

ECONOMIC RECOVERY BOARD FOR CAMDEN

October 26, 2004

Camden County College – Technology Center

MINUTES OF THE ANNUAL MEETING

Members of the Board present: State Treasurer, John E. McCormac, Chairman; Mayor Gwendolyn Faison; City Council President Angel Fuentes; Chief Operating Officer Randy Primas; Reverend J. C. Jones, Vice Chairman; Marge DellaVecchia for Commissioner Susan Bass Levin; Freeholder Director Jeffrey Nash; Carlos Medina for Alfred Koeppel, Chairman of the NJ Economic Development; Legislative Members: Senator Wayne Bryant; Assemblyman Joseph Roberts, and Public Members; William Hosey, Robert Milner, Rodney Sadler and Rosa Ramirez.

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

Chairman John 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.

Rosa Ramirez and Assemblyman Joseph Roberts entered the meeting at 10:06 am. Council President Angel Fuentes and Senator Wayne Bryant entered the meeting at 10:22 am and 10:24 am respectively.

Chairman McCormac asked for a motion to approve the September 20, 2004 minutes of the Board.

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

MINUTES OF BOARD MEETING

Chairman McCormac called on William Thompson, VP for Institutional Advancement and Executive Dean of the Camden Campus on behalf of Dr. Della Vecchia, President of Camden County College (CCC) for welcoming remarks. Mr. Thompson welcomed the ERB and its guests to the Camden County College - Technology Center and stated they were proud of the City and to have helped in the revitalization of Camden. Mr. Thompson implored everyone to look at the City in its Past, Present and Future and he hoped that everyone would be regular guests to the City as well as to the CCC campus. He also passed out a postcard memorabilia of the City.

Chairman McCormac welcomed Carlos Medina who is replacing Tonio Burgos as Al Koeppel's designee on the Board.

Chairman McCormac requested Maureen Hassett to summarize the recommendations for appointments to the ERB Board. Ms. Hassett noted that the role of Vice Chair is currently being held by Rev. J. C. Jones and that he was willing to continue serving in this role. Rev. Jones stated he was

proud to serve on the board and he commended the Chair and staff of the ERB for their work.

MOTION TO APPROVE: Mr. McCormac SECOND: Mr. Milner AYES: 8

Rosa Ramirez and Assemblyman Joseph Roberts entered the meeting at 10:06 am.

Chairman McCormac noted the recommendation of Al Koeppel as Treasurer.

MOTION TO APPROVE: Mr. McCormac SECOND: Mr. Primas AYES: 9

Chairman McCormac noted the recommendation that Caren Franzini maintain her role as Secretary.

MOTION TO APPROVE: Mr. McCormac SECOND: Mr. Primas AYES: 9

Marge DellaVecchia added that she had just left a meeting for the Philadelphia Chamber of Commerce and South Jersey Chamber of Commerce with a group of at least 200 business people where Caren Franzini talked about the good work and opportunities in Camden.

Chairman McCormac recommended that Preston Pinkett and Maureen Hassett continue in their roles as Assistant Secretaries.

MOTION TO APPROVE: Mr. Primas SECOND: Mayor Faison AYES: 9

Chairman McCormac recommended approval of the Policy Committee, which consists of the Chairperson, Marge DellaVecchia, Executive Director of NJHMFA as designee for Commissioner Susan Bass Levin, Rosa Ramirez, Council President Angel Fuentes, Rodney Sadler, and Randy Primas, Chief Operating Officer.

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

Chairman McCormac recommended approval of the Project Review Committee, which consists of the Chairperson and five appointments who will rotate monthly. Maureen Hassett explained the rotating schedule of the Project Review Committee due to the high level of interest from ERB Board Members to participate in the committee. The Project Review Committee meetings will be held in Camden.

MOTION TO APPROVE: Mr. Primas SECOND: Mr. Hosey AYES: 9

Chairman McCormac asked for a motion to accept the schedule of meetings for the Board Meeting and the Project Review Committee through October 2005.

MOTION TO APPROVE: Mr. Primas SECOND: Mr. Hosey AYES: 9

Randy Primas thanked Chairman McCormac and the Governor for nominating him to serve as the Chief Operating Officer for the City of Camden. He also noted the Chairman's dedication to the City and his attendance to all of the ERB Board Meetings.

Rev. James Jones volunteered to host the July 2005 meeting at Mount Calvary Baptist Church.

Chairman McCormac introduced Mr. Charles Sessa, Chairman of the Board of Cooper Health System. Mr. Sessa spoke about the hospital's 117 years of dedication to the City of Camden and South Jersey. Mr. Sessa confirmed the hospital's continued expansion in the City over the next 10 years. He described Phase I, which includes Cooper Pavilion with site improvements and conference centers along Martin Luther King Boulevard and Haddon Avenues.

