



# AGENDA

CITY OF CAMDEN

CITY COUNCIL REGULAR MEETING

*October 8th, 2024 – 5:00 p.m.*

*Honorable Angel Fuentes, Council President*

*Honorable Sheila Davis, Vice-President*

*Honorable Christopher Collins*

*Honorable Nohemi Soria-Perez*

*Honorable Jannette Ramos*

*Honorable Falió Leyba-Martinez*

*Honorable Arthur Barclay*

*Honorable Victor Carstarphen, Mayor*

*Daniel S. Blackburn, City Attorney*

*Howard McCoach, Counsel to Council*

*Luis Pastoriza, Municipal Clerk*



# CITY COUNCIL AGENDA

OCTOBER 8<sup>TH</sup>, 2024 – 5:00 P.M.  
CITY COUNCIL CHAMBERS

CALL TO ORDER

FLAG SALUTE

ROLL CALL

STATEMENT OF COMPLIANCE

NOTICE OF MEETING

APPROVAL OF MINUTES

## COMMUNICATIONS

### Department of Finance

1. **Check Registers** of the City of Camden for The Period of August 26<sup>th</sup>, 2024 to September 25<sup>th</sup>, 2024
2. **Payroll Register Summary** for the City of Camden for the Pay Periods August 30<sup>th</sup>, 2024, September 13<sup>th</sup>, 2024 and September 27<sup>th</sup>, 2024.

## OLD BUSINESS

### City Council

1. Ordinance **Amending Section 181-7; Location Of Retail Premises Limited, Plenary Retail Consumption License** To Establish A Pilot Program Whereby Three (3) Commercial Corridors Are Established Within The City Of Camden Which Eliminates Current Distance Requirements For Plenary Retail Consumption Licenses Within Each Commercial Corridor

### Planning & Development

2. An Ordinance **Amending the Gateway Redevelopment Plan** (MC-4166) Regarding Tax Block: 405, Lots 1, 7, 8, 11 on the Camden City Municipal Tax Map

**ORDINANCES – FIRST READING**

**Law Department**

1. Ordinance Authorizing The **Removal Of Deed Restrictions And Reversionary Language On 518 Carl Miller Blvd (formerly known as 518 Van Hook Street)**
2. Ordinance Authorizing A **Lease Agreement** Between the City of Camden and **Camden County** To Build A **Multi-Agency Center for persons experiencing homelessness**
3. Ordinance Authorizing a **Lease Agreement** Between **The Camden Housing Authority And The City of Camden**

**Planning & Development**

4. Ordinance Of The City Council Of The City Of Camden, County Of Camden, **Adopting A Redevelopment Plan** For Blocks 1197 And 1208 Within The City Of Camden, Which Blocks Have Been Designated An Area In Need Of Redevelopment

**Department of Public Works**

5. Ordinance Authorizing The **Removal Of Designated Residential Parking Zones** For Individuals With **Disabilities** In Certain Locations
6. Ordinance **Designating Restricted Residential Parking Zones** For Individuals With **Disabilities** To Certain Areas In The City Of Camden As Handicap

**ORDINANCES – SECOND READING & PUBLIC HEARING**

**Administration**

1. An Ordinance Further Amending And Supplementing An **Ordinance Fixing The Salary Ranges To Be Paid To Certain Officers And Employees In The Classified Service Of The City Of Camden Adopted December 23, 1982 (MC-1917)** Is Amended As Follows: Adding Assistant Director Of Information Of Technology
2. Ordinance **Amending Section 840-31** Of The Camden City Code Amending Rates To Be Charged For Private Fire Private Service Piping And Hydrants On Properties In The City Of Camden

**Planning & Development**

3. Ordinance Approving An Application For Exemption And Execution Of A Financial Agreement Between The City of Camden And **Alfred Cramer Urban Renewal, LLC**, Pursuant To N.J.S.A. 40A:20-1 Et Seq.

**Department of Public Works**

4. Ordinance Authorizing The **Removal Of Designated Residential Parking Zones** For Individuals With Disabilities In Certain Locations
5. Ordinance Designating **Restricted Residential Parking Zones** For Individuals With Disabilities To Certain Areas In The City Of Camden As Handicap

**PUBLIC COMMENT**

**\*Public comment for resolutions and/or any other concerns  
(Limited to 3 continuous minutes)**

**RESOLUTIONS**

**Office of City Council**

1. Resolution Designating **Lydia Laboy-Laracuenta** As The City Of Camden Employee Of The Month For August 2024 (by title)
2. Resolution **Commending The Heart Of Camden, Inc.**, As It **Celebrates Its Fortieth Anniversary** On October 24th And Also Recognizing Its Work And The Work Of Its Members And Their Achievements During Forty Years Of Community Service To The City Of Camden And Its Residents
3. Resolution **Commending The Salvation Army Kroc Center** In Camden On Its **Tenth Anniversary** And Recognizing Its Work And The Work Of Its Partners And Members And Their Achievements During Its Many Years Of Community Service To The City Of Camden And Its Residents

**Department of Administration**

4. Resolution Authorizing And **Ratifying Emergency Procurement** And Payment Of Same To **Caravella Demolition, Inc.**, For **Emergency Demolition** Of 1240 Mechanic Street, Block 1330, Lot 31, And **Stuccoing** Of Adjoining Wall At **1238 Mechanic Street** And **Imposing A Municipal Lien Against The Property**
5. Resolution Approving The **Competitive Contracting Process** To Receive Proposals For The **Operation, Management Or Administration Of Recreation Or Social Service Facilities Or Programs** Which Shall Not Include The Administration Of Benefits Under **The Work First New Jersey Program**
6. Resolution Authorizing The **Purchase Of Office Furniture From W.B. Mason** Through **State Contract**

7. Resolution Approving The **Purchase Of Four (4) Speed/Message Trailers** From **All Traffic Solutions** Through A NJ State Contract with The Use Of American Rescue Plan State Local Fiscal Recovery Funds
8. Resolution Authorizing The **Installation Of Flooring** For Various City Locations Through **State Contract With The Use Of American Rescue Plan State Local Fiscal Recovery Funds**
9. Resolution Approving **The Purchase Of Ten (10) Chevrolet Malibu Vehicles** From **Hertrich Fleet Services Inc.** Through State Contract With The Use Of American Rescue Plan State Local Fiscal Recovery Funds
10. Resolution Approving The **Purchase Of iPad And Android Devices** From **(TBD)** Through **(TBD)** With **The Use Of American Rescue Plan State Local Fiscal Recovery Funds**
11. Resolution Approving The **Purchase Of Led Display Signs** From **(TBD)** For **Several Community Centers** With **The Use Of American Rescue Plan State Local Fiscal Recovery Funds**
12. Resolution Approving The **Purchase of Two (2) 2024 Ford Transit 250 Cargo Van** From All American Ford Of Paramus Through A **NJ Regional Cooperative** With **The Use Of American Rescue Plan State Local Fiscal Recovery Funds**

**Law Department**

13. Resolution Authorizing an **Amendment** to the **Shared Services Agreement with Camden Redevelopment Agency for Affirmation Action Officer Services & Compliance Officer Services** for one (1) year
14. Resolution Authorizing **Extensions** Of Time To Complete **Foreclosures** For Less Than Full Value **Tax Sale Certificate Assignments**
15. Resolution Authorizing A License **And Right Of Access Agreement** With **Kleinfelder Inc.** To Do **Environmental Testing** On City Owned Property Known As **SS Berkley 70 E. 19th Street**, Block 1219, Lot 25
16. Resolution Of The City Council Of The City Of Camden Determining That **CMC Development Group LLC's** Saunders Street Apartments Meets The Affordable Housing Need Of The City Of Camden
17. Resolution Authorizing The City Of Camden To **Enter** Into An **Administrative Compliance Agreement** With The State Of New Jersey Department Of Environmental Protection, **Camden County Municipal Utilities Authority, And Gloucester City Related To The Combined Sewer Outflow Long-Term Control Plan**

Department of Finance

18. Resolution Authorizing **Refunds To Various Lien Holders, Property Owners And Mortgage Companies For Various Properties**
19. Resolution Authorizing **The Issuance Of A Duplicate Tax Sale Certificate**
20. Resolution Authorizing **The Cancellation Of Liens/Taxes And To Transfer Credits To Various Lien Holders, Property Owners And Mortgage Companies For Various Properties**
21. Resolution To **Cancel \$2,904,186.35 Of Various Trust Fund Balances**
22. Resolution To **Cancel Housing And Urban Development Grant Fund Appropriations And Corresponding Receivable Balances**
23. Resolution Authorizing A **Budget Amendment** Pursuant To N.J.S.A. 40A:4-87 In The Amount Of **\$8,500** From **The United States Department Of Justice** For A **Grant** Entitled **“Fiscal Year 2022 Justice Assistance Grant”**
24. Resolution Authorizing A **Budget Amendment** Pursuant To N.J.S.A. 40A:4-87 In The Amount Of **\$83,175.70** From **The National Opioid Settlement** For A **Grant** Entitled **“National Opioid Settlement For A Grant Entitled “National Opioid Settlement”**
25. Resolution Authorizing A **Budget Amendment** Pursuant To N.J.S.A. 40A:4-87 In The Amount Of **\$460,500.00** From **The New Jersey Department Of Transportation** For A **Grant** Entitled **“Transportation Trust Fund – LA-2024 Local Aid Infrastructure Fund”**
26. Resolution Authorizing A **Budget Amendment** Pursuant To N.J.S.A. 40A:4-87 In The Amount Of **\$8,500** From **The United States Department Of Justice** For A **Grant** Entitled **“Fiscal Year 2023 Justice Assistance Grant”**
27. Resolution Authorizing A **Budget Amendment** Pursuant To N.J.S.A. 40A:4-87 In The Amount Of **\$125,000** From **The New Jersey Department Of Community Affairs** For A **Grant** Entitled **“Neighborhood Preservation Program”**
28. Resolution Authorizing An **Amendment To Contract #01-24-002** With **Community First Funds** To Provide Management Services For The City of Camden’s Camden Strong Revolving Loan Fund Program

