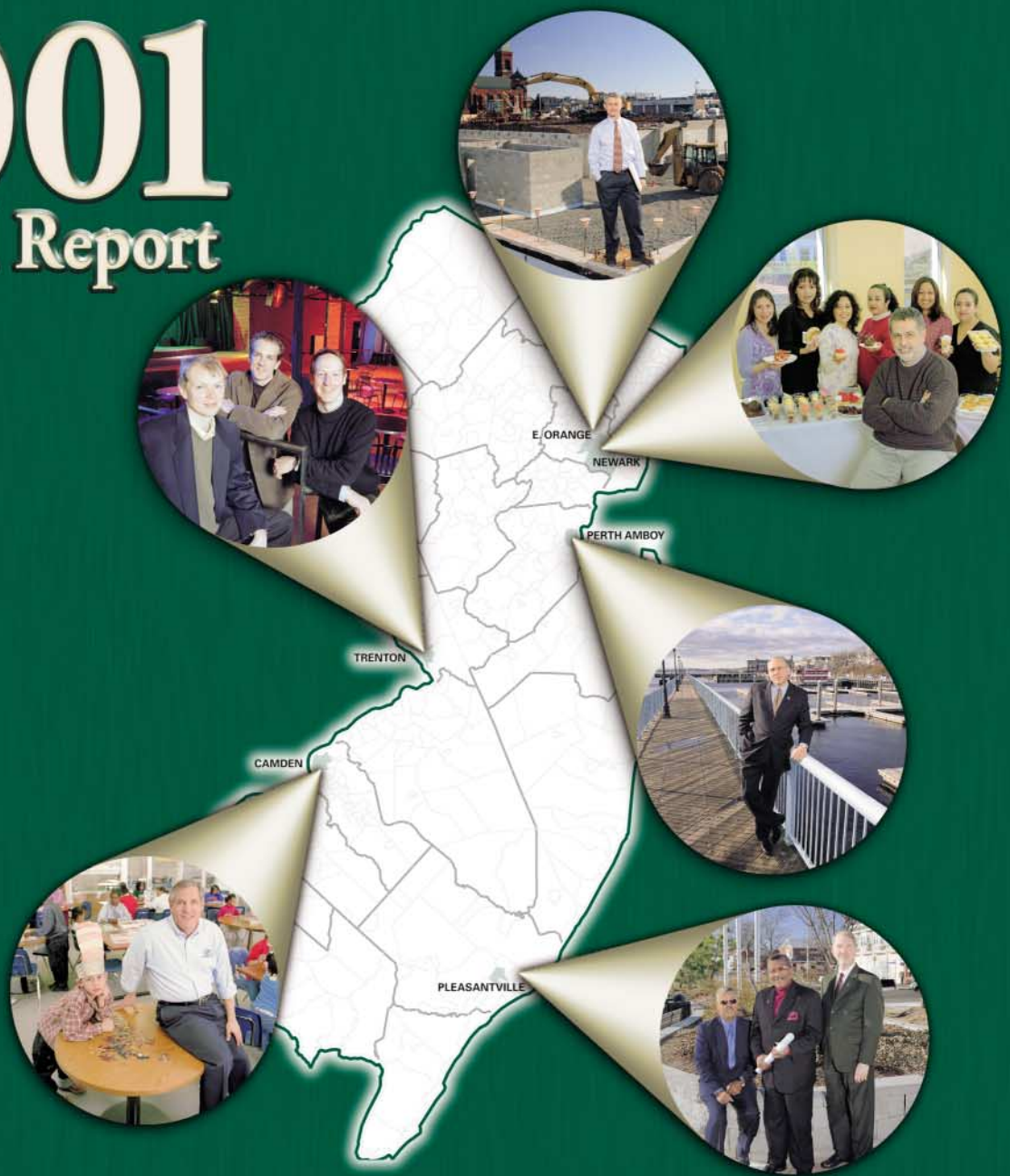


2001 Annual Report



NEW JERSEY REDEVELOPMENT AUTHORITY

Creative Community Investments

NJRA MISSION

The
New Jersey Redevelopment Authority (NJRA)
functions as a comprehensive
urban resource center that focuses on
improving the quality of life by creating value
in New Jersey's urban communities.
The NJRA invests financial and technical
resources into redevelopment projects
and plans that will create a positive economic
impact in our eligible communities.
Our primary goal is to ensure that projects are
urban-focused, neighborhood-based
and investment-driven.

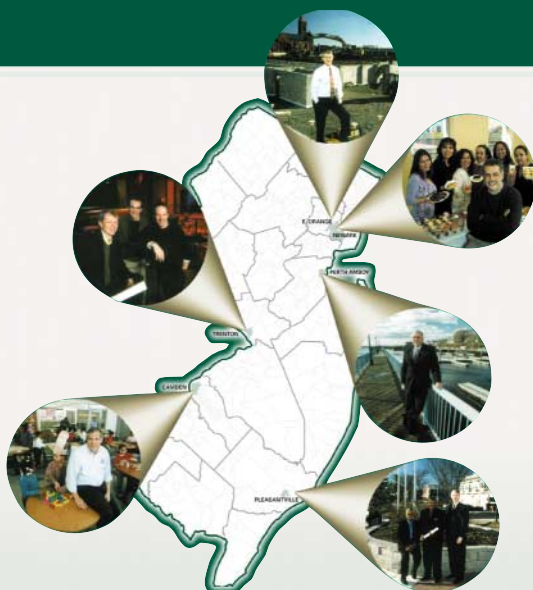


TABLE OF CONTENTS

2	A Message From The Governor
3	A Message From The Chairman
4	A Message From The Executive Director
5	Introduction
6-7	This Century's Earl of Perth
8-9	The WISDOM To Serve
10-11	The Value Of Partnership
12-13	On South Broad Street - Urban Opportunity
14-15	"Take Five"
16-17	A Swipe Of The Card
18-19	A Performing Community
20-21	A Dream Realized
22-23	It's All About The Community
24-25	A Lifetime Of Commitment
26	2001 Investments
27	Map of Eligible Communities
28	Board of Directors

COVER LEGEND:

From the top, clockwise:

East Orange - Ed Martoglio, *Dr. King Plaza*

Newark - Ray Ocasio, *La Casa de Don Pedro/39 Broadway*

Perth Amboy - Mayor Joseph Vas, *Landings at Harborside*

Pleasantville - Lincoln Green, Mayor Ralph Peterson, Roger Tees, *Tri-County Lumber*

Camden - Milford Liss, *Boys and Girls Club of Camden County*

Trenton - W. David Henderson, Roland Pott and John Hatch, *Conduit*

A Message From The Governor



Dear Fellow New Jerseyans:

As Governor, I recognize the need to revitalize New Jersey's cities. The New Jersey Redevelopment Authority (NJRA) offers the financial and technical resources essential to developing strategies to fulfill that need. These resources are the economic drivers of countless community development initiatives occurring throughout the State.

