



The Economic Recovery Board for Camden

2007 QUALIFIED MUNICIPALITY CAPITAL AND ECONOMIC RECOVERY FINANCIAL REPORT

September 10, 2007

The “**Municipal Rehabilitation and Economic Recovery Act**” was enacted in July 2002, creating the Economic Recovery Board (ERB) and authorizing the New Jersey Economic Development Authority (EDA) to oversee the strategic investment of public funds in the City of Camden.

In accordance with the Act, the ERB is required to submit to the Legislature a "Qualified Municipality Capital and Economic Recovery Financial Plan" designed to implement the financing of proposed projects. As required, the Financial Plan contains an enumeration of the bonds, notes or other obligations of the EDA. In addition, the Financial Plan also contains proposed amounts to be appropriated and expended, as well as any amounts that the EDA intends to obligate in the ensuing fiscal year.

In May 2003, the EDA closed on the sale of \$175 million in taxable and tax-exempt bonds to fund revitalization projects in Camden. Since inception of the ERB, staff has reviewed approximately 106 applications of which 56 were approved by the ERB and EDA Boards for a total of approximately \$138 million in grants, recoverable grants and loans. The balance of the applications received represent 13 pending and 27 withdrawn. In addition, \$16 million was approved by the Board for the Business Lease Incentive and the Business Improvement Incentive Programs of which 10 projects have been allocated approximately \$1.8 million.

The 66 projects total approximately \$140 million of investment leveraging \$480 million in other public and private financing, resulting in the creation of approximately 1000 full time jobs and generating approximately \$1.5 million in additional annual revenue to the City via real estate taxes and service charge agreements.

(See attached list of all active projects, including project summaries)

To date, 66 projects have been approved for a total of \$140 million in funding through the ERB. These resources have leveraged an additional \$480 million in other public and private financing, supporting the creation of 1000 full-time jobs. Combined assistance of approximately \$224 million from the Department of Community Affairs, NJHMFA and the ERB has resulted in the construction of 2,517 units throughout the City.

ERB Fund Activity

Of the \$35 million allocated under the **Residential Neighborhood Improvement Fund**, approximately \$27.9 million for 15 projects has been approved with a balance of approximately \$7 million outstanding. Of the 15 approved projects, 10 have closed, of which one is fully funded. Nine are in the process of requisitioning ERB funding.

The **Downtown Revitalization and Recovery Fund** was established with \$45.8 million, of which 16 projects have been approved for approximately \$47.1 million. Of the 16 projects approved, 14 projects have closed. Nine are fully funded and one has been repaid.*

The initial funding for the **Demolition and Redevelopment Financing Fund** amounted to \$43 million of which \$28.7 million for 18 projects has been approved for infrastructure and redevelopment. Fourteen of the 18 projects have closed. Of the 14 closed projects, 7 are fully funded and 7 are in the process of requisitioning ERB funding. In addition to the projects financed from this fund, \$16 million was allocated to the Business Improvement Incentive (BII) and Business Lease Incentive (BLI) programs. Under the BII program, 2 projects have been approved for a total of approximately \$39,000 and 8 projects have been approved under the BLI for approximately \$1.8 million.*



Fairview Village

With over \$1 million in financing assistance through the ERB's Residential Neighborhood Improvement Fund, the redevelopment of Collings Avenue and Fairview Court included new multifamily housing, infrastructure and site improvements, and the renovation of rental units and single family homes.

Five projects under the mandated **Higher Education and Regional Health Care Fund** totaling \$32.3 million have been approved, with a balance of \$15.3 million for the remaining legislatively mandated projects. Our Lady of Lourdes Medical Center, CamCare Health Corporation, and Camden County College have completed their respective projects and received their allocated reimbursement from the ERB. Cooper Health System and Rutgers University have executed their grant agreements and commenced construction activities. Each are requisitioning funds from the ERB for reimbursement of costs incurred.

Of the \$3.5 million allocated for the **Economic Recovery Planning Fund**, \$465,000 has been utilized for the Strategic Revitalization Plan and the Capital Improvement and Infrastructure Master Plan, \$723,945 has been approved for Neighborhood Plans and \$444,050 has been approved for additional neighborhood plans and for the City's replacement housing strategy and industrial inventory database.