**Planning & Development**

29. Resolution Authorizing The **Acceptance Of A Grant** Entitled **“Neighborhood Preservation Program”** From **The New Jersey Department of Community Affairs** In The Amount Of **\$125,000**
  
30. Resolution Authorizing A **Reimbursable Loan To Aries Filter Works** In An Amount Not To Exceed **\$200,000.00** And Authorizing The Execution Of Loan Documents In Connection With **The Camden Strong Macro Capital Improvement Program**
  
31. Resolution Authorizing A **Reimbursable Loan To Neutroelectric** In An Amount Not To Exceed **\$200,000.00** And Authorizing The Execution Of Loan Documents In Connection With **The Camden Strong Macro Capital Improvement Program**
  
32. Resolution Authorizing A **Reimbursable Loan To Red Square Innovations LLC** In An Amount Not To Exceed **\$110,000.00** And Authorizing The Execution Of Loan Documents In Connection With **The Camden Strong Macro Capital Improvement Program**
  
33. Resolution Authorizing A **Reimbursable Loan To Red Square Innovations LLC** In An Amount Not To Exceed **\$75,000.00** And Authorizing The Execution Of Loan Documents In Connection With **The Camden Strong Macro Capital Improvement Program**
  
34. Resolution Authorizing A **Reimbursable Loan To Resintech Inc.** In An Amount Not To Exceed **\$185,000.00** And Authorizing The Execution Of Loan Documents In Connection With **The Camden Strong Macro Capital Improvement Program**
  
35. Resolution Authorizing A **Reimbursable Loan To YCS Home LLC** In An Amount Not To Exceed **\$105,000.00** And Authorizing The Execution Of Loan Documents In Connection With **The Camden Strong Macro Capital Improvement Program**
  
36. Resolution Authorizing **Change Order #1 And Final To Construction Contract #09-23-046** With **Lexa Concrete, LLC** In Connection With The **2023 Roadway Improvements (Contract 1) Project with a decrease in the amount of \$726,812.15**
  
37. Resolution Authorizing The **Acceptance Of Funds** In The Amount Of **\$460,500** From a Grant by the New Jersey Department of Transportation, **Local Aid Infrastructure Fund Program** To Be Used In Connection With A Project to Improve **South 10<sup>th</sup> Street & Arthur Avenue**

38. Resolution Authorizing The City Of Camden To **Submit A Request To The New Jersey Department Of Transportation**, For A Six-Month Extension To Award A Construction Contract Funded By The Fiscal Year 2023 NJDOT Transportation Trust Fund for the Resurfacing Of **Norris Streets And Various Streets Project Funded**
39. Resolution Of The City Council Of The City Of Camden Designating Block **1197 Lot 2 And Block 1208 Lot 2 “An Area In Need Of Redevelopment”** With The Power Of **Eminent Domain**; And **Block 1208 Lot 3 “An Area In Need Of Redevelopment” Without The Power Of Eminent Domain** In Accordance With The **Local Redevelopment And Housing Law**
40. Resolution Authorizing A Contract To **TBD** To Provide **Consulting And Support For UKG “Ready Time And Attendance” Software (by title)**
41. Resolution Authorizing A **Change Order #1** to Contract #07-23-036 With **Paving Plus, LLC** to Increase in the Amount by **\$90,400.00** For **FY 2021 Resurfacing Of Various Street Project**

**Fire Department**

42. Resolution Authorizing The City Of Camden To **Enter Into A Right Of Entry Agreement With The New Jersey Department Of Environmental Protection**

**Office of City Council**

43. Resolution **re-appointing Councilman Christopher Collins**, Councilman for the second ward, to a one-year term as commissioner for the **Camden Redevelopment Agency**

**ADJOURNMENT**

**Please note summary of Public Decorum rules below.**

**Rule XVII: Decorum**

*Any person who shall disturb the peace of the Council, make impertinent or slanderous remarks or conduct himself in a boisterous manner while addressing the Council shall be forthwith barred by the presiding officer from further audience before the Council, except that if the speaker shall submit to proper order under these rules, permission for him to continue may be granted by a majority vote of the Council.*

*City Council meetings shall be conducted in a courteous manner. Citizens and Council members will be allowed to state their positions in an atmosphere free of slander, threats of violence or the use of Council as a forum for politics. Sufficient warnings may be given by the Chair at any time during the remarks and, in the event that any individual shall violate the rules of decorum heretofore set forth, the Chairperson may then cut off comment or debate. At the discretion of the Chairperson, light signals may be used to display the commencement of the time for speaking and a warning light may be flashed to show that the appropriate time has passed. A red light will signal that there is no longer time.*



# *Communications*




DEPARTMENT OF FINANCE  
**CITY OF CAMDEN**  
NEW JERSEY

VICTOR G. CARSTARPHEN  
MAYOR

C-1  
GERALD C. SENESKI  
CHIEF FINANCIAL OFFICER  
TEL: 856-757-7582  
EMAIL: FINANCE@CAMDENNJ.GOV  
WEBSITE: CAMDENNJ.GOV

**MEMORANDUM**

To: Honorable Angel Fuentes, City Council President  
Luis Pastoriza, Municipal Clerk

From: Gerald C. Seneski, Chief Financial Officer 

Date: September 26, 2024

Subject: **Check Register-Communications for Forthcoming City Council Meeting- October 8, 2024**

MUNICIPAL CLERK'S OFFICE  
CAMDEN, N.J.

2024 SEP 27 PM 1:40

RECEIVED

Attached, please find the Check Register for the City of Camden for the period of August 26, 2024 to September 25, 2024 .

The Check Register represents the checks written from various funds of the City.

Please include this communication in the Agenda for the forthcoming Council Meeting to be voted on for approval.

Please contact me at extension 7582, if you have any additional questions.

GCS/mr

Attachments

cc: Honorable Victor Carstarphen, Mayor

Range of Checking Accts: First to Last      Range of Check Dates: 08/26/24 to 09/25/24  
Report Type: All Checks      Report Format: Super Condensed    Check Type: Computer: Y    Manual: Y    Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD 01-GENERAL		General Account 4308903487			
144910	08/26/24	ACE03 ACE ELEVATOR, LLC	2,971.00	08/31/24	21412 Direct Deposit
144911	08/26/24	ASP11 ASPIRE TECHNOLOGY, LLC	170,122.62	08/31/24	21412 Direct Deposit
144912	08/26/24	AVA02 AVAYA INC.	3,277.99	08/31/24	21412 Direct Deposit
144913	08/26/24	BIG03 BIG TRUCK RENTAL, LLC	8,500.00	08/31/24	21412 Direct Deposit
144914	08/26/24	BOW15 BOWMAN INSPECTION LLC	3,300.00	08/31/24	21412 Direct Deposit
144915	08/26/24	CAR01 CARTUN HARDWARE	334.90	08/31/24	21412 Direct Deposit
144916	08/26/24	CME01 CME ASSOCIATES	86,913.01	08/31/24	21412 Direct Deposit
144917	08/26/24	COM35 COMCAST BUSINESS SERVICES --	127.67	08/31/24	21412 Direct Deposit
144918	08/26/24	COM6404 COMCAST #6404 CRAMER HILL	127.89	08/31/24	21412 Direct Deposit
144919	08/26/24	COM9135 COMCAST #9135 ENGINE 10 FIRE	157.89	08/31/24	21412 Direct Deposit
144920	08/26/24	COM9777 COMCAST #9777 FLEET	172.89	08/31/24	21412 Direct Deposit
144921	08/26/24	EMD02 JEROME W EMDUR	150.00	08/31/24	21412 Direct Deposit
144922	08/26/24	EME15 EMERGENCY EQUIPMENT SALES,LLC	6,444.50	08/31/24	21412 Direct Deposit
144923	08/26/24	ENG01 ENGINEERING HYDRAULICS	98.24	08/31/24	21412 Direct Deposit
144924	08/26/24	FRA05 FRANKLIN TRAILERS, INC	22,881.08	08/31/24	21412 Direct Deposit
144925	08/26/24	GAR13 GARDEN STATE MAT RENTAL	65.04	08/31/24	21412 Direct Deposit
144926	08/26/24	GEN27 GENERAL SPRING & ALIGNMENT SVC	3,542.06	08/31/24	21412 Direct Deposit
144927	08/26/24	GRA62 GRAMERCY PARK HOLDINGS, LLC	8,134.64	08/31/24	21412 Direct Deposit
144928	08/26/24	HAI05 HAINESPORT AUTO & TRUCK	1,275.00	08/31/24	21412 Direct Deposit
144929	08/26/24	HER30 THE HERTZ CORPORATION	21,710.20	08/31/24	21412 Direct Deposit
144930	08/26/24	HOM11 HOME DEPOT	5,461.59	08/31/24	21412 Direct Deposit
144931	08/26/24	HOM15 HOMEWARD BOUND PET ADOPTION	49,166.67	08/31/24	21412 Direct Deposit
144932	08/26/24	KON05 KONICA MINOLTA PREMIER FINANCE	1,495.75	08/31/24	21412 Direct Deposit
144933	08/26/24	MCC48 PATRICE F. BASSETT	745.00	08/31/24	21412 Direct Deposit
144934	08/26/24	NHP01 NATIONAL HIGHWAY PRODUCTS	7,120.00	08/31/24	21412 Direct Deposit
144935	08/26/24	PSS01 PAULUS SOKOLOWSKI & SARTOR	24,954.27	08/31/24	21412 Direct Deposit
144936	08/26/24	QUA15 QUADIENT, INC.	4,360.00	08/31/24	21412 Direct Deposit
144937	08/26/24	REF01 REFEREE ELITE FEDERATION	1,116.00	08/31/24	21412 Direct Deposit
144938	08/26/24	RIN04 RING CENTRAL	20,688.34	08/31/24	21412 Direct Deposit
144939	08/26/24	RIS04 RISING LEADERS GLOBAL	24,335.17	08/31/24	21412 Direct Deposit
144940	08/26/24	ROB12 ROBINSON WASTE DISPOSAL SVS	1,045.00	08/31/24	21412 Direct Deposit
144941	08/26/24	SHI03 SHI INTERNATIONAL CORP	2,089.45	08/31/24	21412 Direct Deposit
144942	08/26/24	SMART005 Smart Stitch LLC	831.06	08/31/24	21412 Direct Deposit
144943	08/26/24	SOU65 SOUTH JERSEY SOLUTIONS, LLC	64,627.81	08/31/24	21412 Direct Deposit
144944	08/26/24	SSA01 S & S ARTS & CRAFTS, INC	5,773.58	08/31/24	21412 Direct Deposit
144945	08/26/24	TOS02 TOSHIBA FINANCIAL SERVICES	439.96	08/31/24	21412 Direct Deposit
144946	08/26/24	WBM01 W B MASON CO, INC	13,921.30	08/31/24	21412 Direct Deposit
144947	08/26/24	WIL123 KEVIN WILLIAMS	1,978.80	08/31/24	21412 Direct Deposit
144948	08/26/24	XER01 XEROX CORPORATION	1,641.48	08/31/24	21412 Direct Deposit
144949	08/26/24	ZIE01 ROBERT J ZIENIUK	2,096.40	08/31/24	21412 Direct Deposit
144950	08/26/24	TDB03 TD Bank - P Card	2,125.00	08/31/24	21412 Direct Deposit
144951	08/30/24	CAM122 CAMDEN SPECIAL SVS DISTRICT	486,149.25		21423
144952	08/30/24	CDW01 CDWG	5,008.40		21423
144953	08/30/24	CEN03 CENTER FOR FAMILY SERVICES	414,843.33		21423
144954	08/30/24	DYE01 DYER & PETERSON, PC	2,170.00		21423
144955	08/30/24	INT14 INTERNATIONAL ASSOC. OF FIRE-	552.26		21423
144956	08/30/24	INT15 INTERNATIONAL ASSOC OF FIRE-	1,521.32		21423
144957	08/30/24	JAY02 JAY'S TIRE SERVICE LLC	350.00		21423
144958	08/30/24	MIC09 MICHAEL'S	85.83		21423

