

ECONOMIC RECOVERY BOARD FOR CAMDEN
City Council Chambers-Camden City Hall, Second Floor
Camden, NJ
December 19, 2006

MINUTES OF THE MEETING

Members of the Board present: Reverend J. C. Jones, Vice Chairman; Mayor Gwendolyn Faison; City Council President, Angel Fuentes; Marge DellaVecchia representing Commissioner Susan Bass Levin; Public Members: Robert Milner, Rosa Ramirez, William Hosey, and Rodney Sadler.

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

Absent: Michael Lihvarcik, designee for State Treasurer Bradley Abelow; Freeholder Director Louis Cappelli, Jr.; Legislative Members: Assemblyman Joseph Roberts, and Senator Wayne Bryant.

Vice Chairman Jones called the meeting to order at 10:05 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.

Vice Chairman Jones asked for a motion to approve the November 28, 2006 minutes of the Board.

MOTION TO APPROVE: Mr. Sadler SECOND: Mr. Fuentes AYES: 7
Marge DellaVecchia abstained because she was not present at the last month's board meeting.

MINUTES OF BOARD MEETING

Council President Angel Fuentes welcomed the members of the ERB Board to the Camden City Council Chambers in City Hall.

Vice Chairman Jones asked Ms. Hassett to present the first item before the board. Ms. Hassett explained the request to amend the ERB Guide to Program Funds to allow affordable rental housing projects obtain non-amortizing, non-recourse loans with an interest rate of 1% for a term of up to 30 years. This change is consistent with the terms other government funders set for affordable housing projects and will allow ERB funds to be used more effectively.

MOTION TO APPROVE: Ms. DellaVecchia SECOND: Mr. Hosey AYES: 8

Vice Chairman Jones asked about the sales prices for market rate and affordable units because he is concerned about Camden residents being able to qualify for these units. Marge DellaVecchia indicated that the restrictions to meet the requirements for rental tax credits are 50% to 80% of the median income. Ms. DellaVecchia indicated that the homeownership units are affordable to Camden residents because the subsidies provided offset the costs to build the units. These market rate units have minimal restrictions for emerging markets and come with 10-year deed restrictions. Vice Chairman expressed a need for a balance of market and affordable units and, in agreement, Ms. DellaVecchia said that it is HMFA's responsibility to fund projects that offer safe and affordable housing in the State's urban communities.

Mayor Faison asked if this change in the program guide was for the developer or for the homeowners. Marge DellaVecchia explained that the change is for the developer to finance the development and/or rehabilitation of rental units that are receiving low income tax credits at more flexible terms so that residents can reside in affordable units. Maureen Hassett added that with the interim COO Theodore Davis coming on board soon, the HMFA may want to provide a presentation to highlight the activities of the agency in Camden.

Vice Chairman Jones called on Ms. Hassett to summarize the next item before the board, Cooper's Ferry Development Association, Inc. (P017891). Ms. Hassett stated that the Members are asked to approve a \$2,000,000 recoverable grant to facilitate the development of approximately 1,500 new parking spaces in Camden, south of Martin Luther King Boulevard, to support seasonal events on the Camden Waterfront. The ERB grant will be reimbursed from 2005 and 2006 federal appropriations. These parking spaces will temporarily solve the need for waterfront tourism parking until a parking garage is built. The plan is to construct a 1,200+ space parking deck to be located at 3rd Street and Martin Luther King Boulevard, abutting the County jail.

MOTION TO APPROVE: Ms. DellaVecchia SECOND: Mr. Sadler AYES: 7
Mayor Faison abstained from the vote.

Mayor Faison indicated that she is concerned about the City being able to reap more benefits from the City's redevelopment, particularly in the way of new tax revenues. Maureen Hassett said that PILOTs and the economics of projects have to be considered and like many urban communities, the City has to forgo some revenue in the short term to realize more benefits in the future. Deputy Attorney General said that the State Aquarium entered into a PILOT agreement with the City that will generate income once it is finalized. She also added that the Camden Parking Authority is paid for its services from the parking and ticket revenues it collects.

William Hosey asked how long is the warehouse agreement with Champion Trucking. Anthony Perno, VP of Cooper's Ferry Development Association said that there is a long-term lease for 30 years. Mr. Perno added that the Camden Parking Authority (CPA) receives 20% of the revenues generated by the parking spaces; the CPA pays a PILOT and lease payments to the City, and revenue from parking tickets goes to the City. Council President Fuentes asked if the Board could have an update on what funds are generated from the waterfront parking. Lastly, Rosa Ramirez asked what does the City do with the funds collected by the CPA. Council President Fuentes suggested obtaining an accounting of the City's parking revenue.