My administration is committed to our urban communities. The NJRA is an excellent example of how state government can go beyond bricks and mortar to rebuild entire communities.

The NJRA's accomplishments demonstrate our strong commitment to New Jersey's cities. I look forward to working with the NJRA to improve our quality of life by assisting urban communities in creating new opportunities for their citizens and businesses.

With all good wishes,

A handwritten signature in blue ink that reads "James E. McGreevey". The signature is stylized with a large, looping initial "J".

James E. McGreevey

A Message From The Chairman



Our entire state benefits when our cities enjoy vitality and promise.

The state is working to help our urban areas realize their vast potential as centers of commerce and community.

At the Department of Community Affairs, we have a full range of resources to meet the needs of our cities.

Whether assisting in acquiring key pieces of property for redevelopment, or helping transform old industrial sites into new economic opportunities, we are applying fresh solutions to the challenges facing our urban areas.

The New Jersey Redevelopment Authority has worked in partnership with municipalities, developers, faith-based organizations and non-profits to improve the health of neighborhoods.

As we look ahead, we plan to do more to strengthen our cities and enhance their viability as smart growth locations for residents and businesses in New Jersey.

Sincerely,

A handwritten signature in dark ink that reads "Susan Bass Levin". The signature is fluid and cursive.

Susan Bass Levin

Commissioner

Department of Community Affairs

A Message From The Executive Director



This year, the New Jersey Redevelopment Authority (NJRA) celebrates five years of committed investments in New Jersey's urban centers. Over the last five years, our creative approach to community economic development has gained both national and international attention.

By making creative investments in redevelopment initiatives throughout the state, the NJRA has broadened its capacity and offers effective resources to revitalize cities. Our financial and technical investment tools "prime the pump" for the redevelopment process.

*We recognize that our cities have potential and require a long-term commitment to realize progress. Our partners recognize this and share the same commitment -- **to create value in urban neighborhoods**. Each project or community plan that we are involved in brings value to the community, the municipality and to our state.*

This year's report demonstrates that people and commitment provide the unique synergy for progress. As we continue to work together to form valuable partnerships, there is no limit to what we can accomplish.

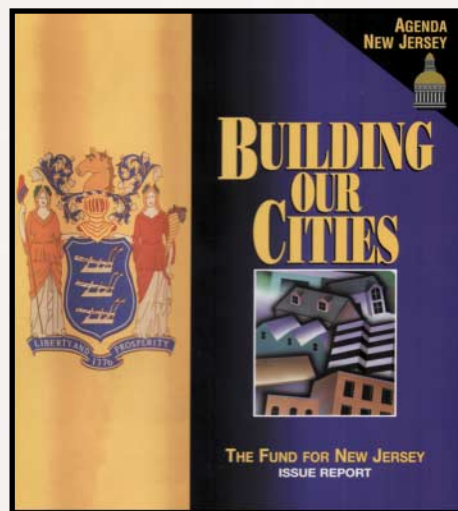
I am pleased that the NJRA plays such a critical role in facilitating economic redevelopment in New Jersey's cities.

Sincerely,

William E. Best
William E. Best

At the inception of the Authority in 1996, the goal was to create an independent state entity that would allow for a coordinated approach to urban revitalization and succeed in achieving its goals where previous urban efforts failed. The mandate was clear – to develop a coordinated approach to invest technical and financial resources to meet the needs of urban New Jersey.

Five years later, we believe we are on the right track. We have produced a formula with the right blend of vision, commitment, and flexibility to create value in our cities. The NJRA minimized the bureaucracy, intensified the coordination between state departments and agencies, strengthened partnerships with the private sector and focused on leveraging the state's investments to maximize the benefit to the community.



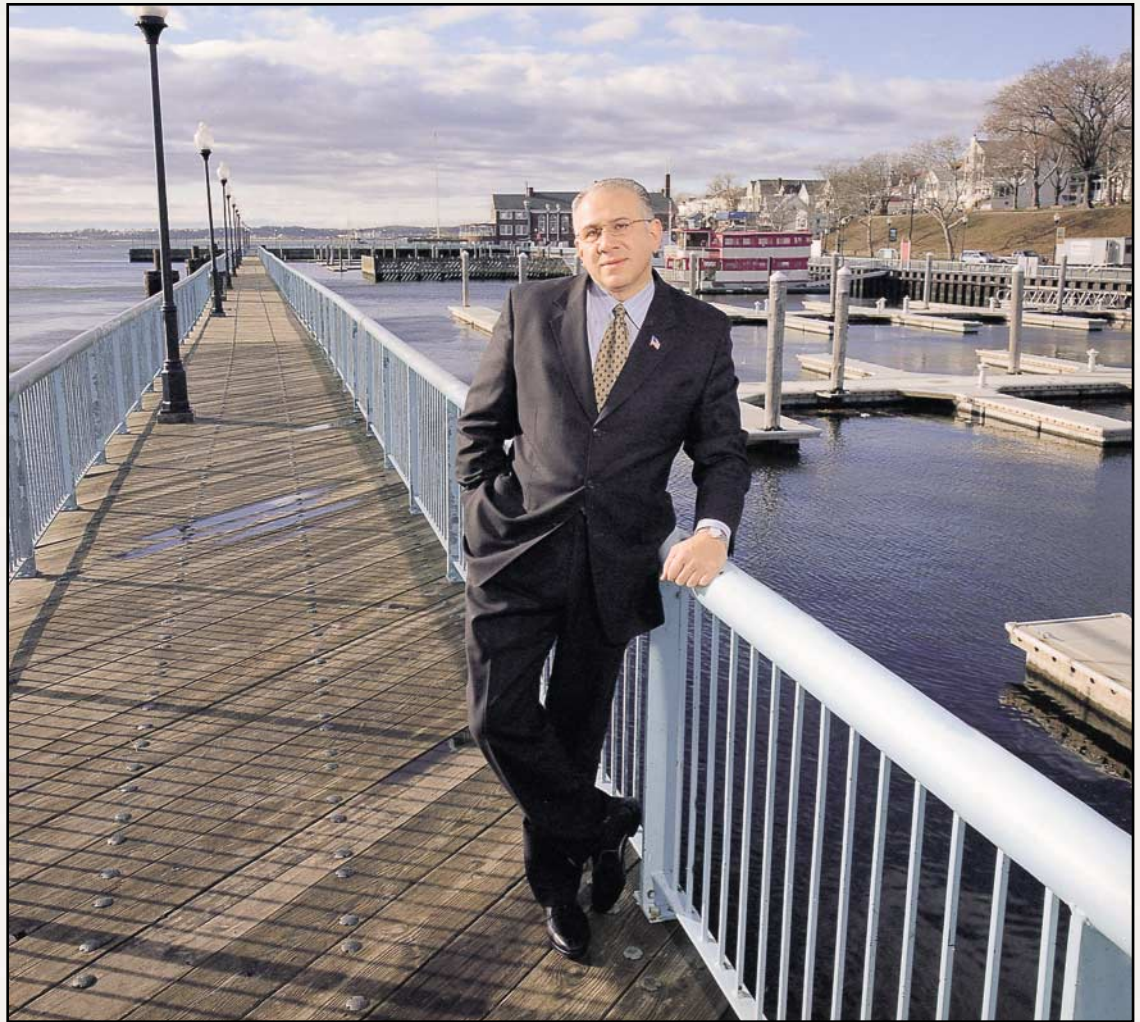
The *2001 Annual Report* affords us the opportunity to highlight projects and also give the reader a glimpse of the people behind the projects that bring value. These past five years have demonstrated that the people help make projects a reality in urban New Jersey. The value of the housing, retail centers, day care facilities and community centers is diminished if we neglect to recognize the people who take the risk to bring these projects to fruition.