** At the July 13, 2004 ERB Meeting, the ERB directed an allocation of 10% of the Demolition and Redevelopment Fund equal to \$4.3 million to the Downtown Revitalization and Recovery Fund to enable projects in the pipeline to seek assistance under this category. Pursuant to Article 9, Section 72 of the Municipal Rehabilitation and Economic Recovery Act, the CEO of the EDA and the COO for the City of Camden are authorized to reallocate up to 20% of the total amount deposited into four of the five funding categories in order to serve the economic revitalization goals the Act seeks to promote. Subsequently, on December 20, 2005, the members were advised that the CEO and COO reallocated the \$4.3 million back to the Demolition and Redevelopment Financing Fund.*

Anticipated Expenditures From ERB Bond Proceeds (thru July 2008):

<i>ERB Legislatively Mandated Projects:</i>		
\$9,000,000	UMDNJ	Higher Ed/ Reg. Health Care
\$1,000,000	Virtua Hospital	Higher Ed./Reg. Health Care
\$10,000,000	Sub Total	
<i>ERB Economic Development Projects:</i>		
\$13,500,000	Proposed Pipeline	Various Funds, as determined by Staff and through an Application Process
\$23,500,000	Sub Total	
<i>NJEDA Project Obligations:</i>		
\$5,000,000		Various loan and guarantee commitments
\$28,500,000	GRAND TOTAL	

Information on how state agencies, including the NJ Department of Community Affairs, Housing Mortgage Finance Agency, NJ Department of Environmental Protection, the Department of Labor and Workforce Development and the NJ Commerce, Economic Growth & Tourism Commission have also contributed to Camden's rebirth is accessible at:
www.camdenerb.com/tac_report.asp



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Governor

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Acting State Treasurer

Lopa Kolluri
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ERB Vice Chairman

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Rodney Sadler

Legislative Members

Wayne R. Bryant
Senator, District 5

Joseph J. Roberts, Jr.
Assemblyman, District 5

ERB Project	Approved Amount	Status	Balance
<u>Residential Neighborhood Improve. (\$35.0)</u>			
Parkside Business and Community Partnership	\$ 395,825	Closed	
Coopers Ferry Development Association - Boyd & Morse	\$ 3,570,000	Closed	
Camden Redevelopment Agency (CRA) - Yorkship Square	\$ 1,600,000	Closed	
CRA - HOPE VI - Roosevelt Manor	\$ 5,000,000	Closed	
CRA - River Rd. Affordable Housing	\$ 3,504,393	Approved	
CRA - Cramer Hill Street Scape	\$ 659,145	Closed	
Cramer Hill CDC (Nueva Vida Homes)	\$ 824,501	Approved	
Cooper Grant Developers LLC^	\$ 1,200,000	Closed	
RPM Management LLC (Fairview Parking Courts)	\$ 791,694	Closed	
The Heart of Camden, Inc.	\$ 788,971	Approved	
The Heart of Camden, Inc.	\$ 1,150,000	Closed	
Parkside Business and Community Partnership	\$ 1,160,000	Approved	
Fair Share Northgate II Associates****	\$ 1,234,725	Approved	
NJHMFA - CHIP	\$ 5,000,000	Closed	
Fairview Village Urban Renewal Associates (FV Phase II)	\$ 1,050,000	Closed	
Sub Total:	\$ 27,929,254		\$7,070,746
<u>Downtown Revit. and Recov. (\$45.8)**</u>			
New Jersey Aquarium	\$ 25,000,000	Closed	
El Centro Comunal Borincano Day Care Center	\$ 800,000	Closed	
Waterfront Technology Center at Camden (EDA)	\$ 1,000,000	Closed	
CRA - Waterfront Roads	\$ 1,200,000	Closed	
Settlement Music School	\$ 1,000,000	Closed	
CRA - Interior Gateway	\$ 3,232,000	Closed	
Cooper's Ferry Development Association - Waterfront Parking	\$ 1,550,000	Repaid	
Rutgers, The State University—Campbell Field	\$ 1,235,617	Closed	
Greater Camden Partnership	\$ 200,000	Closed	
NJEDA - MLK Parking Deck #	\$ 300,000	Closed	
YMCA of Camden County, NJ	\$ 552,968	Closed	
CRA - Radio Lofts	\$ 1,997,716	Closed	
Cooper's Ferry Develop. Assn. - Parking & Infrastruct. ^^^	\$ 2,042,000	Closed	
CRA - 301 Market St	\$ 3,000,000	Approved	
CRA - Parkade Bldg./Roosevelt Plaza	\$ 3,000,000	Approved	
Rutgers, The State University ELRA	\$ 1,000,000	Approved	
Sub Total:	\$ 47,110,301		\$ 239,699
<u>Demolition and Redev. Financing (\$43.0)**</u>			
Camden Redevelopment Agency/ Citywide Demolition	\$ 5,000,000	Closed	
EDM Holdings, LLC	\$ 392,500	Closed	
Camden Redevelopment Agency/Terraces	\$ 2,039,500	Closed	
Respond, Inc.	\$ 1,000,000	Approved	
Camden Redevelopment Agency/Central Waterfront^^	\$ 5,000,000	Closed	
Cathedral Soup Kitchen	\$ 100,000	Closed	
Boys & Girls Club of Camden County	\$ 1,000,000	Closed	
Camden Redevelopment Agency/Cathedral Soup Kitchen	\$ 235,800	Closed	
Cooper's Ferry Development Association/SJPC	\$ 1,288,729	Closed	
New Jersey Tax Lien Financing Corporation****	\$ 2,000,000	Repaid	
Business Incentive Grant Program	\$ 16,000,000	Approved	
M & A Holdings Co., LLC	\$ 900,000	Closed	
American Community Partnership	\$ 100,000	Closed	
Camden Redevelopment Agency - Carnegie Library	\$ 1,000,000	Approved	
The Salvation Army	\$ 5,000,000	Approved	
Neighborhood Housing Svs./Camden Kids Pre-School & CLC	\$ 100,000	Closed	
CRA/Campbell Soup Utility Relocation	\$ 2,300,000	Approved	
Cathedral Soup Kitchen	\$ 1,000,000	Closed	
Sub Total:	\$ 44,456,529		\$ 543,471

