | | | HAZ | 365,032 | | 697,379 | |
| P22715 | Sykes-WNJ, LLC | Waldwick Borough | SR | | | HAZ | 66,160 | | 246,900 | |
| P21231 | Teaneck Community Charter School | Teaneck Township | SR | | | HAZ | 99,974 | | 100,474 | |
| P20374 | Village of Ridgefield Park (NJTA Maintenance/Storage Yard) | Ridgefield Park Village | SR | | | HSM | 85,745 | | 86,245 | |
| P19031 | Wyckoff Cleaners, Inc. | Wyckoff Township | SR | | | HAZ | 132,418 | | 134,243 | |
| | | | | <hr/> | <hr/> | | <hr/> | <hr/> | <hr/> | <hr/> |
| TOTALS FOR Bergen COUNTY: 8 PROJECT(s) | | | | 0 | 0 | | 1,476,692 | | 2,481,730 | |
| COUNTY: Burlington | | | | | | | | | | |
| P21081 | City of Burlington (Commerce Square Ind Park) | Burlington City | SR | | | HAZ | 162,800 | | 163,300 | |
| P23402 | Ferrell Brennan Partnership | Southampton Township | SR | | | HAZ | 22,825 | | 85,575 | |
| P23405 | Ferrell Brennan Partnership | Southampton Township | SR | | | HAZ | 88,825 | | 331,575 | |
| P22330 | Palmyra Borough (Route 73 South) | Palmyra Borough | SR | | | HSM | 736,603 | | 737,103 | |
| P18253 | Township of Mount Holly (Former Ankokas Lagoon Parcel) | Mount Holly Township | SR | | | HSM | 90,352 | | 90,852 | |
| P18223 | Township of Mount Holly (Former Ankokas Mills) | Mount Holly Township | SR | | | HSM | 477,309 | | 477,809 | |
| | | | | <hr/> | <hr/> | | <hr/> | <hr/> | <hr/> | <hr/> |
| TOTALS FOR Burlington COUNTY: 6 PROJECT(s) | | | | 0 | 0 | | 1,578,714 | | 1,886,214 | |
| COUNTY: Camden | | | | | | | | | | |

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|---|--|-------------------|--------------|-----------------|---------------|-----------------|---------------------------|----------------------|------------------------|---------------|
| P23392 | Camden Redevelopment Agency (ABC Barrel Company) | Camden City | SR | | | HSM | 81,425 | | 81,925 | |
| P20369 | Camden Redevelopment Agency (Block N Project) | Camden City | SR | | | HSM | 36,789 | | 37,289 | |
| P22032 | Camden Redevelopment Agency (Camden Waterfront-East Village) | Camden City | SR | | | HSM | 217,074 | | 217,574 | |
| P20733 | Camden Redevelopment Agency (Former RCA Building 8) | Camden City | SR | | | HSM | 35,029 | | 35,529 | |
| P21319 | Camden Redevelopment Agency (Former RCA Building 8) | Camden City | SR | | | HSM | 61,665 | | 62,165 | |
| P20557 | Camden Redevelopment Agency (Harrison Avenue Landfill) | Camden City | SR | | | HSM | 4,770,150 | | 6,285,700 | |
| P21145 | Camden Redevelopment Agency (Sears Tire and Battery) | Camden City | SR | | | HSM | 183,293 | | 182,793 | |
| P20906 | Singh Gas, Inc. and Amrik Singh | Voorhees Township | SR | | | HAZ | 633,388 | | 640,227 | |
| P21956 | Township of Haddon (Dy-Dee Wash Site) | Haddon Township | SR | | | HSM | 690,798 | | 691,298 | |
| P22326 | Township of Haddon (Lahn Property) | Haddon Township | SR | | | HSM | 259,636 | | 260,136 | |
| P22332 | Township of Haddon (Media Property) | Haddon Township | SR | | | HSM | 195,914 | | 196,414 | |
| P22327 | Township of Haddon (Residence/Frmr Dollar Store) | Haddon Township | SR | | | HSM | 17,172 | | 17,672 | |