We are also pausing for a moment to reflect on five years of creative community investments in our urban centers. The establishment of the NJRA provided staff with the opportunity to build the Authority's foundation. Rarely does one have the opportunity to be there at the outset of an organization to help shape its mission, direction and purpose. In this report, we "Take Five" to provide a glimpse of our impact in the community.

At the NJRA, we believe that *if it's urban it's us*. Our belief was confirmed in a recent report issued by The Fund for New Jersey. In their *Building Our Cities* report, The Fund commends the state of New Jersey for its efforts in targeting state resources into urban communities. The report goes on to say that in order to maintain its momentum, the NJRA should be "reorganized and expanded to become the lead agency for the state's urban revitalization efforts." The Fund's report recognizes the value that the NJRA brings to urban New Jersey.

The mission of the Authority is to improve the quality of life by creating value in New Jersey's urban communities. For the past five years, we have worked to do just that and will continue to do so for years to come.

This Century's Earl of Perth



Mayor Joseph Vas stands on the walkway along Perth Amboy's waterfront. The waterfront is slated to undergo a major transformation beginning with Landings at Harborside.

FACTS

- Perth Amboy
- Landings at Harborside
- New Jersey Urban Site Acquisition Program Funding - \$3 million
- Brownfields Redevelopment Initiative Funding - \$1 million
- Mixed-use project including market-rate housing, retail space, waterfront hotel and parking

“The NJRA worked with us and made sure the project would come to fruition. If not for the NJRA, Landings would not have proceeded at the same pace.”

Mayor Joseph Vas, *City of Perth Amboy*



Outside of Perth Amboy’s City Hall is a statue of the Earl of Perth (pictured, left). The Earl of Perth is credited with establishing the city of Perth Amboy. In the new century there is a new Earl of Perth – Mayor Joseph Vas. Born of immigrant parents, this lifelong resident of Perth Amboy is responsible for the economic resurgence of New Jersey’s city by the bay. The official city seal reads “portus optimus” that means the greatest port. The waterfront is an extraordinary symbol of the revitalization process that the entire city of Perth Amboy is undergoing.

To enhance the progress that has already taken place, the City has designated Landings at Harborside, LLC redeveloper for Area 2 of its Focus 2000 redevelopment plan. Landings at Harborside is a \$600 million waterfront development project that is expected to change the face of Perth Amboy’s waterfront and provide benefits to every neighborhood in the City. This development will boast 2,000 market-rate town houses and condominium apartments, a waterfront hotel, 170,000 square feet of retail space, an International Market, cultural center, parking deck and a public waterfront promenade.

The NJRA financing was the first public investment that allowed for the acquisition of privately-owned properties for the Landings at Harborside project. “The NJRA funding helped to keep the project on a fast track,” said Mayor Joseph Vas. Vas stated that after the acquisition, the City learned the extent of environmental concerns on two of the acquired properties. This discovery resulted in unanticipated pre-development costs.

Again, the NJRA provided financial assistance to cover a portion of the cleanup of the contaminated sites. Vas stated, “It was crucial to the success of the Landings Project that the NJRA provided these resources.” “The NJRA worked with us and made sure the project would come to fruition. If not for the NJRA, Landings would not have proceeded at the same pace,” Vas said.

The WISDOM To Serve



Fredrica Bey, Executive Director of WISOMMM, stands in front of the WISOMMM mansion where all of its programs are currently housed. These programs will soon be expanded into a new facility, which WISOMMM has purchased with financial assistance from the NJRA.

FACTS

- Newark
- Women In Support of the Million Man March (WISOMMM)
- Direct Loan - \$150,000
- Property Acquisition and Renovation
- Expansion of WISOMMM and other community-based programs

“We need real commitment as well as real money to teach our children... I believed the NJRA would see the need, and they did.”

Fredrica Bey, *Executive Director, WISOMMM*

Women In Support of the Million Man March (WISOMMM) is a non-profit community based organization born out of the Million Man March, which took place in Washington, D.C. on October 16, 1995. Led by Executive Director, Fredrica Bey, WISOMMM vowed to continue the spirit and momentum achieved during the March. Bey has been a community activist for more than 20 years. This commitment to community has afforded her the opportunity to lead WISOMMM and create change in the city.

Two years after the March, WISOMMM acquired 53 Lincoln Park for its headquarters. Currently housed in a 19th century Victorian home, along with administrative offices of WISOMMM, are many programs and initiatives for people in need, including a computer lab, the Boycott Crime Campaign and a state-of-the-art holistic childcare center.



To continue with its mission, WISOMMM identified another building, directly across from the mansion. This building will be used to expand WISOMMM's programs and offer more services to residents. “We need real commitment as well as real money to teach our children,” said Bey. She foresees this building being used as a charter school for children in kindergarten through sixth grade and open to children of all races. Bey knew that she had this vision but she needed to find someone that could identify with her vision and help it become a reality. Bey knew she could approach the NJRA with her vision. “I believed the NJRA would see the need, and they did,” she said. “It was so easy working with the NJRA. We absolutely needed the funds for assistance, and the NJRA came through.” The NJRA recognized that the additional building would permit WISOMMM to expand its programs, provide additional space for other community-based organizations and contribute to the revitalization of the larger community.

“I know our mission is strong, and it's right,” Bey said.

