

ECONOMIC RECOVERY BOARD FOR CAMDEN

February 22, 2005

United Way of Camden County

MINUTES OF THE MEETING

Members of the Board present: State Treasurer, John E. McCormac, Chairman; Vice Chairman, Reverend J. C. Jones; Mayor Gwendolyn Faison; Chief Operating Officer Randy Primas; City Council President Angel Fuentes; Marge DellaVecchia representing Commissioner Susan Bass Levin; Freeholder Director Louis Capelli; and Public Members: William Hosey, Robert Milner, and Rodney Sadler.

Also Present: Assistant Secretary Maureen Hassett; Bette Renaud, Deputy Attorney General; Kenneth Rotter of the Governor's Authority Unit; EDA & CRA staff; and guests.

Absent: Senator Wayne Bryant, Legislative Member, and Assemblyman Joseph Roberts, Legislative Member, and Rosa Ramirez, Public Member.

Chairman McCormac called the meeting to order at 10:02 am.

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

Chairman McCormac asked for a motion to approve the January 25, 2005 minutes of the Board.

MOTION TO APPROVE: Ms. DellaVecchia SECOND: Mr. Primas AYES: 9

Mayor M. James Maley, Jr., representative of the Regional Impact Council and Carlos Medina representing Alfred Koeppel, Chairman of the NJ Economic Development Authority entered the meeting at 10:05am and 10:08am respectively.

MINUTES OF BOARD MEETING

Chairman McCormac asked Michael Moynihan, President of the United Way of Camden County for welcoming remarks. Mr. Moynihan greeted the ERB Board and guests, and invited everyone to use of the facility for any future community meetings. He stated that the United Way has provided funding for various programs that are related to the ERB's goal of economic self-sufficiency. Lastly, Mr. Moynihan thanked the ERB Board for asking the United Way to host the board meeting.

Chairman McCormac asked Maureen Hassett to summarize the revisions recommended for the public purpose projects. To date, the ERB has approved six (6) public purpose project totaling \$3,769,000. The projects will leverage approximately \$9 million in other resources and will create 41 permanent jobs and numerous social and cultural opportunities for Camden residents. The

recommendation from the ERB Policy Committee is to establish an overall program limit of \$7.5 million, and to competitively rank and submit applications for approval semi-annually. In addition, the point evaluation formula will equate a score to a percentage of the allowed 50% of eligible project costs or grant amount, whichever is less.

Mayor Gwendolyn Faison noted that the six approved jobs did not appear to be creating many new jobs for Camden residents. Ms. Hassett agreed and said that the competitive analysis will enable a project that will create a large number of jobs to receive a grant with a higher percentage of the project costs, not exceeding 50 percent. Marge DellaVecchia added that she was initially concerned about the public purpose grants because many of the organizations need it in order to complete their projects, but she agrees that the grants should be competitive and not reviewed on a first come, first serve basis. Reverend Jones also indicated that the public purpose projects are important in the City because those projects reach Camden residents and provided beneficial services.

MOTION TO APPROVE: Mr. Primas SECOND: Mr. Fuentes AYES: 11

Chairman McCormac introduced Rayman Solomon, J.D., PhD., Dean of the Rutgers-Camden Law School to present the Law School's expansion project (P016431). Mr. Solomon explained that Rutgers acquired the parcel of land across from the existing Law School building to house the new facility that will be connected via a bridge. The new facility will include a moot court, which the school does not currently have. The facility will allow Rutgers to offer more pro bono work to Camden residents and the public through the legal clinic. Mr. Solomon estimated construction to begin in the fall of 2005 and hopes that the project will create more of a sense of community.

William Hosey asked if there is a long-term plan for parking and Mr. Solomon said yes, there would be parking near the site as well as waterfront parking for students. He also offered to work with the City of Camden to address parking needs.

