

ERB Assisted Projects - February 2008

PROJECT NAME	FINANCING AMOUNT	TOTAL COSTS	STATUS	APPROVAL DATE	CLOSED DATE	BANK / PARTNERS	COMMENTS
Residential Neighborhood Improvement Fund							
Parkside Business and Community 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 has commenced and approximately \$72,000 or 18% of ERB funds have been disbursed. PBCIP has received approval from HMFA's CHOICE Program to replace the HMFA's MONI funds. To date, 6 units of the 11 market-rate units have been completed.
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,	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 \$4 million 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 of Phase I have been pre-sold within 1 month of advertising. Real estate and construction financing closings were held in March. Construction is near completion.
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 and improvements will commence shortly. ERB Funds will be disbursed when project is complete. The City has asked RPM to repair the sewers under the project so the budget and scope of work will need to be revised.

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Parkside Business and Community 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. Work on this phase has not commenced and the ERB loan agreement is pending.
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 will be 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. One building containing 10 units has been completed. Twelve (12) of 30 units has been completed in the remaining 2 buildings.
Camden Redevelopment Agency (Cramer Hill Street Scape Project)	\$659,145	\$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 sewer and road resurfacing improvements have been made. The project will be complete within 2 months.
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. CHCDC closed on its construction financing March 7, 2007. All of the 14 units are complete. ERB funds will be disbursed shortly.
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. All 3 voluntary residential purchases were completed and final buildings were demolished. These households have purchase agreements with Cramer Hill CDC. Site E consists of 79 units and has been completed.
NJHMFA - Camden Home Improvement Program	\$5,000,000	\$9,320,000	Closed	11/22/2005	2/28/2007	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 reviewed the RFPs and selected Cooper's Ferry as the project management firm. Applications are now available for the Beideman, Dudley, and Rosedale census tracts. The ERB closed on the financing and disbursed the first tranche of funds, \$1,250,000 for the pilot phase.

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Heart of Camden	\$1,150,000	\$1,350,000	Closed	2/28/2006	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 on track for completion by May 2008. The buffering component has been installed.
Fair Share Northgate II Associates	\$1,234,725	\$2,440,000	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. The applicant has experienced a number of delays in closing on its permanent financing. Approval to extend the ERB commitment for another 90 days is in process.
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 ½ 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. HMFA has approved CHOICE funds for the housing project. Construction has begun and and phase I is near completion.
Cooper's Ferry Development Association/Boyd & Morse Infrastructure	\$3,570,000	\$3,570,000	Closed	4/24/2007	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 proposed project site is located along Baird Boulevard (between Rand & Morse Street) to Bank Street (between Rand & Morse St). The property currently has two adjacent streets (Boyd and Morse) and three alleyways. Most of the adjacent property is a combination of occupied housing, vacant housing and vacant lots. The project involves rehabilitating the existing infrastructure and modifying the site conditions to alleviate and prevent the existing residential flooding. CFDA has hired a civil engineering firm to plan, design, and develop construction and bid documents for the proposed infrastructure improvements.
CRA Mixed Site Acquisition	\$1,561,975	\$1,768,975	Approved	2/11/2008		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.
	\$29,491,229	\$230,476,387					

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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.
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. The project has been completed and fully funded.

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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.
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. Approximately \$268,000 has been disbursed to date to fund design and feasibility studies. The preliminary construction budget and the financial proforma were received late April, 2007 and will be reviewed and presented to the ERB Board as an update to the project.
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 is currently experiencing financial difficulties; the board is considering selling the Camden property at which time the ERB Grant would be repaid.
CRA - Radio Lofts - Bldg 8	\$1,997,716	\$3,997,716	Closed	10/3/2006	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. 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.
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 grants that will be used to repay the ERB grant. All ERB funding has been disbursed.
Camden Redevelopment Agency - 301 Market Street	\$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 will be 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. A committee reviewed and approved the proposal submitted by RPM.
3/31/2008							