The Value Of Partnership



David G. Murphy, Director of Regional Development, Delaware River Port Authority and Carl Dranoff, President, Dranoff Properties, stand in front of the Nipper Building on the Camden waterfront. Once home to RCA and its predecessor, the Victor Talking Machine, the building will be restored into market-rate residential housing units, administrative offices and retail space.

FACTS

- Camden
- RCA/Nipper Building
- Dranoff Properties/DRPA
- Brownfields Redevelopment Initiative Funding - \$2 million
- Remediation of ground water contamination
- Mixed-use development with market-rate housing, office and retail space

“The NJRA closed the funding gap, which helped to avoid any delays. The NJRA is a great partner. This project is a clear example of the types of partnerships we like to have with the state.”

David G. Murphy, *Director of Regional Development, Delaware River Port Authority*

In the midst of the waterfront development in Camden is the former RCA Building Complex, including the historic Nipper Building. These buildings, constructed between 1909 and 1916, have been vacant since 1993.

“The Brownfields Redevelopment Initiative (BRI) funds addressed the contaminated groundwater issues,” David Murphy said. “The NJRA closed the funding gap, which helped to avoid any delays. The NJRA is a great partner. This project is a clear example of the types of partnerships we like to have with the state,” he said.

The NJRA is aware that there are funds available to perform site assessments for contaminated properties but rarely can one find grant funds for the actual clean up process. This process of remediation can become very costly and impede the timeliness of project development. When the majority of the financing is in the form of loans, additional debt cannot be incurred. BRI financing allows projects to remain on a fast track when they are derailed with the threat of environmental concerns. This financing is a critical tool for the redevelopment process.

Dranoff Properties has an exclusive agreement to explore the development of the Nipper Building. Dranoff Properties is proposing the construction of 240 market-rate residential housing units, with administrative offices, convenience and service shops and a fitness center on the ground level. The project will be financed with conventional loans, historic tax credits, and a deferred developer's fee. Construction is expected to be completed in 18 months and the facility is slated to open for residents in 2003.

On South Broad Street - Urban Opportunity



Left to Right: W. David Henderson, Roland Pott and John Hatch, Trenton Makes, LLC, at Conduit. Conduit is the second project to receive financial support from the NJRA. The first, Urban Word Café, offers fine food and artwork from local artists.

FACTS

- Trenton
- Trenton Makes, LLC
- Conduit - A Music Club
- Direct Loan - \$130,500
- Lighting and sound equipment

“It was the NJRA’s enthusiasm and initial commitment with the Urban Word Café which afforded us the ability to move further with Conduit. The risk that the NJRA took was invaluable.”

W. David Henderson, *Trenton Makes, LLC*

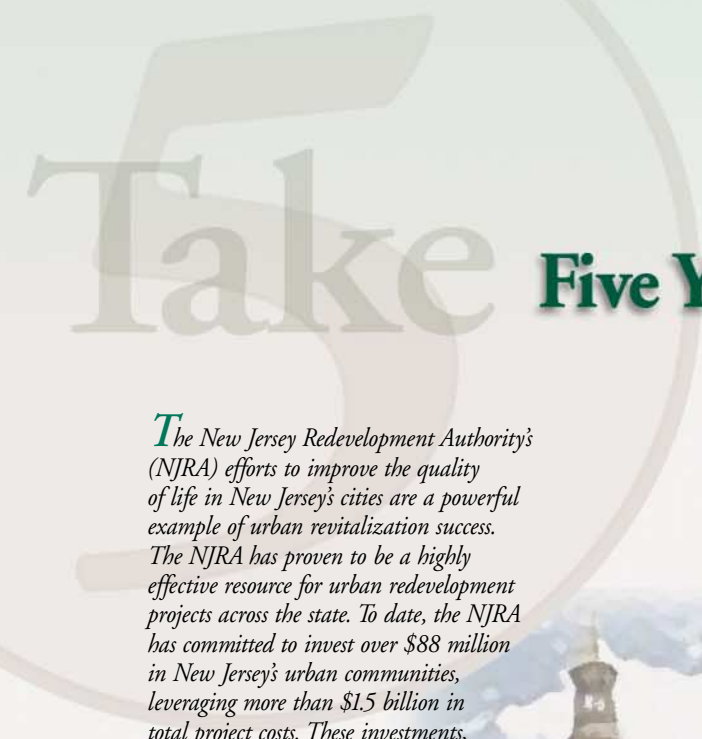
We find a different vision along South Broad Street in Trenton. This section of town has become the heart of an emerging arts and entertainment district for the City. Three friends—Roland Pott, W. David Henderson and John Hatch formed Trenton Makes, LLC to capitalize on the potential of the area before the construction of the Sovereign Bank Arena.



Because of the common thread between Trenton Makes’ philosophy and the NJRA’s commitment to the community with previous financing for the Urban World Café, the trio knew that a second endeavor with the NJRA made sense. Conduit, which opened in September 2001, was established to debut live music, entertainment, national acts, and to provide an environment that fosters artistic expression. “It’s the art and the music that make this place special,” Pott said.

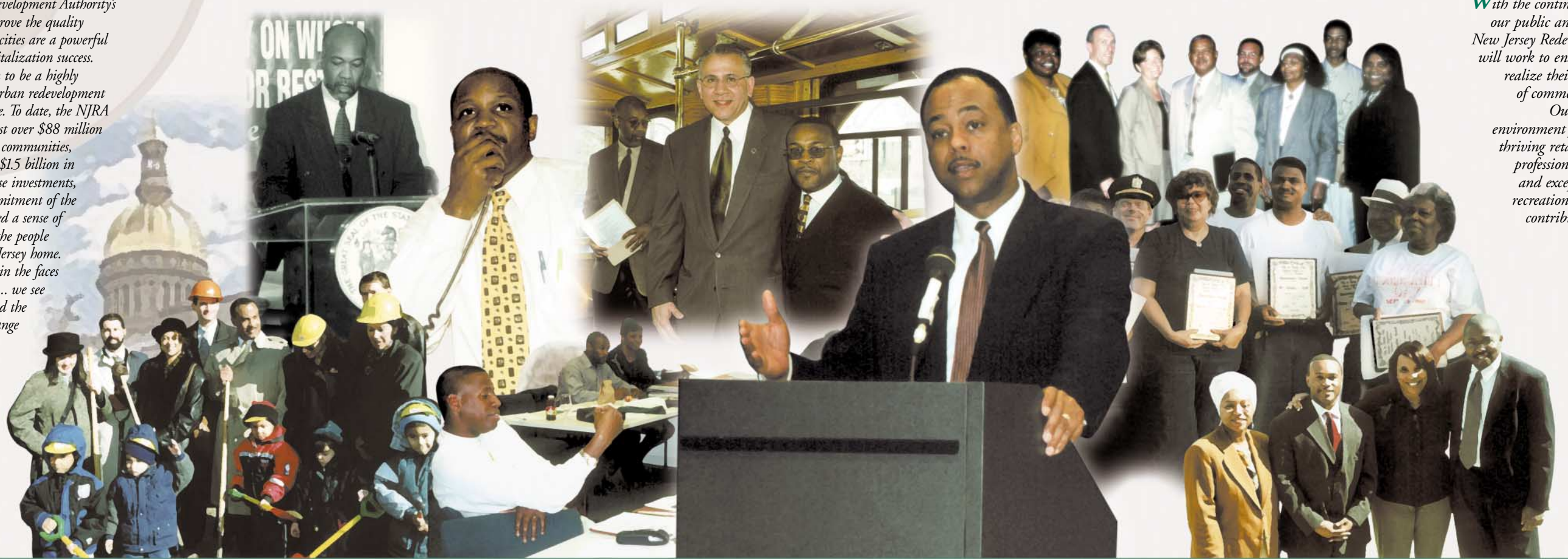
Conduit boasts a beautiful art deco décor and a state-of-the-art sound and lighting system, which draws people from as far away as New York and Philadelphia. The NJRA financed the sound and lighting system, which “is the essence of it (Conduit),” said Pott. “The quality of the presentation is unparalleled. This venue provides even more opportunity for artists.” “Now, we even have concert promoters and record labels contacting us for different artists,” Henderson said.

