



**THE
AUTHORITY**
Improving your Tomorrow.



PROJECT IMPACT ANALYSIS | 2022 UPDATE

THE AUTHORITY OF CUMBERLAND COUNTY, NJ



2015-2022

INVESTMENT:
\$448.7 MILLION

TOTAL JOBS:
OVER 6,000 JOBS;
674 ARE NEW,
FULL-TIME

TOTAL IMPACT:
\$907 MILLION

The purpose of this report is to provide a comprehensive look at development and redevelopment projects managed by The Authority, that have had a significant impact on economic development and job creation in Cumberland County. The report reviews all 54 projects completed in collaboration with municipal, county and institutional partners that not only contribute to economic prosperity and sound growth, but assist in creating opportunities and a foundation for an improved quality of life for residents.

The economic benefits will be detailed in the Executive Summary and within the short narratives describing each project underway during the years 2021 and 2022. Despite the downturn of a global pandemic, Cumberland County remained active and in generating new investment, which in turn, had expansive economic impact. A quick review of Authority projects and their economic impacts from the prior five years (2015-2020 Impact Report) will also be provided, along with a total, cumulative review of all 54 projects the Authority has completed or started.

A final Summary Section will provide a recap and look at the County's economic recovery from the pandemic.

INTRODUCTION

In the summer of 2014, the Cumberland County Improvement Authority (The Authority) was charged by the Board of Chosen Freeholders to serve as the County's Economic Development and Redevelopment Entity. In just eight years, The Authority has advanced construction projects, collaborated with municipal governments, and facilitated many development and redevelopment initiatives throughout the County.

The role of improvement authorities statewide is defined in New Jersey Statutes 40:37A. Among other areas, authorities are given broad powers to invest in property, construct and rehabilitate facilities, mitigate blight, provide funding mechanisms including bond financing, coordinate transportation, facilitate solid waste disposal, and manage landfills. Given these enabling powers, The Authority has moved strategically and aggressively on a number of projects.

Its management of the County landfill offers a model of innovation for other landfills in the State. It has used waste products at the landfill to generate and capture methane gas, which is used to power the Solid Waste Complex and administrative offices. In addition, The Authority has moved toward alternative fuels, including a microgrid and compressed natural gas (CNG station) to power its vehicles and reduce greenhouse gases. From 2021 to 2022, including a timeframe when the economy was slowed due to a global pandemic, The Authority championed a total of 28 new public facility or renovation projects (22 within Cumberland County). Together, these projects represent a direct investment of \$169 million, with a total economic impact of \$291.5 million; over 2,000 construction related jobs, and approximately 100 new, full-time jobs. It is this achievement which is the principal focus of this report.

The Authority initiated over 30 shared services contracts with local governments and other entities to construct or improve Rowan College of South Jersey campus buildings and provide fleet maintenance, trash collection, and other shared services. The Authority also contributes 5% of the Solid Waste Budget to the county, and pays a Host Community Benefit to Deerfield and a County Health Department Fee through its Landfill Tipping Fees. These shared services and partnerships create an annual savings and/or direct contribution of \$4.3 million annually to the County and its municipalities.

All told, the services and initiatives undertaken by The Authority have had a tremendous impact on the community. They have created new jobs, expanded economic opportunity and job training for local residents, and helped to reduce the burden on the environment and on local taxpayers.

EXECUTIVE SUMMARY

When people think about the Cumberland County Improvement Authority, (The Authority), they usually think about the county landfill and the management of waste and recyclable material. But The Authority encompasses many additional responsibilities. Through the development and construction of a myriad of public projects, the provision of shared services, partnerships with private developers, and a range of technical support and funding opportunities, The Authority has made a significant impact on the county economy. It has solidified its role as a regional leader in innovative approaches to economic development, redevelopment, alternative energy, and service deliver

AUTHORITY PROJECT PORTFOLIO

Over the past two years, 2021 and 2022, The Authority has been integral to the funding and development of 28 new public projects. A complete inventory of these projects is outlined on the following pages.

Beyond the county's boundaries, The Authority has also partnered with the Atlantic County Utilities Authority to provide more affordable waste disposal services in Vineland, Millville, and Bridgeton. The Authority is working at the request of Cape May County to help renovate a historic school building on Franklin Street for use as a library. In Salem County, The Authority is managing the Salem County Courthouse expansion, as well as other projects for several departments. The fact that sister counties are seeking to partner with The Authority speaks to its capability and the respect that the organization has developed throughout the region.

These community and economic development partnerships also represent significant investment on economic impact. In Cape May County, one \$7 million project has an annual economic impact of \$10.5 million, while in Salem, five different projects represent a direct investment of \$33.7 million and an economic impact of \$51.3 million

PROJECT IMPACTS 2015-2020

Cumberland County has a number of key assets upon which to build. Our county has the most productive agricultural sector in the state and its strategic location is in a workday's drive of 64 million people. It has a burgeoning medical and economic sector and significant investments have been made in new educational assets and partnerships. The following chart shows project impacts from 2015 to 2020.

