

STATE ECONOMIC RECOVERY BOARD FOR CAMDEN

June 22, 2004

Antioch Baptist Church

MINUTES OF THE MEETING

Members of the Board present: State Treasurer John E. McCormac, Chairman; Reverend Tony Evans representing Mayor Gwendolyn Faison; Chief Operating Officer Randy Primas; Marge DellaVecchia representing Commissioner Susan Bass Levin; Freeholder Director Jeffrey Nash; City Council President Angel Fuentes; and Public Members Rosa Ramirez, William Hosey, Robert Milner, and Rodney Sadler.

Absent: Alfred Koepp, Chairman of the NJ Economic Development Authority; Reverend J. C. Jones, Vice Chairman; Legislative Member, Senator Wayne Bryant; Assemblyman Joseph Roberts, Legislative Member.

Also Present: Assistant Secretaries Maureen Hassett and Preston Pinkett III; Deputy Attorney Generals Bette Renaud and Anthony DeFelice; Victoria Pratt of the Governor's Authorities Unit; NJEDA staff, and guests.

Chairman John McCormac called the meeting to order at 10:00 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 noted that Senator Wayne Bryant and Assemblyman Joseph Roberts were not attending the meeting due to budgetary negotiations.

MINUTES OF BOARD MEETING

Chairman McCormac asked for a motion to approve the May 21, 2004 minutes of the Board.

MOTION TO APPROVE: Mr. Primas SECOND: Mr. Hosey AYES: 7

Chairman McCormac introduced Reverend John O. Parker, Pastor of Antioch Baptist Church, for opening remarks. Reverend Parker welcomed the ERB members and all attendees of the meeting. He noted that he and his congregation have been blessed with the means to do great things in their community and appreciate the financial support for the Roosevelt Manor Hope VI project.

Maureen Hassett announced the Amendments to the Guide to Program Funds. The Economic Recovery Board established a funding limit of \$20 million for infrastructure projects and to date, the Economic Recovery Board has approved \$19.6 million. Staff from the Economic Recovery Board, the Camden Redevelopment Agency and other state agencies compiled a list of projects to be developed in the upcoming year that will require Economic Recovery Board assistance. As

such, the members were requested to approve an increase of \$15 million to the infrastructure funding cap.

Rodney Sadler entered the meeting at 10:03 am.

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

Chairman McCormac explained the change in the By Laws. He indicated that as a result of a meeting with Rose Ramirez, Reverend Jones and the Concerned Clergy Organized for People as well as other community representatives, he was recommending a change to the By Laws that would allow Reverend Jones and Rosa Ramirez to participate in the Project Review Committee. Rosa Ramirez was in attendance at the afore-mentioned meeting.

Rosa Ramirez added that she went to the Project Review Committee meeting and felt that it was very educational. She learned a lot and was able to explain the projects to the community. She thanked Chairman McCormac for the recommendation to add her to the Project Review Committee.

Council President Angel Fuentes arrived at 10:06 am.

MOTION TO APPROVE: Randy Primas SECOND: Rodney Sadler AYES: 9

Maureen Hassett explained the Downtown Revitalization Fund. The reallocation of \$4.3 million of the Demolition and Redevelopment Fund to the balance in the Demolition and Redevelopment Fund will be approximately \$31 million, which is sufficient to fund projects in this category. This item was presented for information purposes only.

Maureen Hassett presented the Respond, Inc. New Job Worker Development Center project (P015442), a \$1 million public purpose grant for a project in North Camden. She recognized Judy Everts, Director of Adult Services from Respond. The project will involve the renovation of 2 commercial properties to house various social service programs. The project will be contingent upon Respond receiving other funding sources, a Certificate of Occupancy, a secured performance mortgage, and the EDA's satisfactory review of any leases signed by tenants occupying the properties. The project is located in a Transitional Area and will pay taxes on the facility. The total project cost is \$2,376,795.

Robert Milner asked about the renovations costing \$1,590,505 and Maureen Hassett explained that the costs are estimates provided by the architectural firm. In addition, the NJEDA's Real Estate Department reviewed the costs and found that they were satisfactory.

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

Rodney Sadler abstained from the vote due to his involvement with the organization.

Chairman McCormac recognized Arijit De, Executive Director of the Camden Redevelopment Agency for a presentation to update the Board on the Hope VI Roosevelt Manor project.

Mr. De recognized Council President Fuentes, Councilwoman Dana Redd, Rosa Ramirez, and John Ballentine of the Camden Housing Authority, Camden County Freeholder Director Jeffrey Nash, and Marge DellaVecchia for their participation in the application process.

John Ballentine explained that this was their second year applying to the U.S. Department of Housing and Urban Development (HUD) for funding to support the \$142 million project. He added that there would be 668 units built, including 106 homeownership units, a new library, and a new school. The Chelton Terrace I project is completed, which consists of 66 units. The Chelton Terrace II project and the Antioch Senior Apartments are pending applications to HUD for 122 rental units and 130 rental units respectively. He provided an executive summary as well as a site plan to the Board. Chairman McCormac thanked John Ballentine for his presentation.

Council President Fuentes mentioned that on June 14, 2004, HUD transferred the power back to the Camden Housing Authority, removing the federal oversight of the agency. Also, Councilwoman Dana Redd, has been appointed as Chairperson of the Camden Housing Authority.

Chairman McCormac requested comments from the public.

Oscar Hernandez spoke on behalf of Reverend Miguel Torres, Founder of My Brother's Keeper (also in attendance) and requested assistance to beautify lots on the north end of Delaware Avenue. The organization has architects and engineers to redevelop the site and would like the ERB to consider funding the project.

Chairman McCormac informed everyone that the July and August meetings would be combined on August 3, 2004 at the Rutgers University Student Center in Camden at 10am.

There being no further business, on a motion by Mr. Rodney Sadler, and seconded by Freeholder Director Jeffrey Nash, the meeting was adjourned at 10:25 am.

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, Assistant Director, EDA
Assistant Secretary, ERB