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD 01-GENERAL General Account 4308903487 Continued					
144959	08/30/24	MOU07 MOUNT LAUREL ANIMAL HOSPITAL	687.41		21423
144960	08/30/24	PHI38 PHILLIPS CONSULTING SVCS, LLC	7,500.00		21423
144961	08/30/24	PSE01 PSEG	198,826.40		21423
144962	08/30/24	SRS01 SOUTHERN RUBBER STAMP CO, INC	188.00		21423
144963	08/30/24	WAS01 WASTE MANAGEMENT OF NEW JERESY	43,091.22		21423
144964	08/30/24	ABC06 ABC GENERAL CONSTRUCTION	9,750.00	08/31/24	21425 Direct Deposit
144965	08/30/24	ART12 ART HUFF BUILDING & REMODELING	6,092.63	08/31/24	21425 Direct Deposit
144966	08/30/24	CAM46 CAMDEN REDEVELOPMENT AGENCY	439,602.31	08/31/24	21425 Direct Deposit
144967	08/30/24	COM6224 COMCAST #6624 ISABEL MILLER	167.89	08/31/24	21425 Direct Deposit
144968	08/30/24	COM7905 COMCAST #7905 ENGINE 11 FIRE	127.89	08/31/24	21425 Direct Deposit
144969	08/30/24	EDM03 Edmunds GovTech	125.00	08/31/24	21425 Direct Deposit
144970	08/30/24	EMD02 JEROME W EMDUR	150.00	08/31/24	21425 Direct Deposit
144971	08/30/24	FED14 FEDEX (OMEGA CORP CTR)	5.25	08/31/24	21425 Direct Deposit
144972	08/30/24	FRA05 FRANKLIN TRAILERS, INC	1,464.71	08/31/24	21425 Direct Deposit
144973	08/30/24	HOM15 HOMEWARD BOUND PET ADOPTION	295.00	08/31/24	21425 Direct Deposit
144974	08/30/24	IND01 INDEPENDENT ANIMAL CARE SRV	62,500.00	08/31/24	21425 Direct Deposit
144975	08/30/24	MIK03 MIKE'S BETTER SHOES	794.99	08/31/24	21425 Direct Deposit
144976	08/30/24	MIS01 MILLENNIUM STRATEGIES, LLC	5,500.00	08/31/24	21425 Direct Deposit
144977	08/30/24	RAL01 RALF'S HEATING & PLUMBING	2,980.00	08/31/24	21425 Direct Deposit
144978	08/30/24	SAN05 MARK SAUNDERS	577.34	08/31/24	21425 Direct Deposit
144979	08/30/24	TRE04 TREASURER, CAMDEN COUNTY	50,830.00	08/31/24	21425 Direct Deposit
144980	08/30/24	WAL23 DUANE WALLACE	25,100.00	08/31/24	21425 Direct Deposit
144981	08/30/24	WBM01 W B MASON CO, INC	1,513.03	08/31/24	21425 Direct Deposit
144982	08/30/24	ZAS05 ZASH CONSTRUCTION, LLC	3,800.00	08/31/24	21425 Direct Deposit
144983	08/30/24	TDB03 TD Bank - P Card	85.00	08/31/24	21425 Direct Deposit
144984	09/06/24	AUT08 AUTO ZONE INC.	732.15		21436
144985	09/06/24	AVR01 AVR RESOURCE GROUP, INC.	20,457.93		21436
144986	09/06/24	CAR94 CARLIN, WARD, ASH & HEIART LLC	35.00		21436
144987	09/06/24	COU01 COURIER POST	1,305.70		21436
144988	09/06/24	EDU03 EDUCATIONAL DATA SERVICES, INC	2,100.00		21436
144989	09/06/24	HOW03 HOWARD TECHNOLOGY SOLUTIONS	2,377.00		21436
144990	09/06/24	JAY02 JAY'S TIRE SERVICE LLC	290.00		21436
144991	09/06/24	LEX01 LEXIS NEXIS	919.00		21436
144992	09/06/24	MAJ02 MAJESTIC OIL CO, INC	23,779.85		21436
144993	09/06/24	MCA13 MCAA OF NJ C/O KAREN GOMEZ	100.00		21436
144994	09/06/24	MOU07 MOUNT LAUREL ANIMAL HOSPITAL	330.00		21436
144995	09/06/24	PEN07 PENNSAUKEN ANIMAL HOSPITAL	1,496.97		21436
144996	09/06/24	SHA34 SHARDA PAPER INC	4,603.00		21436
144997	09/06/24	TDW01 TD WEALTH OPERATIONS	1,050.00		21436
144998	09/06/24	ULI02 ULINE	301.79		21436
144999	09/06/24	WAS01 WASTE MANAGEMENT OF NEW JERESY	1,382.40		21436
145000	09/06/24	YUN05 JOSEPH CUNNINGHAM	2,096.40		21436
145001	09/06/24	ANC18 Anchor IT Integrators LLC	5,000.00		21438 Direct Deposit
145002	09/06/24	BOW15 BOWMAN INSPECTION LLC	3,300.00		21438 Direct Deposit
145003	09/06/24	CAM46 CAMDEN REDEVELOPMENT AGENCY	197,278.56		21438 Direct Deposit
145004	09/06/24	CAT11 CATHEDRAL SOUP KITCHEN	2,195.00		21438 Direct Deposit
145005	09/06/24	CME01 CME ASSOCIATES	10,348.58		21438 Direct Deposit
145006	09/06/24	COM7626 COMCAST #7626 KAIGH AVE FIRE	127.89		21438 Direct Deposit
145007	09/06/24	COM7997 COMCAST #7997 FIRE ADMIN.	262.89		21438 Direct Deposit
145008	09/06/24	COM8038 COMCAST #8038 PARK & OPEN SPAC	127.89		21438 Direct Deposit
145009	09/06/24	COR33 CORSA MANAGEMENT	142,563.37		21438 Direct Deposit
145010	09/06/24	FON04 FRANKIE FONTANEZ, ESQ	11,666.67		21438 Direct Deposit