“Working with the Authority not only made Conduit possible, but the entire project. It was key to have an agency that has different perspectives unlike conventional lenders,” Pott said. Henderson added, “It was the NJRA’s enthusiasm and initial commitment with the Urban Word Café which afforded us the ability to move further with Conduit. The risk that the NJRA took was invaluable.”



Five Years Of New Jersey Redevelopment Authority's Creative Community Investments

The New Jersey Redevelopment Authority's (NJRA) efforts to improve the quality of life in New Jersey's cities are a powerful example of urban revitalization success. The NJRA has proven to be a highly effective resource for urban redevelopment projects across the state. To date, the NJRA has committed to invest over \$88 million in New Jersey's urban communities, leveraging more than \$1.5 billion in total project costs. These investments, coupled with the commitment of the Authority, have sparked a sense of community spirit for the people who call urban New Jersey home. Our impact is shown in the faces of the people we serve... we see hope, appreciation, and the belief that positive change is a reality.



With the continued participation of our public and private sectors, the New Jersey Redevelopment Authority will work to ensure our urban areas realize their potential as centers of commerce and community. Our goal is to create an environment for home ownership, thriving retail shopping districts, professional childcare facilities and exceptional cultural and recreational opportunities that contribute to the well-being of the community.

1996 1997 1998 1999 2000

New Jersey Urban Redevelopment Act is passed by the State Legislature, establishing the New Jersey Redevelopment Authority (NJRA), appropriating \$9 million.

In April, the NJRA becomes fully operational, committing \$12.9 million in projects, leveraging \$70.1 million in total development costs.

NJRA is tapped as manager of the New Jersey Urban Site Acquisition Program, which provides \$25 million for revolving loans. The NJRA is given management and supervisory responsibility for the Office of Neighborhood Empowerment.

To raise additional capital, the Authority sells a portion of its inherited loan portfolio, generating \$8.1 million for project financing.

The NJRA is selected as the lead agency for the implementation of the state's \$15 million Brownfields Redevelopment Initiative.

A Swipe Of The Card



Milford Liss, President/CEO of the Boys & Girls Club of Camden County, sits among attending youth as they play in one of the learning centers of the new Boys & Girls Club facility.

FACTS

- Camden
- Boys & Girls Club of Camden County
- Tax-Exempt Bond Financing - \$1.5 million
- 25% Loan Guarantee
- Construction of a 33,700 square foot facility to house the Boys & Girls Club of Camden County

“The value that the NJRA brings to this project is the fact that it aligns itself with qualified non-profit organizations that will deliver a quality service to the people.”

Milford Liss, *President/CEO, Boys & Girls Club of Camden County*



The children line up to swipe their membership cards, ready to complete their homework and participate in the many after-school activities offered by the Boys & Girls Club in Camden County.

The new 33,700 square-foot facility houses a multitude of services for Camden’s youth including a state-of-the-art tech center with 26 computers, a gymnasium that will support two basketball games simultaneously, a 6-lane swimming pool, and a large education center with over 1500 books. Children, ranging in age from 6 through 18, are welcome at the Center every day, from 3 p.m. to 9 p.m.

“Since we opened in early January, we have registered 800 children...and that has only been in five weeks,” said Milford Liss, President/CEO of the Boys & Girls Club of Camden County. The children and their parents already recognize the value of this facility. When the facility was built, we told the kids it was their club. They take responsibility, and they take ownership,” Liss said.

The NJRA’s commitment to Camden and its youth was demonstrated through providing a tax-exempt bond and guarantee to provide permanent financing for the new facility.

The NJRA involves itself in projects that will have a positive impact on the community. The Boys & Girls Club will meet the needs of the youth, the family and the entire community. “The value that the NJRA brings to this project is the fact that it aligns itself with qualified non-profit organizations that will deliver a quality service to the people. In this case, it’s to save lives. The Boys & Girls Club’s operations save children’s lives,” Liss concluded.

A Performing Community



Left to Right: Lincoln Green, Urban Coordinating Council (UCC) Director; Pleasantville Mayor Ralph Peterson and Roger Tees, Urban Enterprise Zone (UEZ) Coordinator, stand in the Transit Village area in Pleasantville. This area is directly across from the site where Tri-County Lumber currently resides. With the relocation of Tri-County Lumber, the City plans to bring a performing arts center to revitalize the downtown area.

FACTS

- Pleasantville
- Brownfields Redevelopment Initiative Funding - \$1 Million
- Remediation of a landfill that was used for household waste and construction debris
- Development of a Performing Arts Center

“I have a sense of security with the NJRA behind me. They know how to make a project work. I know that we can just ‘kick it upstairs.’”

Roger Tees, UEZ Coordinator, City of Pleasantville



Pleasantville is a city united by both strong community and business relations, along with an aggressive redevelopment program. Pleasantville is equipped with Urban Coordinating Council (UCC), Urban Enterprise Zone (UEZ), Neighborhood Preservation Program (NPP) and Transit Village designations.

The City is purchasing property from Tri-County Lumber Yard to develop a performing arts center for the downtown area. Tri-County will relocate to a site more suited to meet the needs of a lumber yard, in line with the city's overall redevelopment goals.

Tri-County's new site had environmental concerns related to its former use as an unofficial dump for household waste and construction debris. "When we realized that remediation costs were too much for the UEZ, we called the NJRA," said Roger Tees, UEZ Program Coordinator.

