



The Economic Recovery Board for Camden

2008 QUALIFIED MUNICIPALITY CAPITAL AND ECONOMIC RECOVERY FINANCIAL REPORT

October 27, 2008

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 113 applications of which 63 were approved by the ERB and EDA Boards for a total of approximately \$145.5 million in grants, recoverable grants and loans. In addition, 14 projects have been approved for approximately \$2.1 million under the Business Lease Incentive and Business Improvement Incentive Programs. The balance of the applications received represent 9 pending and 27 withdrawn.

The 77 approved projects total approximately \$147.6 million of investment, leveraging \$859 million in other public and private financing. These investments have resulted in the creation of approximately 1,100 full-time jobs and have generated approximately \$1.5 million in additional annual revenue to the City.

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

To date, 77 projects have been approved for a total of \$147.6 million in funding through the ERB. These resources have leveraged an additional \$859 million in other public and private financing, supporting the creation of 1,100 full-time jobs.

Combined assistance of approximately \$370 million from the Department of Community Affairs (DCA), the Housing Mortgage Finance Agency (HMFA), and the ERB has resulted in the construction of 2,562 housing units throughout the City.

ERB Fund Activity

To date, 77 projects have been approved, of which 64 have closed. Of the 64 closed projects, 30 projects are fully funded, of which two have been repaid and one is no longer active. The other 34 closed projects are in the process of requisitioning ERB funding.

Of the \$35 million allocated under the **Residential Neighborhood Improvement Fund**, \$34.9 million has been approved for 19 projects, with a balance of approximately \$31,500 remaining. Of the 19 approved projects, 12 have closed, of which two are fully funded. The remaining 10 projects that have closed 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, including the \$25 million mandated for the New Jersey Aquarium. Of the 16 projects approved, all have closed and 11 have been fully funded. One, a \$1.5 million infrastructure project, has been repaid. This fund has a balance of approximately \$3.1 million as a result of a 5-percent (\$2.15 million) re-allocation of funding from the Demolition and Redevelopment Financing Fund and a 20-percent (\$700,000) re-allocation from the Economic Recovery Planning Fund.

The initial funding for the **Demolition and Redevelopment Financing Fund** amounted to \$43 million, of which \$40.7 million has been approved for 21 infrastructure and redevelopment projects. Of the 21 projects, 17 have closed, of which eight are fully funded and nine are in the process of requisitioning ERB funding. The balance of this fund is approximately \$2.1 million.

In addition, \$10 million has been allocated to the 5-4-3-2-1 Business Lease Incentive program (BLI) and \$500,000 has been allocated for the Business Improvement Incentive program (BII). Currently, 11 projects have been approved under the BLI program for approximately \$2.1 million and three projects have been approved under the BII for approximately \$60,000. The outstanding balance under the BLI is approximately \$7.8 million and approximately \$440,000 remains under the BII.

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 four mandated projects. All five approved organizations have completed their respective projects and received their allocated reimbursement from the ERB.

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 \$445,050 has been approved for additional neighborhood plans and for the City's replacement housing strategy and industrial inventory database.



With over \$1 million in financing assistance through the ERB's Residential Neighborhood Improvement Fund, eighteen new town homes have been built in the Cooper Grant neighborhood of Camden. Construction began at the end of March 2007, but the sale of all lots was completed in January -- a remarkable testament to the City's rebirth. The project is a joint venture between Pennrose Properties, LLC, the Cooper Grant Neighborhood Association, The City of Camden, The Camden Empowerment Zone Corporation, The Camden Redevelopment Agency, The New Jersey Housing and Mortgage Finance Agency and Wachovia.

Anticipated Expenditures From ERB Bond Proceeds (thru July 2009):

ERB Mandated Projects:

\$9,000,000	UMDNJ	Higher Ed/ Regional Health Care
\$1,000,000	Virtua Hospital	Higher Ed./Regional Health Care
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\$10,000,000	Sub Total	

ERB Economic Development Projects:

\$6,200,000	Proposed Pipeline	Various Projects, as reviewed through an Application Process
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NJEDA Project Obligations:

\$5,000,000		Various loan and guarantee commitments
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\$21,200,000	GRAND TOTAL	

Information on how state agencies, including the NJ Department of Community Affairs, Housing Mortgage Finance Agency, NJ Department of Environmental Protection and the Department of Labor and Workforce Development have also contributed to Camden's rebirth is accessible at:

www.camdenerb.com/tac_report.asp



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ERB Chair*

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DCA Commissioner

(Designee: Marge Della Vecchia)

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Legislative Members

Dana Redd
Senator, District 5

Nilsa Cruz-Perez
Assemblywoman, District 5

ERB Project	Approved Amount	Status	Balance
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Residential Neighborhood Improve. (\$35.0)

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	
CRA - Mixed Site Acquisition	\$ 1,561,975	Closed	
CRA - Cooper Plaza Acquisition	\$ 1,532,950	Approved	
Cramer Hill CDC (Nueva Vida Homes)	\$ 824,501	Closed	
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	
M&M Development , LLC #	\$ 3,584,260	Approved	
Oasis Housing, LLC	\$ 360,000	Approved	
Sub Total:	\$ 34,968,439		\$ 31,561

Downtown Revit. and Recov. (\$45.8)**

New Jersey Aquarium	\$ 25,000,000	Closed	
EI 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	
~~5% Reallocation from Demolition Fund~~			
~~~20% Reallocation from Economic Recovery Fund~~~			
<b>Sub Total:</b>	<b>\$ 47,110,301</b>		<b>\$3,089,699</b>

**Demolition and Redev. Financing (\$43.0)****

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~	\$ 10,500,000	Amended~	
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 Svcs./Camden Kids Pre-School & CLC	\$ 100,000	Closed	
CRA/Campbell Soup Utility Relocation	\$ 2,300,000	Approved	
Cathedral Soup Kitchen	\$ 1,000,000	Closed	
Puerto Rican Unity for Progress	\$ 295,000	Closed	
CRA - Tire and Battery Remediation	\$ 700,000	Closed	
City of Camden - Policing Infrastructure and Equipment	\$ 700,000	Closed	
Greater Camden Partnership, Inc. (Lourdes/Patco)	\$ 50,000	Approved	
<b>Sub Total:</b>	<b>\$ 40,701,529</b>		<b>\$2,148,471</b>

ERB Project	Approved Amount	Status	Balance
<b><u>Higher Ed and Reg Health Care Devel (\$47.7)</u></b>			
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	
<b>Sub Total:</b>	<b>\$ 32,350,000</b>		<b>\$15,350,000</b>
<b><u>Economic Recovery Planning Fund (\$3.5)</u></b>			
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	
<b>Sub Total:</b>	<b>\$ 1,633,995</b>		<b>\$ 1,166,005</b>
<b>TOTAL:</b>	<b>\$153,214,264</b>		<b>\$21,785,736</b>

- * 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 reallocate 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.

~ On October 23, 2007, the ERB Members approved a reduction in the BLI and BII Program funding from \$16 million to \$10.5 million.

~~ On October 23, 2007, the ERB Members approved a 5% reallocation of funds from the Demolition and Redevelopment Fund to the Downtown Revitalization Fund.

~~~ On October 23, 2007, the ERB Members approved a 20% reallocation of funds from the Economic Recovery Planning Fund to the Downtown Revitalization Fund

On July 29, 2008 the Members approved an increase in the amount of funding from \$2,972,832 to \$3,584,260

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