| P22915 | Township of Haddon (Spadea Manufacturing Property) | Haddon Township | SR | | | HSM | 225,650 | | 226,150 | |
| TOTALS FOR Camden COUNTY: 13 PROJECT(s) | | | | 0 | 0 | | 7,407,983 | | 8,934,872 | |
| COUNTY: Cumberland | | | | | | | | | | |
| P20990 | City of Bridgeton (East Commerce Street Project) | Bridgeton City | SR | | | HSM | 742,522 | | 743,022 | |
| P22339 | City of Millville (Millville Airport Ind Park Exp) | Millville City | SR | | | HSM | 2,768,329 | | 2,768,829 | |
| P19159 | City of Vineland (Block 597 Project) | Vineland City | SR | | | HSM | 178,852 | | 179,352 | |
| P18746 | City of Vineland (Cedarwood Drive Landfill) | Vineland City | SR | | | HSM | 264,664 | | 265,164 | |
| P19559 | City of Vineland (Former Landis Citgo) | Vineland City | SR | | | HSM | 72,135 | | 72,635 | |
| P20189 | City of Vineland (Landis Theater/Mori Building) | Vineland City | SR | | | HSM | 64,055 | | 64,555 | |
| P20991 | City of Vineland (Landis Theater/Mori Building) | Vineland City | SR | | | HSM | 72,980 | | 73,480 | |
| P17928 | City of Vineland (Snell Building) | Vineland City | SR | | | HSM | 67,127 | | 67,627 | |
| P19161 | City of Vineland (Vineland Glass Company) | Vineland City | SR | | | HSM | 79,585 | | 80,085 | |
| TOTALS FOR Cumberland COUNTY: 9 PROJECT(s) | | | | 0 | 0 | | 4,310,249 | | 4,314,749 | |
| COUNTY: Essex | | | | | | | | | | |
| P19562 | City of Newark (Former Humble Oil) | Newark City | SR | | | HSM | 29,051 | | 29,551 | |
| P22857 | City of Newark (Frm. Synfax Manufacturing) | Newark City | SR | | | HSM | 31,909 | | 32,409 | |
| P18353 | City of Newark (Nat Turner Park) | Newark City | SR | | | HSM | 37,521 | | 38,021 | |

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| PROJ# | APPLICANT NAME | MUNICIPALITY | PROJ TYPE | EST NEW JOBS | CONST JOBS | PROGRAM TYPE | AUTHORITY FIN'G AMOUNT | GUARANTEE ON BOND | TOTAL PROJECT COSTS | MAINT JOBS |
|---|---|------------------------|-----------|--------------|------------|--------------|------------------------|-------------------|---------------------|------------|
| P19799 | City of Newark (Nat Turner Park) | Newark City | SR | | | HSM | 2,962,479 | | 3,857,853 | |
| P21874 | City of Orange Township (534 Mitchell Street) | Orange City | SR | | | HSM | 20,004 | | 20,504 | |
| P21873 | City of Orange Township (540 Mitchell Street) | Orange City | SR | | | HSM | 20,565 | | 21,065 | |
| P21077 | Estate of Michelle Matturro | Bloomfield Township | SR | | | HAZ | 38,770 | | 40,270 | |
| P22532 | Judith Woodruff | Maplewood Township | SR | | | HAZ | 38,869 | | 155,974 | |
| P19033 | Mybar Realty Company | Newark City | SR | | | HAZ | 596,486 | | 596,486 | |
| P23983 | Rockland Corporation | West Caldwell Township | SR | | | HAZ | 155,973 | | 624,392 | |
| P19761 | Township of Maplewood (Former Fresco Silver Company) | Maplewood Township | SR | | | HSM | 373,995 | | 374,495 | |
| P20903 | Township of Montclair (Frm. Southend Pyramid Station) | Montclair Township | SR | | | HSM | 111,612 | | 112,112 | |
| TOTALS FOR Essex COUNTY: 12 PROJECT(s) | | | | 0 | 0 | | 4,417,234 | | 5,903,132 | |

| | | | | | | |
|---|--|-----------------------|----------|----------|----------------|----------------|