PROJECT	INVESTMENT	ESTIMATE OF TOTAL IMPACT
CUMBERLAND COUNTY		
Technical Education Center	\$68,604,770	\$128,258,670
Millville Arts & Innovation Center	\$6,950,000	\$11,601,000
Center for Workforce & Econ. Dev.	\$7,596,000	\$12,394,000
275 Delsea Drive Services Center	\$2,444,199	\$9,909,243
East Point Lighthouse Restoration	\$850,000	\$1,306,251
New Jersey Motor Vehicle Center	\$1,442,283	\$2,163,425
Cumberland Landfill Cell Replacement	\$19,118,111	\$28,677,167
The Authority Landfill Gas Facility	\$1,015,277	\$1,522,916
Solid Waste Complex Treatment Plant	\$3,446,548	\$11,119,822
Food Specialization Center	\$10,500,000	\$16,860,000
CC Tech Health/Sciences Building	\$23,000,000	\$35,910,432
The Authority Administration Building	\$5,500,000	\$15,750,000
57-71 Park Avenue, Vineland	\$21,669,118	\$32,503,677
Vineland Police Station	\$22,575,863	\$33,863,795
County College STEM Facility	\$2,500,000	\$3,750,000
Downtown Bridgeton Project(s)	\$11,201,713	\$16,802,570
Downtown Millville Project(s)	\$6,639,246	\$9,958,869
Landfill Upgrades	\$6,700,000	\$10,050,000
Compressed Natural Gas Station	\$2,800,000	\$4,200,000
Micro Grid Project	\$9,000,000	\$13,500,000
Data Center Sale/Solar Projects	\$63,000,000	\$102,937,500
Lincoln Avenue Redevelopment	\$19,230,000	\$45,345,000
Methane Gas Expansion Project	\$1,500,000	\$2,250,000
Cumberland County Capital Projects	\$1,720,000	\$2,580,000
Southeast Gateway Housing Project	\$20,000,000	\$30,000,000
Shared Services Efficiencies		\$3,600,000
Total	\$339,003,128	\$586,814,337
CAPE MAY COUNTY		
Cape May Shopping Center Project	\$19,000,000	\$28,500,000
Total	\$19,000,000	\$28,500,000
TOTAL 2015-2020	\$279,653,128²	\$615,314,337

¹ Total economic impact includes construction and full-time job wage impacts, project costs, and a conservative economic impact multiplier of 1.5 to account for indirect and induced impacts.

² Multiple projects involved a considerable amount of leveraged, private sector or grant funding, which was subtracted from investment amount, given it did not involve The Authority's expenditures.

PROJECT IMPACTS 2021-2022

The following chart shows completed or ongoing public project impacts from 2021 to 2022. With the impacts from prior (2015-2020) and the impacts from 2021 to 2022, The Authority has totaled an estimated cumulative 6,000 **jobs; 674 of which are new, full-time positions**, as well as an investment of \$448.7 million, that has generated approximately **\$907 million in economic impacts**.

PROJECT	INVESTMENT	ESTIMATE OF TOTAL IMPACT
CUMBERLAND COUNTY		
Bridgeton Fire Station	\$12,700,000	\$19,050,000
County Fairgrounds/Rec. Impr.	\$4,500,000	\$6,750,000
Broadband Expansion-Cumb & Salem Counties	\$30,000,000	\$47,272,500
RCSJ ongoing upgrades-		
Nursing Classrooms/Storage	\$598,000	\$1,140,000
HVAC Alampi Building	\$988,286	\$1,482,429
Ongoing LF Upgrades - 2 Pole Barns for storage	\$246,000	\$369,000
Solid Waste Facility-Side Slope Upgrades	\$4,000,000	\$6,000,000
Vineland BOE HVAC Upgrades	\$9,000,000	\$13,500,000
Millville Public Library Expansion	\$6,080,000	\$9,120,000
Cumberland Family Shelter Bldg 3	\$2,000,000	\$3,189,000
Shared Services	\$4,308,489	\$10,771,223
Rowan Medicine	\$10,000,000	\$15,375,000
Lebanon Rd. Solar Project- 80mw	\$45,000,000	\$67,500,000
2745 S. Delsea Drive	\$2,500,000	\$3,750,000
NJ State Police Barracks	\$6,300,000	\$11,026,395
CCTEC STEM Expansion	\$2,073,000	\$3,492,983
Food Spec. Expansions for Tenants	\$3,100,000	\$6,421,170
County Capital-		
Clerk's Office	\$792,820	\$1,189,230
4H Center Bldg Renovations	\$234,950	\$352,425
Sheriff's Armory	\$66,698	\$100,047
Recovery Center-Add Bldg	\$821,920	\$1,457,925
Data Center	\$263,624	\$395,436
Total	\$128,373,787	\$229,704,763
SALEM COUNTY		
Courthouse Expansion	\$31,000,000	\$47,197,500
Correction Facility Renovations	\$600,000	\$900,000
Dept of Health Vacc/Testing Facility	\$676,378	\$1,014,567
OEM Storage Facility	\$691,500	\$1,037,250
Child Advocacy Center	\$735,750	\$1,103,625
Total	\$33,703,628	\$51,252,942
CAPE MAY COUNTY		
Franklin St. School	\$7,000,000	\$10,500,000
Total	\$7,000,000	\$10,500,000
TOTAL 2021-2022	\$169,077,415	\$291,457,705
TOTAL 2015-2022	\$448,730,543	\$906,772,042

¹ Total economic impact includes construction and full-time job wage impacts, project costs, and a conservative economic impact multiplier of 1.5 to account for indirect and induced impacts.

² Multiple projects involved a considerable amount of leveraged, private sector or grant funding.

PROJECT INVENTORY AND DETAILS

These are current projects that were completed/undergoing completion within the 2021-2022 years in order to lead economic development for the county, encourage innovation within businesses, and
Improve Your Tomorrow.

VINELAND BOE HVAC UPGRADES



- Cost in public Dollars: \$9,000,000
- Months to complete: 6
- Construction Job Impact: \$1,539,419
- Non-Construction Job Project Total: \$7,460,581
- **TOTAL ECONOMIC IMPACT: \$13,500,000**

Mennies, Durand, and Winslow Schools, are nearing Phase I completion. Renovations completed include conversion from 100% electric HVAC to energy efficient, Natural Gas HVAC, along with removal of all existing interior/exterior HVAC components. New ductwork, VAV's, LED lighting, and acoustic ceilings have been installed. HVAC roof top units are being installed as they are delivered. Phase I is expected to be completed by the end of September 2022, with Phase II beginning in June 2023.

