

ERB Assisted Projects - April 2010

PROJECT NAME	FINANCING AMOUNT	TOTAL COSTS	STATUS	APPROVAL DATE	CLOSED DATE	BANK / PARTNERS	COMMENTS
Residential Neighborhood Improvement Fund							
Parkside Business and Community in Partnership	\$395,825	\$2,705,325	Closed	12/23/2003	6/30/2004	HMFA, PNC Bank	The Park Boulevard Phase II project is a home ownership project that consists of a 11 low- and moderate-income units and 11 market rate units, ranging from 1,200 to 1,700 square feet. The project involves the acquisition of vacant residential properties and performing "gut" rehabilitation to these units. Many of the units are two-unit attached single-family homes or "twin houses." The project includes substantial rehabilitation of units on Park Boulevard, Kenwood, Langham, and Bradley Avenues. The sales prices for Phase II homes will be \$55,000 for the low-income units, \$60,000 for the moderate-income units, and \$65,000 for the market rate units, for which the ERB funds are earmarked. The project is expected to create one new job. PBCIP has received approval from HMFA's CHOICE Program to replace the HMFA's MONI funds. The project has been completed and 8 units are sold with the balance of units to be settled by September, 2009. To date, \$287,872 of ERB funding has been disbursed. Staff is reviewing documentation submitted by PBCIP for disbursement for sale of final remaining units. Final documentation received and reviewed by ERB staff. ERB grant fully funded.
CRA/CFDA - Yorkship Square	\$1,600,000	\$1,600,000	Closed	5/21/2004	7/12/2004	Cooper's Ferry Development Association	This infrastructure grant is for the first phase of the Yorkship Square Neighborhood Rehabilitation project. The CFDA, in conjunction with the Fairview Main Street, has developed concept designs for improvements in this historic area. The first phase of these improvements will include sidewalk enhancements around the park with new pavers, street trees, historic lighting with fixtures for banners, waste receptacles, and benches. The main entrances to the Square will be lighted with new historic fixtures and signage to make navigating the neighborhood less confusing. This project will supplement \$9.0 million in public/private resources used to rehabilitate 72 rental and home ownership units located within 4 buildings directly adjacent to Yorkship Square along with 2 buildings located on Merrimac Road and New Hampshire Avenue in the Fairview neighborhood. The project will result in the creation of 38 construction jobs. The project is complete and fully funded.
Camden Redevelopment Agency (Hope VI - Centerville)	\$5,000,000	\$142,119,953	Closed	8/9/2004	9/9/2004	Camden Housing Authority, Pennrose Properties, Inc., The Ingermann Group, Michaels Development Corporation, Antioch Baptist Church	This grant will assist the Camden Redevelopment Agency and the Camden Housing Authority in making infrastructure improvements in the Centerville section of Camden. The funding for this project will come from the Residential Neighborhood Improvement Fund established through the "Municipal Rehabilitation and Economic Recovery Act." The Camden Redevelopment Agency owns most of the land located at the project site. The Camden Housing Authority (CHA) will serve as the developer for this HOPE VI project. Antioch Baptist Church is a partner in the project as it owns a parcel of the land and has an option agreement with the CHA to purchase other vacant property. In addition, Antioch will spearhead the senior housing component of the project. The project is expected to create 31 full-time jobs, 20 part-time jobs, and 245 construction jobs. There are 485 units that have benefitted from this ERB funding, 396 units are completed and 89 are under construction. To date, \$4,277,782 of the ERB grant proceeds have been disbursed.
Cooper Grant Developers LLC	\$1,200,000	\$6,842,650	Closed	10/3/2006	3/14/2007	Pennrose Properties, Inc., Cooper Grant Neighborhood Association (CGNA)	The project is a joint venture between Pennrose Properties, Inc (Pennrose) and the Cooper Grant Neighborhood Association (CGNA). Pennrose is the principal of Cooper Grant Developers. CGNA has been organized and active in the Cooper Grant neighborhood for 20 years. On October 3, 2006, the ERB approved a change in the project scope from the construction of 28 market rate units to 18 new market rate units for Phase I. The ERB soft loan was reduced from \$1,550,000 to \$1,200,000 for Phase I. All 18 units have been completed. 14 units have been sold and the remaining 4 units should be sold by Winter 2008. Approximately \$667,000 of ERB Funds have been disbursed. All of the units have been sold and the ERB funds have been fully disbursed.
RPM Management LLC (Fairview Parking Courts)	\$791,694	\$791,694	Closed	8/9/2004	9/9/2004	RPM Contracting, LLC	This grant will assist Fairview Village Urban Renewal Associates, L.P. and RPM Development, LLC in making improvements to parking courts and other infrastructure in the Fairview section of Camden with funds from the Residential Neighborhood Improvement Fund established through the "Municipal Rehabilitation and Economic Recovery Act" ("Act"). The project is expected to create 35 construction jobs. The license agreement between the City of Camden and RPM is finalized. The City asked RPM to repair the sewers under the project so the budget and scope of work was revised and approved by the ERB Board. The project is has been completed and ERB funds have been fully disbursed.
Parkside Business and Community in Partnership	\$1,000,000	\$6,475,817	Approved	6/14/2005; amended 2/24/09		HMFA, PNC Bank	The Park Boulevard project entails renovating approximately 200 properties along and near Park Boulevard in Parkside. PBCIP has completed Phase I, the renovation of 11 units. Phase II, the renovation of 22 units, is still under construction and is expected to be completed the first quarter of 2007. ERB funds in the amount of \$395,825 were committed in January 2004 to Phase II for the renovation of 11 market-rate houses. The applicant received the first disbursement in April 2005. Phase III of this project involves the acquisition and renovation by PBCIP of 30 rental units and 40 homeownership units. Work on this phase has not commenced and the ERB loan agreement is pending. PBCIP has signed a Joint Venture Agreement with Mercy Housing and has been approved by City Council to enter into a Redevelopment Agreement from CRA for 30 properties. PBCIP plans to submit a formal request for ERB to extend the approval and may ask for the release of pre-development expenses. EDA Staff met with PBCIP principals to discuss the extension and modification needed to move project forward and has prepared memo to ERB for approval. On February 24, 2009 ERB approved a modification to extend the term of the project to December 2010 and the scope of the work, reducing the number of units from 30 to 20 resulting in a reduction in the soft loan from \$1,160,000 to \$1,000,000. Project going to NJ HMFA Board on April 21 for extension of CHOICE commitment.

PROJECT NAME	FINANCING AMOUNT	TOTAL COSTS	STATUS	APPROVAL DATE	CLOSED DATE	BANK / PARTNERS	COMMENTS
Fairview Village Urban Renewal Associates, L.P. ("Fairview") Fairview Village Phase II	\$1,050,000	\$9,446,356	Closed	7/28/2005	6/7/2007	RPM Contracting, LLC	The project entails the redevelopment of Collings Ave. and Fairview Court with new multifamily housing. ERB funds were committed for the infrastructure improvements including the installation of utilities, demolition of building foundations, clearing of trees and fences as well as debris removal. Paving, parking and site improvements will also be included, along with fencing and landscaping. The first phase of rehabilitation has been completed which includes the renovation of 53 rental units with 20 units of new construction. In addition, 35 single family homes were renovated and sold in 2004 and a second phase of single family development commenced in January 2005, which consists of an additional 35 homes. ERB funds had been committed in August 2004 in the amount of \$791,694 to assist in making improvements to 5 parking courts and other infrastructure in the Fairview section. The grant has been modified to a 1% non-amortizing, non-recourse loan for 30 years. The new loan documents have been signed and returned. All 40 units are completed and occupied. ERB funds fully disbursed.
Camden Redevelopment Agency (Cramer Hill Street Scape Project)	\$644,478	\$1,181,745	Closed	8/23/2005	10/28/2005	EDA NJDOT/ Fleet Boston Financial Foundation	The Cramer Hill Street Scape Project is an infrastructure project focused on improving the condition and appearance of Cramer Hill's core retail area. The goal of this project is to develop a pedestrian-friendly street scape in the heart of the largest commercial node in Cramer Hill. This is a highly visible area where physical enhancements have the potential to stimulate additional private investment. This project is not dependant upon the Cramer Hill Redevelopment Plan, but is complementary to the goals of the Plan. This grant request for \$659,145 in ERB assistance will help to fund the proposed improvements to Cramer Hill's Core Retail Area, which includes streetscape enhancements (pavers, street trees, historic lighting), lateral utility replacement and also road repaving along River Avenue from Cambridge Street to 24th Street. The project is complete and 98% funded. (Waiting to release retainage). On March 29, 2010, CRA sent a closeout letter to ERB confirming completion of project. Project completed under budget and CRA submitted a check for \$14,677. The grant amount has been reduced to \$644,478 to reflect the reduction in costs and \$14,677 has been added back to the Neighborhood Improvement Fund.
