

ECONOMIC RECOVERY BOARD FOR CAMDEN

May 29, 2015

200 Federal Street, Camden, NJ

MINUTES OF THE MEETING

Members of the Board present: Marc Riondino designee for Mayor Dana Redd; and Maureen Hassett designee for EDA Chairman, Al Koeppe.

Members of the Board present via conference call: Christina Campbell, Chairperson, and designee for State Treasurer Sidamon-Eristoff; Jason Asuncion designee for City Council President Francisco Moran; Gina Fischetti designee for DCA Commissioner Chuck Richmond; and Public Members: Robert Milner, and Rosa Ramirez.

Also Present: Michael Collins, Governor's Authorities' Unit; Gabriel Chacon, DAG; and EDA staff.

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

Secretary Hassett called the meeting to order at 1pm.

In accordance with the Open Public Meetings Act, Ms. Hassett 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.

Secretary Hassett asked for a motion to approve the January 30, 2014 minutes of the Board.

MOTION TO APPROVE: Mr. Riondino **SECOND:** Ms. Campbell **AYES:** 7

Secretary Hassett asked EDA Director Dan Weick to present the next item before the Board, the Settlement Music School of Philadelphia, Inc. (P15511). Mr. Weick stated the members were being asked to Consent to the release of EDA's mortgage without repayment of the residual portion of the grant award due (estimated to be \$125,000) to facilitate the sale of the property and relocation of the School to appropriately-sized facilities at The Creative Arts Morgan Village Academy located at 990 Morgan Blvd, Camden.

MOTION TO APPROVE: Ms. Campbell **SECOND:** Mr. Riondino **AYES:** 7

Secretary Hassett asked Director Weick to present the next item before the Board, Rutgers, the State University of New Jersey, Camden, NJ - \$1,235,617 ERB Loan (P16526). Mr. Weick summarized the project and stated that the Members are requested to release the note, mortgage and other supporting documents, and write off the subject loan without recourse.

He advised that ERB's consent will support the comprehensive restructuring of the senior debt on the stadium which is necessary to effectuate the transfer of the facility from Rutgers to CCIA, and it will serve to keep the stadium operational for the current season while the CCIA evaluates long term prospects for the facility.

MOTION TO APPROVE: Mr. Riondino **SECOND:** Ms. Campbell **AYES:** 7

Secretary Hassett asked EDA Project Officer Heather O'Connell to present the next item before the board, the Modifications and Extensions Request for Previously Approved Projects memo. Ms. O'Connell summarized the memo, which encompasses 14 projects as follows:

1. Tire and Battery Remediation – P20266

On February 11, 2008, the Members approved a \$700,000 non-recoverable infrastructure grant to the CRA to support the environmental remediation work plan for the former Tire & Battery site located at 1350 Admiral Wilson Boulevard, which is in the Gateway Redevelopment Area of the City of Camden. On January 30, 2014, ERB extended the grant maturity to March 31, 2015.

Requested Action:

Consent to a grant maturity extension for the \$200,000 of 12 months to March 31, 2016 is requested at this time. The \$246,409 in undisbursed funding commitment will be cancelled.

2. Building 8/Radio Lofts – P17493

On October 3, 2006, the Members approved a \$1,997,716 non-recoverable infrastructure grant to the CRA to complete environmental remediation of the project site, including asbestos abatement, lead-based paint abatement, PCB remediation, soft demolition, hazmat removal, basement remediation, and fire standpipe installation. The building is located in the Waterfront District of the City of Camden.

Requested Action:

Consent to a 12-month extension and an extension of time for the project completion to March 31, 2016.

3. Central Waterfront Housing & Temporary Parking – P16137

On September 20, 2004, the Members approved a \$3,910,500 recoverable grant to fund the construction of parking facilities in the Central Waterfront neighborhood. The scope of the project included the acquisition and development of 154 properties, the relocation of residents, demolition of structures, and construction/improvement of 1,500 temporary parking spaces to support the parking requirement for waterfront entertainment center activities (Susquehanna Bank Center).

Requested Action:

Consent to a 12-month extension of the recoverable grant maturity date to June 30, 2016.

4. Neighborhood & Redevelopment Planning Grant I – P15686

On March 23, 2004, the Members approved a \$641,250 non-recoverable grant to help fund a portion of seven neighborhood plans and fourteen redevelopment plans for the City of Camden. On January 23, 2007, the Members approved an increase in the grant amount to \$723,947 to fund an additional redevelopment plan for the Dudley neighborhood, a portion for a Camden Historic Survey, and for additional staff time needed to update the plans.