The NJRA was able to provide financial assistance to the City to remediate the site. "The integrated project approach made each facet of the project dependent on the other, like dominoes," Tees said. He added, "Without the NJRA's partnership using the BRI Program, other aspects of the project would have been unaffordable." The project demonstrated a win-win situation for all parties involved. Tri-County's relocation will provide freight rail access, which will increase its potential for growth. The relocation will also reduce the truck traffic in the downtown area. "This integrated approach in bringing in a performing arts center is the best revitalization use for this area. The NJRA has technical and financial expertise, they understand the business and the redevelopment process. They are an agency with a mission," Tees added.

A Dream Realized



Ed Martoglio, Partner, RPM Development, stands in the midst of the redevelopment taking place in the City of East Orange. RPM Development, the designated developer for the Brick Church Redevelopment Area, will be converting this site into residential units, ground-level retail and much needed underground parking.

FACTS

- East Orange
- RPM Development
- Dr. King Plaza
- Brownfields Redevelopment Initiative Funding - \$1 million
- Removal of hazardous demolition materials and soil excavation
- Mixed-use development of market rate/affordable housing, parking and retail

“The value of the NJRA is that it assists urban sites with issues of contamination. Conventional lenders have a difficult time financing these types of projects because of the risk involved.”

Ed Martoglio, *Partner, RPM Development*

The City of East Orange is committed to revitalizing its downtown business district. The Brick Church Redevelopment plan has reached the implementation phase, and RPM Development has set the stage for the creation of a village setting in the heart of the East Orange downtown business district. The Dr. King Plaza project includes 28,000 square feet of ground-level retail, 96 residential units in the upper four stories of the building and a much-needed underground parking garage for residents of the building. The residential component mixes affordable and market-rate housing. Financing for the \$16 million development is in the form of loans and grants representing a partnership between public and private entities.

As a part of prior urban redevelopment efforts, the city acquired all of the existing commercial structures in the Brick Church area and demolished the structures. When RPM performed the initial site investigation, the developer realized that demolition materials from the commercial structures were dumped in the existing basements along with old storage tanks from a former gas station. A thirty-year old environmental nightmare served as an obstacle to the redevelopment hopes of the community and the commitment of the developer. RPM, which has been in the business of economic development for over 15 years, knew the NJRA had the technical and financial capacity to provide much needed assistance. The NJRA invested \$1 million in funding from the Brownfields Redevelopment Initiative (BRI) to help offset the cost of the remediation of the Brick Church site. “This (funding) was critical to the success of the project. It looked like the project might not occur,” said Ed Martoglio of RPM Development. “But the NJRA financing closed the funding gap. There aren’t a lot of other sources out there for this type of cleanup,” said Martoglio.

It's All About The Community



Ray Ocasio, Executive Director of La Casa de Don Pedro, sits in one of the classrooms in the newly constructed facility which has allowed for the expansion of La Casa's programs and services.

FACTS

- Newark
- La Casa de Don Pedro - 39 Broadway
- Tax-Exempt Bond Financing - \$1 million
- Construction of new facility that consolidates day care and job training programs

“It’s more than just real estate development, it’s neighborhood development.”

Ray Ocasio, *Executive Director, La Casa de Don Pedro*

La Casa de Don Pedro is a non-profit corporation whose mission is to promote the welfare of low- and moderate-income families by providing services that are focused, integrated, comprehensive and targeted.

“You have to do what you have to do,” Ocasio said, “as it relates to the redevelopment taking place in the neighborhood. This is what our community deserves,” he added.

La Casa’s most recent endeavor represents the first bond financing project for the Authority. NJRA bond proceeds were used for permanent financing for the new facility which allowed for the expansion of its scope of services and the relocation of some of its existing programs. When La Casa approached the NJRA, 39 Broadway, its new location, was seen as a feasible project. The NJRA realized that its commitment to La Casa was more than just a monetary investment. The investment reinforces the NJRA’s mission: *To improve the quality of life by creating value in New Jersey’s urban communities.* The NJRA commitment has enabled La Casa to provide more jobs to community residents, to accommodate more children in its new day care facility, to afford training to individuals going from welfare to work and to offer financial services.

The NJRA and La Casa agree that when it comes to rebuilding the community, you must look beyond the bricks and mortar.

A Lifetime Of Commitment



Sonia Plaza, Executive Director, El Centro Comunal Borincano Day Care, stands at the site that will be the new home of El Centro's state-of-the-art day care center.

FACTS

- Camden
- El Centro Comunal Borincano Day Care
- Direct Loan - \$400,000
- Construction of a new state-of-the-art day care facility to service 200 children

*“You know when there’s something inside of you...
it’s the commitment.”*

Sonia Plaza, *Executive Director, El Centro Comunal Borincano Day Care Center*

Sonia Plaza began working with El Centro Comunal Borincano Day Care Center in high school and continued this commitment by having her children and other family members attend the program. Plaza also served on the Board of Directors. When her predecessor resigned, she made the ultimate sacrifice by leaving a better paying job to become the Executive Director. Plaza believes that the children of Camden deserve the best society can offer. Plaza’s belief has led her to embark on a project to construct a new state-of-the art facility for the children and families of El Centro.

Currently, El Centro operates two program sites which serve 119 children. The new facility will be constructed in the Broadway commercial district of downtown Camden. This center will be the first state-of-the-art day care center in Camden and will increase El Centro’s service capacity to 200 children from birth to five years old.

Plaza consulted with Joe Buga, President of Human Services and Community Development, to help make this project a reality. Both Plaza and Buga approached the NJRA for financial assistance for the development of this new facility. The NJRA made a direct investment into the permanent financing. The new center will be within walking distance of Rutgers and Rowan Universities and the new Walter Rand Transportation Center.

Buga stated, “It’s the NJRA’s willingness to work collaboratively with the client and other funding agencies to get a project done. The NJRA is not your traditional lender or government agency.”

The NJRA’s commitment will produce several valuable outcomes. It will permit the expansion of the day care services, support the demand for much needed infant services, provide additional jobs to Camden residents and stimulate more economic development in this area.