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD 01-GENERAL		General Account 4308903487			Continued
145011	09/06/24	KON05 KONICA MINOLTA PREMIER FINANCE	506.75		21438 Direct Deposit
145012	09/06/24	MCC44 HOWARD MCOACH,PC	5,080.10		21438 Direct Deposit
145013	09/06/24	NEW05 NEW REVOLUTION2 LLC	14,700.00		21438 Direct Deposit
145014	09/06/24	NEW45 NEWTOWN OFFICE & COMPUTER SUP	33.48		21438 Direct Deposit
145015	09/06/24	NYR01 NYRAH CONSTRUCTION ONE LLC	13,700.00		21438 Direct Deposit
145016	09/06/24	QUA15 QUADIENT, INC.	4,414.60		21438 Direct Deposit
145017	09/06/24	REM02 REMINGTON & VERNICK ENGINEERS	226,793.93		21438 Direct Deposit
145018	09/06/24	RIS04 RISING LEADERS GLOBAL	27,520.91		21438 Direct Deposit
145019	09/06/24	RIV59 JUAN A. RIVERA	2,096.40		21438 Direct Deposit
145020	09/06/24	SPA04 SPARK ELECTRIC SERVICE, INC	380.00		21438 Direct Deposit
145021	09/06/24	STA99 STAPLES ADVANTAGE	486.50		21438 Direct Deposit
145022	09/06/24	WBM01 W B MASON CO, INC	5,332.67		21438 Direct Deposit
145023	09/06/24	ZAS05 ZASH CONSTRUCTION, LLC	13,800.00		21438 Direct Deposit
145024	09/13/24	AFP01 AMC FIRE PROTECTION	14,800.00		21451
145025	09/13/24	BER36 BRANDI MARIE BERNINGER	28.00		21451
145026	09/13/24	BOW05 BOWMAN & COMPANY LLP	21,600.00		21451
145027	09/13/24	BUC09 BUCKMAN'S INC	1,900.26		21451
145028	09/13/24	CAM07 CAMDEN BOARD OF EDUCATION	138,466.32		21451
145029	09/13/24	CAM47 Camden Cty Improve Authority	274.00		21451
145030	09/13/24	CHE03 CHERRY VALLEY TRACTOR	7,392.10		21451
145031	09/13/24	COO08 COOPER ELECTRIC	767.38		21451
145032	09/13/24	COU30 COUNTY CONSERVATION COMPANY	124.00		21451
145033	09/13/24	GAL17 DANIEL J. GALASSO	2,201.40		21451
145034	09/13/24	GOO12 TIREHUB, LLC	5,143.22		21451
145035	09/13/24	GRA53 THE ESTATE OF PETER GRAULICH	1,397.60		21451
145036	09/13/24	HAR02 HARRY'S PLUMBING L.L.C.	1,111.80		21451
145037	09/13/24	LEX02 LEXA CONCRETE LLC	48,665.81		21451
145038	09/13/24	MER04 MERCHANTVILLE-PENN WATER COMM	1,352.00		21451
145039	09/13/24	PAR07 PARA-PLUS TRANSLATIONS, INC	1,273.92		21451
145040	09/13/24	PSE01 PSEG	188,173.12		21451
145041	09/13/24	QLEVE005 WARREN ROBERT EVERETT	2,174.76		21451
145042	09/13/24	REW01 REWORLD WASTE, LLC	239,533.96		21451
145043	09/13/24	SCH06 ESTATE OF HARRY C. SCHOLZ, JR.	2,096.40		21451
145044	09/13/24	SIM50 CHARLES R SIMONE	1,978.80		21451
145045	09/13/24	THE03 THE TREE HOUSE, INC	955.51		21451
145046	09/13/24	TLC01 TLC LANDSCAPE CO.	13,500.00		21451
145047	09/13/24	TRI39 TRI COUNTY TERMITE & PEST	600.95		21451
145048	09/13/24	WAL03 WALTER R. EARLE - BURLINGTON	10,202.75		21451
145049	09/13/24	WES06 WEST MARINE PRODUCTS, INC.	281.78		21451
145050	09/13/24	ACE03 ACE ELEVATOR, LLC	99.95		21452 Direct Deposit
145051	09/13/24	AMA08 AMAZON CAPITAL SERVICES, INC.	506.29		21452 Direct Deposit
145052	09/13/24	BBE01 BRIGGS BROTHERS ENTERPRISE	9,800.00		21452 Direct Deposit
145053	09/13/24	CAM01 CAMDEN BAG & PAPER COMPAY	5,457.10		21452 Direct Deposit
145054	09/13/24	CAN12 CANON SOLUTIONS AMERICA, INC	451.21		21452 Direct Deposit
145055	09/13/24	CAR01 CARTUN HARDWARE	120.86		21452 Direct Deposit
145056	09/13/24	CAR98 CARAHSOFT TECHNOLOGY CORP	54.94		21452 Direct Deposit
145057	09/13/24	COM1148 Comcast #1148 Public Works	262.89		21452 Direct Deposit
145058	09/13/24	COM3757 COMCAST #3757 MLK JR. COMM.	127.89		21452 Direct Deposit
145059	09/13/24	COM7634 COMCAST #7634 BROADWAY COMM	156.85		21452 Direct Deposit
145060	09/13/24	COM9670 COMCAST #9670 MAYOR'S OFFICE	139.91		21452 Direct Deposit
145061	09/13/24	CON02 CONTRACTOR SERVICE	781.40		21452 Direct Deposit
145062	09/13/24	COR36 CORE MECHANICAL, INC.	1,939.00		21452 Direct Deposit

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD 01-GENERAL		General Account 4308903487			Continued
145063	09/13/24	HOM11 HOME DEPOT	1,371.32		21452 Direct Deposit
145064	09/13/24	HOM17 HOME DEPOT CREDIT SERVICES	482.25		21452 Direct Deposit
145065	09/13/24	KON05 KONICA MINOLTA PREMIER FINANCE	989.00		21452 Direct Deposit
145066	09/13/24	MCC46 MCCLOSKEY MECHANICAL	17,518.00		21452 Direct Deposit
145067	09/13/24	MCM03 MCMANIMON & SCOTLAND, LLC	559.00		21452 Direct Deposit
145068	09/13/24	MIK03 MIKE'S BETTER SHOES	145.00		21452 Direct Deposit
145069	09/13/24	NHP01 NATIONAL HIGHWAY PRODUCTS	160.00		21452 Direct Deposit
145070	09/13/24	PLA14 PLATINUM SECURITY, INC.	16,926.88		21452 Direct Deposit
145071	09/13/24	POL01 POLLUTION CONTROL FINANCING	57,793.50		21452 Direct Deposit
145072	09/13/24	SEAS005 SEASIDE WASTE SEVICES	190,000.00		21452 Direct Deposit
145073	09/13/24	SOU03 SOUTH JERSEY WELDING	267.84		21452 Direct Deposit
145074	09/13/24	SPA04 SPARK ELECTRIC SERVICE, INC	587.23		21452 Direct Deposit
145075	09/13/24	TDK01 TDK SYSTEMS GROUP, INC	5,654.11		21452 Direct Deposit
145076	09/13/24	TRE35 TREASURER, STATE OF NEW JERSEY	150,000.00		21452 Direct Deposit
145077	09/13/24	WBM01 W B MASON CO, INC	199.42		21452 Direct Deposit
145078	09/13/24	ZAS05 ZASH CONSTRUCTION, LLC	15,000.00		21452 Direct Deposit
145079	09/13/24	TDB03 TD Bank - P Card	10,367.13		21452 Direct Deposit
145080	09/23/24	ABC06 ABC GENERAL CONSTRUCTION	14,250.00		21459 Direct Deposit
145081	09/23/24	ASP11 ASPIRE TECHNOLOGY, LLC	17,600.01		21459 Direct Deposit
145082	09/23/24	BBE01 BRIGGS BROTHERS ENTERPRISE	14,000.00		21459 Direct Deposit
145083	09/23/24	BOO04 BOOT BARN HOLDINGS	143.99		21459 Direct Deposit
145084	09/23/24	CAR01 CARTUN HARDWARE	310.58		21459 Direct Deposit
145085	09/23/24	CAR96 CARAVELLA DEMOLITION, INC.	84,000.00		21459 Direct Deposit
145086	09/23/24	COM5853 COMCAST #5853 N CAMDEN COMM	257.89		21459 Direct Deposit
145087	09/23/24	COM8493 COMCAST #8493 BROADWAY LIBERTY	157.89		21459 Direct Deposit
145088	09/23/24	CON02 CONTRACTOR SERVICE	2,437.51		21459 Direct Deposit
145089	09/23/24	COU11 GANNETT MEDIA CORP	81.90		21459 Direct Deposit
145090	09/23/24	CPI01 CONCEPT PRINTING	580.44		21459 Direct Deposit
145091	09/23/24	DRE07 DREW & ROGERS INC	968.52		21459 Direct Deposit
145092	09/23/24	DSE01 DIVAL SAFETY EQUIPMENT	212.00		21459 Direct Deposit
145093	09/23/24	EDS06 ED'S CONTRACTING SERVICES	6,200.00		21459 Direct Deposit
145094	09/23/24	HER30 THE HERTZ CORPORATION	2,825.46		21459 Direct Deposit
145095	09/23/24	HOM11 HOME DEPOT	141.95		21459 Direct Deposit
145096	09/23/24	HOM15 HOMEWARD BOUND PET ADOPTION	49,401.67		21459 Direct Deposit
145097	09/23/24	INT06 INTERTEK USA INC.	963.68		21459 Direct Deposit
145098	09/23/24	JMC02 JMC CONTRACTORS, INC	9,600.00		21459 Direct Deposit
145099	09/23/24	MAI06 MAIN LINE COMMERCIAL POOLS, INC	1,720.94		21459 Direct Deposit
145100	09/23/24	MCM03 MCMANIMON & SCOTLAND, LLC	451.50		21459 Direct Deposit
145101	09/23/24	NHP01 NATIONAL HIGHWAY PRODUCTS	509.28		21459 Direct Deposit
145102	09/23/24	PIE12 PIETRAGALLO GORDON ALFANO &	18,264.55		21459 Direct Deposit
145103	09/23/24	PSS01 PAULUS SOKOLOWSKI & SARTOR	5,477.50		21459 Direct Deposit
145104	09/23/24	RAI03 RAISE THE BAR FAMILY SERVICES	890.27		21459 Direct Deposit
145105	09/23/24	RAL01 RALF'S HEATING & PLUMBING	29,725.00		21459 Direct Deposit
145106	09/23/24	REF01 REFEREE ELITE FEDERATION	9,456.00		21459 Direct Deposit
145107	09/23/24	RIS04 RISING LEADERS GLOBAL	12,469.25		21459 Direct Deposit
145108	09/23/24	SHI03 SHI INTERNATIONAL CORP	77.51		21459 Direct Deposit
145109	09/23/24	SMART005 Smart Stitch LLC	3,709.69		21459 Direct Deposit
145110	09/23/24	TDK01 TDK SYSTEMS GROUP, INC	19,642.65		21459 Direct Deposit
145111	09/23/24	WAL23 DUANE WALLACE	8,400.00		21459 Direct Deposit
145112	09/23/24	WBM01 W B MASON CO, INC	5,702.54		21459 Direct Deposit
145113	09/23/24	XER01 XEROX CORPORATION	820.74		21459 Direct Deposit
145114	09/23/24	ATT08 AT&T MOBILITY	19,307.66		21462