Cramer Hill CDC (Nueva Vida Homes)	\$824,501	\$3,080,155	Closed	8/23/2005	7/28/2008	EDA/HMFA	The project entails CHCDC building 14 replacement homeownership units between 18th and 21st Streets along River Avenue. CHCDC proposes to develop this housing project that will directly benefit families who will be displaced by redevelopment activities in the Cramer Hill section of Camden. The Camden Redevelopment Agency's ("CRA") redevelopment plan for Cramer Hill calls for the remediation of the Harrison Avenue Landfill along the neighborhood's river front and the development of new housing and commercial structures in this area. To implement this plan, housing needs to be developed to provide the residents with new housing opportunities. CHCDC completed and sold all 14 units. ERB funds fully disbursed.
Camden Redevelopment Agency - River Road Affordable Housing Project Sites E and F	\$80,000	\$34,908,832	Closed	11/22/2005; Amended 8/18/09		Michael's Development	Camden Redevelopment Agency ("CRA") has chosen to work with Michaels Development Co. ("Michaels") on this project. Michaels is developing for the City of Camden ("City") affordable replacement housing to further revitalization activities in Cramer Hill. The project entails the construction of 162 rental units between River and Hayes Avenue in the Cramer Hill section of Camden. The infrastructure funding requested by the CRA will be utilized to engage in the acquisition activities including, relocation, demolition and environmental remediation. All properties have been assembled for Site E. This Phase includes 79 units which have been completed and rented. CRA and ERB are working with Michael's Development to submit a request for approval to amend the sponsor and project scope. On June 9, 2009, EDA Board approved the modification to the project and reduced the ERB funding amount to \$3,200,140. The project modification was presented to the ERB on August 18, 2009 and approved. Of the \$3,200,140 in ERB Funding, \$900,000 will be provided to River Hayes Urban Renewal Associates as a soft loan for the 79 rental units. River Hayes Urban Renewal Associates 1, L.P. ERB soft loan for \$900,000 closed on October 19, 2009. CRA closed on the infrastructure grant on December 17, 2009. \$80,000 in ERB funding has been disbursed. ERB staff held discussions with CRA with regard to the funding of this project. Site F is no longer an acceptable site for the project, so the project will not be advancing. On April 13, 2010 CRA sent a letter to ERB stating the Site F is not longer a viable option and the project as originally conceived will not move forward. The remaining grant balance of \$2,220,140 has been returned to the Residential Neighborhood Improvement Fund.
NJHMFA - Camden Home Improvement Program	\$5,000,000	\$9,320,000	Closed	11/22/2005	2/28/2007	City of Camden, EDA, HMFA	The initial \$5,000,000 ERB loan to the HMFA established the CHIP program. Cooper's Ferry and Scungio Borst & Associates administer the program as the project management firm. In Phase I, 127 homes were rehabilitated, in Beidmen, Centerville, Dudley, Gateway, Liberty Park, Rosedale, Waterfront South and Whitman Park. In Phase II, 72 homes were rehabilitated in Bergen Square, Cooper Point, Pyne Point, Cramer Hill/Pavonia, Stokton and Marlton. In Phase III, approximately 110 homes will be rehabilitated in the Central Business District, Central Waterfront, Cooper Grant, Fairview4w, Lanning Square, Morgan Village and Parkside neighborhoods. \$5,000,000 in ERB funds have been fully disbursed. Discussions with NJHMFA, DECA, CRA, the City of Camden and CCOP to consider continuing the program and increasing the grant amount over the \$5,000,000 with additional funding of \$3,500,000, contingent on receipt of other funding sources of \$2,000,000 within six months of approval. Request presented to Policy Committee on April 19, for support of this additional funding as an exception to the \$5 million funding limit established in the ERB Guide to Program Funds, then to be presented at ERB meeting on April 27, 2010.

PROJECT NAME	FINANCING AMOUNT	TOTAL COSTS	STATUS	APPROVAL DATE	CLOSED DATE	BANK / PARTNERS	COMMENTS
Heart of Camden	\$1,150,000	\$1,350,000	Closed	2/28/2006 Amended 8/18/2009	5/16/2006	EDA, HMFA,	The Project implemented a comprehensive Environmental Mitigation and Landscape Master Plan ("EMLMP") helping to revitalize the South Camden community. EMLMP is a comprehensive plan consisting of linear buffers between the neighborhood and industry, streetscaping along key routes throughout the community, and landscaping of open space within the core residential neighborhood. The project area is bounded by Atlantic Street to the north, I-676 to the east, Ferry and Jefferson Streets to the south and west to the Delaware River. The multi-phased project is near completion. The buffering component is installed, and the streetscaping is being finalized. Project was approved for extension until 12/31/09 by ERB Members at August 18 meeting. Documentation for final disbursement submitted and reviewed by ERB staff. ERB funds fully disbursed.
Fair Share Northgate II Associates	\$1,234,725	\$2,440,000	Closed	6/14/2006		EDA, HMFA, MMA Financial, LLC.	Fair Share Northgate II Associates, L.P. is the current owner of the Northgate II affordable housing development on North 7th and Elm Streets, Camden, which includes a 308 unit high-rise apartment building and 94 apartments in a total of fourteen two-story buildings. All units in Northgate II receive U.S. Department of Housing and Urban Development Section 8 Project Based Assistance rent subsidies. HMFA has approved \$2,440,000 in tax exempt construction financing for the project. MMA Financial, LLC, an investor, has agreed to purchase 4% Low Income Housing Tax Credits for the renovation of the low rise units in the amount of approximately \$1,102,000, which require completion of the project by December 31, 2006. The 631,725 ERB Grant will be used to fund a portion of the infrastructure improvements and the \$603,000 ERB loan will be used as permanent financing on the renovations to the 94 rental units. The applicant has experienced a number of delays in closing on its permanent financing. On 5/26/09, the ERB Members approved extension of project for an additional 90 days. ERB funding closed on September 22, 2009
Heart of Camden	\$788,971	\$2,874,885	Approved	9/7/2006		EDA, HMFA,	The Heart of Camden ("HOC") is a nonprofit 501(c)(3) community-based organization that was established in 1984 in response to the desperate need for decent affordable housing in the South Camden neighborhood. The Broadway West - Phase I project is a home ownership project that consists of the gut rehabilitation of 16 units of which 14 will be market-rate units and 2 will be affordable units. The requested ERB funds will be used for the 14 market-rate units. The units will be 2-3 bedrooms, 1 1/2 baths, and an average of 1,200 sf per unit. To encourage market rate housing development, the ERB may provide gap financing in the form of a soft loan of up to 40% of the total development cost. The project is complete. Documentation from HOC is required to extend the project term so they can close on ERB funding after the units are sold and documentation submitted. On February 22, 2010 Board approved extension to June 30, 2010. HOC is gathering the required documentation to submit for closing.
Cooper's Ferry Development Association/Boyd & Morse Infrastructure	\$3,570,000	\$3,570,000	Closed	4/24/2007 Amended 10/27/2009	6/7/2007		The Boyd and Morse Infrastructure Project ("Project") is part of a joint project between the St. Joseph's Carpenter Society ("St. Joe's") and the CFDA to rehabilitate approximately three of the worst city blocks in the Marlton section of the City into 45 new units of housing and continue the rehabilitation of many others throughout the neighborhood. The infrastructure component for the entire project will be handled by CFDA. The housing demolition and construction component for the entire project will be handled by St. Joe's. The property currently has two adjacent streets (Boyd and Morse) and three alleyways. The project involves rehabilitating the existing infrastructure and modifying the site conditions to alleviate and prevent the existing residential flooding. CFDA hired a civil engineering firm, which has completed the plan, design, and develop construction and bid documents for the proposed infrastructure improvements. All sewer, gas and water lines are complete. PSE&G has just finished their work. Testing of these lines is now underway in compliance with City standards. All of the alleyways are done. They are now starting the site grading. Still left to do is the remaining concrete work, street paving, and fences. The site work is expected to be completed by September 2009. On October 27, 2009 Members approved a request from CFDA to extend the term of the grant agreement until October 31, 2010, modify the budget and to amend the scope of the project in order to acquire additional vacant properties and demolishing the structures prior to transferring the properties to St. Joe's. \$2,918,643 in ERB funding has been disbursed.