2001 Investments

Project Name	Municipality	NJRA Support	Financing Type	Total Development Cost
City of Asbury Park - S.T.A.R.S.	Asbury Park	\$ 1,000,000	USA	\$ 6,266,230
City of Bayonne - Standard Tank	Bayonne	\$ 1,000,000	BRI	\$ 5,250,000
Ferry Station	Camden	\$ 200,000	USA	\$ 26,500,000
Nipper Building	Camden	\$ 2,000,000	BRI	\$ 50,000,000
Fairview Village Urban Renewal Assoc.	Camden	\$ 2,000,000	USA	\$ 27,000,000
City of Camden - Admiral Wilson Blvd.	Camden	\$ 750,000	BRI	\$ 8,000,000
City of Camden - ABC Barrel	Camden	\$ 500,000	BRI	\$ 4,800,000
El Centro Comunal Borincano Day Care, Inc.	Camden	\$ 400,000	RIF	\$ 1,774,500
Boys & Girls Club of Camden County	Camden	\$ 1,555,500	TEB	\$ 6,347,500
St. Joseph's Carpenter Society	Camden	\$ 25,000	USA	\$ 25,000
City of East Orange – Dr. King Plaza	East Orange	\$ 1,000,000	BRI	\$ 16,000,000
Zante's	East Orange	\$ 80,000	RIF	\$ 103,721
City of Elizabeth - Marina Village	Elizabeth	\$ 525,000	BRI	\$ 5,740,000
Borough of Glassboro - Ice House	Glassboro	\$ 940,000	BRI	\$ 940,000
Gloucester Elderly Association	Gloucester	\$ 350,000	USA	\$ 13,200,000
New Visions Community Facility	Irvington	\$ 122,211	RIF	\$ 271,580
Township of Irvington	Irvington	\$ 25,000	USA	\$ 25,000
RPM Development Group	Jersey City	\$ 360,000	USA	\$ 9,232,500
125 Monitor Street	Jersey City	\$ 560,000	USA	\$ 16,800,000
Borough of Lawnside - Cyberdistrict Area	Lawnside	\$ 25,000	BRI	\$ 35,000
City of Long Branch - Pier Village	Long Branch	\$ 500,000	BRI	\$ 68,500,000
La Casa de Don Pedro, Inc.	Newark	\$ 1,000,000	TEB	\$ 2,530,583
WISOMMM Community Facility	Newark	\$ 150,000	RIF	\$ 300,000
New Community Corporation	Newark	\$ 211,150	RIF	\$ 222,263
Babyland Family Services, Inc.	Newark	\$ 103,750	RIF	\$ 415,000
98 North Ward Street	New Brunswick	\$ 255,000	USA	\$ 420,300
City of New Brunswick - Heldrich	New Brunswick	\$ 1,000,000	BRI	\$ 80,000,000
Paterson YMCA	Paterson	\$ 150,000	RIF	\$ 779,500
First Church Community Dev. Corp.	Paterson	\$ 100,000	USA	\$ 100,000
Borough of Penns Grove	Penns Grove	\$ 15,000	USA	\$ 15,000
Landings at Harborside	Perth Amboy	\$ 3,000,000	USA	\$ 120,000,000
City of Perth Amboy - Landings	Perth Amboy	\$ 1,000,000	BRI	\$ N/A
City of Plainfield - Pottery Works	Plainfield	\$ 1,000,000	BRI	\$ 2,300,000
Elizabethport Presbyterian Center	Plainfield	\$ 160,000	USA	\$ 3,232,146
City of Pleasantville - Tri-County	Pleasantville	\$ 1,000,000	BRI	\$ 8,200,000
City of Rahway - 80 East Milton	Rahway	\$ 800,000	BRI	\$ 9,100,000
Urban Word, LLC	Trenton	\$ 130,500	RIF	\$ 610,179
City of Trenton - Trenton Head Start	Trenton	\$ 140,000	BRI	\$ 5,200,000
Pennington Avenue Shopping Center	Trenton	\$ 1,000,000	USA	\$ 8,500,000
City of Trenton - Pennington Ave.	Trenton	\$ 100,000	BRI	\$ N/A
*Total NJRA Investment Total Development Cost		\$ 25,233,111		\$ 508,736,002

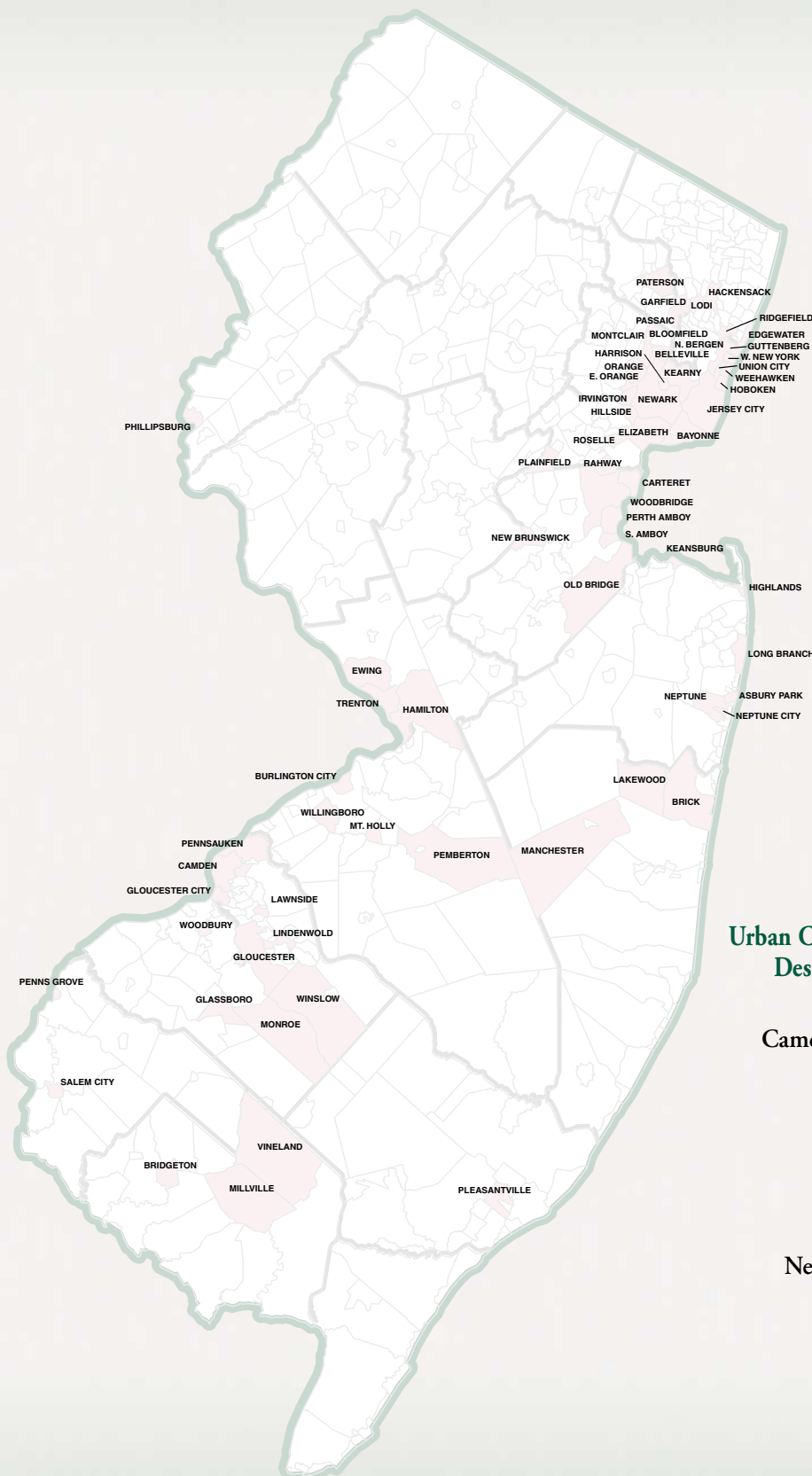
Legend: RIF: New Jersey Redevelopment Investment Fund
 USA: New Jersey Urban Site Acquisition Program
 BRI: Brownfields Redevelopment Initiative
 TEB: Tax-Exempt Bond