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD 01-GENERAL General Account 4308903487 Continued					
145115	09/23/24	AUT08 AUTO ZONE INC.	3,876.14		21462
145116	09/23/24	BEL43 BELL ROOFING	8,375.00		21462
145117	09/23/24	BUD04 BUD'S ENGINE MACHINING & TRUCK	25,250.33		21462
145118	09/23/24	CAM12 CAMDEN COUNTY CLERK'S OFFICE	3,650.00		21462
145119	09/23/24	CCM01 C C M U A	10,186.39		21462
145120	09/23/24	COR48 CORELOGIC	6,083.01		21462
145121	09/23/24	COU01 COURIER POST	155.61		21462
145122	09/23/24	DEL08 DELAWARE VALLEY REGIONAL PLAN	9,743.00		21462
145123	09/23/24	DEM07 DEMBO, BROWN & BURNS LLP	16,000.00		21462
145124	09/23/24	EBF01 EB FENCE LLC	3,000.00		21462
145125	09/23/24	GAR55 GARDEN STATE LABORATORIES	3,695.00		21462
145126	09/23/24	GLO04 GLOBAL INDUSTRIAL EQUIPMENT	570.99		21462
145127	09/23/24	HEN17 LLOYD W. HENSHALL	2,201.40		21462
145128	09/23/24	IPD01 INSTITUTE FOR PROFESSIONAL DEV	50.00		21462
145129	09/23/24	JET02 J.E.T. TRAINING	2,500.00		21462
145130	09/23/24	LAU01 LAUREL LAWN MOWER SERVICE	3,513.12		21462
145131	09/23/24	LN-50190 FIG 20, LLC	316.05		21462
145132	09/23/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	837.45		21462
145133	09/23/24	LN-50274 Nickolene Neal	40,339.01		21462
145134	09/23/24	MAD10 MADHOUS & TECHMATES LLC	227.72		21462
145135	09/23/24	MCA13 MCAA OF NJ C/O KAREN GOMEZ	800.00		21462
145136	09/23/24	MCA15 MUNICIPAL CLERK'S ASSOC.	75.00		21462
145137	09/23/24	MOR62 MORGAN VILLAGE CIRCLE COMM.	12,785.00		21462
145138	09/23/24	PEN07 PENNSAUKEN ANIMAL HOSPITAL	2,973.81		21462
145139	09/23/24	PEN31 PENNONI ASSOCIATES, INC	12,180.00		21462
145140	09/23/24	PLA18 PLATINUM ABSTRACT CO. LLC	1,000.00		21462
145141	09/23/24	PRA14 JULIAN PRATT	575.00		21462
145142	09/23/24	PSE01 PSEG	14,654.90		21462
145143	09/23/24	REP01 REPUBLIC SERVICES	44,002.50		21462
145144	09/23/24	RIB01 RIBBON EXPRESS, INC.	570.00		21462
145145	09/23/24	TCT07 TCTA MEMBERSHIP SERVICES	270.00		21462
145146	09/23/24	THE03 THE TREE HOUSE, INC	1,472.38		21462
145147	09/23/24	TIM07 TIME FOR FUN & MORE INC	895.00		21462
145148	09/23/24	TRE36 TREASURER, STATE OF NJ	91.00		21462
145149	09/23/24	WAS01 WASTE MANAGEMENT OF NEW JERESY	691.20		21462
145150	09/23/24	WIR03 WIRELESS ELECTRONICS, INC	2,160.00		21462
145151	09/23/24	BOR12 BOROUGH OF BERLIN	360,000.00		21465

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	94	0	2,545,400.12	0.00
Direct Deposit:	148	0	2,684,866.36	0.00
Total:	242	0	5,230,266.48	0.00

TD HUD CDBG HUD - CDBG 4308903718					
25871	08/26/24	DSE01 DIVAL SAFETY EQUIPMENT	19,168.17	08/26/24	21407 Direct Deposit
25872	08/30/24	DIN02 DINOSAURS ROCK	5,250.00		21417
25873	08/30/24	MAD06 MAD SCIENCE OF WEST NJ	3,185.00		21417
25874	08/30/24	MCK11 SHANNON MCKEOWN	100.00		21417
25875	08/30/24	SCH10 SCHOOL SPECIALTY, LLC	1,449.70		21417
25876	08/30/24	WED02 ANDREA LEIGHTON	6,400.00		21417
25877	08/30/24	SHI03 SHI INTERNATIONAL CORP	272.10	08/30/24	21420 Direct Deposit
25878	09/04/24	BOW16 BOWLERO CHERRY HILL, LLC	9,536.85		21432
25879	09/04/24	GOV13 GOVCONNECTION, INC.	30,206.66		21432

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD HUD CDBG HUD - CDBG 4308903718 Continued					
25880	09/04/24	JCF01 JOHNSON'S CORNER FARM	5,933.00		21433
25881	09/04/24	TM01 T & M ASSOCIATES	396.00		21434 Direct Deposit
25882	09/12/24	ALA08 ALLSTAR/ACS PRESS	5,687.00		21444
25883	09/13/24	TDB03 TD Bank - P Card	2,400.00		21453 Direct Deposit
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	9	0	67,748.21	0.00
	Direct Deposit:	4	0	22,236.27	0.00
	Total:	13	0	89,984.48	0.00
TD HUD ESG HUD - ESG 4308907596					
10307	08/30/24	WAS15 WASHINGTON PARK APTS LLC	3,855.00		21418
10308	08/30/24	LEW18 LEWIS INSEPTIONS	550.00	08/30/24	21421 Direct Deposit
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	1	0	3,855.00	0.00
	Direct Deposit:	1	0	550.00	0.00
	Total:	2	0	4,405.00	0.00
TD HUD HOME HUD - HOME 4308903643					
13394	08/28/24	FJT01 FIRST JERSEY TITLE SERVICES	5,000.00		21414
13395	09/12/24	NEI03 NEIGHBORHOOD HOUSING SERV OF	4,000.00		21445
13396	09/12/24	STJ02 ST JOSEPH CARPENTER SOCIETY	25,000.00		21447 Direct Deposit
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	2	0	9,000.00	0.00
	Direct Deposit:	1	0	25,000.00	0.00
	Total:	3	0	34,000.00	0.00
TD HUD HOPWA Housing Vouchers - 4308907603					
15049	08/26/24	LEW18 LEWIS INSEPTIONS	1,134.00	08/26/24	21408 Direct Deposit
15050	08/26/24	CJS02 CJS SERVICES GROUP, INC.	1,265.00		21409
15051	08/30/24	ABE01 ABED S ABED	778.00		21419
15052	08/30/24	ABE06 ZAYED S ABED	2,495.00	08/30/24 VOID	21419 (Reason: error on check)
15053	08/30/24	ATO01 AION FOX RIDGE LLC	1,911.00		21419
15054	08/30/24	ALE02 ALEXAR PROPERTIES, LLC	1,048.00		21419
15055	08/30/24	ANT10 ANTIOCH DEV. URBAN RENEWAL, LP	779.00		21419
15056	08/30/24	BCI01 B&C INVESTING	830.00		21419
15057	08/30/24	BNT01 BNTR MOUNT LAUREL PROPCO, LLC	780.00		21419
15058	08/30/24	CAS31 CASTLE OAKS APTS. LLC	394.00		21419
15059	08/30/24	CJS02 CJS SERVICES GROUP, INC.	740.00		21419
15060	08/30/24	CRI08 CAMDEN RISING 3, LLC	1,093.00		21419
15061	08/30/24	DEL56 DELANCO FAMILY APTS	669.00		21419
15062	08/30/24	FAI17 FAIRVIEW VILLAGE URBAN RENEWAL	408.00		21419
15063	08/30/24	FOX04 ATON FOX RIDGE, LLC	1,053.00		21419
15064	08/30/24	GAB02 ELI GABAY	1,102.00		21419
15065	08/30/24	GAT05 GATEHOUSE & COOPERSTOWN APTS	752.00		21419
15066	08/30/24	GIB04 GIBBSBORO REALTY LLC	1,343.00		21419
15067	08/30/24	GRE49 GREEN GARDEN APARTMENT, LLC	814.00		21419
15068	08/30/24	GTM01 GTM VILLAGES, LLC	332.00		21419
15069	08/30/24	HPA01 HP ALTMAN AUTUMN RIDGE LLC	338.00		21419
15070	08/30/24	HUM05 LEON HUMPHREY	6.00		21419
15071	08/30/24	JEN21 LAWRENCE AND GLENN JENTSCH	950.00		21419



Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD HUD HOPWA Housing Vouchers - 4308907603 Continued					
15072	08/30/24	KEL27 BARBARA KELLY	753.00		21419
15073	08/30/24	KRI04 KRIEGMAN & SMITH	982.00		21419
15074	08/30/24	LIN20 LINDENWOLD PH, LP	2,024.00		21419
15075	08/30/24	LUM03 LUMBERTON CAMPUS LP	519.00		21419
15076	08/30/24	NOR05 NORTH FORKLANDING ASSOCIATION	646.00		21419
15077	08/30/24	OAK04 OAK RIDGE APARTMENTS	1,763.00		21419
15078	08/30/24	ROB60 ROBIN HILL APARTMENTS	1,187.00		21419
15079	08/30/24	ROS04 ROSS GROVE, LLC	177.00		21419
15080	08/30/24	SPO10 SPOODLES, LLC	129.00		21419
15081	08/30/24	TAM02 TAMARACK APARTMENTS, LLC	1,652.00		21419
15082	08/30/24	THE36 THE HEATHERS REALTY, LLC	762.00		21419
15083	08/30/24	TUC03 RAYMOND TUCKER	813.00		21419
15084	08/30/24	WAS15 WASHINGTON PARK APTS LLC	1,562.00		21419
15085	08/30/24	WSA01 WS AFFORDABLE URBAN RENEWAL LL	601.00		21419
15086	08/30/24	AAA05 AAA REALTY & MANAGEMENT, LLC	720.00	08/30/24	21422 Direct Deposit
15087	08/30/24	ALP05 ALPINE COURT APARTMENTS	1,196.00	08/30/24	21422 Direct Deposit
15088	08/30/24	ARY01 ELIYAHU ARYEH	484.00	08/30/24	21422 Direct Deposit
15089	08/30/24	CAP25 CAPITAL SYSTEMS PROPERTY MGT	1,352.00	08/30/24	21422 Direct Deposit
15090	08/30/24	CED04 CEDAR BROOK NJ, LLC	1,099.00	08/30/24	21422 Direct Deposit
15091	08/30/24	DAV60 DV HAINESPORT URBAN RENEWAL	712.00	08/30/24	21422 Direct Deposit
15092	08/30/24	EME19 EMERALD RIDGE APARTMENTS	1,053.00	08/30/24	21422 Direct Deposit
15093	08/30/24	GRA65 GRACE PROPERTY SOLUTION	596.00	08/30/24	21422 Direct Deposit
15094	08/30/24	HYD05 EAST COAST HYDE PARK	1,642.00	08/30/24	21422 Direct Deposit
15095	08/30/24	SPR09 1721 SPRINGDALE URBAN RENEWAL	1,060.00	08/30/24	21422 Direct Deposit
15096	08/30/24	WBM01 W B MASON CO, INC	2,585.13	08/30/24	21422 Direct Deposit
15097	08/30/24	WOO23 WOODBURY APARTMENT	1,008.00	08/30/24	21422 Direct Deposit
15098	08/30/24	ABE06 ZAYED S ABED	1,704.00		21429
15099	09/04/24	COO68 220 COOPER STREET LP	4,329.50		21431
15100	09/12/24	NJH01 NJHMFA	2,000.00		21446

