

**South Jersey Economic Development District  
Board of Directors  
Minutes  
March 7, 2011**

The quarterly meeting of the South Jersey Economic Development District was convened on March 7, 2011, at Careme's Restaurant in Atlantic County, New Jersey.

In attendance:

Atlantic County:

Frank Formica  
Jim Bertino  
Howard Kyle  
John Bettis  
Joe Molineaux  
Rhonda Lowery

Cape May County:

Leonard Desiderio  
Stephen O'Connor  
Brad Rosenthal

Salem County:

Beth Timberman  
Earl Gage  
John Hall  
Lee Williams

Cumberland County:

Dante Rieti  
William Whelan  
Arthur Bretnall, Jr.  
Donald Ayres  
Kim Wood  
Sandy Forosisky

Guests: Otto Hernandez, Associate Dean, Aviation & Technology Studies Institute and GIS Programs, Atlantic Cape Community College. Julie Acton, Salem County Freeholder. Rita Weber, Assistant to Frank D. Formica. Several members of the public were also in attendance.

Staff: Gordon K. Dahl, Executive Director; Diana L. Schiavo, Senior Operations Officer; Deborah Dalton, Administrative and Construction Assistant; Noah Bronkesh, Esq.; and Monica Kyle, Assistant to the Director; all of the South Jersey Economic Development District.

Mr. Desiderio, Chairman, called for the flag salute. Mr. Desiderio then turned the meeting over to Executive Director Gordon K. Dahl for the reorganization of the board's executive committee.

Mr. Dahl announced that candidates for the Executive Board included: Leonard Desiderio as Chairman, Louis Magazzu as Vice-Chairman, Beth Timberman as Treasurer, and Frank Formica as Secretary.

All voted in favor regarding the appointment of the Executive Board:

Mr. Desiderio was re-appointed Chairman, Louis Magazzu was appointed as Vice-Chairman, Beth Timberman was re-appointed as Treasurer, and Frank Formica was appointed as Secretary.

Mr. Desiderio resumed as Chairman of the meeting and called for introductions of those attending.

Mr. Desiderio asked if there were any additions or corrections to the minutes.

There being none, Mr. Desiderio requested approval of the minutes.

The minutes were approved as presented.

Mr. Desiderio then asked for the Treasurer's Report. Ms. Timberman deferred to Mr. Dahl on the Treasurer's Report.

Mr. Dahl advised that in the packet provided is the listing of bills that have been paid since the last quarterly meeting, the Profit and Loss Statement, and Reconciliation of the Profit and Loss and Balance Sheet. He briefly reviewed the financial statements. Mr. Dahl noted that this month there is a net income balance of \$648,474.41. He added that the SJEDD has picked up a good number of projects without the need to take out a credit line, allowing it to save a considerable amount of money.

Mr. Dahl asked if there were any questions or comments regarding the financial information, there being none the Treasurer's Report was approved.

Mr. Desiderio then requested that Mr. Dahl provide the Executive Director's report, which included a review of the agenda.

Mr. Desiderio called for the introduction of Resolution:

### **Resolution 1:11 - Annual Planning Grant Application – US, Economic Development**

Mr. Dahl explained that last year funds were received in the amount of \$70,000. He said that this year, the EDA is anticipating a \$20,000 reduction in the amount provided. The resolution allows the SJEDD to file an application to the US EDA for the funding.

Mr. Desiderio asked if there were any questions or comments and there being none the resolution was approved as read.

Mr. Desiderio called for the introduction of Resolution:

### **Resolution 2:11 – Contract: Grant Administration – Lower Township – Wildwood Aviation Museum – Department of Community Affairs**

Mr. Dahl explained that this resolution applies to the Lower Township Wildwood Aviation Museum, which is leased to a nonprofit organization. The SJEDD received a \$225,000 grant for ADA improvements at the museum. The resolution approves the preparation and execution of all documents necessary for grant administration.

Mr. Desiderio asked if there were any questions or comments and there being none the resolution was approved as read.

Mr. Desiderio called for the introduction of Resolution:

### **Resolution 3:11 – Contract: Grant Administration – Penns Grove Sewerage Authority – Wind Turbine – Department of Community Affairs**

Mr. Dahl stated that the resolution applies to one of three separate grants that the SJEDD is working on with the Borough of Penns Grove. This resolution is to purchase and install a wind turbine at the Penns Grove Sewerage Authority facility. The resolution allows the preparation and execution of necessary documents to administer the grant.

Mr. Desiderio asked if there were any questions or comments and there being none the resolution was approved as read.

Mr. Desiderio called for the introduction of Resolution:

### **Resolution 4:11 – Contract Award – Next Generation Aviation Research & Technology Park – Landscaping, Graphic Panels, Fencing**

Mr. Dahl stated that this resolution applied to bids that were accepted for landscaping, graphic panels and fencing at the Next Generation Aviation Research & Technology Park. He recommended awarding the contract to Accent Fence Inc., the responsive low bidder at \$238,500.