CRA Mixed Site Acquisition	\$1,561,975	\$1,768,975	Closed	2/11/2008	3/19/2009	ABC Corp.	The CRA is seeking to purchase a total of 137 vacant properties located throughout the City of Camden. One hundred four of these properties are located in the Lanning Square West (LSW) neighborhood and 33 are located in the Cramer Hill Neighborhood. In LSW, the CRA envisions the redevelopment of the area bounded by Martin Luther King Boulevard, Clinton Street, Third Street and West Street by issuing a RFP, with the intent of selecting a single redeveloper for this entire area. In Cramer Hill, CRA plans support the combination of new infill rental housing with the rehabilitation of existing vacant and owner-occupied structures as well as new construction of ownership units. If properties acquired by CRA have TLFC liens, these liens will be repaid upon the CRA's sale of these properties to developers. ERB staff met with CRA and NJHMFA to discuss status of project. Funding is being used to acquire vacant housing, purchases/condemnation and foreclosures. On February 22, 2010, Board approved extension to March 31, 2011. \$852,475 disbursed to date.
CRA - Cooper Plaza Acquisition	\$1,532,950	\$2,650,450	Closed	3/25/2008	6/19/2008		The \$1,532,950 recoverable infrastructure grant to the Camden Redevelopment Agency will fund the acquisition of 161 vacant lots and buildings within the Cooper Plaza Neighborhood in the City of Camden. As part of the Cooper Plaza Redevelopment Plan there are 202 targeted vacant properties in need of redevelopment. 161 of those will be acquired through this ERB funding. The remaining 41 are owned by A Better Camden Corporation ("ABC"). The Tax Lien Financing Corporation has liens on 125 of the 161 properties to be acquired with ERB funds. The Camden Redevelopment Agency has the right of first refusal on these properties. ERB staff met with CRA and NJHMFA to discuss the status of the project. Funding is being used for foreclosures, purchases/condemnation in Cooper Plaza and Lanning Square. The grant agreement expires in June 2009. CRA estimates it will still be drawing down funds in the 3rd and 4th quarters of 2010 and therefore will be requesting an extension of the grant agreement in April 2010. The grant agreement was extended to June 30, 2011 via delegated authority. \$757,606 of ERB Funds disbursed to date.

PROJECT NAME	FINANCING AMOUNT	TOTAL COSTS	STATUS	APPROVAL DATE	CLOSED DATE	BANK / PARTNERS	COMMENTS
M & M Development LLC	\$3,584,260	\$43,176,832	Approved	3/25/2008 Amended 3/24/2009		HMFA,	M & M Development, LLC's Coopers Hill Housing Development Project ("Coopers Hill") consists of ninety-four units; seventy-nine of these are market rate housing units while the remaining fifteen are affordable housing units. The purpose of the \$3,584,260 ERB soft loan is to subsidize all of the 79 market rate units of this 94unit development in the Cooper Plaza Neighborhood in the City of Camden. On July 27, 2008, the Members approved a modification to the scope of the project, which increased the total number of units from 94 to 100. The Members approved a \$611,428 increase in the ERB funding, for the 53 market rate units, in order to fill the gap for the additional units and the cost for prevailing wages being paid on Phases IA and IB of the project. HMFA has requested the ERB commitment be amended to reflect certain specifications i.e., \$1,406,781 will be allocated to Phase 1B consisting of a 25 condominium unit building and Cooper Hill Housing Development will be the developing entity. An amendment reflecting these changes was approved by ERB on March 24, 2009. Ground breaking took place on June 24, 2009. Construction financing closed on December 22, 2009. Demolition and site work completed. Foundation work is under way.
Oasis Housing , LLC	\$360,000	\$2,922,000	Approved	3/25/2008 Amended 8/18/2009		HMFA, City of Camden, CEZ	Oasis Housing, LLC's Oasis I - Sycamore Street Housing Project ("Oasis I") consists of eight units; six of these townhomes are market rate housing units while the other two are affordable housing units. The purpose of this financing is to subsidize all of the six market rate units of this eight-unit development. The remaining two units are affordable housing units. The project is located on Sycamore Street in the Gateway Neighborhood in the City of Camden. Compaction and remediation is scheduled to be completed by the end of July, 2009. A change in project scope to increase the number of units from 8 to 10 and a request to extend the term of the project to October 31, 2010 was approved by the ERB Members at the August 18, 2009 meeting. NFA letter received from DEP. Closing with HMFA took place on February 5, 2010. Building permits under review. Oasis is hoping to begin construction soon.
	\$31,369,379	\$279,225,669					
Downtown Revitalization and Recovery Fund							
New Jersey Aquarium	\$25,000,000	\$57,000,000	Closed	7/22/2003	11/26/2003	DRPA, EDA	The aquarium expansion and renovation project is the first part of a multi-phase plan to bring mixed-use development to the Camden Waterfront. New Jersey Aquarium LLC (NJAL) plans to renovate and expand the State Aquarium with over 70,000 square feet of new space and more than 50 new exhibits. The aquarium expansion and renovation project consists of five distinct components with an estimated total cost of \$57 million that will require \$43 million in public funding, \$25 million of ERB funds, and \$18.0 million from the Delaware River Port Authority (DRPA). The project entails the renovation of the existing aquarium, expansion of the aquarium, financial independence for the New Jersey Academy for Aquatic Sciences, expanded parking, and management oversight. The project is expected to create 14 new full-time jobs and 1,425 construction jobs. This project is completed and fully funded.
El Centro Comunal Borincano Day Care Center	\$800,000	\$3,131,559	Closed	12/23/2003	4/2/2007	PNC Bank; Fund for Economic Community Development; NJRA	This loan provided permanent financing for the construction of a new 16,000 s.f. child care center located at Fifth Street and Mart Luther King Boulevard in Camden. This \$3.1 million project will involve a relocation of ECCB's 4th Street Center that serves 72 preschoolers and will accommodate an additional 112 infants, toddlers and pre-school students. The project is completed and fully funded.
NJEDA - Waterfront Technology Center at Camden	\$1,000,000	\$16,500,000	Closed	2/27/2004	3/22/2006	EDA	This \$1,000,000 equity investment is for the first phase of development of the Waterfront Technology Center at Camden by the New Jersey Economic Development Authority, a \$16.5 million redevelopment project that will help transform vacant property on the south side of Federal Street between Delaware and Third Streets into a center for technology and research and development operations. The project involves the construction of a 100,000 square foot, five story multi-tenanted building that will provide 80,000 sf of office space and 20,000 sf of laboratory space. The CTC will support two important local development goals: bringing "flexible high technology facilities" to Camden and establishing a "Center City, High Tech District" in this area. The project is expected to result in the creation of 100 full-time jobs and 390 construction jobs. This is the first phase of a \$43,000,000 total project. This project is completed and fully funded.
CRA/CFDA - Waterfront Roads -	\$1,200,000	\$4,400,000	Closed	2/27/2004	6/7/2004		This infrastructure grant will fund the extension of Riverside Drive, Market and Cooper Streets, and related infrastructure improvements on the Camden Waterfront. This project will allow the City to re-establish public access to the Delaware River and extend infrastructure to attract new development. It will also reconnect Camden's Central Business District to the waterfront. It will directly support the Aquarium's expanded operations and the proposed \$100 million mixed-use project investment of the Steiner group, and will facilitate public access to -- and parking for -- these uses. This project also will establish development parcels for all these activities in addition to setting a framework for access and services to future development parcels along the waterfront. The project will create 88 construction jobs. This project is completed and fully funded.
Settlement Music School	\$1,000,000	\$4,000,000	Closed	3/23/2004	9/28/2006	CRDA, DRPA	This public purpose grant will assist building renovations in order to create a branch of the Settlement Music School on Market Street in downtown Camden. The SMS project will bring musical education to the children of Camden. SMS estimates that this facility will be able to serve up to 700 students in the core program of instruction and activity in the arts and perhaps as many as 1,000 students throughout the year. SMS will provide program participants with opportunities for self-discovery and self-enrichment through arts study and activity. Participants will develop skills and will have the kind of introductory arts experience most likely to engender life-long participation in attendance at arts events. The project is expected to result in the creation of 11 new full-time jobs and 62 construction jobs. Construction is complete and the ERB grant is fully funded.