| P19771 | Borough of Glassboro (Frm. Migrant Worker's Camp) | Glassboro Borough | SR | HSM | 77,704 | 78,204 |
| P19188 | Gloucester County Improvement Authority (Gloucester County Park) | Logan Township | SR | HSM | 596,730 | 683,305 |
| P21752 | James Helder | Deptford Township | SR | HAZ | 16,505 | 66,335 |
| P20184 | Township of Mantua (10 various sites) | Single County - Multi | SR | HSM | 9,900 | 10,400 |
| P20898 | Township of Mantua (Mangel Partnership/Lambs Road) | Single County - Multi | SR | HSM | 22,770 | 23,270 |
| TOTALS FOR Gloucester COUNTY: 5 PROJECT(s) | | | 0 | 0 | 723,609 | 861,514 |

| | | | | | | |
|--------|--|---------------|----|-----|-----------|-----------|
| P22350 | City of Bayonne (Route 440 Corridor East Redev.) | Bayonne City | SR | HSM | 350,408 | 350,908 |
| P22308 | Eileen Magullian | Kearny Town | SR | HAZ | 450,362 | 860,301 |
| P21428 | Harrison Redevelopment Agency (Former Hartz Mountain Facility) | Harrison Town | SR | HSM | 316,536 | 317,036 |
| P19199 | Harrison Redevelopment Agency (Frm. Hartz Mountain Facility) | Harrison Town | SR | HSM | 134,014 | 134,514 |
| P19800 | Harrison Redevelopment Agency (Spiegel Trucking, Inc.) | Harrison Town | SR | HSM | 862,940 | 879,450 |
| P20376 | Harrison Redevelopment Agency (Spiegel Trucking, Inc.) | Harrison Town | SR | HSM | 4,003,046 | 5,293,125 |
| P21229 | Jersey City Redevelopment Agency (Turnpike Dump #5) | Jersey City | SR | HSM | 483,524 | 484,024 |
| P22305 | Jersey City Redevelopment Agency (Turnpike Dump #5) | Jersey City | SR | HSM | 98,984 | 99,484 |
| P21139 | Makal Realty | Union City | SR | HAZ | 47,267 | 176,677 |

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|--|---|--------------------------|--------------|-----------------|---------------|-----------------|---------------------------|----------------------|------------------------|---------------|
| P21966 | Prime Realty Company | Jersey City | SR | | | HAZ | 216,118 | | 413,089 | |
| P22855 | Town of Kearny (941 Passaic Avenue, LLC) | Kearny Town | SR | | | HSM | 98,973 | | 99,473 | |
| TOTALS FOR Hudson COUNTY: 11 PROJECT(s) | | | | 0 | 0 | | 7,062,172 | | 9,108,081 | |
| COUNTY: Hunterdon | | | | | | | | | | |
| P20992 | Borough of High Bridge (Komeline Sanderson) | High Bridge Borough | SR | | | HSM | 92,460 | | 92,960 | |
| P19484 | Township of East Amwell (Meszaros Auto Wrecking) | East Amwell Township | SR | | | HSM | 202,444 | | 202,944 | |
| TOTALS FOR Hunterdon COUNTY: 2 PROJECT(s) | | | | 0 | 0 | | 294,904 | | 295,904 | |
| COUNTY: Mercer | | | | | | | | | | |
| P21314 | James E. Cunningham | Washington Township | SR | | | HAZ | 21,892 | | 82,097 | |
| P23557 | Township of Lawrence (Dyson Tract) | Lawrence Township | SR | | | HSM | 71,720 | | 72,220 | |
| TOTALS FOR Mercer COUNTY: 2 PROJECT(s) | | | | 0 | 0 | | 93,612 | | 154,317 | |
| COUNTY: Middlesex | | | | | | | | | | |
| P23276 | Sayreville Economic Redevelopment Agency (Former National Lead) | Sayreville Borough | SR | | | HSM | 1,242,103 | | 1,242,603 | |
| P20731 | South Amboy Redevelopment Agency (Frm. Sewage Treatment Plant) | South Amboy City | SR | | | HSM | 61,787 | | 62,287 | |