Mr. Desiderio asked if there were any questions or comments on the resolution.

Mr. Bretnall questioned how the graphic panels would be maintained after installation.

Mr. Dahl explained that the panels are said to be very durable and should last a long time. He added that a fee paid for by tenants at the park would be used to pay for maintenance at the park.

Mr. Formica questioned if the panels were to be installed before or after the construction of the first building, noting that it was a large expenditure.

Mr. Dahl answered that the panels were scheduled for installation to begin on March 15, prior to the building of the first building. He added that the panels would not only provide an aesthetic treatment for the park's entrance, but would also serve a security purpose by protecting the entry to the park.

Mr. Desiderio asked if there were any additional questions or comments and there being none the resolution was approved as read.

Mr. Desiderio called for the introduction of Resolution:

**Resolution 5:11 – Caruso Excavating – Change Order**

Mr. Dahl stated that the resolution applied to a change order that the SJEDD was keeping track of very carefully and had double-checked with the Atlantic County Improvement Authority. In addition, PS&S also reviewed the change order for accuracy.

Mr. Desiderio asked if there were any questions or comments and there being none the resolution was approved as read.

Mr. Desiderio called for the introduction of Resolution:

**Resolution 6:11 – Engagement of Arch2, Inc. Consultants – Atlantic County Jailhouse**

Mr. Dahl stated the SJEDD was engaged by Atlantic County Government to assist in the restoration of the Historic County Jail and as a result of that, the SJEDD is seeking to contact with Arch2, Inc. Consultants who have extensive experience in historic preservation. He added that the State Historic Preservation Office would revisit the idea of a “walled garden” instead of full restoration and that the county would have a final say before committing to any construction contracts. Arch2, Inc. would be hired at a price not to exceed \$5,000.

Mr. Desiderio asked if there were any questions or comments and there being none the resolution was approved as read.

Mr. Desiderio called for the introduction of Resolution:

**Resolution 7:11 – Arch2, Inc. Historic and Archeological Consultants – Egg Harbor City Renaissance Plaza**

Mr. Dahl stated that the resolution applied to a requirement of the Pinelands Commission for an archeological study on the proposed development site of Renaissance Plaza in Egg Harbor City. The hiring of Arch2, Inc. would allow for the study which is the last remaining item before construction can begin on the mixed use project. The contract is not to exceed \$5,000.

Mr. Desiderio asked if there were any questions or comments and there being none the resolution was approved as read.

Mr. Desiderio called for the introduction of Resolution:

**Resolution 8:11 – Engagement of Nehmad Perillo and Davis PC – NextGen Tax – Legal Interpretation**

Mr. Dahl explained that the SJEDD went out to bid for the construction of the first building of the Next Generation Aviation Research & Technology Park and one thing businesses were interested in was the amount of real estate taxes. Based on the nature of the land ownership and SJEDD legal structure there may be opportunities for more favorable tax treatments. This resolution allows for the engagement of Nehmad Perillo and Davis PC to research, render a legal opinion and evaluate a taxing structure to encourage private investment at a price not to exceed \$5,000.

Mr. Desiderio asked if there were any questions or comments and there being none the resolution was approved as read.

Mr. Desiderio called for the introduction of Resolution:

**Resolution 9:11 – NextGen Research Park Developer RFQ**

Mr. Dahl stated the following resolution applied to the SJEDD agreeing to do the RFQ for a Master Developer for the remainder of the buildings at the Next Generation Aviation Research and Technology Park.

Mr. Kyle noted that the second phase of the park would be to finish the remainder of the six buildings at the park. He added that the RFQ drafted needs to be signed off by SJEDD, noting that the ARTP would be taking control of the project.

Mr. Desiderio asked if there were any questions or comments regarding the resolution.

Mr. Bretnall asked if we could get any comment from the SJEDD attorney.

Mr. Bronkesh noted that he did not have any comment at this time, but would be reviewing the material.

Mr. Bretnall questioned what Mr. Bronkesh would be reviewing in the material. Mr. Bronkesh responded that he would be checking to make sure that the interests of the SJEDD are protected.

Mr. Dahl stated that a total of \$2,500 would be placed in escrow for the attorney to review the documents.

Mr. Kyle stated that since he represents the County Executive on the ARTP Board that he would abstain from voting on this resolution.

Mr. Desiderio asked if there were any additional questions or comments and there being none the resolution was approved as read.

Mr. Desiderio called for the introduction of resolution:

**Resolution 10:11 – Contract Amendment: Two-year Audit – Ford – Scott Associates, LLC**

Mr. Dahl stated the SJEDD was negotiating a price with the auditor, which resulted in a proposal for a two-year audit, providing a discount on the second year. The first year would cost \$10,000 and the second year would be \$9,000.

Mr. Desiderio asked if there were any questions or comments and there being none the resolution was approved as read.

Ms. Wood asked how many years has the SJEDD had Ford-Scott Associates.

Mr. Dahl replied that the SJEDD has contracted with Ford-Scott for many years.