PROJECT NAME	FINANCING AMOUNT	TOTAL COSTS	STATUS	APPROVAL DATE	CLOSED DATE	BANK / PARTNERS	COMMENTS
CRA/CFDA - Waterfront Parking	\$1,550,000	\$1,550,000	Repaid	4/27/2004	5/26/2004		This grant funds temporary parking inventory needed to support the expansion of venues along the Camden waterfront and provide permanent parking for NJDOC employees. The project, which will result in the creation of 41 construction jobs, will add approximately 1000 new surface parking spaces to the waterfront inventory by developing three new parking lots immediately north of the Benjamin Franklin Bridge. The project scope consisted of the paving, line striping, lighting, and fencing of 268 parking spaces for use by the NJDOC. The project included site clearing, excavation, gravel stone base, drainage, sidewalks, landscaping, etc. for two other City owned parcels on the west side of Delaware Avenue that will be used for temporary parking needs. These improved parcels will provide approximately 732 additional parking spaces. This grant was repaid on 12/16/04.
CRA/CFDA - Interior Gateway Phase II	\$3,232,000	\$3,232,000	Closed	5/11/2004	6/7/2004		This infrastructure grant supports the completion of critical engineering and design work for the Interior Gateway area as well as fund long overdue infrastructure improvements including the replacement of lateral sewer and water lines, rebuilding sidewalks, resurfacing key streets, and restoring Johnson Park. The project area is bounded by Mickle Boulevard, the Ben Franklin Bridge, I-676, and Delaware Avenue. The CFDA, along with the CRA, is researching funding options for future phases of the IGP. The project will create 38 new construction jobs. The project has been completed and fully funded.
Rutgers, The State University of NJ - Campbell Field	\$1,235,617	\$1,235,617	Closed	6/14/2005	10/25/2005		\$1,235,617 loan to Rutgers, The State University of New Jersey ("Rutgers") was approved to finance improvements to Campbell Field. These improvements include upgrading the plumbing, drainage, electrical, security and HVAC systems at the ballpark as well as adding revenue producing improvements including ticket systems, video board and outside picnic and playground areas equipped with related amenities. The requested loan will supplement over \$25 million in other public and private investment and is a key component to restructuring the project's entire financial package and protecting and maintaining a state owned asset. Funds will be provided from the Downtown Revitalization and Recovery Fund established through the Municipal Rehabilitation and Economic Recovery Act ("Act"). This project is completed and fully funded.
Greater Camden Partnership, Inc.	\$200,000	\$775,000	Closed	7/6/2005	9/12/2005		This \$200,000 public purpose grant will assist the GCP in implementing the Camden Special Services District ("CSSD"). The ERB grant will be used to purchase machinery and equipment needed to clean, maintain and patrol the district area with funds from the Downtown Revitalization and Recovery Fund established through the "Municipal Rehabilitation and Economic Recovery Act" ("Act"). Approximately 95% of the funding for the equipment has been disbursed. GCP will ask for a reallocation of the remaining funds for additional equipment. Documentation submitted for final disbursement request to purchase van equipped for graffiti removal.
NJEDA - MLK Parking Deck	\$268,325	\$268,325	Closed	12/20/2005	3/31/2006		The EDA proposes to finance and develop a 1,500-car deck on the corner of Dr. Martin Luther King Boulevard and 3rd Street (next to the YMCA). This project is an outgrowth of the work of the Camden Parking Taskforce whose mission is to plan and implement a comprehensive parking solution for downtown Camden and the City's waterfront. The Authority has prepared a preliminary budget which estimates the project cost at approximately \$22,000,000 (Standard industry calculation of approximately \$15,000/space). Assuming \$2,000,000 in gross revenue and operating costs of \$500,000, net revenue could service \$17,500,000 in tax-exempt debt. The proposed \$5,000,000 ERB recoverable grant is required to close this financing gap and fund feasibility study costs. Approximately \$268,000 has been disbursed to date to fund design and feasibility studies. The preliminary construction budget and the financial proforma are being reviewed by EDA and other agencies to explore and identify funding source for the project. The feasibility study was completed at a reduced cost. The grant amount of \$300,000 has been reduced by the costs savings of \$31,675 to the current outstanding balance of \$268,325 and the savings of \$31,675 has been added back to the Downtown Revitalization and Recovery Fund.
YMCA of Camden County, NJ	\$552,968	\$2,018,235	Closed	2/28/2006	4/28/2006		The Camden YMCA, located on 3rd & Federal Street, is a 38,000 sf facility on 2 acres of land. The project includes 1) constructing 4,000 sf of space to be leased by Acelero Learning-Camden Early Head Start ("Acelero"), who provides childcare to low income families with children ages 3 and 4; 2) constructing 1,217 sf of space to house a Visitor Center ("Center") to facilitate and promote the development of the City. In addition, the Center will house a Customer Relations/Hospitality Training Program ("Training Program") which will provide the basics in customer service skills that are needed for unskilled Camden residents; 3) repaving the parking lot; 4) renovating and equipping an up to date health, wellness and recreation center; and 5) installing air conditioning for the basketball gym and other areas of the branch. The organization closed on its EDA bond financing and the ERB Grant. The ERB grant is fully disbursed. The organization ceased operations and the board is seeking to sell the Camden property at which time the ERB Grant would be repaid. The property was sold. Proceeds held in escrow pending review of documents by DAG. Pursuing recovery of grant proceeds.
CRA - Radio Lofts - Bldg 8	\$1,997,716	\$3,997,716	Closed	10/3/2006 Amended 10/27/2009	10/27/2006		The project entails the gut-rehabilitation of a ten-story 153,373 sf vacant building on Front and Cooper Streets. The building will be redeveloped into 86 condominium units with ground floor retail, lobby and onsite parking spaces. In addition, a fitness center, residents lounge, catering kitchen and possible roof deck will be included. The funding requested by CRA will be used to support the complete environmental remediation of the project site, which includes asbestos abatement, lead-based paint abatement, PCB remediation, soft demolition, hazmat removal, basement remediation, and fire standpipe installation. HDSRF funds have been approved to the CRA; funding from the NJRA was disbursed to the CRA at the time of closing and remedial activities have commenced. Funding from the ERB will be requisitioned following the NJRA funding. On October 27, 2009, Members approved a request from CRA for a modification to the infrastructure grant to support the change in scope to the remedial action work plan; and that the ERB grant be disbursed periodically in conjunction with funding from NJRA to support RAWP schedule and to be used as bridge financing for the HDSRF funds if required. The approval also included an extension of the grant term until December 31, 2013. On November 10, 2009 EDA approved the funding. Remediation is 36% complete, second draw request to NJRA.

PROJECT NAME	FINANCING AMOUNT	TOTAL COSTS	STATUS	APPROVAL DATE	CLOSED DATE	BANK / PARTNERS	COMMENTS
Cooper's Ferry Development Association/Parking and Infrastructure Improvements	\$2,042,000	\$2,078,225	Closed	12/19/2006	2/28/2007		This \$2,000,000 recoverable grant to Cooper's Ferry Development Association, Inc. ("CFDA") will be used to fund parking and infrastructure improvements on several parcels of land owned by the Camden Redevelopment Agency ("CRA"), the City of Camden and the South Jersey Port Corporation ("SJPC"). These improvements will provide additional parking for the seasonal events as well as provide both short and long term solutions for the growing port operations. Repayment of the ERB grant will occur through federal grants appropriated in 2005 and 2006 for development of parking facilities on or near the Camden Waterfront. On June 21, 2007, the members approved an increase to the grant amount to \$2,042,000 which reflects the total amount of the federal grant that will be used to repay the ERB grant. Work has been completed and all ERB funding has been disbursed.
Camden Redevelopment Agency - 301 Market Street/Market Fair Urban Renewal	\$3,000,000	\$4,500,000	Closed	2/27/2007	8/1/2007		The \$3,000,000 ERB recoverable infrastructure grant to the Camden Redevelopment Agency ("CRA") is to fund the stabilization required of the building, the new roof, and the reconstruction of the exterior walls which will assist in the eventual redevelopment of the property. These funds were provided from the Downtown Revitalization and Recovery Fund established through the "Municipal Rehabilitation and Economic Recovery Act" ("Act"). The grant will be secured by a mortgage on the project property to be repaid by a redeveloper from available cashflows. Stabilization of the building is now completed. The ERB recoverable infrastructure grant is now fully disbursed and transferred to Market Fair Urban Renewal. Ribbon Cutting was held on October 27, 2009.
Camden Redevelopment Agency - Parkade Bldg./Roosevelt Plaza	\$3,000,000	\$8,280,000	Closed	2.27/2007	3/31/2008		The restoration of Roosevelt Plaza entails the acquisition and demolition of the Parkade Building which is adjacent to Camden City Hall and the development of a downtown civic center by creating open space and park development. The Receiver and the CRA are in the process of finalizing the purchase agreement for the building. Green Acres has asked to modify the use of their grant to be used toward the construction of the park. CRA received ERB approval to use the grant for the acquisition of the leasehold interest. ERB funds have been released for the purchase of the building on March 31, 2008. There was a funding gap due to asbestos that needs to be remediated prior to demolition of the building. DRPA has approved funding in the amount of \$2 million for this project which will enable the asbestos removal. Asbestos abatement is underway.
