

**CCIA ECONOMIC IMPACT
AND COMPLETED PROJECT TOTALS
2013-2020**

PROJECT	TOTAL COST	COST + JOBS	% COMPLETE	COMPLETE DATE	NEW JOBS	CONSTRUCTION JOBSⁱ	1.5 MULTIPLIERⁱⁱ
CUMBERLAND COUNTY TECHNICAL EDUCATION CENTER	\$68,604,770	\$70,638,702	100%	8/2016	107 \$128,333,073	675	\$295,406,764
CUMBERLAND COUNTY ARTS AND INNOVATION CENTER	\$6,950,000	\$6,950,000	100%	3/2017	4 4,617,632	68	\$17,351,448
CENTER FOR WORKFORCE AND ECONOMIC DEVELOPMENT (CWED)	\$7,596,000	\$7,795,519	100%	10/2015	0	75	\$18,472,734
275 DELSEA PROFESSIONAL SERVICE CENTER	\$2,444,199	\$3,666,299	100%	12/2016	20	24	\$8,634,510
EAST POINT LIGHTHOUSE RESTORATION	\$467,462	\$701,193	100%	8/2017	0	5	\$3,130,459
NJ MOTOR VEHICLE PROJECT	\$1,442,283	\$1,442,283	100%	8/2015	0	14	\$2,163,425
COUNTY LANDFILL CELL REPLACEMENT	\$19,118,111	\$19,118,111	100%	1/2018	0	188	\$28,677,167
LF GAS FACILITY	\$515,277	\$515,277	100%	1/2019	0	5	\$772,916
SOLID WASTE TREATMENT PLANT	\$2,246,548	\$3,094,504	100%	1/2013	0	22	\$4,614,757
FOOD SPEC. CENTER	\$10,500,000	\$11,240,000	30%	7/2020	20 \$740,000	100	16,860,000
CCTEC HEALTH/SCIENCES	\$23,000,000	\$23,940,284	15%	9/2020	16 \$940,284	256	35,910,426
CCIA ADMIN	\$5,500,000	\$7,250,000	100%	3/2019	35 \$1,750,000	52	10,875,000
57-71PARK AVE Phase I- purchase Phase II Phase III	\$12,000,000 \$6,000,000 <u>\$3,669,188</u> \$21,669,188	\$27,669,188	100% 100% 75%	11/2019	0	206	32,503,782

PROJECT	TOTAL COST	COST + JOBS	% COMPLETE	COMPLETE DATE	NEW JOBS	CONSTRUCTION JOBS	1.5 MULTIPLIER
VLD POLICE STATION	\$22,575,863	\$22,575,863	100%	6/2019	0	215	33,863,795
COUNTY JAIL & HOLDING FACILITY	\$60,000,000	\$60,000,000	10%	12/2020	0	64	90,000,000
COLLEGE CAPITAL Roofing Paving Access system STEM	2,600,000 1,400,000 500,000 \$4,500,000	\$4,500,000		9/2019	0	43	6,750,000
BRIDGETON DOWNTOWN	\$11,201,713	\$11,201,713	20%	2/2020	0	102	16,802,570
MILLVILLE DOWNTOWN	\$6,639,246	\$6,639,246	18%	5/2020	0	63	9,958,869
LANDFILL UPGRADES Treatment plant CNG Truck Wash	\$1,200,000 \$3,000,000 2,000,000 500,000 \$6,700,000	\$6,700,000	100% 100% 100%	5/2019	0	64	10,050,000
MICRO GRID Phase I purchase assets Phase II new equip	\$9,000,000	\$9,000,000	100% 0	4/2020	0	0	13,500,000
DATA CENTER SALE SOLAR PROJECT	3,000,000- (CCIA Sale) 60,000,000 Private invest. \$63,000,000	\$66,775,000	85%	6/2019	75 \$3,775,000	250	100,162,000
CENTRAL UTILITY PLANT Cumberland County Jail	\$40,000,000	\$40,525,000	0%	12/2020	7 \$525,000	381	60,787,000
LINCOLN AVE. REDEV Land purchase Lincoln Ave reconfiguration NOTE: the project to be constructed by the private sector on the purchased land will result in new jobs-as many as 275 over the next five years	2,500,000 1,730,000 4,230,000- CCIA Private Invest. 15,000,000 Phase 1 \$19,230,000	\$30,230,000	25%	3/2019	275 \$11,000,000	400 This number is from the NJDOT application for funding; this application. Also suggested 400 construction jobs	45,345,003