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	38	1	38,988.50	2,495.00
Direct Deposit:	13	0	14,641.13	0.00
Total:	51	1	53,629.63	2,495.00

TD PAYROLL	Payroll	4308903502		
40545	08/30/24	PRAFLAC- AFLAC - Georgia / New York	4,452.16	21426
40546	08/30/24	PRAFLACN AFLAC, New York	36.06	21426
40547	08/30/24	PRCOLINS Colonial Life Insurance	3,230.09	21426
40548	08/30/24	PRCOREBR Corebridge Financial (Valic)	19,774.00	21426
40549	08/30/24	PRCWAPAC CWA Political Action Committee	45.00	21426
40550	08/30/24	PRCWASTF CWA Local 1014 CWA Staff	20.00	09/12/24 VOID 21426 (Reason: refund to staff)
40551	08/30/24	PRF788 Local #788	5,681.34	21426
40552	08/30/24	PRF788H Local #788	2,820.00	21426
40553	08/30/24	PRG-CCSO CAMDEN COUNTY SHERIFF' OFFICE	36.68	21426
40554	08/30/24	PRG-CECL Cece'l E Canady, Sr	272.00	21426
40555	08/30/24	PRG-FRNK John H Franklin	364.74	21426
40556	08/30/24	PRG-GRMN Charles Gorman	96.48	21426
40557	08/30/24	PRG-HINE DAWNHIRR M HINES, SGT	20.00	21426
40558	08/30/24	PRG-LACE DAMON LACEY, SGT AT ARMS	213.21	21426
40559	08/30/24	PRG-TODO FRANK TODORO	608.33	21426
40560	08/30/24	PRGPSCDU PENNSYLVANIA SCU	489.85	21426
40561	08/30/24	PRMET Metlife	458.19	21426

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD PAYROLL Payroll 4308903502 Continued					
40562	08/30/24	PRG-NJFS NJ FAMILY SUPPORT PROCES	13,246.54		21427
40563	08/30/24	PRCAMDEN City of Camden	89,659.29		21428 Direct Deposit
40564	08/30/24	PRNW Nationwide Retirement Solution	5,265.06		21428 Direct Deposit
40565	09/13/24	PRAFLAC- AFLAC - Georgia / New York	4,395.28		21443
40566	09/13/24	PRAFLACG AFLAC, Georgia	71.58		21443
40567	09/13/24	PRAFLACN AFLAC, New York	89.94		21443
40568	09/13/24	PRAFLACX AFLAC	201.08		21443
40569	09/13/24	PRCOLINS Colonial Life Insurance	3,267.76		21443
40570	09/13/24	PRCOLINX Colonial Life Insurance	135.62		21443
40571	09/13/24	PRCOREBR Corebridge Financial (Valic)	19,674.00		21443
40572	09/13/24	PRCWAPAC CWA Political Action Committee	45.00		21443
40573	09/13/24	PRCWAPRK CWA Local 1014 CWA Parking	589.00		21443
40574	09/13/24	PRCWASPR CWA Local 1014 CWA Supervisors	1,299.80		21443
40575	09/13/24	PRCWASTF CWA Local 1014 CWA Staff	4,965.30		21443
40576	09/13/24	PRCWAXRD CWA Local 1014 CWA X-Guard	585.00		21443
40577	09/13/24	PRF2578 Local #2578	3,143.43		21443
40578	09/13/24	PRF788 Local #788	5,681.34		21443
40579	09/13/24	PRF788H Local #788	2,820.00		21443
40580	09/13/24	PRG-CCSO CAMDEN COUNTY SHERIFF' OFFICE	33.56		21443
40581	09/13/24	PRG-CECL Cecel E Canady, Sr	236.17		21443
40582	09/13/24	PRG-FRNK John H Franklin	23.02		21443
40583	09/13/24	PRG-GRMN Charles Gorman	108.80		21443
40584	09/13/24	PRG-HINE DAWNSHIRR M HINES, SGT	10.00		21443
40585	09/13/24	PRG-LACE DAMON LACEY, SGT AT ARMS	153.25		21443
40586	09/13/24	PRG-NJFS NJ FAMILY SUPPORT PROCES	12,477.67		21443
40587	09/13/24	PRG-TODO FRANK TODORO	189.00		21443
40588	09/13/24	PRGPSCDU PENNSYLVANIA SCDU	489.85		21443
40589	09/13/24	PRMET Metlife	458.19		21443
40590	09/13/24	PRNLDC National Life Group	70.00	09/13/24 VOID	21443 (Reason: wire, no paper check)
40591	09/13/24	PRCAMDEN City of Camden	89,268.84		21448 Direct Deposit
40592	09/13/24	PRNW Nationwide Retirement Solution	5,265.06		21448 Direct Deposit

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	42	2	112,988.31	90.00
Direct Deposit:	4	0	189,458.25	0.00
Total:	46	2	302,446.56	90.00

TD T-ESCROW	Trust - Escrow	4308903700			
1831	08/26/24	REM02 REMINGTON & VERNICK ENGINEERS	41,986.59	08/31/24	21413 Direct Deposit
1832	09/13/24	DEM07 DEMBO, BROWN & BURNS LLP	4,256.00		21449
1833	09/23/24	REM02 REMINGTON & VERNICK ENGINEERS	42,752.95		21460 Direct Deposit

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	1	0	4,256.00	0.00
Direct Deposit:	2	0	84,739.54	0.00
Total:	3	0	88,995.54	0.00

TD T-TAX LIENS	Trust - Tax Liens	4308903552		
53943	08/29/24	LN-40187 TLOA OF NJ LLC	13,226.80	21415
53944	08/29/24	LN-50190 FIG 20, LLC	2,583.32	21415
53945	08/29/24	LN-50190 FIG 20, LLC	9,992.09	21415
53946	08/29/24	LN-50190 FIG 20, LLC	3,117.68	21415
53947	08/29/24	LN-50190 FIG 20, LLC	255.17	21415

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD T-TAX LIENS		Trust - Tax Liens 4308903552 Continued			
53948	08/29/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	342.24		21415
53949	08/29/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,035.55		21415
53950	08/29/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	290.13		21415
53951	08/29/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	5,712.13		21415
53952	08/29/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	4,511.06		21415
53953	08/29/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,140.96		21415
53954	08/29/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,578.51		21415
53955	08/29/24	LN-50319 Maisonsaaj LLC	102.11		21415
53956	08/29/24	LN-50319 Maisonsaaj LLC	102.11		21415
53957	08/29/24	LN-50319 Maisonsaaj LLC	102.11		21415
53958	08/29/24	LN-50319 Maisonsaaj LLC	102.11		21415
53959	08/29/24	LN-50319 Maisonsaaj LLC	102.11		21415
53960	08/30/24	LN-11304 CHANGSHENG LU	55.00		21416
53961	08/30/24	LN-40189 PINE VALLEY ONE REALESTATE LLC	16,996.65		21416
53962	08/30/24	LN-50190 FIG 20, LLC	831.07		21416
53963	08/30/24	LN-50190 FIG 20, LLC	1,032.47		21416
53964	08/30/24	LN-50190 FIG 20, LLC	583.56		21416
53965	08/30/24	LN-50190 FIG 20, LLC	1,630.28		21416
53966	08/30/24	LN-50190 FIG 20, LLC	2,092.74		21416
53967	08/30/24	LN-50190 FIG 20, LLC	824.11		21416
53968	08/30/24	LN-50190 FIG 20, LLC	1,436.08		21416
53969	08/30/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,175.55		21416
53970	08/30/24	LN-50245 Epcot MD LLC	4,929.35		21416
53971	09/05/24	LN-40187 TLOA OF NJ LLC	14,940.85		21435
53972	09/05/24	LN-50190 FIG 20, LLC	4,828.08		21435
53973	09/05/24	LN-50190 FIG 20, LLC	1,087.20		21435
53974	09/05/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	582.82		21435
53975	09/05/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,717.15		21435
53976	09/05/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,398.43		21435
53977	09/05/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	5,955.17		21435
53978	09/05/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	864.95		21435
53979	09/05/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	3,355.31		21435
53980	09/05/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	378.94		21435
53981	09/05/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	640.29		21435
53982	09/05/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	4,222.28		21435
53983	09/05/24	LN-50245 Epcot MD LLC	3,666.91		21435
53984	09/10/24	LN-40189 PINE VALLEY ONE REALESTATE LLC	11,083.16		21440
53985	09/10/24	LN-50190 FIG 20, LLC	302.25		21440
53986	09/10/24	LN-50190 FIG 20, LLC	55.00		21440
53987	09/10/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,876.16		21440
53988	09/10/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	8,957.70		21440
53989	09/10/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	11,646.30		21440
53990	09/10/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	7,811.77		21440
53991	09/10/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	10,285.51		21440
53992	09/10/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	5,412.13		21440
53993	09/10/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	8,927.32		21440
53994	09/10/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,306.51		21440
53995	09/10/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	804.69		21440
53996	09/10/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	498.71		21440
53997	09/10/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,556.45		21440
53998	09/10/24	LN-50245 Epcot MD LLC	7,247.83		21440
53999	09/12/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,752.60		21441