Rutgers, the State University of NJ - Camden Campus - ELRA	\$1,000,000	\$5,000,000	Closed	5/29/2007	6/29/2007		Rutgers Early Learning Research Academy (ELRA) will serve Camden children, ages birth to five, by transitioning them into primary schools. The school will include an Early Care and Education Program, a Research Unit, an Academic Component, a Professional Development and Training Center, a Health Center, and a Parent Development and Resource Center. The new building will be 16,000 sq. ft. with three floors for instructional use, a basement with a kitchen, conference, break and activity rooms, and play space on the roof. The construction of the school is estimated for completion in 2008. It is anticipated that the school will employ 27 full-time and 19 part-time professional and paraprofessional jobs including teachers, classroom assistants, nurse practitioners, behavioral health specialist, parent coordinator, research manager, research associate, and administrative personnel. The grant agreement has been executed. In December 2008, the Members approved a modification to the scope of the project and extended the term to September 30, 2010. ERB Funding will be disbursed upon completion of the building and receipt of the certificate of occupancy. ERB staff met with Dr. Santiago and Larry Gaines of Rutgers to get an update on the status of the project. The project will be advanced and supporting information will be submitted to ERB to extend the term of the grant which expires in September 2010.
	\$47,078,626	\$117,966,677					
Demolition & Redevelopment Financing Fund							
CRA - City Wide Demolition	\$5,000,000	\$17,022,000	Closed	9/30/2003	10/14/2004		Supports the demolition of approximately 548 unsafe, vacant, and abandoned structures throughout the City. The structures are located throughout the City in mostly Transitional and Neighborhood Opportunity Areas. The purpose of demolishing the buildings is to assist with the Prosecutor Office's enforcement operations in the neighborhood and to make the sites available for redevelopment projects. The project will result in the creation of 511 construction jobs. Demolition is underway and approximately 80% of ERB Funds have been disbursed. ERB staff met with CRA and NJHMFA. CRA must renew inter-local agreement and shared services agreement and will review status of project. It is expected the remaining funds will be needed for the City's current demolition priorities. On February 22, 2010 Board approved extension to December 31, 2011.
EDM Holdings, LLC	\$392,500	\$2,650,000	Closed	2/27/2004	12/1/2005	Sovereign Bank	EDM Holding LLC was formed by Von Morris Corporation (VMC), a distributor of high-end architectural hardware, to acquire the property located at Poets Row Industrial Park along the Camden Waterfront at Eric and Second Street in North Camden. VMC will relocate its distribution operations from Pennsylvania to Camden. EDM will purchase and renovate a one-story 40,000 square foot industrial building and a one-story 39,000 square foot industrial building on approximately 21 acres of land. The occupants of the 40,000 sq ft building will be VMC, the operating affiliate who will relocate its distribution operations. The project is expected to result in the creation of 30 full-time jobs and 18 construction jobs. This loan is closed and fully funded.
CRA - Terraces	\$2,039,500	\$4,048,500	Closed	3/23/2004	5/11/2004	HMFA	This ERB grant supports the acquisition, relocation, and demolition of residential and commercial structures in the Terraces neighborhood located in the Waterfront South section of Camden. The project site consists of 12.36 acres of land, containing 56 residential structures, 110 vacant and abandoned lots, and four (4) commercial structures. The acquisitions and relocations are complete and the ERB grant is fully funded.

PROJECT NAME	FINANCING AMOUNT	TOTAL COSTS	STATUS	APPROVAL DATE	CLOSED DATE	BANK / PARTNERS	COMMENTS
Respond, Inc.	\$1,000,000	\$2,550,000	Closed	6/22/2004	3/17/2009	USEDA, Sun National Bank	Respond will receive a \$1 million ERB public purpose grant to rehabilitate two commercial properties totaling nearly 23,000 sq.ft. in order to house a variety of social service programs for the residents of Camden as well as Camden County, including automotive training, culinary arts, banking, child care, and nursing. The total project costs are \$2.5 million. This project is expected to create 20 permanent full time jobs and 48 construction jobs. Respond has received its other funding commitments. The ERB approved an extension so that the project must be completed by March, 2009. The project is complete and received a Certificate of Occupancy on April 3, 2009. At the April 28 Board Meeting, ERB approved a request from Respond for a 3 month extension (June 30, 2009) in order to compile and submit the required documentation to close on the ERB Grant. The \$1,000,000 Public Purpose grant has been funded at the end of June 2009.
Camden Redevelopment Agency (Central Waterfront & Temporary Parking)	\$5,000,000	\$5,000,000	Closed	10/3/2006	11/4/2004		The original \$3,910,500 recoverable grant was approved on September 20, 2004, to assist the CRA fund the acquisition, demolition, relocation and construction of temporary parking lots in the Central Waterfront neighborhood of Camden. This grant will be repaid from proceeds of the expected future sale of the properties to a private developer for the construction of housing. Temporary parking improvements were completed in 2005 with approximately \$1.4 million. An additional \$1,089,500 was approved on 10/3/06 for a increase of total project costs from \$3,910,500 to \$5,000,000. Approximately \$3.8 million of ERB funds have been disbursed to date. ERB staff met with CRA and NJHMFA to discuss the status of this project. CRA and NJHMFA continue to work on this project, currently working on the acquisition of 17 properties.
Cathedral Soup Kitchen	\$100,000	\$102,375	Repaid	9/20/2004	11/3/2004	CRA	The \$100,000 pre-development recoverable grant from the Camden Economic Recovery Board to Cathedral Soup Kitchen will be used to cover the expenses of developing a construction budget, fees associated with architectural and civil engineering services, as well as costs associated with building permits and the zoning and planning board approval process in order to build a new facility on a new site located at 1514 Federal Street, Camden. This portion of the project is fully funded. Cathedral received its \$1,000,000 Public Purpose Grant and is in the process of remitting repayment of \$100,000 Pre-development Recoverable Grant. Predevelopment Grant has been repaid.
Boys & Girls Club of Camden County	\$1,000,000	\$4,632,000	Closed	12/31/2004	2/9/2007	Louis Katz, William Penn	This public purpose grant will be used to fund a portion of the permanent financing on the construction of a 24,000 s.f. club house that will feature a swimming pool, computer lab, resource learning center, teen lounge, arts room and game room. The facility will be part of the Catto Elementary Demonstration School located in the Dudley Grange Park. The organization anticipates at least 3,000 children will join as members. Construction is complete and ERB funds have been fully disbursed.
Camden Redevelopment Agency - Cathedral Soup Kitchen	\$212,631	\$643,024	Closed	12/31/2004	1/28/2005	DOT	This recoverable grant will assist the CRA fund the demolition and remediation cost for property located at 1514 Federal Street for conveyance to the Cathedral Soup Kitchen in exchange for property located on Newton Avenue. Cathedral Soup Kitchen will relocate its current operations located on Market Street to the new location. Demolition and remediation are done, as well as sub-basement excavation and additional groundwater monitoring have been completed. Approximately 98% of ERB funds has been disbursed. CRA closed out this project. Building construction complete and occupied by Cathedral Soup Kitchen. Grant amount was reduced from \$235,800 to \$230,793 as cost of project was reduced. In April, 2010 CRA returned \$18,162 to ERB, resulting in the grant amount being further reduced to \$212,631 and \$18,162 returned to the Demolition and Redevelopment Financing Fund.
Cooper's Ferry Development Association/SJPC Infrastructure Improvements	\$1,288,729	\$1,888,729	Closed	4/6/2005	8/9/2005	DRPA	This project will fund the infrastructure and upgrade improvements on several parcels of land owned by the South Jersey Port Corporation. These improvements will provide both short and long term solutions for the growing port operations currently impacting the northern section of the Central Waterfront Neighborhood as well as provide temporary parking for the Tweeter Center's 2005 event schedule. This project is completed and fully funded.
New Jersey Tax Lien Financing Corp.	\$2,000,000	\$2,000,000	Repaid	6/9/2005	1/17/2006		This \$2 million loan will enable the New Jersey Tax Lien Financing Corp. purchase 100% of a finite pool of the City of Camden's municipal tax liens amounting to approximately \$120 million. Net proceeds will be used for foreclosure and acquisition related to redevelopment plans, housing and infrastructure projects. This loan has been repaid in full.