*These investments represent commitments made by the NJRA from January 1 to December 31, 2001.



Map of Eligible Communities

ASBURY PARK CITY
 BAYONNE CITY
 BELLEVILLE TWP
 BLOOMFIELD TWP
 BRICK TWP
 BRIDGETON CITY
 BURLINGTON CITY
 CAMDEN CITY
 CARTERET BOROUGH
 EAST ORANGE CITY
 EDGEWATER BORO
 ELIZABETH CITY
 EWING TWP
 GARFIELD CITY
 GLASSBORO BORO
 GLOUCESTER CITY
 GLOUCESTER TWP
 GUTTENBERG TOWN
 HACKENSACK CITY
 HAMILTON TWP
 HARRISON TOWN
 HIGHLANDS BORO
 HILLSIDE TWP
 HOBOKEN CITY
 IRVINGTON TOWN TWP
 JERSEY CITY
 KEANSBURG BORO
 KEARNY TOWN
 LAKEWOOD TWP
 LAWNSEIDE BORO
 LINDENWOLD BORO
 LODI BORO
 LONG BRANCH CITY
 MANCHESTER TWP
 MILLVILLE CITY
 MONROE TWP (GLOUC.)
 MONTCLAIR TOWN
 MOUNT HOLLY TWP
 NEPTUNE CITY BORO
 NEPTUNE TWP
 NEW BRUNSWICK CITY
 NEWARK CITY
 NORTH BERGEN TWP
 OLD BRIDGE TWP
 ORANGE CITY
 PASSAIC CITY
 PATERSON CITY
 PEMBERTON TWP
 PENNS GROVE BORO
 PENNSAUKEN TWP
 PERTH AMBOY CITY
 PHILLIPSBURG TOWN
 PLAINFIELD CITY
 PLEASANTVILLE CITY
 RAHWAY CITY
 RIDGEFIELD BOROUGH
 ROSELLE BOROUGH
 SALEM CITY
 SOUTH AMBOY CITY
 TRENTON CITY
 UNION CITY
 VINELAND CITY
 WEEHAWK TWP
 WEST NEW YORK TOWN
 WILLINGBORO TWP
 WINSLOW TWP
 WOODBRIDGE TWP
 WOODBURY CITY



Urban Coordinating Council (UCC) Designated Neighborhoods

Asbury Park
Camden Empowerment Zone
North Camden
Elizabeth
Elizabethport
Irvington
Jersey City
Long Branch
Neptune
New Brunswick/Franklin
Newark
Perth Amboy
Plainfield
Pleasantville
Trenton
Vineland

Board of Directors

Susan Bass Levin – *Chairman*
Commissioner, Department of Community Affairs

Ex-Officio Members

Bradley M. Campbell - *Commissioner*
Department of Environmental Protection

James P. Fox - *Commissioner*
Department of Transportation

Albert G. Kroll - *Commissioner*
Department of Labor

Clifton R. Lacy, M.D.
Department of Health and Senior Services

William L. Librera, Ed.D. - *Commissioner*
Department of Education

Gwendolyn L. Harris - *Commissioner*
Department of Human Services

John E. McCormac
State Treasurer

David Samson
Attorney General

William D. Watley - *CEO & Secretary*
New Jersey Commerce & Economic Growth Commission

Public Members

Marc C. Berson, Esq. - *Chairman*
The Fidelco Group

Sharpe James - *Mayor*
City of Newark

Harold Nafash - *Director of Real Estate*
Lowe's Home Companies, Inc.

Kennedy O'Brien - *Mayor*
Borough of Sayreville

B. Harold Smick, Jr. - *Chairman*
I.S. Smick Lumber

Angelo Valente - *Executive Director*
Partnership for a Drug Free NJ

Barry E. Vankat - *Senior Vice President*
First Union National Bank

Harry L. Wyant, Jr. - *Mayor*
Town of Phillipsburg



New Jersey Redevelopment Authority Board of Directors: **Chairman:** Commissioner Susan Bass Levin (Center right); **Public Members and Designees (First row, l to r):** Tom Naughton, *NJ Dept. of Human Services*; Gerald J. Byrne, *Office of State Treasurer*; Angelo Valente, *Partnership for a Drug Free NJ*.

(Second row, l to r): Judith A. Shaw, *Dept. of Environmental Protection*; Lawrence M. O'Reilly, *Dept. of Law & Public Safety*; Bill Mangan, *NJ Dept. of Transportation*; Kennedy O' Brien, *Mayor of Sayreville*; Harold Nafash, *Lowe's Home Companies, Inc.*; Barry E. Vankat, *First Union*; Lisa Drake, *NJ Commerce & Economic Growth Commission*; B. Harold Smick, Jr., *Smick Lumber*; Joseph Latoof, *NJ Dept. of Labor*; Harry L. Wyant, Jr., *Mayor of Phillipsburg* and Linda Holmes, *NJ Dept. of Health & Senior Services*.

Staff Directors

William E. Best - *Executive Director*

Leslie A. Anderson - *Deputy Executive Director*

Stuart Bressler - *Assistant Executive Director*

Darlene M. Leysath - *Director of Finance*

Lauri Sheppard - *Director of Community Planning*

Credits

Major Photography: Dwight Carter, *Dwight Carter Photography*

Governor's Photo: Jerry Casciano, *State Photographer*

Design and Printing: Wayne Inman and *Atlantic Color Limited, Inc.*, William A. Cradle, *President*



NEW JERSEY REDEVELOPMENT AUTHORITY

For More Information:

Call: 609.292.3739

Fax: 609.292.6070

E-mail: njra@njra.state.nj.us

225 EAST STATE STREET • THIRD FLOOR WEST
P.O. BOX 790 • TRENTON, NJ 08625

www.state.nj.us/njra