Dane Barse School's multi-phased HVAC upgrade project is expected to begin in September of 2022 with a scheduled completion by September of 2024. This project also includes asbestos abatement in addition to complete HVAC replacement.

CCTEC ENGINEERING SCHOOL (STEM) EXPANSION



- Cost in Public Dollars: \$2,073,000
- Months to Complete: 8
- FTE Jobs Created: 5
- Avg. Annual Salary of Created Jobs: \$51,131
- Total Construction Job Impact: \$472,773
- Non-Construction Job Project Total: \$1,600,227
- Full-Time Job Impact: \$255,655
- **TOTAL ECONOMIC IMPACT: \$3,492,983**

The CCTEC STEM Expansion includes the relocation of the district offices and repurpose of that space to expand the Engineering programs at CCTEC with 2 new Makerspace classrooms and the renovations of 2 existing allied health lab spaces into new robotics and engineering labs. These renovations cover more than 15,000 SF of space and contract was awarded in the amount of \$2,073,000. Phase I of the project which is the new Robotics and Engineering labs are due to be completed prior to the start of the 2022 school year. Phase II which is the 2 makerspace lab spaces are due to be completed in December of 2022. The project is currently ahead of schedule and under budget.

PROJECT INVENTORY AND DETAILS

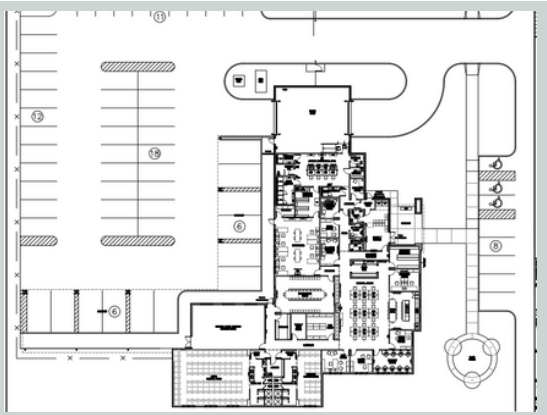
ROWAN MEDICINE FACILITY



- Cost in Public Dollars: \$10,000,000
- Months to Complete: 18
- FTE Jobs Created: 5
- Avg. Annual Salary of Created Jobs: \$50,000
- Total Construction Job Impact: \$3,420,930
- Non-Construction Job Project Total: \$6,579,070
- Full-Time Job Impact: \$250,000
- **TOTAL ECONOMIC IMPACT: \$15,375,000**

The contracts have been awarded and construction is to begin for the RCSJ Allied Health Center Building. This will create Rowan University presence on the RCSJ Campus. The building will house Rowan Medicine Clinics, in fields such as Pain Management: Neuro-Musculoskeletal Institute, Pediatrics: Rowan Integrated Special Needs, Family Practice, and Behavioral Science. The facility will also house CARES: Child Abuse Research Education & Service.

NJ STATE POLICE BARRACKS



- Cost in Public Dollars: \$6,300,000
- Months to Complete: 12
- FTE Jobs Created: 15
- Avg. Annual Salary of Created Jobs: \$70,062
- Total Construction Job Impact: \$2,155,186
- Non-Construction Job Project Total: \$4,144,814
- Full-Time Job Impact: \$1,050,930
- **TOTAL ECONOMIC IMPACT: \$11,026,395**

The New Jersey State Police Barracks in Port Norris, Commercial Township, is no longer serving the troopers to the level required. Female troopers are common amongst the ranks with inadequate locker rooms, lack of space for male troopers in their locker room and a multitude of deficiencies in processing and holding facilities for individuals under arrest have prompted officials to reach out to determine the best option to bring the barracks up to date and something that will last for the next 50+ years. New Jersey State authorities have authorized the construction of a facility approximately 11,441 square feet. Costs includes general construction, furniture, fixtures and equipment, landscaping, professional services including architectural, engineering, and legal fees, bond fees, project management fee and a project contingency. Land to be purchased or leased from Commercial Township. Building will be leased back to NJ State Police/Treasury with option to buy for \$1 at lease end.

PROJECT INVENTORY AND DETAILS

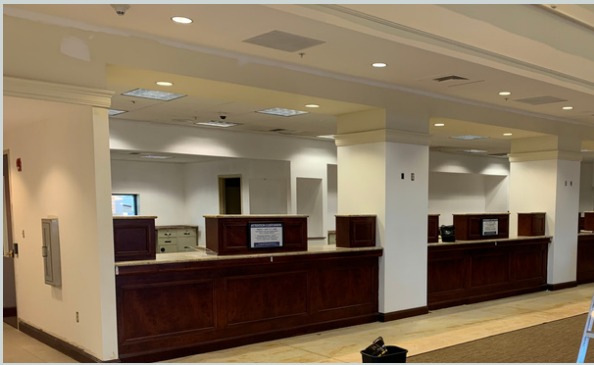
BRIDGETON FIRE STATION



- Cost in Public Dollars: \$12,700,000
- Months to Complete: 15
- Total Construction Job Impact: \$4,344,581
- Non-Construction Job Project Total: \$8,355,419
- **TOTAL ECONOMIC IMPACT: \$19,050,000**

The City of Bridgeton Fire Department has several code violations along with building deficiencies including outgrowing the original 1898 structure and 1975 apparatus bay addition. As part of the process, the vacant City Hall building located across the street has ample square footage and property to accommodate the needs of the department now and well into the future. Project budget costs include general construction, furniture, fixtures and equipment, landscaping, professional services including architectural, engineering, and legal fees, bond fees, project management fee and a project contingency. This budget is based on an estimated fit-out of a facility (including renovations and new construction) totaling 29,926 square feet. Current Fire Department operations are housed at 1 Orange Street. The address of the new location will be 168 East Commerce Street (Block 121, Lot 1).

