

ERB Assisted Projects - June 2006

| 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 | | 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. Construction is expected to commence June, 2006 and span to the first quarter of 2007. |
| Vesta-Camden Urban Renewal | \$500,000 | \$1,265,000 | Approved | 4/27/2004 | | Liberty Park Learning and Services Center; Liberty Park Neighborhood Association; Camden County College | This public purpose grant will help construct a Learning and Services Center at the Liberty Park Town homes in the Liberty Park neighborhood of Camden. Academic services provided by the Center will include academic tutoring, GED preparation classes, and computer training provided by Camden County College. The Liberty Park Neighborhood Association will provide social services including parenting workshops, health & education workshops, home ownership training, and violence prevention programs at the Center. The project will leverage \$765,000 for construction of Learning and Services Center alone and \$18.4 million in additional public and private financing including the renovation of the Liberty Park Town homes. The project will result in the creation of 22 construction jobs. |
| 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 approximately 90% complete. |
| 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 the 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 2,245 construction jobs. Work has started on the project and approximately 5% of the grant proceeds have been disbursed. |

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| Cooper Grant Developers LLC | \$1,550,000 | \$9,470,612 | Approved | 8/9/2004 | | Pennrose Properties, Inc., Cooper Grant Neighborhood Association (CGNA) | This project is a joint venture between Pennrose Properties, Inc. (Pennrose) and the Cooper Grant Neighborhood Association (CGNA) to construct 28 new market rate housing units in the Cooper Grant neighborhood. The project will use funds from the Residential Neighborhood Improvement Fund, established through the "Municipal Rehabilitation and Economic Recovery Act" ("Act"). CGNA has been organized and active in the Cooper Grant neighborhood for 20 years. Pennrose is the Principal of Cooper Grant Developers LLC. Pennrose is a full-service real estate development firm that has developed properties in New Jersey, Pennsylvania, Delaware, Maryland, the District of Columbia, and Tennessee, including the Baldwin's Run development in Camden. The project is expected to create 206 construction jobs. The project has experienced several delays however expects to commence construction by mid June, 2006. |
| 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 expected to be finalized by June, 2006 at which time improvements will commence. |
| Camden City Garden Club | \$36,600 | \$73,200 | Closed | 12/21/2004 | 1/28/2005 | William Penn | This public purpose grant will be used to a neighborhood beautification project in the Parkside Neighborhood. The Garden Club is working with PBCIP to coordinate the landscaping and tree planting activities for June, 2006. |
| Parkside Business and Community in Partnership | \$1,160,000 | \$6,475,817 | Approved | 6/14/2005 | | PBCIP | 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. |
| Fairview Village Urban Renewal Associates, L.P. ("Fairview") Fairview Village Phase II | \$1,050,000 | \$11,182,960 | Approved | 7/28/2005 | | RPM Contracting, LLC | The project entails the redevelopment of Collings Avenue and Fairview Court with new multifamily housing. ERB funds will be committed for the infrastructure improvements to the project. These improvements will include 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 to be completed this summer. 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. |
| Camden Redevelopment Agency (Cramer Hill Street Scape Project) | \$659,145 | \$1,181,745 | Approved | 8/23/2005 | | 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. |

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| Cramer Hill CDC (Nueva Vida Homes) | \$824,501 | \$3,080,155 | Approved | 8/23/2005 | | 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. |
| Camden Redevelopment Agency - River Road Affordable Housing Project Sites E and F | \$3,504,393 | \$34,908,832 | Approved | 11/22/2005 | | | Camden Redevelopment Agency ("CRA") designated Cherokee Camden LLC ("Cherokee") as the redeveloper for the Cramer Hill Redevelopment Project. Cherokee has chosen to work with Michaels Development Co. ("Michaels") on this project. Michaels is developing for the City of Camden ("City") and the CRA 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. |
| NJHMFA - Camden Home Improvement Program | \$5,000,000 | \$9,320,000 | Approved | 11/22/2005 | | City of Camden, EDA, HMFA | The ERB loan to the HMFA will be used to establish the CHIP program. HMFA together with the CCOP and CCDA will issue a request for proposal to identify a qualified program administrator. Qualified not for profit organizations may undertake part of the marketing, applicant in-take, and eligibility and processing components. Applicants will be required to provide proof of occupancy of the premises as a principal residence for the last three years, certify that all taxes and utilities are current, meet the income eligibility test of 80% of area household median income, and agree to continue to occupy the property for at least five years after rehabilitation. HMFA in collaboration with the CCOP has issued an RFP for a project management firm. Proposals are being reviewed. |
| Heart of Camden | \$1,150,000 | \$1,350,000 | Closed | 2/28/2006 | 5/16/2006 | | 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. |
| Fair Share Northgate II Associates | \$1,234,725 | \$1,234,725 | Approved | 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. |
| | \$24,456,883 | \$226,760,018 | | | | | |