M & A Holdings Co, LLC.	\$900,000	\$3,396,000	Closed	2/28/2006	5/22/2007	Sun National Bank	M & A Holdings Co., LLC d/b/a Camden Yards Steel is a steel processing and distribution center. The Applicant is owned equally by Michael Amato and Alan Kanoff who started the Company in February 2001. Camden Yards Steel operates from a 60,000 square foot facility located at the Broadway Terminal in Camden, NJ. Camden Yards Steel is an existing customer of the Authority having received a \$600,000 LDFF loan (\$349,205 currently outstanding) and a 25% guaranty of a \$1,100,000 bank loan from Sun Bank (\$764,389 currently outstanding) for the equipment needed for the start up of the business. The ERB funded a portion of the purchase of a 96"-wide steel processing line that allowed the Company to add product lines for existing customers and open up new markets that are currently unavailable with the Company's existing 72"-wide processing machinery. The ERB loan was fully funded in May 2007. The Company has flourished, created twenty one new jobs in the City, and has handled our loans as agreed.
American Community Partnership	\$100,000	\$201,000	Closed	3/28/2006	35/26/2006		American Community Partnership ("ACP") is in the process of remediating the project site at 1535 Broadway in order to turn the existing buildings (4,500 sf and 23,000 sf) into a full-service service training academy for the benefit of low-income Camden residents. ACP will remediate the property and renovate the small, 4,500 sf building to house ACP's Camden office and provide a temporary training space for the construction pre-apprenticeship program. Following the completion of this interim space, ACP plans to renovate the larger, 23,000 sf warehouse. The renovation will fit out the building with individual bays for specific construction trades and provide ACP with the space in which to resume training as part of its culinary and certified nursing assistance programs. Approximately 89% of the grant proceeds have been disbursed to date. Remediation of the site is complete. ACP will execute an agreement of sale with SJPC.

PROJECT NAME	FINANCING AMOUNT	TOTAL COSTS	STATUS	APPROVAL DATE	CLOSED DATE	BANK / PARTNERS	COMMENTS
CRA - Carnegie Library	\$1,000,000	\$2,088,000	Inactive	3/28/2006			ERB staff held discussions with CRA with regard to the funding of this project. City of Camden and CRA were unable to secure balance of funding needed to restore project. It is anticipated they will continue to advance this project and reapply to ERB at that time.
The Salvation Army - Kroc Center	\$5,000,000	\$33,590,463	Approved	9/7/2006 Amended 10/27/2009			The Salvation Army is a nonprofit 501(c)(3) organization founded in 1878 and has had a presence in Camden since 1880. The site of the envisioned Kroc Center consists of 13.8 acres at the northeast corner of State Street and Harrison Avenue. The plan for the Kroc Center consists of a 100,000 s.f. facility that will include an Arts Center, a Town Plaza, an Athletic Center, and a Family Education Center. The ERB public purpose grant will be used for a portion of the permanent financing on the project and the ERB infrastructure grant will be used for sports fields and courts, retaining walls, parking lot, curbing, fencing, utilities, grass pavers, trees, installation of a methane system, and piles. Due to the contamination on the project site, the building will be repositioned to a less contaminated location. The Kroc Center has received final approval of \$27 million in capital funds from the Kroc Foundation and \$27 million in endowment funding. The groundbreaking took place in November 2008. Removal of contaminated soil from site should begin shortly and will take up to nine months to complete. On October 27, 2009, the Members approved a request from the Salvation Army for an extension of the \$4,000,000 non-recoverable infrastructure grant and the \$1,000,000 public purpose grant until December 31, 2011. Stockpiling of clean fill material will start soon, while waiting for specifications for soil removal to be developed. DOT is funding road reconstruction for transport of dredge material.
Neighborhood Housing Svcs/Camden Kids Pre-School & CLC	\$100,000	\$162,295	Closed	11/28/2006	1/25/2007	EDA, Susquehanna Patriot Bank, Hudson Savings Bank	The \$100,000 recoverable grant will assist NHSC in funding the pre-development costs for the proposed development of the Camden Kids Pre-School & Community Learning Center. These funds will be provided from the Demolition and Redevelopment Financing Fund established through the "Municipal Rehabilitation and Economic Recovery Act" ("Act"). Presently, NHSC has partnered with Shalom Development Corporation, Inc. ("SDC"), a 501(c)(3) non-profit community-based organization, to meet the needs of Camden's diverse population through educational and economic development. They entered into a Memorandum of Understanding in April 2006 in order to work together to construct this pre-school and community learning center. NHSC is preparing to construct a 25,000 square feet, 2-story pre-school and community learning center on Mt. Vernon Street, at the corner of Broadway. All predevelopment activities have been completed and funding has been fully disbursed. The school has been incorporated, has applied for non-profit status, and is the process of capital campaigning.
Camden Redevelopment Agency - Campbell Soup Expansion - Utility Relocation	\$2,300,000	\$10,300,000	Closed	4/24/2007 Amended 8/18/2009	6/8/2007	EDA, Camden County	Campbell Soup Company ("CSC") is the sole Fortune 500 Company headquartered in the City of Camden ("City"), and is the City's largest private sector employer with more than 1,200 workers at its Campbell Place facilities. The centerpiece of CSC's expansion plan is the development of a new 80,000 sf building that will serve as the entranceway to its headquarters campus. CSC will undertake major renovations to its existing facilities and make site improvements to its complex at a total estimated cost of \$72 million. The CRA has entered into a Project Development Agreement ("PDA") with CSC, the City, the County of Camden, and the NJEDA to facilitate the expansion of the CSC facility in the Gateway Redevelopment Area. The expansion requires critical infrastructure improvements and pre-development activities necessary for the creation of a modern office and research complex. The grant agreement has been fully executed and the CCMUA has been replaced with the NJDOT to coordinate the infrastructure improvements. \$2,000,000 has been disbursed to the CRA/DOT for the infrastructure improvements. \$215,141 has been disbursed to CRA for due diligence. On August 18, 2009, the Members approved modification to scope of project to allow for excess funds to be allocated to other infrastructure costs in the Gateway area. The project is 90% complete and waiting for punch list items to be addressed. Once complete, DOT will remit back to CRA the balance of cost savings from project.
Cathedral Soup Kitchen	\$1,000,000	\$4,064,561	Closed	4/24/2007	6/7/2007	EDA, PNC Bank	The Cathedral Soup Kitchen, Inc. (CSK) is requesting a \$1,000,000 public purpose grant to construct a 14,872 sf facility at 1514 Federal Street in Camden designed to better accommodate its feeding program. The plan includes expanded services to begin to address some of the root causes of poverty by offering programs to promote the health status of those it services, advance self-sufficiency and encourage economic development in the community in which it operates. Construction is 99% complete and a ribbon cutting ceremony is scheduled for 10/31/08. Construction is complete; waiting for required documentation to fund the ERB grant. Documentation was submitted and the \$1,000,000 Public Purpose Grant has been fully funded. DOT to close out project by 3/31/2010 and return excess proceeds.
Puerto Rican Unity for Progress	\$1,000,000	\$3,125,000	Closed	7/24/2007; Amended 8/18/09	9/18/2007	DRPA, UEZ, CRA	PRUP has been at its present facility located at 427 Broadway for over 30 years providing case management services to over 8,000 individuals annually. PRUP proposes to relocate and build a new facility due to the expansion of Cooper Hospital and the construction of a school of medicine by UMDNJ. The project will facilitate the construction of a state of the art community and training center that will also serve as the organization's headquarters. The new building will consist of 8,500 sq. ft. of office, training, and community meeting space. The proposed project site is located between Broadway & Ramona Gonzalez (Division) Streets. The property currently is made up of 9 parcels of vacant land owned by the City of Camden that will be acquired by PRUP. The PA and SI Reports indicate minimal remediation. The ERB Board has approved a reallocation of funds to also include architectural, legal, and other services. Groundbreaking for new facility took place on July 13, 2009. Request for approval of the \$705,000 balance of \$1,000,000 Public Purpose Grant to fund the permanent financing after project was approved on August 18, 2009. \$290,110 in ERB funding has been disbursed. Project is 85% complete. "Hard Hat Tour" took place on February 18, 2010. Organization is working with City to execute a Service Agreement.