Vice Chairman Jones asked Maureen Hassett to present the next item. Ms. Hassett summarized the Fairview Village Phase II housing project (P016486) modification which requested the Board approve a change in project scope from the development to 60 affordable rental units to 40 units with a revised project cost of \$9,446,36 and to rescind the \$1,050,000 ERB infrastructure grant and approve a \$1,050,000 non-recourse, non-amortizing loan priced at 1% for a term of 30 years.

MOTION TO APPROVE: Mr. Hosey

SECOND: Mayor Faison AYES: 8

Vice Chairman Jones stated that this is a great project because it also provides affordable housing to homeless families and families with special needs. He indicated that there are many families in Camden in need and his church recently provided a Christmas dinner to 90 homeless families.

Vice Chairman Jones asked Ms. Hassett to provide information on the projects approved under delegated authority. Ms. Ramirez asked what delegated authority meant so Ms. Hassett explained that the ERB Board previously enabled Caren Franzini, the NJEDA CEO, to approve Business Lease and Business Improvement Incentives under \$250,000 without having to go to the Board. Ms. Hassett summarized the two projects that will receive Business Improvement Incentives. The Camden Law Building, LLC/Loughry and Lindsay, LLC (P017788) will receive a \$19,250 grant and Lotus Medicine d/b/a Westfield Family Pharmacy (P017567) will receive a \$20,000 grant to make improvements to the facades and interiors of their buildings. Robert Milner asked about the lighting for the parking lot adjacent to Westfield Family Pharmacy because the applicant does not own the lot. Mujiba Parker, Finance Officer stated that the lighting on the building would be improved.

Vice Chairman Jones requested comments from the Members.

Mayor Faison invited everyone to attend her Open House that day in her office from 12pm to 2pm. She also suggested that the board have a retreat to discuss the City's finances and how the ERB Board could help to alleviate the City's budget deficit.

Marge Della Vecchia commented that the amendment to the Program Guide to accommodate low-interest, long-term loans for housing project receiving tax credits is an example of how the ERB staff and board members have been responsive when the need arose to better address the need for funding flexibility. Ms. DellaVecchia stated that the National Planning Association is coming to New Jersey in April 2007 and she hopes to provide a tour of Camden ERB projects. She will keep the board posted on this tour.

Council President Fuentes said that the ERB Board has made progress in the City, but it does not translate to progress to Camden residents. He requested that the ERB Board increase its marketing efforts in 2007, such as developing a newsletter, so that residents are better informed of projects in their neighborhoods. He also recommended that service providers in the communities give testimonials regarding the ERB funding for their projects.

Rodney Sadler echoed that the marketing is not reaching the neighborhoods and that the ERB Board should have a board retreat or info session so that everyone can discuss the progress that is being made in the City. Vice President Jones and Rosa Ramirez agreed that more communication

is needed. In response, Ms. Hassett asked the Board to provide feedback on the information previously provided to the Board so that it could be shared with residents. Vice President Jones asked for Council President Fuentes to chair an information committee. Ms. Hassett said that staff could meet with him regarding ERB marketing. In addition, Mayor Faison mentioned that she has public meetings on the 4th Wednesday of the month and the 5th Mondays throughout the year to help share information with residents.

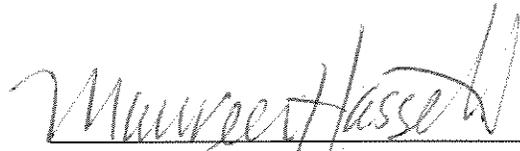
Vice Chairman Jones requested comments from the members of the public.

Ms. Yocantile “Connie” Jackson of Jackson & Associate, President of the NJ Chapter of the National Association of Minority Contractors asked the Board to assist in giving minority contractors an opportunity to work on the ERB funded development projects because they have unsuccessfully tried to obtain work with the general contractors. Without an opportunity, Camden minority contractors will not be able to provide jobs to City residents. Vice Chairman Jones said that jobs for Camden residents is a major concern and should be addressed. Ms. Hassett said that staff would be happy to meet with Ms. Jackson. Ms. Hassett also stated that the State and the Governor’s Office of Economic Growth are working to provide opportunities for minorities through a new Action Council on the Economic Subcommittee looking at small minority women-owned business.

Mr. Colandus “Kelly” Francis, President NAACP of Camden, provided a resolution from the State NAACP against the low-income housing by Michaels Development Corporation in the Centerville section of Camden, which is receiving ERB funds. Mr. Francis expressed a need for Camden residents to have jobs, and noted overcrowding in Fairview schools. He also asked about the 1500 parking spaces being surface lots and the estimated costs for a parking garage. Ms. Hassett confirmed that the parking spaces are on surface lots and that the feasibility study will provide an estimated cost to construct a parking garage.

There being no further business, on a motion by Mr. Milner and seconded by Mr. Sadler, the meeting was adjourned at 11:27 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, Vice President
Strategic Partnerships, EDA
Assistant Secretary, ERB