

**ECONOMIC RECOVERY BOARD FOR CAMDEN**

**October 28, 2008**

**Waterfront Technology Center, Camden, NJ**

**MINUTES OF THE ANNUAL MEETING**

Members of the Board present: Chairman David Rousseau, State Treasurer; Rev. J. C. Jones, Vice Chairman; Judge Theodore Davis, COO; Mayor Gwendolyn Faison; Tina Vignali for City Council President Angel Fuentes; James Souder representing DCA Commissioner Joseph Doria, Jr.; and Public Members: Rodney Sadler, William Hosey, Rosa Ramirez, and Robert Milner.

Also Present:: Secretary Caren Franzini, designee for EDA Chairman Carl Van Horn; Maureen Hassett, Assistant Secretary; Barbara Mickle, DAG; and EDA staff.

Present via conference call: Rob Shane, Governor's Authorities' Unit

Absent: Non-Voting Legislative Members: Senator Dana Redd, and Assemblywoman Nilsa Cruz-Perez; and Freeholder Director Louis Cappelli, Jr., Non-Voting Member.

Chairman David Rousseau called the meeting to order at 10 a.m.

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.

Chairman David Rousseau asked for a motion to approve the September 23, 2008 minutes of the Board.

**MOTION TO APPROVE: Mr. Sadler                      SECOND: Judge Davis                      AYES: 10**

**MINUTES OF BOARD MEETING**

Maureen Hassett, Assistant Secretary – ERB welcomed all present and stated that at the last meeting the board requested an update on all ERB projects and there would be a joint presentation given by Caren Franzini, EDA; Carrie Turner, CRA; and Danielle Esser, HMFA to respond to that request.

Chairman Rousseau summarized the Annual Meeting memo stating that an annual reorganization meeting is held in October of each year to elect officers for the coming year including the Vice Chair and Treasurer. He stated that Reverend. Jones has expressed an interest in continuing as Vice Chairman and that he would serve as the Treasurer.

Chairman Rousseau requested that the Members confirm Caren Franzini as Secretary and appoint Maureen Hassett, Senior Vice President of the NJEDA and Laura Wallick, Regional Director - South of the NJEDA to serve as Assistant Secretaries.

Chairman Rousseau pointed out 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, the Policy and the Project Review Committee whose membership includes the Chairperson and five members appointed by the Chairperson respectively. 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: Judge Theodore Davis, COO City of Camden, Joseph Doria, Jr. Commissioner of New Jersey Department of Community Affairs, Council President Angel Fuentes, and Public Member, Rodney Sadler.

**Project Review Committee** - 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 Commissioner Joseph Doria, Jr., Mayor Gwendolyn Faison, Rodney Sadler, William Hosey, Robert Milner, Rosa Ramirez, Reverend J.C. Jones, and Freeholder Director, Louis Cappelli.

Chairman Rosseau referred the Members to the attached schedule of the ERB's monthly PRC and Board meetings through October 2009. He stated that by resolution the board would be adopting the schedule for next year's Board meeting dates and approving the appointments of Secretary, Assistant Secretaries, Committee members as well as the Vice Chair and Treasurer of the Board.

**MOTION TO APPROVE: Judge Davis                      SECOND: Mr. Hosey                      AYES: 10**

Chairman Rousseau asked Ms. Hassett to summarize the first item before the board, the Feasibility Study for the Eastern Edge/Ferry Avenue Transit Village Project (P21944) Ms. Hassett stated that the Members were being asked to approve a modification of the \$50,000 predevelopment recoverable grant to the Greater Camden Partnership, Inc.(GCP) to fund a feasibility study for a mixed-use development project. She added that on July 14, 2008, the Members approved the \$50,000 recoverable predevelopment grant to help fund a feasibility study for the development of a mixed-use project that would include workforce housing, retail stores, commercial office space and attendant parking facilities in the eastern district of the City of Camden.

Ms. Hassett stated that the original proposal was approved for GCP and UnivDev, LLC to conduct, prepare and present the entire feasibility study. The goal of the project is to blend workforce housing with the development of structured parking and commercial space, support and enhance facilities of Our Lady of Lourdes Medical Center, and increase ridership of the PATCO high speed rail line.

Ms. Hassett pointed out that subsequent to ERB approval, the major project stakeholders, Our Lady of Lourdes Medical Center, Grapevine Development, and Delaware River Port Authority disagreed with UniDev's final proposal that required the company to automatically become the developer/client representative for the project. The stakeholders discussed alternatives and are supporting the planning and design firm of Wallace, Roberts & Todd and sub-consultants to provide similar consultant services for Camden Eastern Edge District.