2745 S. DELSEA DRIVE



- Cost in Public Dollars: \$2,500,000
- Months to Complete: 8
- Total Construction Job Impact: \$570,155
- Non-Construction Job Project Total: \$1,929,845
- **TOTAL ECONOMIC IMPACT: \$3,750,000**

The former Ocean First Bank building (later Colonial Bank) was acquired in December 2021 to be the new home of the CCTEC district offices. Constructed in 2006 and sitting vacant for just over two and a half years, the interior finishes of the building needed replacement. Peeling wallpaper was removed, walls repaired and painted. Worn broadloom carpet throughout was removed and replaced with carpet tiles and tile floors deep cleaned. Building security systems were upgraded with an access control system and video surveillance system that allows for monitoring and control from both the technical high school and new district office. The building features a secure vestibule for visitors, dedicated staff entry, multiple meeting rooms across 3 floors and parking for over 48 vehicles. The CCTEC district offices opened to the staff in late June with the County Superintendent and County Board of Taxation joining in late August.

PROJECT INVENTORY AND DETAILS

RCSJ ALAMPI SCIENCE CENTER HVAC UPGRADES



- Cost in public Dollars: \$988,286
- Months to complete: 6
- Total Construction Job Impact: \$169,043
- Non-Construction Job Project Total: \$819,243
- **TOTAL ECONOMIC IMPACT: \$1,482,429**

The work performed for this project consisted of upgrades to the existing HVAC system throughout the Alampi Science Building, including replacement of air handling units, related piping, electrical systems and controls; replacement of the BMS, including VAV terminal units; removal and reconnecting piping and valves to VAV hot water reheat coils; and upgrading of the Chemistry Labs HVAC and control systems including room supply, room exhaust and hood exhaust venturi air valves; and removal of individual hood exhaust systems and replacement with a central exhaust system. The project also included providing new metal siding for the existing mechanical penthouse.

RCSJ NURSING LABS

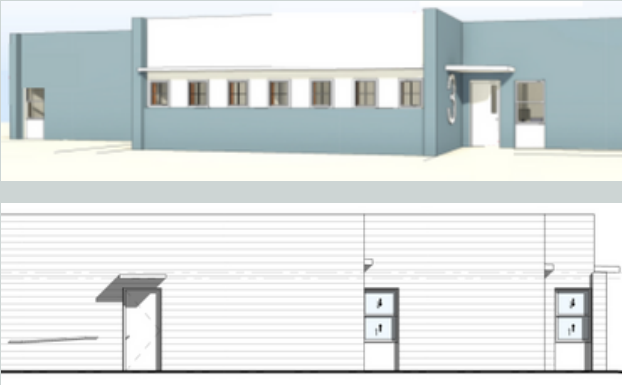


- Cost in public Dollars: \$598,000
- Months to complete: 12
- FTE Jobs Created: 2
- Avg. Annual Salary of Created Jobs: \$81,000
- Total Construction Job Impact: \$204,572
- Non-Construction Job Project Total: \$393,428
- Full Time Job Impact: \$162,000
- **TOTAL ECONOMIC IMPACT: \$1,140,000**

This project included the renovation of 7,227 SF of existing space within the education wing of the Frank Guaracini, Jr. Fine and Performing Arts Center to convert eight existing classrooms into four new instructional nursing labs and two new storage rooms. The construction included painted masonry walls, LVT flooring, acoustic tile ceilings, reconfiguration of existing HVAC systems, new plumbing systems, new electrical power, lighting and data wiring, a new IDF closet, modifications to the existing fire suppression system and fire alarm system, new window blinds, and new white boards. New furnishings and instructional technology were supplied and installed separately by RCSJ.

PROJECT INVENTORY AND DETAILS

BUILDING #3 RENOVATION AT THE CUMBERLAND FAMILY SHELTER



- Cost in Public Dollars: \$2,000,000
- Months to Complete: 20
- FTE Jobs Created: 4
- Avg. Annual Salary of Created Jobs: \$31,500
- Total Construction Job Impact: \$684,186
- Non-Construction Job Project Total: \$1,315,814
- Full-Time Job Impact: \$126,000
- **TOTAL ECONOMIC IMPACT: \$3,189,000**

This project is in the design development stage. The 4,500 square foot Building #3 is one of three residential buildings, intended for temporary housing of the area's homeless population. Buildings #1 and #2 separately house males and females. The renovation of Building #3 will allow the facility to provide for temporary housing of mixed-gender families.

MILLVILLE PUBLIC LIBRARY EXPANSION



- Cost in Public Dollars: \$6,080,000
- Months to Complete: 24
- Total Construction Job Impact: \$2,079,926
- Non-Construction Job Project Total: \$4,000,074
- **TOTAL ECONOMIC IMPACT: \$9,120,000**

This project provides a 10,300 square foot building addition, and full renovation of the existing 8,800 square foot library. Sitework will provide for improved handicap access, directly from modified parking lot. Library will stay in operation throughout construction. This project is under construction, with an anticipated completion in March 2024.