| P23390 | Texas Eastern Terminal Company | South Plainfield Borough | SR | | | HAZ | 1,000,000 | | 2,827,093 | |
| P22028 | Township of Old Bridge (Sommer Property) | Old Bridge Township | SR | | | HSM | 414,455 | | 414,955 | |
| P21317 | Township of Woodbridge (Fifth District Park) | Woodbridge Township | SR | | | HSM | 35,794 | | 36,294 | |
| TOTALS FOR Middlesex COUNTY: 5 PROJECT(s) | | | | 0 | 0 | | 2,754,139 | | 4,583,232 | |
| COUNTY: Monmouth | | | | | | | | | | |
| P23398 | Borough of Belmar (River Road Acquisitions) | Belmar Borough | SR | | | HSM | 5,643 | | 6,143 | |
| P21970 | Borough of Keyport (Current Boat Ramp BDA Site) | Keyport Borough | SR | | | HSM | 242,959 | | 317,083 | |
| P20185 | Borough of Keyport (Five Keyport BDA Sites) | Keyport Borough | SR | | | HSM | 353,612 | | 354,112 | |
| P21318 | Borough of Neptune City (East Coast Ice Company) | Neptune City Borough | SR | | | HSM | 57,952 | | 58,452 | |
| P20993 | City of Asbury Park (Block 36 Project) | Asbury Park City | SR | | | HSM | 83,585 | | 84,085 | |
| P21528 | Cityworks Neptune Office, LLC | Neptune Township | SR | | | HAZ | 62,771 | | 63,271 | |

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|--|--|-------------------------|--------------|-----------------|---------------|-----------------|---------------------------|----------------------|------------------------|---------------|
| P22324 | Patricia A. Wolfer | Upper Freehold Township | SR | | | HAZ | 70,504 | | 72,004 | |
| P22184 | Township of Aberdeen (Frm. Matawan Boro Water Facil.) | Aberdeen Township | SR | | | HSM | 60,874 | | 61,374 | |
| P19037 | Township of Marlboro (Former Dimeo Property) | Marlboro Township | SR | | | HSM | 121,748 | | 122,248 | |
| P18687 | Township of Marlboro (Marlboro Psychiatric Hospital) | Marlboro Township | SR | | | HSM | 126,909 | | 127,409 | |
| P17683 | Township of Neptune (Former Tides Motel) | Neptune Township | SR | | | HSM | 20,440 | | 27,134 | |
| P19519 | Township of Neptune (Shark River Municipal Marina) | Neptune Township | SR | | | HSM | 60,975 | | 61,475 | |
| P23642 | Union Laboratories | Marlboro Township | SR | | | HAZ | 58,116 | | 217,115 | |
| TOTALS FOR Monmouth COUNTY: 13 PROJECT(s) | | | | 0 | 0 | | 1,326,088 | | 1,571,905 | |
| COUNTY: Morris | | | | | | | | | | |
| P19483 | Hanover Township (Frm Van Dyk Research Corp.) | Hanover Township | SR | | | HSM | 106,867 | | 107,367 | |
| P21315 | Mark Gallagher | Denville Township | SR | | | HAZ | 2,056 | | 8,422 | |
| P17093 | Township of Jefferson (Former Context Fuel Company) | Roxbury Township | SR | | | HSM | 30,486 | | 30,986 | |
| P21529 | Township of Jefferson (Former Context Fuel Company) | Jefferson Township | SR | | | HSM | 47,208 | | 47,708 | |
| TOTALS FOR Morris COUNTY: 4 PROJECT(s) | | | | 0 | 0 | | 186,617 | | 194,483 | |
| COUNTY: Passaic | | | | | | | | | | |
| P20183 | City of Clifton (Formal National Standard) | Clifton City | SR | | | HSM | 588,967 | | 589,467 | |
| P19517 | City of Paterson (34-50 Spruce Street) | Paterson City | SR | | | HSM | 5,500 | | 6,000 | |
| P19036 | City of Paterson (Addy Mill Site) | Paterson City | SR | | | HSM | 102,857 | | 103,357 | |