Ms. Hassett remarked that the goal of the feasibility remains the same, which is to design feasibility and financial modeling of workforce housing as a major component of the development plan, along with office space, retail, and parking. The estimated timeline to prepare this study is 3½ months. The total cost of the predevelopment feasibility study is \$130,000. This represents a reduction of \$50,000 from the original budget of \$180,000. The GCP will be submitting an application to the Fund for New Jersey for a \$20,000 grant to better leverage the predevelopment feasibility activities.

**MOTION TO APPROVE: Mr. Milner SECOND: Mr. Hosey AYES: 8**  
Judge Davis, Mayor Faison, and Tina Vignali designee for Council President Fuentes abstained due to their membership on the GCP board.

James Souder entered the meeting at this time.

Chairman Rousseau asked Ms. Hassett to summarize the next item before the board, the Nueva Vida Homes, LLC Predevelopment Work Phase II ( P23514) project. Ms. Hassett stated that the Members were being asked to approve a \$50,000 recoverable predevelopment grant to Nueva Vida Homes, LLC to fund predevelopment activities for Phase II of Nueva Vida Homes, a mixed income housing development located in the Cramer Hill neighborhood of Camden.

Ms. Hassett stated that the Cramer Hill neighborhood is an area with a high percentage of underutilized land but maintains a strong homeownership base with recent homes sales averaging just above \$98,000. A total of 102 sites will be targeted for redevelopment and 75 of those are currently owned by the City or the Camden Redevelopment Agency. Phase II will focus on 26 City and CRA-owned parcels to develop 19 new homes. The final phase will be developed on privately held parcels, which will be acquired through various strategies, including tax lien foreclosures.

Ms. Hassett remarked that Phase II of Nueva Vida Homes is a 19-unit new construction, mixed-income homeownership and neighborhood revitalization project with design was created after several community meetings involving prospective buyers, past buyers and community members, and incorporates the community's suggestions. All homes will be built as single-family units and built on scattered sites throughout a 3-block targeted area. The Phase II development area is bounded by 28th Street to the North, 26th Street to the South, Wayne Avenue to the East, and Harrison Avenue to the West in Cramer Hill.

Ms. Hassett remarked that the ERB recoverable grant will be repaid in full once the construction financing is closed and the funds will be disbursed based on satisfactory review of invoices submitted by the Applicant.

Ms. Hassett also remarked that this highly important and visible project has support from the community the project will not be feasible without ERB funding and is an attempt to continue redevelopment in a much needed area.

**MOTION TO APPROVE: Judge Davis SECOND: Mayor Faison AYES: 11**

Chairman Rousseau asked Ms. Hassett to summarize the next item before the board. Ms. Hassett stated that the next item was approved under delegated authority and were for informational purposes only. The applicant, Heaven's Little Angels Learning Center ( P21114) was approved for a \$36,900 Business Lease Incentive Grant on August 26, 2008. The approval was subsequently

Chairman Rousseau requested updates or items of interest from the Members.

At the request of the Members, a presentation highlighting ERB investments and the economic impact on the city and surrounding areas was given by Caren Franzini, Secretary, ERB; Carrie Turner, Assistant Director, CRA; and Danielle Esser, Policy Research Administrator, HMFA. The presentation provoked many positive responses from the Members and a discussion followed about the desire for town hall meetings to share the presentation with Camden's residents and air the findings with television media.

Chairman Rousseau requested comments from the members of the public.

Mr. Colandus "Kelly" Francis, President NAACP of Camden stated that although housing improvement are necessary, the board should stay focused on infrastructure improvements in the City.

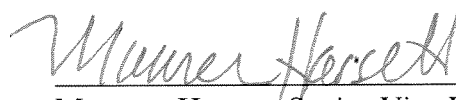
Ed Gorman, Executive Director, American Community Partners stated that he's been around working on workforce development in the City of Camden for 10 years. He thanked the presenters for such an inspiring presentation and implored the board to stay together, think long term in regard to the next step of its evolution.

Mayor Faison echoed similar sentiments, saying she was proud of the accomplishments thus far, that the City still faces many bumps in the road and she hoped that the board could stay together to build upon it's accomplishments.

Chairman Rousseau remarked upon the great progress made in the city since the law was passed in 2002. He further stated that he started out working with the legislation back in 2000, having weekly meetings with Mayor Faison and that he's has come full circle to chair the board.

**There being no further business, on a motion by Judge Davis, and seconded by Council Pres. Fuentes, the meeting was adjourned at 11:20.**

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, Senior Vice President, EDA  
Assistant Secretary, ERB