

ECONOMIC RECOVERY BOARD FOR CAMDEN

June 8, 2011

Waterfront Technology Center, Camden, NJ

MINUTES OF THE SPECIAL MEETING

Members of the Board present: Rev. J. C. Jones, Vice Chairman; Maureen Hassett designee EDA Chairman, Al Koepp; Novella Starks Hinson designee for Mayor Dana Redd; Jason Asuncion designee for City Council President, Francisco Moran; Public Members: Rosa Ramirez, Robert Milner, and Rodney Sadler.

Present via Conference Call: Albertha Hyche, Chairwoman, designee for State Treasurer Sidamon-Eristoff; Paul Striddick representing DCA Commissioner Lori Grifa, and Public Member William Hosey and Freeholder Director Louis Cappelli, Jr., Non Voting Member

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

Also present via Conference Call: Brandon Minde, Governor's Authorities' Unit

Chairwoman Hyche called the meeting to order at 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.

The first item before the board was a request to approve a recoverable grant for up to \$1,000,000 to the City of Camden (**P35568**) to fund the stabilization of the Carnegie Library located in the Lanning Square neighborhood of Camden.

Ms. Wallick stated that on March 28, 2006, the Members approved a \$1,000,000 infrastructure grant to the Camden Redevelopment Agency (CRA) to fund the stabilization of the Carnegie Library, a property owned by the City of Camden. In November, 2009 CRA advised EDA that the stabilization project would not be moving forward at that time, but the rehabilitation of the building was still a priority in the larger vision of future planning for the Lanning Square neighborhood.

The City of Camden is now actively pursuing the stabilization and restoration of the library. The stabilization project is comprised of three phases. Phase I is the Preservation Plan and Stabilization Recommendations. Phase II includes the Drawings and Specification/ Construction. The stabilization of the structure would complete Phase II, preparing the building for the final stage of adaptive reuse. Phase III will include the adaptive re-use of the building.

Although there is no definite end use determined for the Carnegie Library Building, the City is actively looking for opportunities that meet the current needs of the Broadway corridor and will create synergies with new development in the Lanning Square neighborhood. The City believes that with proper planning, budget and a sequenced approach, the Library, which is 16,800 sf., will be in operation again.

It is a priority of the City to make sure that this property is restored in as timely manner and as such has committed to issuing a request for interest (RFI) simultaneously with the stabilization to identify potential developers with the capacity to return the facility to public use. The City believes that the rehabilitation of Carnegie Library will not only restore one of Camden's premier buildings, but will also be a catalyst for redevelopment in the emerging Lanning Square neighborhood

Ms. Ramirez stated that she did not feel comfortable voting for the project. She asked if this project was discussed with the residents of the Lanning Square neighborhood how the project would benefit the residents.

Ms. Hinson presented board with over two hundred letters signed by Lanning Square residents and business owners petitioning the board to approve the project. At that time, approximately twenty residents stood to show their support for the project.

Chairwoman Hyche requested comments from the members of the public.

Demetrius Robinson, V. P. Cooper Lanning Civic Association, Inc., (CLCA) resident, and teacher spoke on behalf of the association. Mr. Robinson stated that Andrew Carnegie donated millions of dollars for education and that this building was constructed with funding from him in 1905 as the first free library in Camden. After serving Camden for 81 years, the library closed its doors in December, 1986 and moved its collection to the downtown library located at 318 Federal Street, which was closed in 2010, due to the City's budget constraints. The Carnegie Library building was placed on the national Register of Historic Places in October, 1992. Since its closing, the building has suffered significant damage and physical decay. Without the benefit of a sound roof for the last decade or so, water has infiltrated the building and impacted its structural fabric. He pointed out that a school on Broadway was demolished to make way for a new elementary school project however the funding for the school has not been approved yet. Mr. Robinson also indicated that before projects can begin, buildings have to be stabilized. He stated that the Association was working collaboratively with Rutgers University, Drexel University, Rowan University, and Cooper Hospital to identify programs that could operate from the revitalized facility. Mr. Robinson believed that the building should be stabilized to retain its historic significance to the neighborhood and to be used to service residents, particularly the youth.

Ms. Ramirez asked if the building would be used as a medical school. Mr. Robinson stated no, but it could be used for technical, medical or educational purposes. Mr. Robinson indicated that the Association has discussed several ideas but has not advanced this discussion until they knew that the stabilization of the building would be funded.