PROJECT INVENTORY AND DETAILS

FOOD SPECIALIZATION- CHANK'S AND SIMULATE FIT OUT



- Cost in Public Dollars: \$3,100,000
- Months to Complete: 4
- FTE Jobs Created: 20
- Avg. Annual Salary of Created Jobs: \$59,039
- Total Construction Job Impact: \$353,469
- Non-Construction Job Project Total: \$2,746,504
- Full-Time Job Impact: \$1,180,780
- **TOTAL ECONOMIC IMPACT: \$6,421,170**

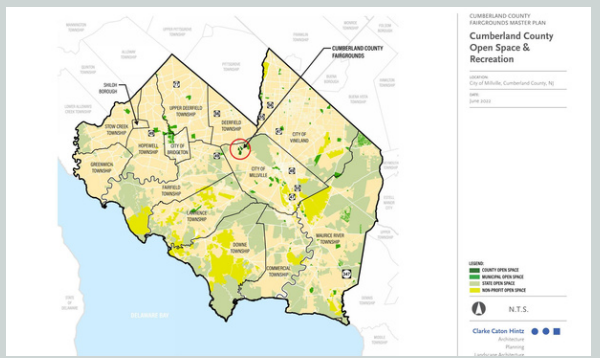
Total project Cost- \$350,000

With the food production success of their existing tenant space, CHANK's has requested to expand their space adding additional tenant space (1,237 sq ft +/-). This space will house additional food production equipment related to their production process as well as storage and office areas.

Total project Cost- \$2,750,000.00

With the food production success of their existing tenant space, SIMULATE has requested to expand into the Suite "D" tenant space (3,700 sq ft +/-). This space will house additional food production equipment related to their cooking process. This process will also require the construction of a 350 sq ft +/- building addition, to house a thermal heater for FRYER operations, to be located on the eastern side of the building, in an area previously approved for a building expansion.

MASTER PLAN FOR COUNTY FAIRGROUNDS , AND FOR COUNTY-WIDE RECREATION, TOURISM, & CULTURAL HERITAGE FACILITIES



- Cost in Public Dollars: \$4,500,000
- Months to Complete: 12
- Total Construction Job Impact: \$769,709
- Non-Construction Job Project Total: \$3,730,291
- **TOTAL ECONOMIC IMPACT: \$6,750,000**

These two Master Plans have been commissioned to ultimately provide a roadmap for future improvements, and to be a guide for efficient use of grant funding both in the short and long term. Master Plan consultants working with a joint Steering Committee of County and CCIA members, are compiling information from the County, from the several Municipalities, from current Fairgrounds and County facilities user groups, and from the public at large. The results of these two Master Plans will be presented at a public session.

PROJECT INVENTORY AND DETAILS

SOLID WASTE COMPLEX STORAGE FACILITIES



- Cost in Public Dollars: \$246,000
- Months to Complete: 8
- Total Construction Job Impact: \$56,103
- Non-Construction Job Project Total: \$189,897
- **TOTAL ECONOMIC IMPACT: \$369,000**

Treatment Pole Barn

Total Project Cost – 180,322.00

This project included constructing a new pre-engineered wood structure, 1,600 square foot, 32 ft by 50 ft in size, with two motorized overhead doors. The project also included site preparation, construction of a new concrete slab-on-grade, electrical power and lighting, and a fire alarm system. The purpose of the building is to provide storage for material and equipment related to the operation of the treatment facility.

Fleet Pole Barn

Total Project Cost – \$66,108.00

This project included constructing a new pre-engineered wood structure, 960 square foot, 24 ft by 40 ft in size, with one manual overhead doors. The project was constructed on an existing concrete slab-on-grade and included electrical power and lighting. The purpose of the building is to provide storage for tires and other material and equipment related to the fleet services facility.

SOLID WASTE COMPLEX SIDE SLOPE UPGRADES



- Cost in Public Dollars: \$4,000,000
- Months to Complete: 6
- Total Construction Job Impact: \$684,186
- Non-Construction Job Project Total: \$3,315,814
- **TOTAL ECONOMIC IMPACT: \$6,000,000**

Project highlights include a new 18-inch landfill gas main header from Cell 7A to Cell 6B. Along with the header, will be a new toe drain. A Wind Defender will be added on top of the existing rain cover on Cell 6B and Cell 4. This will help to protect and secure the existing rain cover.

PROJECT INVENTORY AND DETAILS

LEBANON ROAD SOLAR PROJECT - 28MW



- Investment: 45,000,000
- Months to Complete: 12
- FTE Jobs Created: TBD
- Avg. Annual Salary of Created Jobs: \$70,000
- Total Construction Job Impact: \$15,394,186
- Non-Construction Job Project Total: \$29,605,814
- Full-Time Job Impact: TBD
- **TOTAL ECONOMIC IMPACT: \$67,500,000**

Intersect Energy, via an RFP process, was awarded the development, engineering, procurement, and construction of a 28MWdc solar facility to be located at 745 Lebanon Road, Millville (Deerfield Twp.). The renewable energy project will allow public entities to purchase electricity at a reduced cost. All points of connection, interconnections will be achieved via upgrades to the current grid and will be implemented by Intersect Energy. Deerfield Township as well as other municipalities and school districts can be direct beneficiaries of this project.

SHARED SERVICES

Shared Service Gains	Additional Shared Benefits
Economic Development: Admin, Marketing, Public Relations/Conference, General	Real Estate Shared- Marketing County properties for revenue production or sale
Cumberland County College	Economic and Redevelopment initiatives
County Contribution	Capital Project Funding
Rental Savings/Lease Properties	Equipment Financing Program
Fleet Maintenance	Facilities Management and Custodial Services
Deerfield Host Community Benefit	E-Waste
Health Department Contribution	Household Hazardous Waste
Trash Removal/Direct Building/ Rental/E-Waste/Single Stream	Curbside Vineland, Millville, Bridgeton
78-80 Atlantic Street Parking Lot	Car & Truck Wash
Construction Management	Single Stream Recycling
	Roadside Clean-Up

- Cost in Public Dollars: \$4,308,489
- Months to Complete: 12
- Value of Efficiencies: \$4,308,489
- Total Construction Job Impact: \$1,473,904
- Non-Construction Job Project Total: \$2,834,585
- **TOTAL ECONOMIC IMPACT: \$10,771,223**

Value of efficiencies includes realized County savings from The Authority taking over Economic Development Activities; Building and Grounds Management at Rowan College of NJ; and rental savings for leased County properties. In addition, The Authority contributes 5% of the Solid Waste Budget to the County, and pays a Host Community Benefit to Deerfield and a County Health Department fee through its Landfill Tipping Fees. Other shared service gains include remediation costs at 78-80 Atlantic Street; and waste removal for Derelict Buildings, E-Waste, and Single Stream.