Requested Action:

Consent to a 12-month extension of the grant maturity date to September 30, 2016 and a change in project scope as outlined above.

5. Planning Grant Phase II – P16904

On November 22, 2005, the Members approved a \$445,050 recoverable planning grant to the CRA to prepare five neighborhood plans, a City-wide Housing Production Strategy, a City-wide Industrial Site Inventory, and develop a Project Decision Model.

Requested Action:

Consent to a 15 month extension of the grant maturity date to September 30, 2016 (to match the requested maturity extension of Planning Grant I, and a change in the scope (including related funding designations), to align funding with specific neighborhood projects, limited scope redevelopment, and projects tied to NJEDA incentives. Finally, combine the Planning Grant Phase II (P16904) with the Neighborhood & Redevelopment Planning Grant I (P15686) to consolidate the funds for City planning activities in EOA related areas to allow CRA to meet planning priorities of the City as they evolve.

6. Mixed Site Acquisition – P20265

In March 2008, the Members approved a \$1,561,975 recoverable infrastructure grant to the CRA to fund the acquisition of 137 vacant lots and buildings within the City of Camden.

Requested Action:

Consent to a 12-month maturity extension of the grant maturity date to June 30, 2016 and a change in project scope as outlined above.

7. Cooper Plaza Acquisition – P20263

On March 28, 2005, the Members approved a \$1,532,950 recoverable infrastructure grant to cover the acquisition of 161 vacant lots and buildings within the Cooper Plaza neighborhood in the City of Camden.

Requested Action:

Consent to a 12-month maturity extension of the grant maturity date to June 30, 2016 and a change in project scope as outlined above.

8. Campbell Soup Expansion/Utility Relocation – P18198

On April 24, 2007, the Members approved a \$2,300,000 non-recoverable infrastructure grant to the CRA to make critical infrastructure improvements necessary for the creation of a modern office and research complex surrounding the Campbell Soup Expansion and pre-development activities with funds provided from the Demolition and Redevelopment Financing Fund.

This project is now complete with a total of \$2,215,141 being disbursed. The remaining \$84,859 in undisbursed funding is not needed and the commitment will be cancelled.

9. Coopers Hill Housing Development, LLC – P20891

On March 23, 2008, the Members approved a \$3,854,260 recoverable infrastructure grant to Coopers Hill Housing Development, LLC (“CHHD”), to be developed by M&M Development, LLC, for a housing development project consisting of 100 units; 84 market rate housing units, with the remaining 16 affordable housing units.

Requested Action:

Consent to a change in project scope as outlined above.

10. Cooper’s Ferry Partnership (Former Prison Site) – P38122

On May 1, 2013, the Members approved a \$750,000 non-recoverable planning grant to the Cooper's Ferry Partnership, Inc. to fund the costs associated with the development of preliminary engineering and final design work for road reconstruction, traffic improvement and waterfront park and streetscape improvement on and near to the former Riverfront State Prison site located on the waterfront in North Camden.

Requested Action:

Consent to a grant maturity extension of 22 months from June 30, 2014 to April 30, 2016 for the unfunded balance of \$387,541.

11. Salvation Army (KROC Center) – P17483

On September 7, 2006, the Members approved a total of \$5,000,000 in non-recoverable grants to Salvation Army, A New York Corporation (\$1,000,000 public purpose and \$4,000,000 infrastructure). The public purpose grant was used for the installation of utilities, sewers, roads, streetscape, sidewalks, and related improvements for the KROC Community Center. The infrastructure grant was used for sports fields and courts, retaining walls, parking lot, curbing, fencing, utilities, grass pavers, trees, installation of a methane system, and piles.

This project is now complete with a total of \$4,581,453 being disbursed. The remaining \$418,547 in undisbursed funding is unneeded and the funding commitment will be cancelled.

12. Rowan University – P37597

On October 23, 2011, the Members approved a \$5,100,000 non-recoverable grant under the Higher Education and Regional Health Care Development Fund to fund a portion of the construction and renovation costs associated with the adaptive re-use of the former First Camden National Bank & Trust Building. This funding allowed Rowan to expand its campus and academic programs and services in Downtown Camden.

This project is now complete with a total of \$4,656,448 being disbursed. The remaining \$443,552 in undisbursed funding is unneeded and the funding commitment will be cancelled.