PROJECT NAME	FINANCING AMOUNT	TOTAL COSTS	STATUS	APPROVAL DATE	CLOSED DATE	BANK / PARTNERS	COMMENTS
CRA - Tire and Battery Remediation	\$700,000	\$996,000	Closed	2/11/2008	3/18/2008	HDSRF, CSC CRA	The CRA was approved for \$700,000 non-recoverable infrastructure grant 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 (the "City"). The site has 11 underground tanks, all to be removed as part of the demolition of the vacant automotive service shop structure and clearing and remediation of soil. Concrete debris and oil/water separator structure have been removed. Remedial Action Work Plan approved by USEPA and pending review with DEP. Bid for removal of contamination "hot spots" will be awarded in August. Work is expected to take 60 days to complete. The project is currently 39% complete. With the completion of the clean fill cap by the end of the year, the project will be 74% complete. On October 27, 2009, Members approved a request from CRA to extend the term of the non-recoverable infrastructure grant until December 2010. The Remedial Action Report has been submitted to DEP. CRA is waiting for NFA letter for soils, to be followed by groundwater investigation. Upon receipt of NFA, CRA and CSC will close on the property. CRA has submitted final draw request to USEPA Clean Up Grants and has received approval for HDSRF funding for ground water testing. \$188,102 in ERB funding has been disbursed to date.
The City of Camden - Policing Equipment & Infrastructure	\$700,000	\$1,850,000	Closed	3/2/2008	5/7/2008	UEZ	The City of Camden, in partnership with the Attorney General and the NJ Department of Law and Public Safety, evaluated the Department's current infrastructure and equipment. Through this process, a needs assessment was compiled which identified specific network connectivity and infrastructure improvements as well as equipment upgrades that are necessary to impact the levels of violence and illegal activity in the City. The \$700,000 non-recoverable infrastructure grant will fund the implementation of a local proxy server and dedicated Internet to support an upgraded computer-aided dispatch and record management systems (CAD/RMS) that will enable the Department to more efficiently and effectively respond to crime. Staff is reviewing documentation submitted for first disbursement. ERB staff is working with City and Police Department staff to review the status of the equipment grant. \$106,762 of ERB funding has been disbursed to date. The City has requested reallocation of funding to accommodate changes in priority of needs. The term of the grant has been extended via delegated authority to December 31, 2010 to allow sufficient time to complete the project.
Greater Camden Partnership, Inc. (Lourdes/Patco)	\$50,000	\$180,000	Closed	7/14/2008	12/19/2008	TRF, DRPA	GCP, along with its partners, is considering a mixed use development that will include workforce housing, which will consist of market rate and mixed income units, retail stores, commercial office space and attendant parking facilities ("Project") in the eastern district of the City of Camden. The proposed project area is approximately 9.5 acres and is located west of Old White Horse Pike; north of the PATCO Ferry Avenue Station and the PATCO rail line; south of Haddon Avenue; and east of Our Lady of Lourdes Hospital's Ambulatory Care Center. Grant Agreement signed and ERB funds are fully disbursed.
Nueva Vida Homes, LLC	\$100,000	\$234,900	Closed	10/28/2008 Amended 10/27/2009	12/23/2008		The proceeds of this ERB predevelopment grant will be utilized towards the cost of work related to architectural, engineering and legal fees. This ERB recoverable grant will be repaid in full once the construction financing is closed. \$32,800 has been advanced. As of June 24, 2009, ERB Predevelopment grant was fully funded. On October 27, 2009, Members approved a request from Nueva Vida for an additional \$50,000 in recoverable predevelopment grant funding to fund additional expenses incurred due to change in scope of project resulting from the sale of some of the lots by the City of Camden and substituted with other properties. The grant will be used to help fund the additional environmental, geo-technical and civil engineering work. On November 10, 2009 EDA approved the funding. ERB grant funding is fully disbursed.
Camden Area Health Education Center	\$26,630	\$86,130	Approved	8/18/2009		NJ Historic Trust	This \$26,630 recoverable predevelopment grant will help fund predevelopment activities, such as hiring an architectural consultant to develop a preservation plan, construction drawing, and maintenance for the Read Building located at 514 Cooper Street. Camden AHEC has occupied the building for the past 13 years. The total project budget is \$86,130. Funding is contingent on the receipt of \$50,000 in funding from the NJ Historic Trust. The project was approved by the Members at the August 18, 2009 ERB Meeting. Camden AHEC is waiting for confirmation of approval of grant from NJ Historic Trust.
	\$31,009,990	\$100,810,977					
Higher Ed. & Regional Health Care Fund							
Our Lady of Lourdes Medical Center	\$4,500,000	\$54,000,000	Closed	9/30/2003	4/8/2005		ERB funding assistance will be used to help OLOL construct the replacement School of Nursing (14,579 g.s.f.) and the expanded Emergency Department (15,133 s.f.). This work will be part of OLOL's new Critical Care Building (117,459 g.s.f.) and related renovations (9,972 g.s.f.) Besides \$4.5 million of ERB funding, the OLOL will provide the required matching funds of \$1.5 million as well as \$2.0 million more of its institutional funds towards this project's construction. The project is expected to create 34 new full-time jobs and 1,590 construction jobs. This project is completed and fully funded.
CamCare Health Corporation	\$1,000,000	\$11,000,000	Closed	2/27/2004	4/29/2004	PNC Bank, DRPA	This grant will help CAMcare with construction of a 38,000 sq. ft. state-of-the-art three-story building (the Gateway site) that will accommodate growth and consolidate administrative operations. The Gateway site is located at 817 Federal Street, 1½ blocks from their existing site, which will be relocated to the new facility. The administrative offices building currently located at Riverview Towers, 130 Martin Luther King (Mickle) Boulevard will be relocated as well. This relocation and expansion enabled CAMcare to increase access to dental services in Camden; services not currently offered at the Central site. The Gateway site will also expand access to specialty and referral services and increase educational classes, including diabetes and nutrition education. The \$10 million project will create 34 full-time jobs for nurses, physicians, medical assistants, case managers, and billing support staff. This project is completed and fully funded.

PROJECT NAME	FINANCING AMOUNT	TOTAL COSTS	STATUS	APPROVAL DATE	CLOSED DATE	BANK / PARTNERS	COMMENTS
Camden County College	\$3,500,000	\$24,400,000	Closed	5/21/2004	6/25/2004		This grant will fund a portion of the permanent financing on the construction of a 278,000 s.f. facility located on the corner of Broadway and Cooper Street in Camden's Central Business District. This project supplements CCC's existing 50,000 s.f. building on Broadway and Cooper Street and expands the campus to include parking facilities, a university book store, and classrooms and computer laboratories to support all academic disciplines. This facility will enable the college to provide non-credit technology training and career ladder programs to city residents that will allow them to become technologically empowered and more employable. The project will result in the creation of 3 new full-time positions and 17 part-time positions. This project is completed and fully funded.
Cooper Health System	\$12,350,000	\$220,000,000	Closed	10/20/2004	11/22/2004	CCIA	On March 28, 2006 the members approved a modification to the change in scope and use of funds for the project to allow the ERB funds to be used on the building structure expansion. Cooper's facility plan will enhance their campus environment, the hospital façade, and vehicular and pedestrian access. The hospital's new configuration will total approximately \$220 million and will redefine how Cooper is presented within the revitalized City of Camden. Construction on the Pavillion is near complete. The ERB Grant has been fully disbursed.
Rutgers, The State University of NJ	\$11,000,000	\$37,000,000	Closed	2/22/2005	4/26/2005		ERB funding assistance will be used to assist Rutgers in the expansion of its School of Law. Rutgers-Camden Campus Master Plan is to create a "college town" with a large population of students, faculty, staff and visitors and to increase the number of people living in the University District. This projects supplements Rutgers existing 1 million s.f. main campus and will expand campus offices, classrooms and allot a Moot Courtroom, seminar room and a student lounge to support all academic disciplines. This facility will enable the college to serve as the region's free legal clinic. Construction is near completion. The ERB Grant has been fully disbursed.
	\$32,350,000	\$346,400,000					
Economic Recovery Planning Fund							
CRA - Neighborhood Plans	\$723,945	\$1,588,165	Closed	3/23/2004	5/19/2004		This grant will help the CRA fund plans for redevelopment projects in the City of Camden. The CRA will oversee the preparation of 14 redevelopment plans that will include a redevelopment study with research information and graphics on the real estate properties in the area, planning concepts, strategy, graphics, and reports. The redevelopment plans will help guide redevelopment area designation and real estate acquisition activities for future development. The CRA will also manage the preparation of seven neighborhood plans, which involves a collaborative process interfacing with the community members and city agencies to identify neighborhood needs, development and improvement opportunities, and a description of how available resources will be organized to address the needs and opportunities. This project is expected to create 3 new full-time jobs. To date, 6 neighborhood plans have been completed and 8 redevelopment plans have been completed. On January 23, 2007, the Members approved an increase in the amount from \$641,250 to \$723,945 to fund an additional redevelopment plan, the Historic Survey and for additional staff time needed to update certain plans. \$322,569 disbursed to date.