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Methane Gas Expansion	\$1,500,000	\$2,340,000	0%	N/A	0	8	3,510,000
CUMBERLAND COUNTY CAPITAL PROJECTS (Cumberland County Human Services, Cumberland County Sheriff Armory, Cumberland County Fairgrounds, Cumberland County Veterans Pavilion)	\$650,000 \$70,000 \$600,000 <u>\$400,000</u> \$1,720,000	\$1,720,000	N/A	N/A	0	0	2,580,000
Cape May Shopping Center Redevelopment	\$19,000,000	\$19,000,000	20%	11/2020	0	75	28,500,000
Southeast Gateway Housing Redevelopment	\$20,000,000	\$20,000,000	75%	08/2020	0	150	30,000,000
TOTALS	\$455,120,660	\$485,228,182			559 \$151,680,989	3,655	\$927,182,625

NARRATIVE DESCRIPTION OF PROJECTS:

Cumberland County Technical Education Center: The Cumberland County Technical Education Center completed in August 2016 with a total construction cost of approximately \$68.6 million. The school is approximately 200,000 SF and boasts 78 instructional areas on a 51.64-acre site. The school is expected to prepare students for both careers and college through their career readiness and industry integrated curriculum. CCTEC will assist both existing public and private sector organizations in better meeting their labor needs with a skilled workforce as a result of the advanced technical education. CCTEC will have its first senior class graduate in June of 2020.

Cumberland County Arts and Innovation Center: Located in Millville’s Glasstown Arts District, the Cumberland County Arts and Innovation Center was completed in March 2017, and is approximately 21,000 SF of instructional, retail, and innovation space. It is anticipated that entrepreneurial programs and resources will also be available to students and local businesses alike.

Cumberland County Center for Workforce and Economic Development (CWED): The 30,000 SF Cumberland County Center for Workforce and Economic Development building was completed in October 2015. The new office building is located on the campus of Rowan College of South Jersey and is adjacent to the Cumberland County Technical Education Center, which was completed in August 2016. The location of the campus is intended to improve partnerships and align the efforts to grow a skilled workforce in the County. The

new facility houses the Department of Workforce Development, The New Jersey Small Business Development Center, The New Jersey Department of Labor and Workforce Development, and The Cumberland County Office of Veterans Affairs.

275 Delsea Professional Services Project: The 116,000 SF office building was financed and developed by the CCIA in partnership with Cumberland County, and New Jersey Treasury. The investment was part of a \$14.4 million project completed in December 2016. The construction project included a new façade and site work as well as interior office space renovations. The building consolidates the federal and state social services at one location, reducing operating costs on an annual basis while providing an attractive public facility. Several nonprofit organizations are serving the local community also lease space at the complex. Additionally, the CCIA is both the owner and operator of the building.

East Point Light House Restoration: The East Point Light House, listed on the National Registry of Historic Places, was constructed in 1849 along the Maurice River on the north side of the Delaware Bay. The lighthouse ran with a custodian until 1911, at which point an acetylene light was installed, which ended the term for a full-time custodian. In 2016, under a new partnership between the Cumberland County Freeholder Board, Maurice River Historical Society, and the CCIA, several renovation projects were planned. The partnership was able to secure grants totaling \$850,000 from the Federal Highway Administration as well as the New Jersey Historic Trust, which contributed to the entire exterior being repointed and whitewashed, new plaster, and repairs, structural repairs, new roof, new HVAC, and lantern room repairs. The Cumberland County Improvement Authority was contracted to provide construction management and financial support to save the project.

New Jersey Motor Vehicle: The Cumberland County Improvement Authority invested in the development of the New Jersey Motor Vehicle office located at the 9 W Park Avenue Vineland, New Jersey. The site before construction was an unsightly bank that was demolished. The project was financed, developed, and managed entirely by the CCIA. The Department of Motor Vehicle will lease the building from the CCIA with options to own in 20 years.