PROJECT INVENTORY AND DETAILS

PENDING

BROADBAND EXPANSION- CUMBERLAND & SALEM COUNTIES



- Cost in Public Dollars: \$30,000,000
- Months to Complete: 6
- FTE Jobs Created: 30
- Avg. Annual Salary of Created Jobs: \$50,500
- Total Construction Job Impact: \$5,131,395
- Non-Construction Job Project Total: \$24,868,605
- Full time Job Impact: \$1,515,000
- **TOTAL ECONOMIC IMPACT: \$47,272,500**

Pockets of the two-county region are unserved or underserved, with the underserved region having less than 100 Mbps download and 20 Mbps upload. One billion dollars in funding is from the National Telecommunications and Information Administration (NTIA) through the Bipartisan Infrastructure Law, which will be used to create a fiber optic "ring" throughout Cumberland and Salem Counties. This will provide faster and more reliable internet in the counties, strengthen cell communication, create a more competitive environment, and connect anchor institutions.

CUMBERLAND COUNTY DATA CENTER



- Cost in Public Dollars: \$263,624
- Months to Complete: 6
- Total Construction Job Impact: \$45,092
- Non-Construction Job Project Total: \$218,532
- **TOTAL ECONOMIC IMPACT: \$395,436**

The project included construction of a new 466 SF room for computer servers within the existing gymnasium at the JDC at 135 Sunny Slope Drive, Bridgeton, NJ. The room included new walls, ceiling and static dissipative floor tile on an existing concrete slab-on-grade, and electrical lighting and power. The project also included a new 50 KW emergency generator and a new 5-ton, air cooled, variable capacity, split system HVAC system.

PROJECT INVENTORY AND DETAILS

CUMBERLAND COUNTY CAPITAL

CUMBERLAND COUNTY SHERIFF'S ARMORY



- Cost in Public Dollars: \$66,698
- Months to Complete: 6
- Total Construction Job Impact: \$11,408
- Non-Construction Job Project Total: \$55,290
- **TOTAL ECONOMIC IMPACT: \$100,047**

The project included converting an existing 300 storage room into an Armory for the Cumberland County Sheriff's Department. The work included CMU walls, steel doors and frames, new floor finishes, new acoustic tile ceilings and steel plated ceiling structure, a ductless mini-split HVAC system, new lighting, power, sink, and furnishings including: armorer's bench, weapons lockers, ammunitions storage and a self-contained parts washer/degreaser.

CUMBERLAND COUNTY RECOVERY CENTER (72 NORTH PEARL STREET)



- Cost in Public Dollars: \$821,920
- Months to Complete: 6
- FTE Jobs Created: 3
- Avg. Annual Salary of Created Jobs: \$50,010
- Total Construction Job Impact: \$140,587
- Non-Construction Job Project Total: \$681,333
- Full-Time Job Impact: \$150,030
- **TOTAL ECONOMIC IMPACT: \$1,457,925**

The project included the complete interior renovation of 72 North Pearl Street, Bridgeton, NJ for the Cumberland County Recovery Center. The space is on two floors, totaling 4,175 SF. The renovations include new office configurations including new floor, wall and ceiling finishes, new toilet rooms, a new break room, new HVAC systems, new electrical power and lighting, new data wiring, new security and access control systems, and new furnishings.

PROJECT INVENTORY AND DETAILS

4H CENTER BUILDING RENOVATIONS



- Cost in Public Dollars: \$234,950
- Months to Complete: 8
- Total Construction Job Impact: \$53,583
- Non-Construction Job Project Total: \$181,367
- **TOTAL ECONOMIC IMPACT: \$352,425**

HVAC Upgrades

Total Project Cost - \$166,868.00

The project included removing and replacing all of the existing rooftop HVAC equipment with modern HVAC equipment of a similar size and type. It also including removing a replacing the existing interior HVAC ductwork and providing new split system HVAC systems for the basement multi-purpose room to provide improvements to the humidity control.

Roof Coating

Total Project Cost - \$60,500.00

The project included installing a siliconized coating to the existing built-up roofing to extend the life of the roof by approximately 10-years.

Roof Safety Features

Total Project Cost - \$7,582.00

Install various OSHA safety features to the existing roof, namely a ladder-up safety post on the roof hatch, a ladder between different roof elevations, and a safety guard/net over the skylight.

CUMBERLAND COUNTY CLERK'S OFFICE



- Cost in Public Dollars: \$792,820
- Months to Complete: 6
- Total Construction Job Impact: \$135,609
- Non-Construction Job Project Total: \$657,211
- **TOTAL ECONOMIC IMPACT: \$1,189,230**

The County Clerk's Office has been renovated and the project is almost complete. With about 4,150 sq. ft. in new office configurations; the renovations include new flooring, wall and ceiling finishes, new electrical power and lighting, new data wiring, and a reconfigured fire suppression system. Remaining work includes the punch list and HVAC system balancing. These remaining task are scheduled for the fall during heating season. Contractors have demobilized and the County Clerk's staff have moved in as scheduled.

PROJECT INVENTORY AND DETAILS

CAPE MAY COUNTY

CAPE MAY LIBRARY AT THE HISTORIC FRANKLIN STREET SCHOOL



Before

- Cost in Public Dollars: \$7,000,000
- Months to Complete: 12
- Total Construction Job Impact: \$2,777,714
- Non-Construction Job Project Total: \$4,222,286
- **TOTAL ECONOMIC IMPACT: \$10,500,000**

This project provides historic restoration of a 1929 all black primary school and adjacent gym, and full renovation to make this the new home of the Cape May Library. Bids are under review, with anticipated award later this month.