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| Downtown Revit & Recov. 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 | Approved | 12/23/2003 | | PNC Bank; Fund for Economic Community Development; NJRA | This loan will help provide 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. This project is expected to result in the creation of 71 construction jobs. Construction is approximately 90% complete. Upon receipt of a permanent certificate of occupancy, the ERB and EDA financing can proceed toward closing. |
| 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 | Approved | 3/23/2004 | | 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 certificate of occupancy has been issued. The organization is compiling the required documentation to close and fund the ERB grant. |

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| 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 Mickie 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. Approximately 50% of the project has been completed and 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"). Funding for the equipment has commence and will span through the Summer of 2006. |
| Pietrangeli & Pietrangeli, Inc. | \$100,000 | \$355,000 | Approved | 11/22/2005 | | PNC Bank | Pietrangeli and Pietrangeli, Inc. is a C-corporation established in 1998 for the purpose of acquiring and operating Franks III Pizzeria in Deptford, NJ. The business was started by others in 1988, and has been under the control of Salvatore Pietrangeli, President and 50% owner, and Marie Pietrangeli, Secretary and 50% owner since 1998. With seven years of experience, the borrower is looking to expand and open a second location. The borrower is planning to open a 1,548 sf restaurant with an Italian bistro theme in space leased from the Victor Building. |
| YMCA of Camden County, NJ | \$552,968 | \$2,018,235 | Closed | 2/28/2006 | 4/28/2006 | | The ERB application outlines upgrades to the YMCA Camden facility located on 3rd & Federal Street. The Camden YMCA 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 and will include an entrance hallway, a lounge area where displays of area attractions will be located and public restrooms. 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 it its EDA bond financing and the ERB Grant in April and has commenced renovations. The ERB gra |
| 7/14/2006 | \$35,870,585 | \$94,197,411 | | | | | |

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| 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 has commenced and approximately 42% of ERB Funds have been disbursed. |
| 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 | ABC Corporation; Hi-Tech Training School | 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 project will result in the creation of 5 full-time jobs. This ERB grant is fully funded. The acquisitions and relocations are approximately 85% complete. |
| Respond, Inc. | \$1,000,000 | \$2,550,000 | Approved | 6/22/2004 | | United Way and William Penn | 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 received its other funding commitments and is in the process of selecting a construction |
| Camden Redevelopment Agency (Central Waterfront & Temporary Parking) | \$3,910,500 | \$3,910,500 | Closed | 9/20/2004 | 11/4/2004 | | This \$3,910,500 recoverable grant will 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. |
| Cathedral Soup Kitchen | \$100,000 | \$102,375 | Closed | 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 project is fully funded. |
| Boys & Girls Club of Camden County | \$1,000,000 | \$4,632,000 | Approved | 12/31/2004 | | 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. |

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| Camden Redevelopment Agency - Cathedral Soup Kitchen | \$305,800 | \$455,800 | 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 has commenced. Approximately 45% of ERB funds have been disbursed. |
| Walt Whitman Arts Center | \$233,100 | \$534,100 | Approved | 1/25/2005 | | EZ, PSE&G, CDBG | This public purpose grant will be used to provide a portion of the permanent financing on the construction of a 3,500 s.f. building in North Camden that will be used to house the first of hopefully five Storefronts Arts Projects throughout the City of Camden. This project will provide numerous programs including storytelling, poetry, music, acting etc. to children and adults in the City. |
| 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 | Closed | 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 is fully funded. |
| Jen-Cyn Enterprises | \$120,000 | \$369,500 | Approved | 12/20/2005 | | | The Bank and Cooperative Business Assistance Corporation ("CBAC") will each provide \$120,000 for the permanent financing of a portion of the equipment, working capital and the refinance of existing indebtedness, including an \$84,000 loan from the Bank and a \$34,000 Local Development Financing Fund loan to Jen-Cyn Acquisition. The \$120,000 ERB direct loan to Jen-Cyn will be used for the acquisition of equipment. The applicant is in the process of compiling documentation for closing. |
| NJEDA - Terraces (Reservation of funds) | \$3,000,000 | \$3,000,000 | Approved | 12/20/2005 | | EDA/CRA | CRA has requested assistance from the EDA's Real Estate Division in acquiring the remaining private and South Jersey Port Corporation ("SJPC") owned properties, and clearing title to the publicly-owned land within the six-block Terraces section of South Camden. The site reportedly includes 61 City-owned lots and/or buildings, and up to three blocks of SJPC-owned land and vacant buildings. CRA and the EDA intend to enter into a Memorandum of Understanding ("MOU") whereby the EDA will undertake these activities and serve as master redeveloper for the Terraces. This latter role will entail environmental investigation and remediation, infrastructure analysis, site planning, marketing and the installation of site improvements and infrastructure. Until these tasks are accomplished, redevelopment cannot proceed. The parties anticipate that this 15 acre project area could accommodate up to 400,000 sf of warehouse and distribution space, generating between 300 and 500 jobs. |
| NJEDA - MLK Parking Deck | \$300,000 | \$300,000 | 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. |