CCIA Landfill Cell Replacement: The \$19.1 million project expanded three cells at the Cumberland County Solid Waste facility, which increased the landfill by thirty-five acres. The expansion of the current landfill is expected to accommodate the county until 2041. Additional economic impacts include projected flat tipping fees for the municipalities in Cumberland County that dump at the solid waste complex, which is currently the lowest in New Jersey. Securing flat tipping fees allows for municipalities within Cumberland County to budget appropriately for solid waste expenses in the community while eliminating the dependence on private solid waste facilities.

CCIA Landfill Gas Facility: Several upgrades were made at the Gas Facility at the Cumberland County Solid Waste Complex totaling approximately \$515,277. The gas facility captures the methane gas that would otherwise go into the atmosphere eliminating greenhouse gasses that are harmful to the atmosphere. The natural gas is then turned into energy, which is sold back to the grid. The landfill provides the 4.8-megawatt landfill gas-to-energy plant with gas to fuel three engines that produce approximately 37.8 million kWh, enough electricity to power 3,600 homes. The plant reduces annual greenhouse gas emissions by 59 million pounds of carbon dioxide by avoiding the use of fossil fuels.

CCIA Treatment Plant: The \$2.2 million project allows the Cumberland County Improvement Authority to purify the leachate on-site. The leachate treatment facility constructed at the Cumberland County Solid Waste Complex is one of a kind in New Jersey because it has a direct discharge permit. The treatment facility consists of a combination of both an ultra-filtration and reverse osmosis system used to decontaminate leachate—the liquid sludge that results from rainwater and other liquids filtering through the landfill. The leachate must be collected and treated. The leachate processing facility eliminates the need to transport the leachate to an alternative site for processing and discharge, decreasing ongoing processing costs of approximately \$850,000 per year at the facility.

Food Specialization Center: A 31,000 SF facility next to the existing Rutgers Food Innovation Center; will include warehouse and processing space as well as shared freezer and cold storage and docks. This is intended to be an incubator/accelerator facility for the food industry where existing or new businesses can expand a product line or launch a new product ready for production and distribution. Will also include state of the art Smart Food Technology Center with training space and industry equipment available for small production runs and simulation of food industry automation. Construction should be completed by July 2020. A total investment of \$10.5 million, assisted by a grant from USEDA. Recently as an organization, we have signed up our first tenant, Chank's Pizza Cones, a food start-up from Cumberland County that recently contracted services from the Rutgers Food Innovation Center.

CCTEC Health, Science, and Medicine Academy: A 53,000 SF a new wing to the Cumberland County Technical Education Center to house STEM and STEM-related courses of study. This new wing will include classrooms, labs, offices, and support services for students, resulting in 16 new full-time staff and professional positions. CCTEC will enhance existing partnerships with Rowan University and Rowan College of South Jersey. The Academy is currently out to bid and is expected to be completed for fall 2020 and represents an investment in the county of \$23 million.

CCIA Administration Building: This recently completed 15,000 SF facility enables CCIA employees and operations to be housed together in one building. The state-of-the-art facility demonstrates Cumberland County's progressive approach to business and economic development and provides a one-stop, professional center of technical and financial assistance. The \$5.5 million facility in Deerfield Township is part of the larger landfill and shared services complex serving the county.

Park Avenue Phase I-III: Phase I of this project entails the purchase of the property for approximately \$12 million. Phase II and III represent construction costs for end-users, including the State of NJ and the Vineland Municipal Electric Utility. This represents a direct investment of nearly \$22 million and with the multiplier an investment of nearly \$36 million.

Vineland Police Station: CCIA managed the completion and financing of the City of Vineland's Public Safety Headquarters in the downtown. This two-story, 53,000 SF facility was completed in November of 2019 at the cost of \$20 million. The facility will include the city's 911 call center.

