

ECONOMIC RECOVERY BOARD FOR CAMDEN

February 15, 2011

Waterfront Technology Center, Camden, NJ

MINUTES OF THE MEETING

Members of the Board present: Alberta Hyche, Chairwoman, designee for State Treasurer Sidamon-Eristoff; Rev. J. C. Jones, Vice Chairman; Caren Franzini designee EDA Chairman, Al Koeppe; Melissa Orsen representing DCA Commissioner Lori Grifa, Ralph Kramer designee for Mayor Dana Redd, Non Voting Member Freeholder Director Louis Cappelli, Jr.; Public Members: Rosa Ramirez, Robert Milner, William Hosey, and Rodney Sadler.

Also Present: Laura Wallick, Assistant Secretary; Gabriel Chacon, DAG; and EDA staff.

Absent: City Council President Francisco Moran

Chairwoman Hyche called the meeting to order at 10:10am.

In accordance with the Open Public Meetings Act, Ms. Wallick announced that notice of this meeting had been sent to the *Star Ledger*, the *Times*, and the *Courier Post* 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.

A quorum of the ERB Board was present.

Chairwoman Hyche asked for a motion to approve the October 26, 2010 minutes of the Board.

MOTION TO APPROVE: Robert Milner SECOND: Rosa Ramirez AYES: 9

Chairwoman Hyche asked for a motion to approve the January 10, 2011 special Meeting minutes of the Board.

MOTION TO APPROVE: Reverend Jones SECOND: Rodney Sadler AYES: 9

The next item before the board was the Community Loan Fund of New Jersey, Inc. t/a New Jersey Community Capital (NJCC) – Camden POWER (P35126). Ms. Wallick stated that the Members are asked to approve a \$500,000 non-recoverable grant to NJCC to be used for lending to small businesses in Camden in conjunction with funding from the US Department of Energy (US DOE) to provide for energy efficiency through a new innovative program called Camden POWER (Program Offering Widespread Energy Recovery). The structure of this request is an exception to the ERB Guide to Program Funds (Guide) which indicates funding for commercial projects can be provided in the form of loans for up to 30% of the project costs to fund the “gap” amount needed to allow the project to proceed. This exception is recommended to maximize the amount of the revolving loan fund.

MOTION TO APPROVE: Robert Milner SECOND: Melissa Orsen AYES: 9

Ms. Franzini suggested New Jersey Community Capital report back to the Board in six months to discuss the program progress and advise if any modifications are necessary.

In this regard, the board was asked to vote to add this condition to the approval

MOTION TO APPROVE: William Hosey SECOND: Rodney Sadler AYES: 9

The next items before the board were for informational purposes only.

Ms. Wallick stated that the following modifications were approved under Delegated Authority in December, 2010 and January, 2011.

Camden ERB – Demolition & Redevelopment Financing Fund Modification:

1) Camden Redevelopment Agency – Tire and Battery Remediation – P20266

On February 11, 2008 the Members approved a \$700,000 non-recoverable infrastructure grant to the CRA to support the environmental remediation work plan for the former Tire & Battery site located at 1350 Admiral Wilson Boulevard, which is in the Gateway Redevelopment Area of the City of Camden. On October 27, 2009 the Members approved a one-year extension to the term of the non-recoverable infrastructure to December 31, 2010 to complete the scope of work for the project.

CRA requested the project scope be amended to include additional work for the groundwater issues, which increases the project budget from \$1,432,293 to \$1,547,788. The increase is supported by additional grant funds from the Hazardous Discharge Site Remediation Fund (HDSRF) in the amount of \$115,495. The budget change is approximately 7.5% of the total project cost, which is within delegated authority approval. To meet the need of the ground water monitoring, the term of the grant was extended to March 31, 2013. All other terms and conditions of the grant agreement will remain in full force and effect.

2) City of Camden Policing Equipment Infrastructure Grant – P21754

On March 25, 2008 the Members of the ERB approved a \$700,000 non-recoverable infrastructure grant to assist the Department implement a local proxy server and dedicated Internet to support an upgraded computer-aided dispatch and record management systems (CAD/RMS) that would enable the Department to more efficiently and effectively respond to crime. On April 6, 2010 a seven-month extension until December 31, 2010 was approved through delegate authority, along with a reallocation of \$141,315 in ERB funds (less than 10% of the project cost), to be used on an emergency back-up generator dedicated to the Department.

