

**ECONOMIC RECOVERY BOARD FOR CAMDEN**

**October 26, 2010**

**Waterfront Technology Center, Camden, NJ**

**MINUTES OF THE ANNUAL MEETING**

Members of the Board present: Rev. J. C. Jones, Vice Chairman; Alberta Hyche designee for State Treasurer Sidamon-Eristoff; Ralph Kramer designee for Mayor Dana Redd; Caren Franzini designee EDA Chairman, Al Koeppe; Tina Vignali designee for City Council President Francisco Moran; and Public Member Robert Milner.

Present via conference call: Melissa Orsen representing DCA Commissioner Lori Grifa.

Also Present: Laura Wallick, Assistant Secretary; Bette Renaud, DAG; Thomas Hower, Governor's Authorities' Unit; and EDA staff.

Absent: Legislative Members, Freeholder Director Louis Cappelli, Jr., Non-Voting Member; and Public Members: William Hosey, Rosa Ramirez, and Rodney Sadler.

Vice Chairman Jones called the meeting to order at 10:00 a.m.

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.

Vice Chairman Jones asked for a motion to approve the July 27, 2010 minutes of the Board.

**MOTION TO APPROVE: Mr. Milner                      SECOND: Ms. Franzini      AYES: 7**

Vice Chairman Jones asked Ms. Wallick to summarize the first item before the Board, the Annual Meeting memo. Ms. Wallick stated that the purpose of the annual reorganization meeting is to elect officers for the coming year including the Vice Chair and Treasurer. She stated that Reverend Jones has expressed an interest in continuing as Vice Chairman and as is customary, the State Treasurer or his designee would serve as the Treasurer.

The appointment of a Board Secretary and any Assistant Secretaries is also required. Ms. Wallick stated that Vice Chairman Jones has requested the Board confirm Caren Franzini as Secretary and to appoint Maureen Hassett, Senior Vice President of the NJEDA and Laura Wallick, Regional Director - South of the NJEDA to serve as Assistant Secretaries.

Assistant Secretary Wallick remarked that the by-laws provide for the formation and appointment of the Members to the committees charged with advising the Board in its operations. The Board has two committees that were formed; the Policy Committee and the Project Review Committee. Following is a description of the committees and the recommended appointments.

**Policy Committee** - This committee reviews the implementation of the Strategic Revitalization Plan, the Capital Improvement and Infrastructure Plan, the City Master Plan and the ERB Guide to Program Funds and monitors the progress of the investment strategy for the fund disbursements. This committee will consist of the Chairperson and the following four appointments: Camden City Mayor, Dana Redd; Commissioner of New Jersey Department of Community Affairs, Lori Grifa; Camden City Council President, Francisco Moran; and Public Member, Rodney Sadler.

**Project Review Committee (PRC)** - This committee reviews and approves all projects for financing prior to submission to the Members of the Board. Projects will be reviewed for their consistency with the Strategic Revitalization Plan, Capital Improvement and Infrastructure Plan and the ERB Guide to Program Funds. The Project Review Committee will consist of the Chairperson and five appointments who will rotate monthly. The rotating Members will include the Commissioner of New Jersey Department of Community Affairs or designee, Camden City Mayor or designee, Rodney Sadler, William Hosey, Robert Milner, Rosa Ramirez, Reverend J. C. Jones, and Freeholder Director, Louis Cappelli, Jr.

Ms. Wallick stated that since the ERB funding resources are limited, adopting a quarterly schedule for the ERB's PRC and Board meetings through October 2011 is recommended. However, should a meeting be needed for other actions, it would be scheduled accordingly. By resolution, the Members will be adopting this schedule for next year's Board meeting dates. The Vice Chairman is also seeking your approval of the Secretary, Assistant Secretaries and Committee appointments and ask the Members to confirm the Vice Chair and Treasurer appointments.

**MOTION TO APPROVE: Rev. Jones                      SECOND: Mr. Milner                      AYES: 7**

Ms. Wallick stated that the next item on the agenda, the Cooperative Business Assistance Corporation ("CBAC") – Camden POWER (P32234), is being *withheld* from action.

Vice Chairman Jones asked Ms. Wallick to summarize the next item before the Board, the ERB Business Incentive Grant Programs Status Update. Ms. Wallick stated that the Members were being asked to extend the ERB Business Incentive Grant Programs an additional 12 months through September 30, 2011 and to recommend this extension to the EDA Board for funding authorization.

**MOTION TO APPROVE: Mr. Milner                      SECOND: Ms. Franzini                      AYES: 7**

Vice Chairman Jones asked Ms. Wallick to summarize the next item before the Board, the New Jersey Housing and Mortgage Finance Agency Camden POWER (P32430). Ms. Wallick stated that the Members were being asked to approve a \$1,500,000 non-recoverable grant to HMFA to fund residential life safety and energy efficiency repairs in conjunction with funding from the US Department of Energy (US DOE) to provide for energy efficiency through a new innovative program called Camden POWER (Program Offering Widespread Energy Recovery). The structure of this request is an exception to the ERB Guide to Program Funds (Guide) which indicates funding for housing projects can be provided in the form of soft loans however, because the only source of repayment for the ERB funding would come from the individual homeowners and not from HMFA, an exception to this guideline is recommended to properly structure the funding to HMFA.