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
TD T-TAX LIENS		Trust - Tax Liens 4308903552 Continued		
54000	09/12/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	25,661.38	21441
54001	09/12/24	LN-50190 FIG 20, LLC	864.68	21442
54002	09/12/24	LN-50190 FIG 20, LLC	406.87	21442
54003	09/12/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	13,119.38	21442
54004	09/12/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	460.72	21442
54005	09/12/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	3,666.33	21442
54006	09/17/24	LN-40148 FIG CUST FIGNJ19LLC & SEC PTY	445.38	21454
54007	09/17/24	LN-40148 FIG CUST FIGNJ19LLC & SEC PTY	8,669.61	21454
54008	09/17/24	LN-40190 GREYMORR LLC	7,581.92	21454
54009	09/17/24	LN-50190 FIG 20, LLC	55.00	21454
54010	09/17/24	LN-50190 FIG 20, LLC	623.43	21454
54011	09/17/24	LN-50190 FIG 20, LLC	258.65	21454
54012	09/17/24	LN-50190 FIG 20, LLC	396.89	21454
54013	09/17/24	LN-50190 FIG 20, LLC	973.57	21454
54014	09/17/24	LN-50190 FIG 20, LLC	258.56	21454
54015	09/17/24	LN-50190 FIG 20, LLC	2,247.58	21454
54016	09/17/24	LN-50190 FIG 20, LLC	7,932.07	21454
54017	09/17/24	LN-50193 WSFS,AS CUSTODIAN FOR REARDEN	3,141.19	21454
54018	09/17/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	640.16	21454
54019	09/17/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,982.71	21454
54020	09/17/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	3,565.28	21454
54021	09/17/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,226.55	21454
54022	09/17/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,332.01	21454
54023	09/17/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,448.89	21454
54024	09/18/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	1,000.00	21455
54025	09/18/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	375.00	21455
54026	09/18/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	63.00	21455
54027	09/18/24	LN-40148 FIG CUST FIGNJ19LLC & SEC PTY	5,036.42	21456
54028	09/18/24	LN-40148 FIG CUST FIGNJ19LLC & SEC PTY	2,662.47	21456
54029	09/18/24	LN-40148 FIG CUST FIGNJ19LLC & SEC PTY	8,083.36	21456
54030	09/18/24	LN-50190 FIG 20, LLC	487.80	21456
54031	09/18/24	LN-50190 FIG 20, LLC	2,355.67	21456
54032	09/18/24	LN-50192 NALINI FUNDING LLC	430.78	21456
54033	09/18/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	188.29	21456
54034	09/18/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	14,949.22	21456
54035	09/18/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	603.53	21456
54036	09/18/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	4,014.60	21456
54037	09/18/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	4,074.34	21456
54038	09/18/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	911.26	21456
54039	09/18/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	556.38	21456
54040	09/18/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	3,331.44	21456
54041	09/18/24	LN-50245 Epcot MD LLC	4,692.23	21456
54042	09/19/24	LN-50190 FIG 20, LLC	275.00	21457
54043	09/19/24	LN-50190 FIG 20, LLC	823.42	21457
54044	09/19/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	9,128.89	21457
54045	09/19/24	LN-50283 Love Investments Group LLC	52,775.78	21457
54046	09/19/24	LN-50338 TAXSERV CUST TLCF 2012A LLC	17,920.48	21457
54047	09/19/24	LN-50339 Alpha Beta Camden LLC	20,482.52	21457
54048	09/20/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	949.92	21458
54049	09/20/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,904.80	21458
54050	09/20/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	625.42	21458
54051	09/25/24	LN-50190 FIG 20, LLC	483.54	21466

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD T-TAX LIENS Trust - Tax Liens 4308903552 Continued					
54052	09/25/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	188.29		21466
54053	09/25/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	5,036.42		21466
54054	09/25/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	11,058.84		21466
54055	09/25/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	339.85		21466
54056	09/25/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	2,782.31		21466
54057	09/25/24	LN-50204 PRO CAP 8 FBO Firstrust Bank	534.95		21466

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	115	0	470,130.55	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	115	0	470,130.55	0.00

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD T-TRUST Trust - Other Trust 4308903635					
3636	08/30/24	CON24 CONCENTRA MEDICAL CENTER	590.00		21424
3637	08/30/24	NOR06 NORTHEASTERN ARBORIST SUPPLY	8,476.57		21424
3638	09/06/24	NJD20 NJ DEPT OF HLTH & SR SER.	30.00		21437
3639	09/06/24	JRA01 JBER RISK ADVISORS, LLC	3,200.00		21439 Direct Deposit
3640	09/06/24	TDB03 TD Bank - P Card	62.50		21439 Direct Deposit
3641	09/13/24	CON24 CONCENTRA MEDICAL CENTER	805.00		21450
3642	09/13/24	NJD20 NJ DEPT OF HLTH & SR SER.	58.20		21450
3643	09/23/24	CON24 CONCENTRA MEDICAL CENTER	2,810.00		21463
3644	09/23/24	DSI02 DSI MEDICAL SERVICES INC.	979.00		21463
3645	09/23/24	TTI01 TTI ENVIRONMENTAL, INC	1,510.00		21463

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	8	0	15,258.77	0.00
Direct Deposit:	2	0	3,262.50	0.00
Total:	10	0	18,521.27	0.00

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
TD WATER Water (and Sewer) 4308903560					
8873	09/03/24	TOW01 TOWNSHIP OF PENNSAUKEN	87,948.07		21430
8874	09/23/24	APC02 A P CONSTRUCTION INC	126,597.38		21461 Direct Deposit
8875	09/23/24	NJA18 NJ AMERICAN WATER CO	255,145.44		21464

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	2	0	343,093.51	0.00
Direct Deposit:	1	0	126,597.38	0.00
Total:	3	0	469,690.89	0.00

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	312	3	3,610,718.97	2,585.00
Direct Deposit:	176	0	3,151,351.43	0.00
Total:	488	3	6,762,070.40	2,585.00

Totals by Year-Fund					
Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
Current Fund	3-01	197,538.99	0.00	0.00	197,538.99
Trust Fund - TTL Redemption	3-15	188.29	0.00	0.00	188.29
Year Total:		197,727.28	0.00	0.00	197,727.28
Current Fund	4-01	2,760,624.12	48,603.52	0.00	2,809,227.64
Water Operating Fund	4-05	343,093.51	0.00	0.00	343,093.51
Payroll	4-10	302,446.56	0.00	0.00	302,446.56
Trust Fund - Insurance	4-13	18,433.07	0.00	0.00	18,433.07
Trust Fund - TTL Redemption	4-15	469,942.26	0.00	0.00	469,942.26
Trust Fund - Animal Control	4-32	88.20	0.00	0.00	88.20
Year Total:		3,894,627.72	48,603.52	0.00	3,943,231.24
Capital Fund	C-04	12,180.00	0.00	0.00	12,180.00
Sewer Capital Fund	C-08	126,597.38	0.00	0.00	126,597.38
Year Total:		138,777.38	0.00	0.00	138,777.38
Grant Fund	G-02	2,211,319.85	0.00	0.00	2,211,319.85
Trust Fund - HUD	H-25	182,019.11	0.00	0.00	182,019.11
Total of All Funds:		6,624,471.34	48,603.52	0.00	6,673,074.86

Project Description	Project No.	Project Total
Camden's Charter School Netwrk	0408I896	215.00
CRAMER HILL FAMILY BLK856	0408I905	1,921.48
MATRIX ADMIRAL WILSON DEV	0408I909	19,391.76
DEV GHANSHYAM, LLC	0408I912	225.00
1800 DAVIS ASSOC URBAN RENEWAL	0408I934	215.00
CAMDEN CHARTER SCHOOL NETWORK	0408I936	24,333.14
NORTHGATE PRESERVATION URBAN	0408I939	322.50
PATRICK J KELLY DRUMS, INC	0408I946	798.22
HOLTEC TECHNOLOGY CENTER, LLC	0408I955	817.38
THE COOPER HEALTH SYSTEM	0408I957	346.61
HOLCOMB TRANSPORTATION LLC	0408I964	12,134.70
HADDON PROPERTY GROUP, LLC	0408P945	11,225.00
ASPIRE PROPERTY GROUP, LLC	0408P949	1,352.50
PSE&G LOCUST ST 69 KV SUBSTATN	0408P954	915.00
1435 RIVER OWNER, LLC	0408P958	483.75
Subaru HQ Traffic Calming	0408P963	913.75
COOPER HEALTH SYSTEM TOWER A	0408P966	607.50
958-960 N 27TH STREET LLC ETC	0408P967	645.00
M&S BROADWAY, LLC	0408P969	1,916.25
CANNABISTA, LLC	0408P973	3,250.00
CHERAN ROLLINS&MALCOM A.STILL	0408P974	975.00
CAMDEN COUNTY HISTORICAL SOCIE	0408P975	540.00
NEW BEGINNINGS MISSIONARY BAPT	0408P976	1,195.00
COOPER LANNING KIPP-WHITTIER	15259	2,976.00
PDC NORTHEAST LPVI, LLC	16243	1,280.00
Total of All Projects:		<u>88,995.54</u>

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DEPARTMENT OF FINANCE  
CITY OF CAMDEN  
NEW JERSEY

VICTOR G. CARSTARPHEN  
MAYOR

GERALD C. SENESKI  
CHIEF FINANCIAL OFFICER  
TEL: 856-757-7582  
EMAIL: FINANCE@CAMDENNJ.GOV  
WEBSITE: CAMDENNJ.GOV

**MEMORANDUM**

To: Honorable Angel Fuentes, City Council President  
Luis Pastoriza, Municipal Clerk

From: Gerald Seneski, Chief Financial Officer 

Date: September 26, 2024

Subject: Payroll Register Summary Communications for Forthcoming City  
Council Meeting- September 10, 2024

RECEIVED  
2024 SEP 27 PM 1:40  
MAYOR'S OFFICE  
CITY OF CAMDEN, N.J.

Attached, please find the Payroll Register Summary for the City of Camden for the pay periods of 8/30/24 . 9/13/24 and 9/27/24 . Detailed information is available upon request to the Mayor's Office.

Please include this communication in the Agenda for the forthcoming Council Meeting to be voted on for approval.

Please contact me at extension 7582, if you have any additional questions.