13. Community Loan Fund of New Jersey (POWER) – P35126

On February 15, 2011, the Members approved a \$500,000 non-recoverable infrastructure grant to help fund structural improvements involved with code violations and safety issues discovered by POWER, an energy efficiency retrofit program for homes and businesses in the City of Camden. Camden POWER exists as a partnership between City of Camden, Camden County and New Jersey Board of Public Utilities, with essential assistance from New Jersey Housing Mortgage & Finance Agency, New Jersey Economic Development Authority, Community Loan Fund of New Jersey, and Cooper's Ferry Development Association.

Requested Action:

Consent to a grant maturity extension to December 30, 2015 for the unfunded balance of \$166,668.

14. Parkside Business & Community In Partnership – P16433

On May 11, 2005, the Members approved a \$1,000,000 non-recoverable infrastructure grant to finance the renovation of 29 market-rate housing units, which is part of a 40-unit mixed income homeownership project, located in a Neighborhood Opportunity Area in the City of Camden.

Requested Action:

The ERB grant maturity date was December 31, 2013. A total of \$650,000 was disbursed with \$350,000 remaining unfunded at maturity. This grant was made in conjunction with NJHMFA, which withdrew its commitment as the projects were not proceeding. Given the NJHMFA withdraw, the grant already maturing, and the last disbursement being made in 2013, it is recommended that the grant maturity should not be extended, and the remaining \$350,000 in undisbursed funding commitment be cancelled.

Ms. Hassett stated the Members were asked to consent to the following actions for the above projects:

1. Extend grant terms and changes in project scopes as identified for projects that have remaining funding and are advancing pursuant to the mission of the ERB;
2. Extinguish grant agreements for those projects that have fully utilized their awards or have remaining unexpended proceeds that are not required to complete the projects;

MOTION TO APPROVE: Mr. Riondino SECOND: Ms. Campbell AYES: 7

Ms. Hassett summarized the following modifications which were approved under Delegated Authority from January 2014 to April 2015:

- 1) ATS Group LLC (P39901)
- 2) Broadway Housing Partners LLC (P40225 & P40226)
- 3) Camden Coalition of Healthcare Providers (P40671)
- 4) Camden Shipyard & Maritime Museum ("CS&MM") (P38467)
- 5) Jerry Powers and Corinne Bradley (P28614)
- 6) Parkside Business & Community in Partnership, Inc. (P38483)
- 7) Pricerite of Mt. Ephraim Ave., LLC (P39392)
- 8) WebiMax LLC (P39172)

Secretary Hassett requested comments or questions from the Members.

Mr. Milner asked how much money the ERB would receive back as a result of the Modifications and Extensions Request. Ms. O'Connell stated approximately 2.3 million dollars. Ms. Hassett added that anything recaptured would be used for the ERB as required by law.

Mr. Milner asked how much money the ERB has left to spend. Ms. Hassett stated approximately 13 million dollars.

Chairperson Christine Campbell asked if the environmental contamination associated with the Building 8/Radio Lofts project (P17493) was ever cleaned up. Ms. Olivette Simpson, Director of Housing, Camden Redevelopment Agency, advised that the CRA is trying to close a \$2,000,000 gap in funding. She also advised that they had received notice of a \$200,000 grant from the USED A for the project.

Secretary Hassett requested comments from members of the public.

Mr. Colandus "Kelly" Francis, President NAACP of Camden asked for clarification on the Settlement Music School of Philadelphia, Inc. project that was approved earlier.

He asked if the approval placed the Settlement Music School of Philadelphia, Inc. inside the Creative Arts Morgan Village Academy. Mr. Weick stated that the Creative Arts Morgan Village Academy is leasing space to the Settlement School; there will be no administrative offices.

Mr. Francis asked if there would be tutoring and mentoring. Mr. Weick stated that Settlement Music School would continue to provide music education and financial assistance to students.

Mr. Francis stated that Settlement Music School had a very extensive program there, but he wasn't aware that enrollment had declined to the point where they had extra space at the Creative Arts Morgan Village Academy.

Mr. Weick stated that the Settlement Music School facility located at 531 Market Street was only being utilized at 10% capacity.

Mr. Francis stated that his other concern was the baseball stadium formerly owned by Rutgers University that will be sold to the Camden County Improvement Authority. He asked if the City of Camden would receive additional taxes as a result. Mr. Riondino stated that the City will continue receiving \$0.50 per ticket.

Mr. Francis asked if the Delaware River Port Authority was also a lien holder on the stadium. Mr. Weick advised that they are.

There being no further business, a motion to adjourn the meeting was made by Ms. Ramirez and Mr. Riondino. The meeting was adjourned at 1:40pm.

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, SVP, Finance & Development, EDA
Secretary, ERB