Councilman President Angel Fuentes asked how many properties were or will be acquired for the project. Mr. Solomon noted sites at 5th and Cooper Streets, 5th and Lawrence, a vacant lot on Cooper and a few additional sites. Mr. Fuentes said that as he, the Mayor and Rev. Jones are particularly concerned about jobs for Camden residents; he asked would the jobs be available to Camden residents. Mr. Solomon confirmed that the jobs will be jobs to maintain the new facility and will be available to Camden residents. Ms. Hassett added that the issue of jobs came up during the Project Review Committee and that the job openings would be distributed to the churches and the Camden County One-Stop Job Service Center. Mr. Fuentes also asked about the revenues that would be collected from Rutgers for the new facility. Chief Operating Officer Randy Primas indicated that the Annual Service Charge for Rutgers would be 2% of the grant amount for 20 years, which equates to \$220,000 for 20 years or \$4.4 million in total. Mr. Solomon stated that Rutgers is pleased to be a part of Camden's revitalization and included in the City's recovery legislation. He thanked the ERB Board for their support.

Chairman McCormac thanked Senator Bryant, Assemblywoman Nilsa Cruz-Perez, and Assemblyman Joseph Roberts, and Todd Poole of the Camden Redevelopment Agency, who was formerly with the Governor's Office for their work on the legislation. Chairman McCormac asked Ms. Hassett to summarize the request from Rutgers to the board. Ms. Hassett explained that the \$11 million grant would be construction financing subject to the EDA's Real Estate Division's approval of the work in constructing a 51,800 sq. ft. addition to the Law School. The building will include classrooms, offices, a moot court, seminar room, and student lounge. The total project cost is \$32

million, which may be increased by an additional \$5 million and funded by Rutgers.

MOTION TO APPROVE: Mr. Primas SECOND: Mr. Hosey AYES: 11

Ms. Hassett introduced Lisa Petrizzi, Program Analyst and Larry Cier, Director of Program Services and thanked them for their work with the ERB program.

Ms. Hassett summarized the Annual Qualified Municipal Capital and Economic Recovery Program Report, indicating that 30 projects have been approved totaling \$88 million in ERB funds. These projects will leverage \$315 million in other funding and create 265 full-time jobs and 4,200 construction jobs. The projects will generate approximately \$1.7 million in additional revenue to the City of Camden via property taxes and annual service charge agreements.

Chairman McCormac asked if there were any questions on the Technical Advisory Committee Report, which summarizes the activities of other state agencies and is provided in a detailed format on the ERB's website, www.CamdenERB.com. He added that EDA staff should work with its Marketing and Policy division to generate a press release of the ERB's activities.

Chairman McCormac requested public comments.

Mr. Kelly Francis of Camden stated that Pat Keating, Public Works Director, announced last week that salary increases for the police and fire departments will be paid by the State. Mr. Francis asked would the ERB pay for the salary increases. Chairman McCormac answered that the ERB will not pay for the salary increases.

Steve Dragos of the Greater Camden Partnership stated that the Downtown Improvement District plans to submit an application for equipment that will create 13 jobs for a 3-year program.

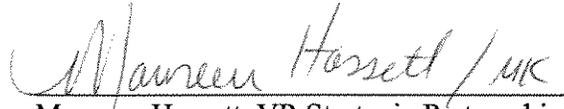
Mayor Faison commended COO Randy Primas for his work and agreeing to meet with her on February 23, 2005 at Our Lady of Lourdes Hospital at a monthly meeting (4th Wednesday of the month) to explain to the residents all of the terms and actions involved in the City's revitalization process. Mayor Faison asked Richard Wright, Jr., Director of Finance to provide financial information about the City. Mr. Wright stated that three years ago the City was on the verge of losing \$700,000 in HUD funding, but the City has reorganized and did not lose the funding and is now in good standing with HUD. The Tax Office is doing well as it recently had 2,200 properties for sale and only 30 properties were left at the end of the sale. In addition, the annual audit will be completed shortly and will be in good standing.

Chairman McCormac announced that the next ERB Board meeting may be rescheduled and notice of the date will be provided. He also announced that the 2nd Annual Invest in Camden will be held on March 18th at the Tweeter Center at 9am.

COO Randy Primas added that he is excited about the Event and expects more activity to continue as well as the interest from the development community. Mr. Primas stated that Matrix has entered into an option agreement and the City anticipates entering into an option agreement with Brandywine Realty Trust.

There being no further business, on a motion by Mr. Fuentes, and seconded by Mr. Sadler, the meeting was adjourned at 10:39am.

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 that reads "Maureen Hassett / MK". The signature is written in black ink and is positioned above a horizontal line.

Maureen Hassett, VP-Strategic Partnerships, EDA
Assistant Secretary, ERB