

ECONOMIC RECOVERY BOARD FOR CAMDEN
February 24, 2009
Camden County One Stop Career Center, Camden, NJ

MINUTES OF THE MEETING

Members of the Board present: Elizabeth Lindsey, designee for Chairman Rousseau, State Treasurer; Rev. J. C. Jones, Vice Chairman; Judge Theodore Davis, COO; Mayor Gwendolyn Faison; City Council President Angel Fuentes; James Souder representing DCA Commissioner Joseph Doria, Jr.; Assemblywoman Nilsa Cruz-Perez, Legislative Member; Freeholder Director Louis Cappelli, Jr., Non-Voting Member; and Public Members: William Hosey, Rosa Ramirez, and Robert Milner.

Also Present: Maureen Hassett, Assistant Secretary; Laura Wallick, Assistant Secretary; Bette Renaud, DAG; and EDA staff.

Absent: Caren Franzini, Secretary; Senator Dana Redd; Non-Voting Legislative Member; and Rodney Sadler, Public Member.

Ms. Lindsey called the meeting to order at 10:00 a.m.

In accordance with the Open Public Meetings Act, Ms. Hassett 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.

Ms. Lindsey asked for a motion to approve the December 16, 2008 minutes of the Board.

MOTION TO APPROVE: Rev. Jones SECOND: Mr. Hosey AYES: 7

MINUTES OF BOARD MEETING

Mr. Jeffrey Swartz, Executive Director, Camden County Workforce Investment Board welcomed the ERB and all present to the Camden County One Stop Career Center (One Stop). He stated that the One Stop is a partnership of 8 organizations, which services an average of twelve to fifteen thousand clients a year, 50% of whom live in the City of Camden. Mr. Swartz stated that although one could see from the parking lot on the way in that the center was extremely busy, that it wasn't a good thing because it meant that unemployment was up. He also remarked that the One Stop has risen to the challenges they're faced with and in his opinion, they're the best One Stop in the State of New Jersey. He finished his welcome by thanking the Economic Recovery Board for helping the residents of Camden.

Judge Davis entered the meeting at this time.

Ms. Lindsey asked Ms. Hassett to summarize the first item before the board, the Camden Redevelopment Agency (CRA) - North Camden Infrastructure Study – P25607. Ms. Hassett stated that the members were being asked to approve an \$110,000 non-recoverable grant to the CRA to fund the undertaking of a comprehensive infrastructure study for the entire neighborhood of North Camden in the City of Camden.

Ms. Hassett stated that the CRA, in partnership with Cooper's Ferry Development Association (CFDA), is actively pursuing the full implementation of the 2008 North Camden Neighborhood Plan (NCNP) which was endorsed by the Camden City Council and approved by the Camden City Planning Board. To advance the NCNP, there is a definite need to understand the existing conditions of the public infrastructure in the neighborhood to equip many existing non-profits and service organizations and agencies with the knowledge of the neighborhood's infrastructure so that they can prepare and design future development projects.

Ms. Hassett stated that the NCNP addresses two key tasks: 1) to support and reinforce the existing core residential neighborhood, 2) to develop the vacant and/or underutilized land along the waterfront between the existing core neighborhood and the land earmarked for a new waterfront park.

To advance these tasks, a comprehensive infrastructure assessment study for the neighborhood is needed. This study will be used to help the City with future infrastructure investments and assist the existing non-profits with the implementation of the prioritized projects from the neighborhood plan.

The scope of services for the study work will include site analysis and engineering. The four main areas of the study will be on: a) Transportation Evaluation and Site Condition Assessment, b) Transportation Upgrades and Modifications, c) Public Utility Evaluation and Upgrade Plan, and d) Storm Water Development and Implementation Plan.

The disbursement of funds will be subject to the NJEDA's receipt and satisfactory review of invoices and the contracts for service, fee schedule and reports detailing the scope of work and related time schedule.

Council President Fuentes entered the meeting at this time.

MOTION TO APPROVE: Judge Davis SECOND: Mr. Milner AYES: 9

Ms. Lindsey asked Ms. Hassett to summarize the next item before the board, the Parkside Business & Community In Partnership \$1,160,000 ERB Soft Loan (P16433). Ms. Hassett stated that the members were being to approve a modification to extend the term of the project to December 2010 and the scope of work that will result in a \$160,000 reduction of the ERB funding from a \$1,160,000 to \$1,000,000 soft loan to Parkside Business & Community in Partnership (PBCIP).

Ms. Hassett remarked that on May 11, 2005, the Members of the State Economic Recovery Board for Camden ("ERB") approved the application of PBCIP for a \$1,160,000 soft loan to fund a portion of the permanent financing for the renovation of 29 market units being part of a 40 unit mixed income homeownership project located in Parkside, a neighborhood opportunity area. In addition, on June 14, 2005 the members of the New Jersey Economic Development Authority authorized the funding for the soft loan.

To date, PBCIP has developed 28 single family homes in the Parkside neighborhood and the 51-unit Faison Mews senior apartment complex as Phase I of the Park Boulevard Project. In addition, 15 homes are currently under construction to complete Phase II.

Due to various ancillary factors, PBCIP's Phase II project was delayed and impacted Phase III. The timeline for the construction of PBCIP's Phase III project has changed necessitating the requested extension of the ERB funding commitment for twenty-four months for Phase III.