| P21522 | City of Paterson (Apollo Dye House) | Paterson City | SR | | | HSM | 1,720,855 | | 1,721,355 | |
| P21142 | City of Paterson (Columbia Textile Mill) | Paterson City | SR | | | HSM | 472,120 | | 472,620 | |
| P22718 | City of Paterson (Columbia Textile Mill) | Paterson City | SR | | | HSM | 168,142 | | 168,642 | |
| P19833 | City of Paterson (Former ATP Site) | Paterson City | SR | | | HSM | 641,996 | | 642,496 | |
| P21751 | City of Paterson (Ryle Road Dump Site) | Paterson City | SR | | | HSM | 68,831 | | 69,331 | |
| P22721 | City of Paterson (Salvatore Verga) | Paterson City | SR | | | HSM | 26,438 | | 26,938 | |
| P23449 | Haskell Products, Inc. | Wanaque Borough | SR | | | HAZ | 88,554 | | 169,559 | |
| P21524 | Paterson Habitat for Humanity (Former Leonhard Wax Property) | Haledon Borough | SR | | | HAZ | 63,680 | | 64,180 | |
| TOTALS FOR Passaic COUNTY: 11 PROJECT(s) | | | | 0 | 0 | | 3,947,940 | | 4,033,945 | |

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|--|--|------------------------|--------------|-----------------|---------------|-----------------|---------------------------|----------------------|------------------------|---------------|
| COUNTY: Salem | | | | | | | | | | |
| P19292 | City of Salem (383 & 412 Broadway Sites) | Salem City | SR | | | HSM | 134,336 | | 134,836 | |
| P20188 | City of Salem (Four Salem BDA Sites) | Salem City | SR | | | HSM | 145,706 | | 146,206 | |
| P18688 | City of Salem (Six Salem BDA sites) | Salem City | SR | | | HSM | 447,180 | | 447,680 | |
| P19515 | City of Salem (Tri County Oil) | Salem City | SR | | | HSM | 49,149 | | 64,542 | |
| P22841 | Main Pacific and Petroleum, Inc. | Pennsville Township | SR | | | HAZ | 86,124 | | 344,993 | |
| P18036 | Township of Carneys Point (A. Clemente Asphalt Plant) | Carneys Point Township | SR | | | HSM | 82,013 | | 82,513 | |
| TOTALS FOR Salem COUNTY: 6 PROJECT(s) | | | | <u>0</u> | <u>0</u> | | <u>944,508</u> | | <u>1,220,770</u> | |
| COUNTY: Union | | | | | | | | | | |
| P19444 | Borough of Roselle Park (Youth Baseball Field Complex) | Roselle Park Borough | SR | | | HSM | 120,903 | | 121,403 | |
| P21141 | City of Elizabeth (Three Elizabeth BDA Sites) | Elizabeth City | SR | | | HSM | 371,943 | | 372,443 | |
| P21143 | City of Linden (United Lacquer) | Linden City | SR | | | HSM | 240,225 | | 240,725 | |
| P22183 | City of Plainfield (Arlington) | Plainfield City | SR | | | HSM | 45,948 | | 46,448 | |
| P21082 | City of Plainfield (East 2nd Street Parking Lot) | Plainfield City | SR | | | HSM | 2,970 | | 3,470 | |
| P20735 | Patwin Plastics, Inc. | Linden City | SR | | | HAZ | 67,500 | | 129,364 | |
| TOTALS FOR Union COUNTY: 6 PROJECT(s) | | | | <u>0</u> | <u>0</u> | | <u>849,489</u> | | <u>913,853</u> | |
| COUNTY: Warren | | | | | | | | | | |
| P16654 | Town of Phillipsburg (US Gas) | Phillipsburg Town | SR | | | HSM | 41,178 | | 41,178 | |
| TOTALS FOR Warren COUNTY: 1 PROJECT(s) | | | | <u>0</u> | <u>0</u> | | <u>41,178</u> | | <u>41,178</u> | |
| TOTALS FOR ALL COUNTIES: 119 PROJECT(s) | | | | <u>0</u> | <u>0</u> | | <u>38,092,854</u> | | <u>47,179,605</u> | |