PROJECT INVENTORY AND DETAILS

SALEM COUNTY

SALEM COUNTY COURTHOUSE



- Cost in Public Dollars: \$31,000,000
- Months to Complete: 18
- FTE Jobs Created: 10
- Avg. Annual Salary of Created Jobs: \$46,500
- Total Construction Job Impact: \$12,301,306
- Non-Construction Job Project Total: \$18,698,694
- Full-time Job Impact: \$465,000
- **TOTAL ECONOMIC IMPACT: \$47,197,500**

Project includes the addition of a (3) story, 47,000 sq ft courthouse addition located at 92 market street. This addition will include new courtrooms, Judge's Chambers, Jury deliberation rooms/assembly, lobby and new main entrance, grade level judicial parking, etc. Renovations to the existing administration and courthouse buildings will also be completed. These renovations will create workspaces that meet the minimum requirements of the new jersey courts courthouse facility standards. The building's will also have mechanical and electrical systems' improvements as well as energy conservation measures being implemented.

SALEM COUNTY OEM STORAGE FACILITY



- Cost in Public Dollars: \$691,500
- Months to Complete: 8
- Total Construction Job Impact: \$182,932
- Non-Construction Job Project Total: \$622,900
- **TOTAL ECONOMIC IMPACT: \$1,037,250**

The proposed building is a 4,800 square foot, 60 ft by 80 ft garage and warehouse building. It will have three drive-thru garage bays, a climate-controlled storage area and rack storage areas to be utilized by Salem County for storage of PPE, emergency vehicles, water and other disaster relief supplies.

PROJECT INVENTORY AND DETAILS

SALEM COUNTY DEPARTMENT OF HEALTH VACCINATION/TESTING BUILDING



- Cost in Public Dollars: \$676,378
- Months to Complete: 8
- Total Construction Job Impact: \$178,932
- Non-Construction Job Project Total: \$497,466
- **TOTAL ECONOMIC IMPACT: \$1,014,567**

The project consists of a 3,420 square feet building and includes two drive-thru bays. It will be used to host COVID-19 testing and vaccination clinics and will be a facility capable of being utilized for communicable disease testing, vaccination, and distribution of medication on an as needed basis (such as iodine in a Nuclear accident). The building and the related improvements will be used by the Salem County Department of Health and allow the DOH to respond to public health emergencies in a streamlined manner.

SALEM COUNTY CHILD ADVOCACY CENTER

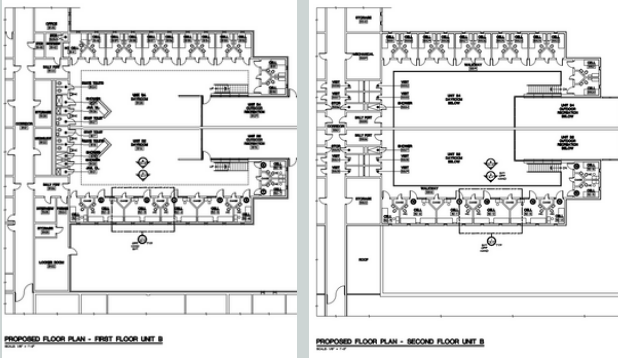


- Cost in Public Dollars: \$735,750
- Months to Complete: 8
- Total Construction Job Impact: \$194,638
- Non-Construction Job Project Total: \$541,112
- **TOTAL ECONOMIC IMPACT: \$1,103,625**

The project included renovation of 5,291 SF of existing interior space on the second floor of 98 Market Street, Salem, NJ. The work included a complete remodeling and refurbishment of the second floor, window replacement, mechanical, electrical and plumbing upgrades, energy upgrades, siliconized roof coating, and other associated work. The rooms and spaces of the Child Advocacy Center include: a new entry and reception area, 9 private offices, a large conference room to seat 14, a small conference room to seat 4, two interview rooms, a child waiting room, an audio/video monitoring room, a break room, storage space, one new accessible toilet room, two refurbished toilet rooms, two refurbished stairways, and a new roof access ladder and hatch.

PROJECT INVENTORY AND DETAILS

SALEM COUNTY CORRECTIONS FACILITY RENOVATIONS



- Cost in Public Dollars: \$600,000
- Months to Complete: 2
- Total Construction Job Impact: \$39,682
- Non-Construction Job Project Total: \$560,318
- **TOTAL ECONOMIC IMPACT: \$900,000**

Renovation at the Salem County Corrections Facility will include construction and installation of 14 cell doors with tray slots, locking mechanisms to conform with existing software panel, plumbing installation of 14 toilets, and installation of 16 writing desks. The modification to Unit B-2 will convert the unit into a fully functional general population unit, and allow the facility to take on an additional 16 inmates.



SUMMARY

This analysis, conservatively assembled, shows a very positive economic impact of the various projects led by The Authority. These projects, involving public sector facilities and services, have generated hundreds of construction jobs and full-time positions for Cumberland County and area residents.

The new projects have also simulated sales, retail purchases, and the services of other area businesses while providing the county with needed improvements to its infrastructure and public spaces. They have been efficiently developed and managed so as to attract the attention of both Cape May and Salem counties who are now engaging The Authority to help with some of their development needs.