Mr. Desiderio asked if there were any additional questions or comments and there being none the resolution was approved as read.

Mr. Desiderio called for the introduction of Resolution:

**Resolution 11:11 – CEDS Amendment – Hammonton Downtown  
Redevelopment Project**

Mr. Dahl stated the following resolution applied to a request from Hammonton to be included in the Comprehensive Economic Development Strategy report that is submitted each year to the EDA.

Mr. Bertino explained that Hammonton entered into a partnership with the Richard Stockton College of New Jersey for a downtown redevelopment project in Hammonton and is looking for SJEDD support.

Both Mr. Molineaux and Mr. Bertino abstained from voting on this resolution. Mr. Molineaux stated his reason for abstaining based on his position with Stockton College and Mr. Bertino abstained as a Hammonton representative.

Mr. Desiderio asked if there were any questions or comments and there being none the resolution was approved as read.

Mr. Desiderio noted that there would be a break in the meeting for dinner.

Once the meeting resumed, Mr. Desiderio requested Mr. Dahl give the loan report.

Mr. Dahl stated that the SJEDD was having difficulty with one borrower, but was working with the individual. He added that all loans were current.

Mr. Dahl noted that the SJEDD is reviewing a project for a new tourism center to replace the existing one at Exit 17 on the New Jersey Garden State Parkway and presented a slide show of several centers in other areas. One area under consideration for the new center that would benefit Cape May, Cumberland and Salem counties is somewhere along Route 55. He added

that tourism is one of the four main industry clusters that the SJEDD focuses on, which includes healthcare, renewable energy and aviation.

In addition to a new tourism center, Mr. Dahl added that the SJEDD is looking into doing a renewable energy pilot project with NJIT for solar and wind powered street lamps.

Related to the streetlamp project, the same company is looking to do a wind tunnel. It is interested in doing a pilot project with the Millville Airport for the wind tunnel.

Regarding aviation, Mr. Dahl explained that the SJEDD is looking to expand the area's aviation footprint by establishing a pilot school, which could possibly be located at the Cape May Airport.

Mr. Dahl also explained that presentations are being done in local high schools to introduce students to many local careers in the area so they would not have to leave the area upon graduation.

Mr. Dahl asked if the board had any questions or comments regarding his report.

Mr. Molineaux had a question regarding the company that would be doing the solar and wind powered street lamps.

Mr. Dahl answered that it was a NJIT project, but the company is located in Brooklyn, NY.

Mr. Molineaux also noted that the FAA has a wind tunnel. Mr. Dahl explained that the company did go to the FAA, but because of the FAA's schedule testing could not occur there, and that the NJ Motor Sports Park is also in need of a wind tunnel.

There being no additional questions or comments, Mr. Desiderio requested the County Reports.

Frank Formica, Atlantic County, stated that the county is pursuing two manufacturing companies that want to locate their businesses in Atlantic County. One involves a cool roof coating product that could bring an estimated 1,200 jobs to the County, and the second would manufacture solar panel cells and could create between 300 and 500 jobs. He added that the county is looking to attract renewable energy projects in the county while supporting the casino and tourism industries.



Earl Gage, Salem County, noted that the County is now entering phase II of restoration at the Old Salem County Court House. Roof work will begin soon and the three-year project should come to a close this summer, he added. The County is also preparing to break ground on the \$150,000 Johnson Hall project. The Salem County Chamber of Commerce will be leasing the historic building once the project is complete. He added that Salem County is working on two renewable energy projects. One is a wind turbine in Penns Grove and the second is the use of tidal energy in the Salem River. He added that Anchor Glass will be expanding its business for the first time in 60 years in Salem City. He also noted that an estimated \$1.75 in funding was received to improve the county's short rail line.

William Whelan, Cumberland County, noted a new tourism center on Route 55 would help the County tremendously. He added that the local county college owns some property along Rt. 55 which could help in the location of the new facility. He added that the County would like to develop an air traffic control tower at the Millville airport and is working with the DRBA and Boeing. He added that over the past two years, the County lost an estimated \$600 million in ratables. He also added that Marriot recently built a beautiful new hotel on Route 55.

Brad Rosenfeld, Cape May County, noted that the local public library is under construction and scheduled to open in July. He added that work on the Stone Harbor library is on-going and awaiting CAFRA approvals. Cape May's new convention hall is under construction. He also added that the County is looking towards getting new businesses at the local airport.

There was no SJTA report.

Mr. Desiderio asked if there was any new business.

Mr. Dahl asked board members to please sign a real estate fraud disclosure statement that is required as part of a redevelopment project in Egg Harbor City.

Mr. Dahl also added that if any of the board members are interested in receiving briefing information about funding to please email him and he will keep them posted.

There was no additional new business to discuss.

Mr. Desiderio asked if there was any old business.

There was no old business to discuss.

With no further business Mr. Desiderio thanked everyone, including the students at the Academy of Culinary Arts, and the meeting was adjourned.

Respectfully Submitted,

Frank D. Formica  
Secretary

**Approved: May 16, 2011**