Cumberland County Jail: CCIA will be constructing a completely new county jail for up to 350 in-county inmates. This facility will replace the current jail and include the demolition of the aging, existing facility in downtown Bridgeton and construction of a new holding center. The demolition will provide a new redevelopment site for the city. Development costs are expected to be around \$60 million. All necessary

land has been assembled and will be completed in 2021. As part of the project, a joint power plant will be designed to accommodate the jail and the adjoining South Woods State Prison

Cumberland County College Capital Projects: The CCIA provides facilities management for Cumberland County College (soon to be Rowan College of South Jersey). As part of these services, the CCIA is improving college facilities by replacing six roofs, paving, creating a new STEM building, and implementing a building access system. These projects are underway at the cost of \$4,500,000 and will increase the security and longevity of the existing buildings.

Bridgeton Downtown Project: New Market Tax Credit financing will be used to construct a 30,000 new commercial/office building in Bridgeton's downtown. Brownfields cleanup work has been completed, and all land has been assembled to enable the new construction, with a projected completion date of Feb. 2021. A new parking area for 75 cars is part of the project.

Millville Downtown Project: Commercial and office space will result from the acquisition of an existing, vacant building in downtown Millville and addition of the same size to the building. This new 20,000 SF building will be home for medical services for area residents. Some additional land is being acquired to provide the necessary parking for this facility. This \$6.6 million investment will anchor the northern end of the city's downtown.

Landfill Upgrades: The CCIA is continuously improving the landfill to create operational efficiencies and shared services for county departments. Most recently, a truck wash was constructed for large vehicles and a compressed natural gas station for filling vehicles utilizing this fuel. This has opened up new business lines for the CCIA while protecting the environment. Upgrades to the treatment plant are also underway. Currently, \$6.7 million of improvements are taking place.

CNG Station: The CNG Station, a \$2.8 million project, provides a cleaner and less expensive alternative fuel to diesel. This station will help the CCIA save on costs for its fleet management operation and in its' partnership with the Atlantic County Utilities Authority, which currently services Vineland trash pick-up with 18 CNG capable trucks. ACUA will be expanding its trash collection services to the City of Millville in the spring.

Landfill microgrid: The entire landfill operation, as well as the adjoining administration building, are being powered by renewable energy produced from a conversion of the landfill's methane gas to energy project. Three landfill gas-fueled engines are combined with standby generators to provide primary and critical power needs. This provides a long term, sustainable solution to the local community, and makes the Cumberland County landfill operation unique. The equipment for these projects totals \$9 million

Data Center Sale: The CCIA recently sold the 120,000 SF previous CCTEC site to a developer for \$3 million, to be utilized as a Virtual Reality and Data Campus. This facility will provide online digital infrastructure for cloud computing and storage, media distribution, and virtual reality services. In addition, the digital infrastructure will be supported by solar power from ACE(71mw) and generated behind the meter (60mw). This facility will generate new technology-based jobs and launch an innovation economy in Cumberland County. The

public investment will enable the private investment of \$60 million to complete the full project. The company will initially hire 75 new high skilled employees.

Lincoln Avenue Redevelopment: In partnership with the City of Vineland, the CCIA purchased nearly 300 acres on Lincoln Avenue to establish an industrial in the south eastern portion of the city, near the Rt. 55 exit. A private developer, Northeast Precast, has purchased 151 acres and is beginning the construction of a multi-phased, multi-tenant industrial park anchored by an established, precast concrete business. At project completion, the industrial park could include over 700,000 SF of industrial space. The initial phases will produce 275 full-time jobs and represent a private investment of \$15 million. Part of this project includes major traffic and access improvements to Rt. 55 and the Cumberland Mall.

Southeast Gateway Housing Redevelopment: In Partnership with Gateway Community Action Partnership, this \$20 million project is focused on revitalizing the Southeast Gateway Neighborhood, this includes the construction of new and improved housing and important community enhancements.

Other Counties

Cape May Shopping Center Redevelopment: In Partnership with Cape May County, the CCIA is providing construction management for capital improvements of a former 62,000 SF shopping center in Rio Grande that will be repurposed into state and municipal government offices and service centers.

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1. The U.S Council of Economic Advisors estimated that 1 full time, 12-month construction job is created for \$92,000 in public spending in 2009. For the purpose of this analysis, that figure was adjusted for inflation.
 2. The economic impact multiplier is sourced from Measuring Economic Impacts of Projects and Programs, Economic Development Research Group, April 1997

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