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ERB Project	Approved Amount	Status	Balance
<u>Higher Ed and Reg Health Care Devel (\$47.7)</u>			
Our Lady of Lourdes Medical Center	\$ 4,500,000	Closed	
CAMcare Health Corporation - Gateway Site	\$ 1,000,000	Closed	
Camden County College	\$ 3,500,000	Closed	
Cooper Health System	\$ 12,350,000	Closed	
Rutgers, The State University of NJ	\$ 11,000,000	Closed	
Sub Total:	\$ 32,350,000		\$15,350,000
<u>Economic Recovery Planning Fund (\$3.5)</u>			
Strategic Revitalization Plan, Capital Improvement & Infrastructure Master Plan, and related costs	\$ 465,000	Closed	
Camden Redevelopment Agency - Neighborhood Plans^^	\$ 723,945	Closed	
Camden Redevelopment Agency - Neighborhood Plans II	\$ 445,050	Closed	
Sub Total:	\$ 1,633,995		\$ 1,866,005
TOTAL:	\$149,930,079		\$25,069,921

* On June 22, 2004, the ERB Members approved an increased limit in infrastructure funding from \$20 Million to \$35 Million
 * On December 20, 2005, the ERB Members approved an increase to the limit of infrastructure funding from \$35 million to \$50 million.

* April 24, 2007 the ERB Members approved an increase to the limit of infrastructure funding from \$50 million to \$60 million.

** On June 22, 2004, the ERB Members were advised that the CEO of the NJEDA and the COO of the City of Camden will re-allocate 10% (\$4.3 Million) of the Demolition and Redevelopment Financing funds to the Downtown Revitalization and Recovery Fund.

** On December 20, 2005, the ERB Members were advised that the CEO and COO reallocated the \$4,300,000 back to the Demolition and Redev. Financing Fund.

*** On February 22, 2005, the ERB Members approved an overall program limit of \$7,500,000 for Public Purpose projects.

*** On June 9, 2005, the ERB Members approved a reduction in the amount of funding from a \$6 million guarantee to a \$3 million loan to the NJ Tax Lien Financing Corporation.

*** On October 25, 2005, the members of the ERB approved a reduction in the amount of funding from \$3 million to \$2 million.

****Fair Share Northgate II Associates was approved for a \$631,725 Grant and a \$603,000 loan.

^ On October 3, 2006, the Members approved a reduction in the amount of funding from \$1,500,000 to \$1,200,000.

^^ On October 3, 2006, the Members approved an increase in the amount of funding from \$3,910,500 to \$5,000,000.

^^^ On January 23, 2007, the Members approved an increase in the amount of funding from \$641,250 to \$723,945.

^^^ On June 21, 2007, the ERB Members approved an increase in the amount of funding from \$2,000,000 to \$2,042,000.

Transitional Area - Not less than \$17,500,000 allocated, as stated in the Guide to Program Funds

Affordable Housing - Up to \$8,750,000 allocated, as stated in the Guide to Program Funds