Camden Redevelopment Agency - Planning Grant Phase 2	\$445,050	\$630,800	Closed	11/22/2005	1/11/2006	City of Camden, EDA, HMFA	The CRA is seeking to prepare 5 additional neighborhood plans for Gateway, Bergen Square, Central Waterfront, Cooper Plaza, and Marlon, as well as a City-wide Replacement Housing Strategy, a City-wide Industrial Site Plan and a Project Decision Model for various areas throughout the City of Camden. To date, the Citywide Industrial Site Plan has been completed, Staff has been hired for the Project Model, and the Housing Strategy is being re-evaluated due to the changes in redevelopment planning. \$190,500 disbursed to date. CRA has submitted a request for reallocation of funding. The request is currently being reviewed by ERB staff. On February 22, 2010 Board approved reallocation of ERB funding and extension of term of grant to December 31, 2010
Camden Redevelopment Agency (North Camden Infrastructure)	\$109,989	\$109,989	Closed	2/24/2009	3/26/2009		The proceeds of the ERB predevelopment, non-recoverable grant is to fund the undertaking of a comprehensive infrastructure study for the entire neighborhood of North Camden. The study is needed to support and reinforce the existing core residential neighborhood and to develop the vacant and/or underutilized land along the waterfront between the existing core neighborhood and the land earmarked for a new waterfront park. The Plan has been completed and is being reviewed. ERB funds fully disbursed.
City of Camden Department of Development an Planning Consolidated Plan Preparation	\$70,000	\$70,000	Approved	2/22/2010			This non-recoverable planning grant to assist the City with the costs of procuring the services of a consultant to prepare City's Annual Plan and Five Year Plan (Consolidated Plan) needed for Federal grant assistance apoications.
	\$1,348,984	\$2,398,954					
Grand Totals	\$143,156,979	\$846,802,277					
Business Lease Incentive							
Drexel University - ACIN	\$300,000	\$3,532,000	Closed	9/13/2005	3/24/2006		Business Lease Incentive grant for a ten year lease for 20,000 square feet on the third floor of the Waterfront Technology Center at Camden. ACIN, the Applied Communications and Information Networking Program, is administered by and as part of Drexel University.
Gestalt LLC	\$179,025	\$3,375,928	Closed	9/13/2005	3/22/2006		Business Lease Incentive grant for a ten year lease for 11,215 square feet of space on the fourth floor of the Waterfront Technology Center at Camden.

PROJECT NAME	FINANCING AMOUNT	TOTAL COSTS	STATUS	APPROVAL DATE	CLOSED DATE	BANK / PARTNERS	COMMENTS
Rutgers Camden Technology Campus, Inc.	\$329,340	\$0	Closed	7/6/2006	9/8/2006		Business Lease Incentive grant for 42,549 square feet of office space on the second, fourth and fifth floors of the Waterfront Technology Center at Camden. First disbursement of \$109,780 on 6/27/2008. Second disbursement of \$87,824 on 6/5/2009.
Susquehanna Patriot Bank	\$240,000	\$0	Closed	7/6/2006	10/19/2006		Business Lease Incentive grant for 24,000 square feet of space in the Ferry Terminal Building located on Delaware Avenue on Camden's Waterfront, to serve as SPB's corporate headquarters. Grant amount was reduced to \$240,000 in March, 2010 as Susquehanna Bank never requested its first rental year's reimbursement. As a result, \$120,000, representing the first installment has been returned to the Business Lease Incentive Fund.
SMSMR Enterprises, LLC	\$120,000	\$800,000	Closed	9/28/2006	10/5/2006		Business Lease Incentive grant for SMSMR dba The Victor's Pub, for a full-service restaurant that will occupy approximately 6,000 square feet on the first floor of the Victor Building in Camden. First disbursement of \$35,240 on 1/9/2008. Second disbursement of \$30,000 on 2/8/2009. Third disbursement of \$24,000 on 1/5/2010.
Camden Greenways	\$22,500	\$0	Inactive	4/4/2007	5/4/2007		Business Lease Incentive grant for 1,500 square-foot facility on Market Street (750 square feet of which was subleased to the NJ Conservation Foundation). Camden Greenways is a 501 C (3) nonprofit environmental advocacy organization. The project is inactive and only \$7,500 has been disbursed.
Agilence, Inc	\$39,600	\$449,350	Closed	7/18/2007	7/24/2007		Business Lease Incentive grant for 4,400 square feet of space at the Waterfront Technology Center at Camden. First disbursement of \$22,000 on 10/23/08. Final disbursement of \$17,600 on 9/29/2009.
my LEADERBOARD, Inc.	\$18,477	\$220,698	Inactive	7/18/2007	7/25/2007		Business Lease Incentive grant for 2,053 square feet of space on the first floor of the Waterfront Technology Center at Camden. Inactive as grantee has requested termination of the lease.
Cooper Health System	\$26,604	\$404,000	Closed	9/28/2007	10/9/2007		Business Lease Incentive grant for CHS to establish a Pathology Laboratory in 2,956 square feet of leased space on the fourth floor of the Waterfront Technology Center at Camden. Grant to be repaid in two disbursements. First disbursement of \$14,780 was released in August 2009
Maksin Management Corp.	\$375,000	\$0	Closed	1/8/2008	2/7/2008		Business Lease Incentive grant for 25,000 square feet of space at the Ferry Terminal Building located on Delaware Avenue on Camden's Waterfront.
WorldExtend	\$30,795	\$0	Inactive	8/12/2008			Business Lease Incentive grant for 2,053 square feet of space at the WTCC. The applicant has withdrawn its request.
Heaven's Little Angels Learning Center	\$61,500	\$247,500	Closed	8/26/2008	9/2/2008		Business Lease Incentive grant for a 4,100 sq. ft. day care facility that will also house other community services. First disbursement of \$20,500 on 12/31/2008. Second disbursement of \$16,400 on 12/21/2009.
On Time Staffing	\$73,245	\$0	Closed	11/12/2008	11/13/2008		Business Lease Incentive grant for 4,883 sf. ft. to relocate staffing company from Pennsauken.
Pride Tempered Glass Products, LLC	\$116,017	\$0	Closed	2/9/2009	2/11/2009		Business Lease Incentive grant for 46,222 square feet of space at 2001 South 6th Street. First installment of \$35,129 disbursed.
Logan Enterprises d/b/a Rita's Water Ice	\$27,460	\$0	Closed	2/13/2009	2/19/2009		Business Lease Incentive grant for 1,373 square feet of space at the Victor Building. First installment of \$8,238 disbursed.
ABR Consultants, LLC	\$24,172	\$0	Closed	3/24/2009	4/1/2009		Business Lease Incentive grant for a 2,685 sq. ft. of office space at 2 Aquarium Drive. First installment of \$13,429 disbursed.
Loida Development Center, LLC	\$39,000	\$0	Closed	2/26/2009	4/21/2009		Business Lease Incentive grant for 2,600 sq. ft. of space for a day care facility at 4545 S. Crescent Blvd.
JAE Enterprises, Inc.	\$36,009	\$360,594	Closed	11/4/2009	11/9/2009		Business Lease Incentive grant for 4,001 sq. st. of office space at 800 Cooper Street
Sub Totals	\$2,058,744	\$9,390,070					
Business Improvement Incentive							
Camden Law Building	\$20,000	\$38,500	Closed	12/19/2006	3/1/2007		Business Improvement Incentive grant for renovations to the historic property located at 330 Market Street in Camden. Renovations include the installation of storm windows and updating the plumbing.
Lotus Medicine d/ba/ Westfield Pharmacy	\$20,000	\$60,000	Closed	12/19/2006	3/19/2007		Business Improvement Incentive grant for renovations to the pharmacy located on Westfield Avenue. Renovations include replacing the roof, updating the HVAC system and minor interior renovations.
Esquires Four, LLC	\$20,000	\$282,300	Closed	5/7/2008	5/28/2008		Business Improvement Incentive grant to be used to complete additional site renovations such as façade improvements.
Standard Merchandising Co.	\$20,000	\$80,889	Closed	10/6/2009	10/14/2009		Business Improvement Incentive grant to be used to complete additional site renovations such as façade improvements.
808 Market Street Associates LLC	\$20,000	\$40,000	Closed	10/9/2009	11/4/2009		Business Improvement Incentive grant to be used to complete additional site renovations such as façade improvements.
Doganiero's Pharmacy, Inc.	\$20,000	\$52,393	Approved	1/26/2010			Business Improvement Incentive grant to be used to complete additional site renovations such as façade improvements to pharmacy located on Haddon Avenue.
Sub Totals	\$120,000	\$554,082					
Grand Total for Incentives	\$2,178,744	\$554,082					