Reverend Jones asked if there has been any communication with Cooper Hospital or Rutgers University. Ms. Sheila Roberts, President, Cooper Lanning Civic Association, Inc. (CLCA) stated that she has sat with Cooper Hospital and Rowan University regarding this project and both institutions are supportive. Ms. Roberts stated that stabilization and renovation of the building was crucial to the Broadway corridor revitalization efforts.

Ms. Roberts added that the community does not have enough meeting space. They would like to start a beacon program and an after hour's program that would provide medical assistance. She also remarked that the CLCA is a grassroots organization, whose members live in the community and are committed to its revitalization. As a young girl, Ms. Roberts she remembers sitting on the steps of the Library watching parades and when inside, looking at it in all of its splendor. She wants the youth today to enjoy the building as she once did. Many of the residents feel the same way as evidenced by the signed letters.

Ms. Hinson stated that this is the best opportunity to stabilize the building, and the Mayor wants to project to go forward. She noted that the City waited for 10 years for the Eye in the Sky project to be completed, but now they have one of the best red light camera surveillance systems.

MOTION TO APPROVE: Rev. Jones SECOND: Mr. Sadler AYES: 8
Mr. Milner abstained because he might have a conflict of interest.
Mr. Ramirez abstained.

The next item, the Rowan University (**P36026**), was a request to approve a \$9,000,000 non-Recoverable grant to fund a portion of the construction and permanent financing for a six-story, 200,000 sq. ft. academic medical research and education facility in the Lanning Square neighborhood in Camden.

Ms. Wallick explained that the Higher Education and Regional Health Care Development Fund (HERHC) allows funds to be used to provide grants to nonprofit educational institutions and regional health care facilities. Each educational institution is required to raise one dollar for every dollar provided by the State. Receipt of ERB grants is also conditioned on the nonprofit negotiating a service agreement with the City of Camden for payment in lieu of taxes.

The development of the Cooper Medical School of Rowan University will be the first new medical school created in the state in more than 30 years and the first-ever four-year allopathic medical school in South Jersey.

Rowan anticipates 40 new full time positions and 60 part time positions will be created within two years of the completion of the medical school.

The project is also expected to create 300+ construction jobs. The Cooper Medical School of Rowan University project established a pre-apprenticeship program and is tracking the number of Camden City and Camden County participants in the program. This will provide opportunities for Camden residents to work on the construction phase of the project.

A number of green building strategies are being incorporated into the building and site design and are consistent with the interim guide on green building strategies. The building is designed to be certified under the LEED rating system with a goal of achieving the Silver Certification Level. It is anticipated the project will be completed in June, 2012.

MOTION TO APPROVE: Ms. Hassett SECOND: Mr. Hosey AYES: 10

Reverend Jones asked if Rowan was in communication with BRIM medical School regarding transition into this program.

Valerie Weil, Associate Dean for Finance, Administration and Operations, Cooper Medical School of Rowan University, stated that Rowan and Cooper are very committed to working with the community they are ready and willing to speak with the public about their existing programs and potentially new programs to assist the community.

Chairwoman Hyché requested comments from the members of the public.

There being no further business, on a motion to adjourn the meeting was made by Ms. Hassett, and seconded by Mr. Milner. The meeting was adjourned at 11:10 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, reading "Laura L. Wallick". The signature is written in black ink and is positioned above a horizontal line.

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

Exhibit A

June 6, 2011

New Jersey Economic Development Authority
36 West State Street
Trenton, NJ 08625

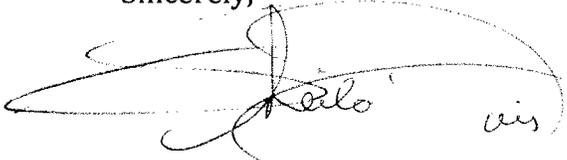
To the NJEDA and members of the Camden Economic Recovery Board,

I am writing of behalf of the Lanning Square Neighborhood Association, in support of the redevelopment of the Carnegie Library. It is my hope that the NJEDA and Camden ERB support the City of Camden with the funding necessary to complete the stabilization of the Carnegie Library.

The Carnegie Library once provided a place for Camden residents to take pride in. The revitalization of the Carnegie Library would mean a great deal to the residents of Lanning Square, as it is symbolic of the transformation that is possible within the neighborhood. This opportunity to take back a historic structure, like Carnegie Library, should not be squandered. The restoration of Carnegie Library is a priority for the residents of Lanning Square.

The Lanning Square West Residents in Action encourages NJEDA and the Camden ERB to support the stabilization of Carnegie Library. Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sheila Davis', with a large, sweeping flourish extending to the left.

Sheila Davis
President, Lanning Square West Residents in Action
455 Royden Street
Camden, NJ 08103
856-655-6200