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Camden Redevelopment Agency - Parkade Bldg./Roosevelt Plaza	\$3,000,000	\$8,280,000	Approved	2.27/2007			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. The ERB Grant Agreement is being finalized and the documentation required for closing on 3/31/2008 is being compiled by the CRA. The demolition phase is scheduled for June, 2008. Following demolition, the CRA will need to secure subdivision approval to allow for commercial development around the perimeter of the site. The EDA will then file mortgages on these parcels to secure the grant.
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 and the projected completion date is Fall 2008. ERB Funding will be disbursed upon completion of the building and receipt of the certificate of occupancy.
	\$47,110,301	\$117,998,352					

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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 80% 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	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.
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 has received its other funding commitments. The ERB approved an extension so that the project must be completed by December 2008.
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 an increase of total project costs from \$3,910,500 to \$5,000,000. Approximately \$2.7 million of ERB funds have been disbursed.
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 portion of the project is fully funded.
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 nearly complete. On January 23, 2007, the ERB approved a modification to this public purpose grant to allow for the reimbursement of project related expenses incurred during construction to be funded prior to receipt of a certificate of occupancy. The project has been fully funded.
Camden Redevelopment Agency - Cathedral Soup Kitchen	\$235,800	\$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 is complete and remediation has commenced. Sub-basement excavation and additional groundwater monitoring has been completed. Approximately 95% of ERB funds have been disbursed.
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.

PROJECT NAME	FINANCING AMOUNT	TOTAL COSTS	STATUS	APPROVAL DATE	CLOSED DATE	BANK / PARTNERS	COMMENTS
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 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 2006 and closed on the ERB loan on May 22, 2007. The ERB loan was fully funded.
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 28% of the grant proceeds has been disbursed to date.
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. Phase I 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 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 structure inside the building. In order to reduce further deterioration of the structure, window and door openings will be boarded up, a new roof will be constructed, the worst of the masonry problems will be repaired and the building will be properly enclosed. The grant agreement has been signed. However, the City of Camden has decided to retain the building to redevelop it for a public purpose.
The Salvation Army - Kroc Center	\$5,000,000	\$33,590,463	Approved	9/7/2006			The Salvation Army is a nonprofit 501(c)(3) organization founded in 1878 and has had a presence in Camden since 1880. More than 30 million people per year are aided in some form by services provided by the Salvation Army. 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. The groundbreaking is scheduled for November 2008.

PROJECT NAME	FINANCING AMOUNT	TOTAL COSTS	STATUS	APPROVAL DATE	CLOSED DATE	BANK / PARTNERS	COMMENTS
Neighborhood Housing Svs/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 started 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	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.
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. CSK has begun construction.
Puerto Rican Unity for Progress	\$297,000	\$297,000	Closed	7/24/2007	9/18/2007		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. PRUP has requested a reallocation of funds for architectural and other services.
CRA - Tire and Battery Remediation	\$700,000	\$996,000	Approved	2/11/2008			The CRA is seeking a \$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 grant will be funded from the Demolition and Redevelopment Financing Fund. 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
	\$29,453,529	\$95,631,947					
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.
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 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. 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.
	\$1,168,995	\$2,218,965					
Grand Total	\$139,574,054	\$792,725,651					

PROJECT NAME	FINANCING AMOUNT	TOTAL COSTS	STATUS	APPROVAL DATE	CLOSED DATE	BANK / PARTNERS	COMMENTS
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.
Rutgers Camden Technology Camput, Inc.	\$638,235	\$6,494,894	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. \$300,000 of this incentive is contingent upon Rutgers exercising its option for the additional 20,000 square feet of space on the fifth floor.
Susquehanna Patriot Bank	\$360,000	\$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.
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.
Camden Greenways	\$22,500	\$0	Closed	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 Conversation Foundation). Camden Greenways is a 501 C (3) nonprofit environmental advocacy organization.
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.
my LEADERBOARD, Inc.	\$18,477	\$220,698	Closed	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.
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.
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.
	\$2,079,441	\$15,276,870					
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.
	\$40,000	\$98,500					
Grand Total for Incentives	\$2,119,441	\$15,375,370					