Mr. Sessa noted that about 2 months ago, the Governor and other dignitaries announced the addition of the healthcare complex in Camden. He stated that the expansion would not have happened without the seed money of \$12.35 million from the Municipal Rehabilitation and Economic Recovery Act (Act), which created the Economic Recovery Board for Camden. He also added that the Cooper campus will improve the vehicular traffic and the way the hospital is viewed as people enter the City.

Mr. Sessa indicated that an additional 140,000 sq.ft. facility is necessary to support the increased demand that includes: a Level One Trauma Center, a Heart Institute, a Cancer Center, a Critical Care Center, and a Bone and Joint Institute. In addition, the following will be added: 60 surgical beds, 30 critical care beds, and a 12,000 sq.ft. addition to the Emergency Department, 14 State-of-the-Art operating rooms with additional capacity for 2 more operating rooms.

Charles Sessa explained how Cooper is home to the UMDNJ/Robert Wood Johnson Medical School in Camden and has experienced tremendous growth over the years, with a 6% average increase in admission at Cooper while other hospital's admissions were declining. He projected that by 2008, Cooper Hospital will have 25,000 admissions with a net operating revenue of \$.75 billion and an 8% increase in employment. He stated that the \$23 million for the Surgical Facility expansion will create 139 full-time and 114 part-time professional, skilled, and unskilled jobs within 2 years. Within five years, he projected the creation of 208 full-time and 171 part-time jobs. He also noted the training programs that the hospital has implemented to enable Camden residents to obtain jobs.

Angel Fuentes and Senator Wayne Bryant entered the meeting at 10:22am and 10:24am respectively.

Chairman McCormac asked Maureen Hassett to summarize the application. Ms. Hassett provided a review of the project and thanked Mr. Sessa for his thorough presentation. Ms. Hassett noted that \$1 million of the \$13.35 million for Cooper Hospital was a grant that went to CAMCare Health System as stipulated by the Act. Randy Primas added that his office has begun negotiations of an Annual Servicing Charge with Cooper Health System and will have it finalized prior to closing on the ERB funding.

MOTION TO APPROVE: Mr. Primas SECOND: Mr. Milner AYES: 9
City Council President Fuentes recused himself because he works for Cooper Hospital.

Mayor Faison stated that on Saturday, October 23, 2004, she rode on a motorcycle with the Chrome Riders Motorcycle Club Members to Cooper Hospital to deliver gifts to the children.

Chairman McCormac requested that Maureen Hassett review the TAC Report. She explained the waterfront development, Camden Technology Center, the School Construction projects that are in design stage, and the closing of the Stables Associates loan for the 20 Horse Tavern Restaurant.

Chairman McCormac asked Marge DellaVecchia if she would like to add any remarks concerning HMFA projects in Camden. She informed everyone that the approval of the 2nd round of tax credits

was announced and that Baldwin's Run will receive \$1 million as a family project. She also explained that there is a 3-project limit for tax credit projects in the City and that Camden has now reached its limit.

Chairman McCormac requested public comments.

Karl Walko, President of the Camden County Council, commented on the Parking Authority's role in the City's parking matters. He stated his concern for the loss of jobs at the Aquarium and how the Parking Authority only owns one lot. He felt that the Parking Authority should be involved in projects and be equipped with land and funding.

Chairman McCormac indicated that he met with City and County officials regarding the Parking Authority serving as the entity to run all of the publicly-owned parking lots and structures. Chief Operating Officer Randy Primas echoed Chairman McCormac's remarks.

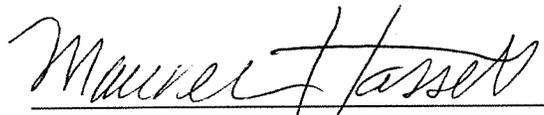
Chairman McCormac announced that the next ERB Board meeting would be at the Camden County Council on Economic Opportunity office on November 22, 2004 at 10am.

Maureen Hassett recounted that the ERB has approved 25 projects totaling nearly \$80 million. She indicated that staff will be meeting with the Policy Committee soon to discuss future funding requests and approvals.

Randy Primas stated that the Camden Redevelopment Agency has named a developer for the Lanning Square neighborhood. The developers are K. Hovnanian, Pennrose Properties, Westrum, and St. Joseph's Carpenter Society. He also stated that construction has begun on 301 Market Street as well as the Cooper Grant Waterfront Homes. Lastly, Settlement Music School was having its ground-breaking ceremony at 12noon that day.

There being no further business, on a motion by Mr. Primas, and seconded by Mr. Sadler, the meeting was adjourned at 10:40am.

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