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|--------------------------------|------------------|--------------|----------|---------------|-------------|-----------------|--|
| M & A Holdings Co, LLC. | \$900,000 | | Approved | 2/28/2006 | | | 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 Company has flourished, created twenty one new jobs in the City, and has handled our loans as agreed. The Applicant is seeking assistance to purchase a new 96"-wide steel processing line that will allow 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 applicant closed on its EDA bond financing in April and expects to close on the ERB loan by the end of the Summer, 2006. |
| American Community Parntership | \$100,000 | \$201,000 | Approved | 3/28/2006 | | | American Community Partnership ("ACP") is currently 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. In the coming months, 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. Over the long term, ACP hopes to expand the buildings functionality to accommodate the surrounding communities through the creation of a community center and recreational area for Camden residents by increasing the campus to a six building, 100,000 sf social services complex. The applicant is currently reviewing the ER |
| CRA - Carnegie Library | \$1,000,000 | \$2,088,000 | Approved | 3/28/2006 | | | The Carnegie Library is located at 616 Broadway and is owned by the City of Camden. The project has been planned to be successfully completed in three phases. Phase I has been completed which included the Library being evaluated of its existing structural components as well as its surviving architectural fabric and recommendations were made on its retention and re-use. During this phase, it was learned that structural integrity of two of the building's walls were in question. The City of Camden declared the project an emergency and a temporary stabilization was completed. The North and East Wall was stabilized and design professionals expressed the urgency to begin the construction to avoid the integrity of the stabilized wall being compromised. The cost of this phase was \$236,660 which was paid by the CRA. This application involves Phase II currently in process and includes the preparation of drawings and specifications for the cleaning and removing of the debris of the interior of the building, a combination of stabilizing and reconstructing the exterior walls, and providing a new roof structure supported by a new steel |
| | \$22,690,129 | \$45,752,504 | | | | | |

| PROJECT NAME | FINANCING AMOUNT | TOTAL COSTS | STATUS | APPROVAL DATE | CLOSED DATE | BANK / PARTNERS | COMMENTS |
|---|------------------|---------------|----------|---------------|-------------|-----------------|--|
| Higher Ed. & Regional Health Care Fund | | | | | | | |
| Our Lady of Lourdes Medical Center | \$4,500,000 | \$53,000,000 | 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 | \$10,011,180 | 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 will enable 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. |
| Camden County College | \$3,500,000 | \$21,631,078 | 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 | \$23,017,750 | Closed | 10/20/2004 | 11/22/2004 | CCIA | ERB funding assistance will be used to assist Cooper in the expansion of their surgical surfaces as part of a larger expansion. Cooper's facility plan will enhance their campus environment, the hospital façade, and vehicular and pedestrian access. The hospital's new configuration will also permit the redesign an expansion of Cooper's cardiovascular and surgical facilities, as well as the expansion of critical care an emergency service areas. It will redefine how Cooper is presented within the revitalized City of Camden. Construction has commenced. Disbursement of ERB funds are expected to span from the Fall of 2006 through the Fall of 2007. |
| Rutgers, The State University of NJ | \$11,000,000 | \$32,000,000 | Approved | 2/22/2005 | | | 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 has commenced. The applicant is currently reviewing the ERB Grant Agreement. |
| | \$32,350,000 | \$139,660,008 | | | | | |

| PROJECT NAME | FINANCING AMOUNT | TOTAL COSTS | STATUS | APPROVAL DATE | CLOSED DATE | BANK / PARTNERS | COMMENTS |
|--|----------------------|----------------------|--------|---------------|-------------|---------------------------|---|
| Economic Recovery Planning Fund | | | | | | | |
| CRA - Neighborhood Plans | \$641,250 | \$1,588,165 | Closed | 3/23/2004 | 5/19/2004 | | This grant will help the Camden Redevelopment Agency 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, 4 neighborhood plans have been completed and 6 redevelopment plans have been completed. |
| Camden Redevelopment Agency - Planning Grant Phase 2 | \$444,050 | \$630,800 | Closed | 11/22/2005 | 1/11/2006 | City of Camden, EDA, HMFA | In May 2004, the CRA received a grant from the ERB in the amount \$641,250 under P15686 to prepare 14 redevelopment plans for the following areas: Marlton I and Marlton II, Bergen Square, Downtown Camden, Central Waterfront, Cooper Plaza, Gateway I and Gateway II, Lanning Square, Liberty Park, North Camden and North Camden Industrial Park, Rosedale, Stockton II, Waterfront South, Whitman Park, and Morgan Village. The grant also included the preparation of 7 neighborhood plans for the Morgan Village, North Camden, Liberty Park, Whitman Park, Centerville, Fairview, and Parkside areas. \$8,961.25 of ERB funds has been disbursed to date. The CRA is seeking to prepare 5 additional neighborhood plans for Gateway, Bergen Square, Central Waterfront, Cooper Plaza, and Marlton, 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. |
| | \$1,085,300 | \$2,218,965 | | | | | |
| Grand Totals | \$116,452,897 | \$508,588,906 | | | | | |