A change in the scope of the project is reflected in the proposed development of 20 units; 1 low income unit with a sales price of \$70,000, 1 low-moderate unit at \$72,500, 2 moderate income units at \$80,000 and 16 emerging market units at \$90,000. The properties are located along several streets including Kenwood Avenue, Langham Avenue, Park Boulevard, Princess Avenue and Wildwood Avenue.

The ERB funds will be disbursed to PBCIP after the acquisition and renovation of the units are complete and permanent Certificates of Occupancy are issued.

MOTION TO APPROVE: Mr. Souder SECOND: Mr. Hosey AYES: 8

Mayor Faison abstained due her membership with the sponsor.

Ms. Lindsey asked Ms. Hassett to summarize the next item before the board, the Annual Qualified Municipality Capital and Economic Recovery Program Report which was for informational purposes only.

Ms. Hassett stated that pursuant to Section 45 of the Municipal Rehabilitation and Economic Recovery Act, the Camden Economic Recovery Board is required to submit to the Governor and the New Jersey Legislature a report of general project categories and description of proposed projects and the amount estimated to be expended on each project for the ensuing year. Ms. Hassett stated that the report would be on the ERB website www.camdenerb.com, and provided a brief over view of the report including a summary of funding for projects approved within the five established categories.

Ms. Lindsey asked Ms. Hassett to summarize the next item before the board. Ms. Hassett stated that the next two projects were approved under delegated authority and were for informational purposes. The first project, Logan Enterprises, LLC d/b/a Rita's Water Ice (P25409) and was approved for a \$17,460 business Lease incentive Grant for lease payments. The company plans to create two new positions within the next two years.

The second project, Pride Tempered Glass Products, LLC (P24994) was approved for an \$116,015 business Lease Incentive Grant. Loan proceeds will be used to improved cash flow and purchase materials. The company has seven employees and plans to create an additional nine new positions over the next two years.

Reverend Jones mentioned the presentation that was shown at the Mayor's meeting the previous evening which showed highlights of ERB activities throughout the years. He thanked Marge DellaVecchia for her participation.

Ms. DellaVecchia indicated that the presentation was originally shown at the October 2008 ERB meeting as a result of collaboration between EDA, DCA, CRA and HMFA. She stated that more than 240 people attended the Mayor's forum including members of Governor Corzine's administration, Frank Fullbrook, President Cooper Homes and that the forum brought out many views of the Municipal Recovery Act.

Ms. DellaVecchia informed all present that assistance is available for homeowners looking to prevent and fight foreclosure. She stated that if you're income eligible you might be entitled to legal assistance, but everyone could speak to a housing counselor for assistance. She added that over 80 housing counselors were trained throughout the state. She stated that information on the program has been forwarded to every mayor in the State and gave out the hotline number of: 1-888-989-5277.

Ms. Hassett stated that Governor Corzine recently signed two economic programs which will be administered by the EDA, the Invest NJ, and Main Street Business Assistance programs. She stated that Invest NJ provides a \$3,000 grant per each new full-time job created, capital investment grants of up to \$1 million were available, and the Main Street Program will provide loans, guarantees' and lines of credit to businesses.

Council President Fuentes gave an overview on the Camden Business Summit recently held on January 24, 2009 at Rutgers University. He noted that there were 160 people were in attendance. He thanked Judge Davis for attending and the Camden Chief of Police for speaking about safety issues.

Ms. Lindsey requested comments from the members of the public.

Ms. MaryAnn Emamuele, 916 Chelton Avenue, Camden, NJ responded to comments about the presentation at the Mayor's forum. She stated that there should have been a second presentation showing the other side of Camden where residents live near abandoned properties which attract drug activity and where the streets are plagued with potholes.

Ms. Judith Palombi, Coordinator, Special Services at the Camden County One Stop Career Center, directs the program for medical assistants and home health aides. Ms. Palombi, a resident of the Fairview section of Camden for over 21 years, stated she's seen improvement in increased police presence and feels that the redevelopment of the City can be enhanced with a focus on education and training.

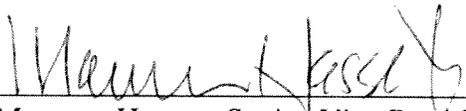
Council President Fuentes expressed frustration saying the ERB can't move forward to assist residents in North Camden due to pending litigation which will delay the process. He also stated that the ERB has funded some great projects but the board knew from the beginning that the \$175 million allocated would be insufficient because infrastructure alone can cost in the hundreds of millions.

Mr. Colandus "Kelly" Francis, President NAACP of Camden stated that he was appreciative that the board approved the funding for the the Parkside Business & Community in Partnership project. He also stated that the NAACP is in its 100th year of civil activism.

Ms. Helene Pierson, Executive Director, Heart of Camden, responded to complaints that were presented to the board at the December 16, 2008 meeting by members of the public. Ms. Pierson stated that we absolutely refute that our houses are plagued with mold. She stated that of the two residents with housing problems, the issues for one have been resolved and the other is in the process of being resolved. She thanked NJHMFA housing inspection staff for reviewing the work. She also invited the board members to come and see the homes that the Heart of Camden is producing and thanked Mr. Milner for touring the neighborhood with her.

There being no further business, on a motion by Mr. Hosey, and seconded by Rev. Jones, the meeting was adjourned at 11:30.

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.



Maureen Hassett, Senior Vice President, EDA
Assistant Secretary, ERB