**MOTION TO APPROVE: Mr. Milner                      SECOND: Ms. Hyche                      AYES: 7**

Ms. Franzini asked if funds were recaptured where the proceeds are remitted. Ms. Wallick stated that the program funding will be established as a revolving loan fund and that any recapture of

funding from the homeowners would go back to HMFA, into a separate account set up specifically for residential energy efficiency improvements for eligible homeowners in Camden. Because this new program is designed after the CHIP program, Ms. Franzini requested HMFA and the program administrator, Cooper's Ferry Development Association, report to the board on the use of local minority contractors for the CHIP Program and their plan for the Camden POWER program.

Vice Chairman Jones asked Ms. Wallick to present the next item before the Board, Rutgers, Early Learning Research Academy (P18292). Ms. Wallick stated the Members were being asked to approve a modification to the scope of work and extend the term of the \$1,000,000 ERB public purpose grant to September 30, 2011.

**MOTION TO APPROVE: Mr. Milner                      SECOND: Ms. Franzini      AYES: 7**

The next items before the board were for informational purposes only.

Ms. Wallick stated that the following projects were approved under Delegated Authority in July and September 2010.

**Camden ERB:**

- 1) **Drexel University** (P31334) was formed in 1891 as a private research university located in Philadelphia, PA. A.J. Drexel Plasma Institute (AJDPI), a major research initiative in the application of plasma science to biology and medicine, is relocating from 5,000 sq. ft. of space at 34<sup>th</sup> and Lancaster Avenue in Philadelphia to 10,557 sq. ft. of wet lab space on the fifth floor of the Waterfront Technology Center at Camden (WTCC). AJDPI employs 25 faculty researchers and 50 graduate students who will relocate to the Camden facility. The company was approved for a \$158,355 Business Lease Incentive Grant. The company plans to create 25 new jobs over the next two years.
- 2) **The Cooper Health System** (P33222) is a New Jersey nonprofit corporation comprised of two divisions: The Cooper University Hospital and Cooper University Physicians. They offer programs focusing on ambulatory diagnostic and treatment services, wellness and prevention, and many other health services. The hospital is seeking to lease 3,130 sq. ft. at the WTCC to relocate the Cooper Foundation offices from One Cooper Plaza. By relocating the Foundation office, the hospital can expand medical care offerings and create new job opportunities for City residents. The hospital was approved for a \$28,170 Business Lease Incentive Grant over a two-year period. This is the second BLI for Cooper at the WTCC.
- 3) **The Cooper Health System** (P33554) The company is also seeking to lease 5,024 sq. ft. of space at the Ferry Terminal Building as temporary administrative offices for the Cooper Medical School of Rowan University, a joint venture with Rowan University. The Founding Dean's office is critical in establishing the platform for success of the medical school and reaffirms both Cooper and Rowan University's commitment to the City of Camden. The hospital was approved for a \$45,216 Business Lease Incentive Grant over a two-year period.

Vice Chairman Jones asked if the above entities were in fact creating new jobs. Ms. Wallick stated that Drexel will be relocating jobs from Philadelphia and plans to create new jobs within two years.

Ms. Franzini asked if we could ensure that BLI applicants work with the Camden County One Stop Career Center when recruiting employees. Ms. Wallick stated a condition in the BLI grant incentive, is for the applicant to utilize the One Stop as a source to facilitate their recruitment needs.

Ms. Wallick stated that the following modifications were approved under Delegated Authority in October 2010.

- 1) **Oasis Housing, LLC (Oasis)** (P20890) On March 25, 2008, the Members of the ERB approved a \$360,000 soft loan to Oasis for the permanent financing for the six market rate units in Oasis I - Sycamore Street Housing Project which consisted of eight units. On July 28, 2009, the Members of the ERB approved an extension of term of the soft loan until October 31, 2010 and a modification to the scope of work to reflect the acquisition of twenty properties instead of the original ten presented and the development of ten units versus the original eight, with six market rate units and four affordable units.

The project sustained additional delays in commencing construction which were the result of several factors including the receipt of the No Further Action letter from NJDEP, the closing on the construction financing by NJHMFA, securing building permits and the required Letter of Credit by Arline Construction Services. As such, Oasis requested another one-year extension to the term of a \$360,000 ERB soft loan to Oasis to October 31, 2011 to allow sufficient time to complete the project and sell the units. All other terms and conditions of the grant agreement shall remain in full force and effect.

- 2) **Camden Area Health Education Center (AHEC)** On August 18, 2009, the Members of the ERB approved a \$26,630 predevelopment grant to AHEC to fund a portion of the predevelopment activities for the renovation and restoration located at 514 Cooper Street. The budget for this predevelopment project totals \$86,130. One of the sources of funds is from the NJ Historic Preservation Trust Fund (NJ HPTF) in the amount of \$50,000. Confirmation of this funding was recently received and, as such, AHEC is requesting a one year extension to the ERB grant term until December 31, 2011 to allow sufficient time to complete the predevelopment activities. All other terms and conditions of the grant agreement shall remain in full force and effect.

Vice Chairman Jones requested comments from the Board members.

Vice Chairman Jones requested comments from the members of the public.

**There being no further business, on a motion to adjourn the meeting was made by Mr. Milner, and seconded by Ms. Franzini. The meeting was adjourned at 10:40 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.

  
Laura Wallick, NJEDA Regional Director  
Business Development South  
Assistant Secretary, ERB