PROPOSAL: That the DRPA provide funding for the improvement of infrastructure in the vicinity of the Admiral Wilson Boulevard, an area known as the “Gateway to New Jersey”.

PURPOSE: To continue the physical and economic revitalization of Camden, New Jersey.

BACKGROUND: Camden has been at the center of private and public redevelopment activities that seek to transform the city’s physical and economic landscapes to create local and regional housing and employment opportunities for its residents, and to position Camden as an important participant in the region’s economy.

Camden has continued to make significant progress in attracting new development to its downtown area. Camden City is also investing in industries that represent areas of regional strength and future growth, such as the health care and high technology sectors. Major expansions are currently underway at the Cooper Health System, which is carrying out a $117 million capital program on its medical campus; and Our Lady of Lourdes Medical Center, which recently completed a $56 million patient tower and which is expanding its School of Nursing Facility and Emergency Department. The Waterfront Technology Center is a 100,000 square foot, state-of-the-art facility that is designed to attract high tech firms and firms specializing in the life sciences. Completed in 2006 with support from the New Jersey Economic Development Authority, the Center’s primary tenant is the Rutgers Camden Business Incubator, which maintains a 20,000 square foot facility at the complex. The Waterfront Technology Center adds to a growing cluster of high technology and biotechnology firms and research centers located at the Camden waterfront, including L-3 Communications Corporation and the Coriell Institute for Medical Research.

These are only the highlights of what the Southern New Jersey Development Council estimates to be a $3 billion infusion of private and
public investment in the Camden downtown area, much of it catalyzed with assistance of the State’s Economic Recovery Board.

In addition to the downtown development and investment it is recognized that other neighborhoods throughout the city have great potential for development. In 1999 The DRPA and New Jersey Department of Transportation acquired properties along Admiral Wilson Boulevard and created a park-like setting along the Cooper River. This work transformed what is often referred to as the first impression of visitors to New Jersey.

The neighborhood along Admiral Wilson Boulevard as you enter NJ is referred to as gateway. In 2006, a redevelopment plan was adopted by the City of Camden in order to address concentrations of vacant and under-utilized land; as well as deteriorated and abandoned properties. Although the area has many challenges to face, positive attributes of the gateway neighborhood should be noted. Some of these include proximity and access to a regional transportation network, the Cooper River park system, and several thriving public schools, local churches.

In 2007, the most notable resident of the gateway neighborhood, Campbell’s Soup Company announced plans for the development of an 80,000 square foot employee services building and an adjacent 100-acre office park in Camden's Gateway District. Campbell’s currently employs 1700 people at its Camden location. This addition will bring the total amount of space the company occupies to 750,000 square feet of research, development and management space. In addition to the expansion of its world headquarters Campbell’s also announced plans to act as the master developer of 70 adjacent acres that would be called the “Gateway Office Park”. The plan calls for the construction of up to 500,000 square feet of new office buildings and will bring the potential for 2,000 new jobs to the region.

The local public sector will invest approximately $23 million in the business park. Plans consist of improvements to the infrastructure within Camden City, including roadways and water and sewer improvements to support the expansion of the Campbell's Soup Headquarters, the only Fortune 250 Company located in Camden City. It should also be noted a portion of the office park redevelopment is identified by the City of Camden as a Brownfield and applications have been submitted to EPA for cleanup.

Funding Summary
In order to maximize potential grants and to stay on a tight project timeline
the infrastructure improvements have been separated into three (3) parts. The first, which was funded with financing from the New Jersey Environmental Infrastructure Trust, was completed in September. The second project has been bid by NJDOT and includes both sewer and road improvements. Project three (3) is for slip line sewer replacement project which will be bid by the Camden County Municipal Utilities Authority as the agent for the City of Camden. The estimated cost of this portion of the improvements is $3.0 million of the total sewer improvements calculated to be $6 million. The DRPA has been asked to fund improvements in at a cost not to exceed $1.5 million.

**SUMMARY:**
- Amount: not to exceed $1.5 million to City of Camden
- SOURCE OF FUNDS: 2001 Swap Proceeds or other appropriate sources as approved by DRPA Bond Counsel
- Operating Budget: N/A
- Master Plan Status: Not Included
- Other Contributors: NJ DOT, Camden City, US EDA, Camden County, CCMUA
- Duration of Contract: two years
- Other Parties Involved: NJ DOT, CCMUA, City of Camden, Camden County, and US EDA
RESOLUTION

RESOLVED: That the Board of Commissioners authorizes and directs that staff negotiate with New Jersey Department of Transportation and with the City of Camden to agree on appropriate grant agreements under which DRPA will provide one and one half million dollars ($1.5 million) to the City of Camden to carry out the transformation work related to the Camden Gateway and described in the attached Summary Statement; and be it

FURTHER RESOLVED: The Vice Chair and the Chief Executive Officer must approve and are hereby authorized to approve and execute all necessary agreements, contracts, or other documents on behalf of the DRPA. If such agreements, contracts, or other documents have been approved by the Vice Chair and Chief Executive Officer and if thereafter the Vice Chair is absent or unavailable, and if it is necessary to execute the said document(s) while the Vice Chair is absent or unavailable, then the Chief Executive Officer shall execute such documents on behalf of DRPA.

SUMMARY:

Amount: $1.5 million to City of Camden
Source of Funds: 2001 SWAP Proceeds or other appropriate sources as approved by DRPA Bond Counsel
Capital Project #: N/A
Operating Budget: N/A
Master Plan Status: Not Included
Other Contributors: NJ DOT, Camden City, US EDA, Camden County, CCMUA.
Duration of Contract: two years
Other Parties Involved: NJ DOT, CCMUA, City of Camden, Camden County, and US EDA.