

SALEM COUNTY IMPROVEMENT AUTHORITY

RESOLUTION 2022-69

August 11, 2022

**RESOLUTION SUPPORTING THE CITY OF SALEM, COUNTY OF SALEM
AND STATE OF NEW JERSEY BEING DESIGNATED
HOME TO THE WIND INSTITUTE FOR THE STATE OF NEW JERSEY**

WHEREAS, the State of New Jersey has committed itself to be a Green Energy State; and

WHEREAS, the State of New Jersey, in conjunction with the New Jersey Economic Development Authority, has embarked on a Wind Energy policy to develop an offshore wind industry which is expected to support \$500 million in new economic activity within the State and region each year; and

WHEREAS, the State of New Jersey will develop a first of its kind Wind Port in Lower Alloways Creek Township, Salem County, New Jersey to support the wind industry consisting of heavy lift wharfs, marshalling space, manufacturing, assembly, research and development facilities, and open access to the Atlantic Ocean and the United States eastern seaboard; and

WHEREAS, the State of New Jersey sees fit to develop a Wind Institute to support further research and development of the Wind Industry; and

WHEREAS, the Wind Council recommends that the Wind Institute have a dedicated physical presence that will foster collaboration with stakeholders. To facilitate access, the Council recommends that this physical presence consist of a main headquarters and at least one satellite location. Based on the results of the Council's needs assessment and stakeholder feedback, the Council recommended the following considerations when determining the institute's location:

- **Near the Offshore Wind Industry** – The Council recommends the location be near current or planned offshore wind activity.
- **Accessible and Supportive of Regional Collaboration** – The Council recommends the location accommodate easy travel options for both in-state and out-of-state stakeholders to encourage frequent, ongoing collaboration.
- **Allows for Creation of Special Purpose Facilities** – The Council recommends ensuring that the location has the flexibility to build special purpose facilities on site or nearby, allowing for the Institute to grow to accommodate changing workforce development needs.
- **Demonstrates Independence** – The Council recommends that the Institute be based in a standalone, neutral place, rather than within a larger institution. This will signal that all stakeholders are equally welcome and encourage diverse populations to engage with the Institute.
- **Signal Innovation** – The Council recommends that the location incorporate innovative design elements that embody New Jersey's innovative spirit.
- **Leverages Underutilized Assets** – The Council suggests that the location determination process take into consideration repurposing underutilized assets; and

WHEREAS, Salem City, New Jersey meets and exceeds each of the six criteria points of site selection:

1. **Near the Offshore Wind Industry:** Salem City is near the offshore wind activity close to the Wind Port and the Port of Paulsboro, both critical components of the Wind Industry. Businesses associated with the two ports will have research and development departments on site in furtherance of the industry and their business. The majority of data collected from the offshore operations will be electronically collected and dispatched to the research divisions within the Wind Institute. The Port of Salem City is designated as a support port to the Wind Port. The Port of Salem will act as a support vessel's port to the marshalling ships, including research vessels. The Wind Institute has established the need for at least one (1) satellite station which would be best located along the eastern seaboard of New Jersey. The Port of Salem has direct rail which will also accommodate tourism passenger rail and dining cars.
2. **Accessible and Supportive of Regional Collaboration:**
 - The Delaware Memorial Bridge, New Jersey's entry point for Southern and Western inbound traffic, is located 10 minutes from Salem City.
 - Philadelphia International Airport is just 37 minutes from Salem City.
 - Local airports close to Salem City:
 - New Castle Airport (Wilmington, Delaware) 24 minutes
 - Millville Executive Airport 19 minutes
 - Oldmans Township Airport 19 minutes.
 - Salem City is 2 hours and 6 minutes from New York City, as is Atlantic City.
 - Salem City is 1 hour and 15 minutes from Trenton whereas Atlantic City is 1 hour and 41 minutes.
 - Salem City is 1 hour and 53 minutes from Long Branch whereas Atlantic City is 1 hour and 24 minutes.

Salem County has a long history of regional collaboration with industrial, textile and energy sectors of the economy dating back 100 plus years, including DuPont Corporation and Mannington Mills, Inc. PSEG Nuclear, LLC, has regionally provided jobs and energy for the past 40 years.

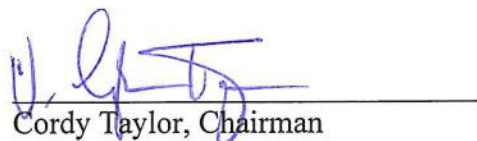
3. **Allows for Creation of Special Purpose Facilities:** Salem City, a distressed city, has an abundance of City owned property allowing for large scale growth of the institute. Additional property is located adjacent to Salem City in Mannington, Pennsville and Quinton Townships. Salem City needs redevelopment in residential, commercial and industrial zones equally. On June 20, 2022, Salem City Council passed legislation declaring the entire city a redevelopment zone, which allows for non-competitive public bidding of city owned property, PILOT taxation plans and the right to rezone property at will.
4. **Demonstrates Independence:** Salem City does not have large institutes as other counties. In this respect Salem City is the most standalone and neutral location that welcomes all stakeholders of diverse backgrounds to engage with the Wind Institute. Salem City is a diversly mixed community and looks to further diversity to all.
5. **Signals Innovation:** Salem City, a 2.3 square mile walking community, is ideally suited for innovative design, particularly along the downtown corridor of Broadway. Salem City Common Council embraces innovative re-design of the City by outside parties. Additionally, Salem City has proposed the NJEDA that faux Wind Turbines be installed at the base of the Delaware Memorial Bridge Plaza welcoming all to New Jersey "Home of the Wind Industry". Currently the Plaza is barren, not utilized and needs redevelopment. The County owned rail line which terminates at the Port of Salem also accommodates tourism rail and dining cars.

- 6. Leverages Underutilized Assets:** Salem City is designated the #1 most distressed municipality in New Jersey. The City has been under State oversight for over twenty years. Salem City needs redevelopment with many distressed, vacant and abandoned properties in residential, commercial and industrial zones equally. Salem County is the second poorest county in New Jersey.

NOW, THEREFORE, BE IT RESOLVED that the Salem County Improvement Authority hereby supports designating Salem City as the Home of the Wind Institute.

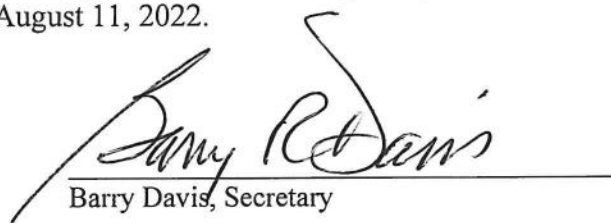
ATTEST:


Barry Davis, Secretary


Cordy Taylor, Chairman

CERTIFICATION

I certify that the foregoing is a true copy of a Resolution adopted by the Salem County Improvement Authority at a meeting thereof held on August 11, 2022.


Barry Davis, Secretary