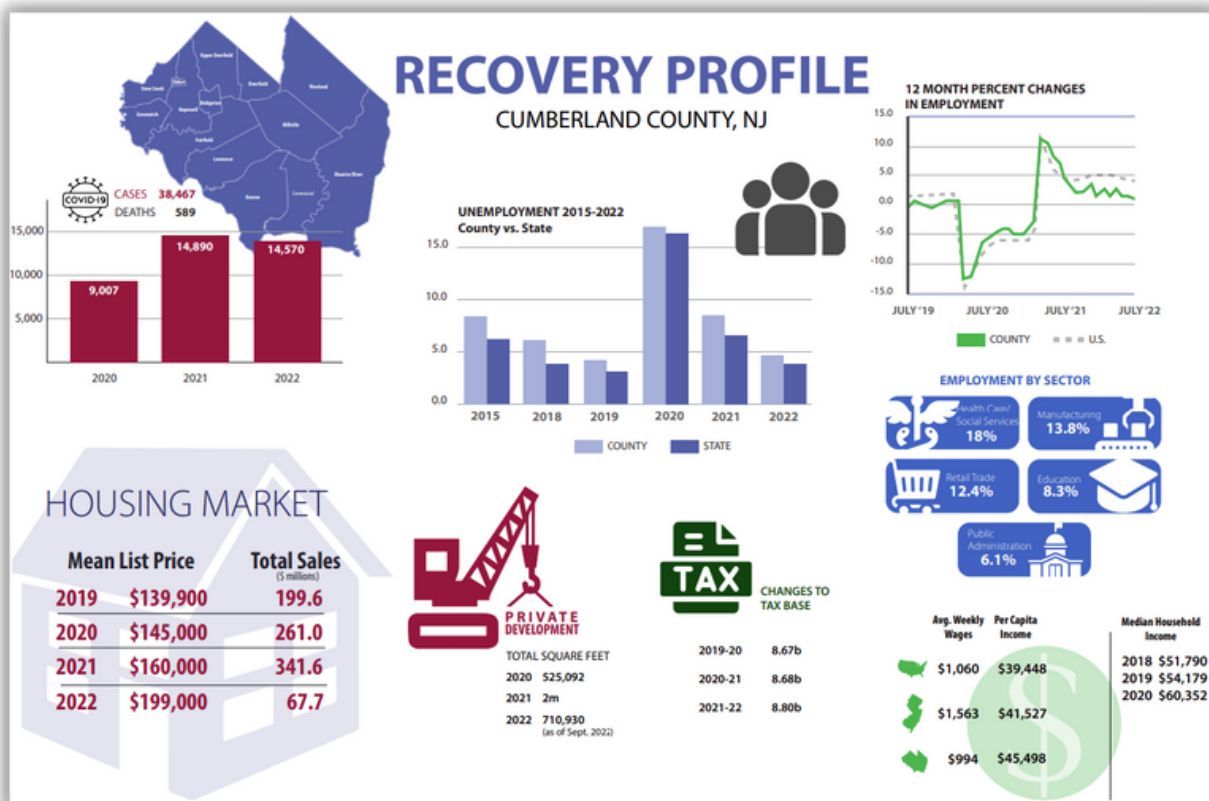
Shared service arrangements with municipal governments, other county agencies and neighboring counties have resulted in waste disposal and trash collection agreements, solar energy, public service facilities, technical support, and general economic development services for local governments and industries. It is estimated that these shared service agreements directly save county taxpayers \$4.3 million annually.

In sum, The Authority has provided the leadership necessary to bring critical projects to completion – projects that represent significant levels of investment and even more significant levels of secondary economic impacts and job creation. The resulting public improvements will provide upgraded and state of the art facilities that will benefit the county residents for decades.

The Authority's leadership through the Covid-19 pandemic also set the stage for additional private sector investment despite the troubling economic conditions. The pandemic recovery, another illustration of the Authority's expertise and resourcefulness, is described next and provides another example of innovation and creativity.

The County's Pandemic Recovery

The work being done by The Authority, investing in economic development and redevelopment and providing technical and shared service support for businesses and residents throughout the county has had increased importance in the face of a global pandemic and international economic downturns. Because the economic base of the county is focused on manufacturing and goods and not hospitality, Cumberland County's economic disruptions have been less severe than other areas of the state. The county's mix of industries and the investments by The Authority have resulted in stabilization of our economy and a strong recovery in the housing market, private investment, and our tax base. The following graphic displays many factors and categories that were effected by the global pandemic, and the recovery that each sector was able to achieve within the County thus far. These serve as indicators that display the overall economic recovery of Cumberland County from the pandemic.



In addition to project development and construction, The Authority has been integral in providing technical and financial support to the local small business sector. The Authority implemented a County Small Business Assistance Program, which provided 78 businesses with working capital grants. A total of over \$750,000 was provided to assist on small businesses in their recovery. The Authority has also provided a continuous flow of information to our business partners relative to state and federal funding opportunities. Seminars, webinars, and direct outreach to small businesses have enabled them to apply for N.J. Economic development Authority, U.S. Small Business Administration, and other grant and loan opportunities.



Looking Ahead: Continued Progress

Continuing the work being accomplished by The Authority is clearly important. That work has spurred new construction, created jobs, provided for new employment, and resulted in collaborations with private sector entities thereby leveraging millions of dollars in investment. The Authority's shared services initiatives have saved County and local taxpayers \$4.3 million annually. The public sector projects managed by The Authority during 2021 and 2022 have resulted in a direct investment of \$169 million. When secondary impacts are calculated, this investment has an economic impact across the region of nearly \$291.5 million.

The Authority will continue to manage and develop, which will help to expand the economy, diversify employment, and grow the prosperity of the region. Based on the impacts reported, the importance of continuing in this role and envisioning new opportunities is critical.

The Authority intends to continue its work to enhance education, promote new workforce development initiatives, foster shared services with municipal government, invest in new projects that broaden the structure of the economy, and develop partnerships with business and industry to leverage investment and the economic base, all of which is represented in the projects in this report.