To date, the new computer aided/dispatch/records management system, automated vehicle location system and mobile data terminal are now operational. The emergency generator, storage server and expansion of the shot spotter gunshot location system still need to be implemented. A total of \$220,975 in ERB funds and \$1,001,824 in UEZ funds have been advanced.

The City requested a one year extension until December 31, 2011 and approval to amend the project budget and reallocate \$78,486 (less than 10% of total project costs) complete the infrastructure and to expand the Shot Spotter software. All other terms and conditions of the grant agreement will remain in full force and effect.

3) Cooper's Ferry Development Association, Inc. – TIGER Grant – P 32369

On July 27, 2010, the Members of the ERB approved a \$200,000 non-recoverable infrastructure grant to assist CFDA in the planning, design and implementation of an extensive streetscape project for improving pedestrian and bicycle access linking Philadelphia with greater Southern New Jersey.

To date, the predevelopment phase of the project including design engineering has been completed and \$77,000 in ERB grant funds has been advanced. CDFFA requested \$55,000 from the ERB grant be used to meet the cost of additional design development and construction document work for MLK Boulevard (\$15,000) and for agency coordination/management fees (\$40,000). At the time of approval, details of the pre-development and constructions budgets were not fully defined. Now that the design work is almost completed, the final budget was submitted, detailing the budgets for each of the corridors and the project management and coordination fees. This request for represents .9% of the total budgeted cost for the project, which is within delegated authority approval guidelines. All other terms and conditions of the original grant agreement will remain in full force and effect.

Business Improvement Incentive

1) Standard Merchandising – P28176

On October 6, 2009, Standard Merchandising was approved for a \$20,000 Business Improvement Incentive through Delegated Authority. Standard Merchandising is in the business of finishing and distributing hosiery. The refurbishing project consists of painting the façade with textured paint, replacing the fence that enclosed the loading dock and removing steel sign supports from the roof. The BII funding is also being leveraged by \$65,000 in funding from the City of Camden Urban Enterprise Zone (UEZ).

Due to delays in finalizing the contract with the contractor, this project has not commenced. With the help of Campbell Soup Company these issues were resolved and the contract is being redrafted. It is anticipated that work can begin in the spring as the weather improves. The scope of work has not changed and the budget remains the same.

Standard Merchandising requested an extension of the term of the Business Improvement Incentive grant until October 31, 2011 to allow sufficient time to complete the work. All other terms and conditions of the grant agreement will remain in full force and effect.

Ms. Wallick stated that the following project was approved under Delegated Authority in November 2010.

Business Lease Incentive:

- 1) DCM Architecture & Engineering, LLC (P33840) is a full service design, construction and maintenance company focusing on energy efficiency, high performance buildings and building systems. DCM will be leasing 2,548 sq. ft. in the Waterfront Technology Center at Camden. Half of the space will be subleased to Blue Sky Power, LLC, which develops, finances and manages clean capital projects. The company was approved for an \$18,306 Business Lease Incentive Grant over a two-year period. Currently, the company has four employees and plans to create ten new jobs within the next two years.

The Members were provided with a copy of the Camden Home Improvement Program (CHIP) 2010 Annual Report which was provided by New Jersey Housing Mortgage and Finance Agency (HMFA).

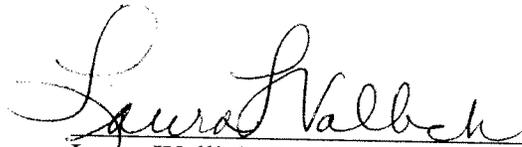
Chairwoman Hyche requested comments from the Board members.

Chairwoman Hyche requested comments from the members of the public.

Mr. Colandus "Kelly" Francis addressed the board introducing him to the newest members saying he wished everyone a successful and worry free 2011.

There being no further business, on a motion to adjourn the meeting was made by Ms. Franzini, and seconded by Mr. Milner. The meeting was adjourned at 11 a.m.

Certification: The foregoing and attachments represent a true and complete summary of the actions taken by the State Economic Recovery Board for the City of Camden at its meeting.

A handwritten signature in cursive script, appearing to read "Laura Wallick".

Laura Wallick, Regional Director - South - EDA
Assistant Secretary, ERB