GCS/mr

Attachments

cc: Honorable Victor Carstarphen, Mayor



Final Totals	720 Checks to be Printed	720 Regular	0 Vacation	0 Manual	0 Other	0 Interim	0 Overtime	0 Special	0 Adjustment
	0 Checks Voided since Last Payroll	0 Regular	0 Vacation	0 Manual	0 Other	0 Interim	0 Overtime	0 Special	0 Adjustment
Totals:	This Payroll	YTD Beg	This Payroll	Void	Net	YTD End			
Regular Pay:	1,619,835.21	Gross: 28,835,773.61	1,749,407.05	0.00	1,749,407.05	30,585,180.66			
Overtime Pay:	100,570.62	*Fwt Wages: 24,797,819.45	1,640,253.86	0.00	1,640,253.86	26,438,073.31			
Vacation Pay:	0.00	Soc Sec: 880,784.16	54,908.46	0.00	54,908.46	935,692.62			
Holiday Pay:	0.00	Medicare: 397,498.57	24,156.37	0.00	24,156.37	421,654.94			
Sick Pay:	0.00	Med Tax: 0.00	0.00	0.00	0.00	0.00			
Special Pay:	1,001.00	Fwt: 2,619,551.94	178,190.67	0.00	178,190.67	2,797,742.61			
Admin Pay:	0.00	Swt: 1,141,710.06	68,234.31	0.00	68,234.31	1,209,944.37			
Comp Pay:	0.00	Cwt: 0.00	0.00	0.00	0.00	0.00			
Other Pay:	0.00	Owt: 0.00	0.00	0.00	0.00	0.00			
		FLI: 25,906.36	1,569.75	0.00	1,569.75	27,476.11			
		SUI: 85,441.75	2,068.51	0.00	2,068.51	87,510.26			
		Total Other Tax: 111,348.11	3,638.26	0.00	3,638.26	114,986.37			
		Bef Tax Ded: 4,195,297.31	118,274.71	0.00	118,274.71	4,313,572.02			
		Aft Tax Ded: 1,846,595.00	36,813.79	0.00	36,813.79	1,883,408.79			
		Net: 17,825,629.07	1,265,190.48	0.00	1,265,190.48	19,090,819.55			
Employer Liability Totals:		Soc Sec: 880,784.16	54,908.46	0.00	54,908.46	935,692.62			
		Medicare: 397,498.57	24,156.37	0.00	24,156.37	421,654.94			
		Owt: 0.00	0.00	0.00	0.00	0.00			
		FLI: 0.00	0.00	0.00	0.00	0.00			
		SUI: 0.00	0.00	0.00	0.00	0.00			
		Total Other Tax: 0.00	0.00	0.00	0.00	0.00			
		Fui: 0.00	0.00	0.00	0.00	0.00			
Employer Liability Earning Codes:		6,028,396.63	354,247.91	0.00	354,247.91	6,382,644.54			
Total Employer Liabilities:		7,306,679.36	433,312.74	0.00	433,312.74	7,739,992.10			
Total Gross + Employer Liabilities:		36,142,452.97	2,182,719.79	0.00	2,182,719.79	38,325,172.76			

NOTE: Ytd Totals include ALL Employees for the Current Payroll Year.

Employee + Employer Soc Sec: 109,816.92  
 Employee + Employer Med: 48,312.74  
 Total Soc Sec, Med + Fwt: 178,190.67  
 Fwt: 336,320.33

\*Code 98 Employees are excluded from the Fwt wages on this Report.

This Payroll Direct Deposit: 1,157,498.31  
 Payroll Direct Deposit: 1,157,498.31  
 Deduction Direct Deposit: 0.00  
 Total Direct Deposit: 1,157,498.31

Code 98 Exempt Fwt Wages: 1,432.54  
 Code 98 Exempt Swt Wages: 853.27

Final Totals	768 Checks to be Printed	767 Regular	0 Vacation	0 Manual	0 Other	0 Interim	0 Overtime	1 Special	0 Adjustment
	0 Checks voided since Last Payroll	0 Regular	0 Vacation	0 Manual	0 Other	0 Interim	0 Overtime	0 Special	0 Adjustment
<b>Totals:</b>	<b>This Payroll</b>	<b>YTD Beg</b>	<b>This Payroll</b>	<b>Void</b>	<b>Net</b>	<b>YTD End</b>	<b>This Payroll Direct Deposit</b>		
Regular Pay:	1,587,115.10	Gross: 30,585,180.66	1,758,126.94	0.00	1,758,126.94	32,343,307.60	Payroll Direct Deposit:	1,030,141.82	
Overtime Pay:	109,949.98	*Fwt Wages: 26,438,073.31	1,511,728.99	0.00	1,511,728.99	27,949,802.30	Deduction Direct Deposit:	0.00	
Vacation Pay:	0.00	Soc Sec: 935,692.62	54,823.31	0.00	54,823.31	990,515.93	Total Direct Deposit:	1,030,141.82	
Holiday Pay:	0.00	Medicare: 421,654.94	24,296.16	0.00	24,296.16	445,951.10			
Sick Pay:	0.00	Med Tax: 0.00	0.00	0.00	0.00	0.00			
Special Pay:	808.50	Fwt: 2,797,742.61	165,754.83	0.00	165,754.83	2,963,497.44	Code 98 Exempt Fwt Wages:	1,432.54	
Admin Pay:	0.00	Swt: 1,209,944.37	70,993.31	0.00	70,993.31	1,280,937.68	Code 98 Exempt Swt Wages:	853.27	
Comp Pay:	0.00	Cwt: 0.00	0.00	0.00	0.00	0.00			
Other Pay:	0.00	Owt: 0.00	0.00	0.00	0.00	0.00			
		FLI: 27,476.11	1,576.24	0.00	1,576.24	29,052.35	*Code 98 Employees are excluded from the Fwt wages on this Report.		
		SUI: 87,510.26	1,701.40	0.00	1,701.40	89,211.66			
		Total Other Tax: 114,986.37	3,277.64	0.00	3,277.64	118,264.01			
		Bef Tax Ded: 4,313,572.02	256,193.39	0.00	256,193.39	4,569,765.41			
		Aft Tax Ded: 1,886,684.10	92,289.29	0.00	92,289.29	1,978,973.39			
		Net: 19,090,819.55	1,090,499.01	0.00	1,090,499.01	20,181,318.56			
<b>Employer Liability Totals:</b>		Soc Sec: 935,692.62	54,823.31	0.00	54,823.31	990,515.93	Employee + Employer Soc Sec:	109,646.62	
		Medicare: 421,654.94	24,296.16	0.00	24,296.16	445,951.10	Employee + Employer Med:	48,592.32	
		Owt: 0.00	0.00	0.00	0.00	0.00	Fwt:	165,754.83	
		FLI: 0.00	0.00	0.00	0.00	0.00	Total Soc Sec, Med + Fwt:	323,993.77	
		SUI: 0.00	0.00	0.00	0.00	0.00			
		Total Other Tax: 0.00	0.00	0.00	0.00	0.00			
		Fwt: 0.00	0.00	0.00	0.00	0.00			
<b>Employer Liability Earning Codes:</b>		6,382,644.54	353,127.75	0.00	353,127.75	6,735,772.29	NOTE: Ytd Totals include ALL Employees for the Current Payroll Year.		
<b>Total Employer Liabilities:</b>		7,739,992.10	432,247.22	0.00	432,247.22	8,172,239.32			
<b>Total Gross + Employer Liabilities:</b>		38,325,172.76	2,190,374.16	0.00	2,190,374.16	40,515,546.92			

Final Totals	652 Checks to be Printed	651 Regular	0 Vacation	0 Manual	0 Other	0 Interim	0 Overtime	1 Special	0 Adjustment
	0 Checks Voided since Last Payroll	0 Regular	0 Vacation	0 Manual	0 Other	0 Interim	0 Overtime	0 Special	0 Adjustment
Totals:	This Payroll	YTD Beg	This Payroll	Void	Net	YTD End	This Payroll Direct Deposit		
Regular Pay:	1,583,980.16	32,345,004.54	1,716,245.50	0.00	1,716,245.50	34,061,250.04	Payroll Direct Deposit: 1,009,414.03		
Overtime Pay:	86,370.11	27,951,499.24	1,467,453.31	0.00	1,467,453.31	29,418,952.55	Deduction Direct Deposit: 0.00		
Vacation Pay:	0.00	990,621.14	53,360.42	0.00	53,360.42	1,043,981.56	Total Direct Deposit: 1,009,414.03		
Holiday Pay:	0.00	445,975.71	23,682.92	0.00	23,682.92	469,658.63			
Sick Pay:	0.00	0.00	0.00	0.00	0.00	0.00			
Special Pay:	789.25	2,963,556.43	155,363.59	0.00	155,363.59	3,118,920.02	Code 98 Exempt Fwt Wages: 1,432.54		
Admin Pay:	0.00	1,280,964.72	67,757.72	0.00	67,757.72	1,348,722.44	Code 98 Exempt Swt Wages: 853.27		
Comp Pay:	0.00	0.00	0.00	0.00	0.00	0.00	*Code 98 Employees are excluded from the Fwt wages on this Report.		
Other Pay:	0.00	29,053.88	1,534.77	0.00	1,534.77	30,588.65			
		89,218.87	1,583.31	0.00	1,583.31	90,802.18			
		118,272.75	3,118.08	0.00	3,118.08	121,390.83			
Total Other Tax:		4,569,765.41	258,616.81	0.00	258,616.81	4,828,382.22			
Bef Tax Ded:		1,988,194.05	101,510.16	0.00	101,510.16	2,089,704.21			
Aft Tax Ded:		20,182,790.91	1,052,835.80	0.00	1,052,835.80	21,235,626.71			
Net:									

Employer Liability Totals:	Soc Sec:	Medicare:	Owt:	FLI:	SUI:	Total Other Tax:	Fwt:
	990,621.14	445,975.71	0.00	0.00	0.00	6,735,772.29	106,720.79
	53,360.37	23,682.92	0.00	0.00	0.00	8,172,369.14	47,365.84
	0.00	0.00	0.00	0.00	0.00	40,517,373.68	155,363.59
	0.00	0.00	0.00	0.00	0.00	2,148,509.62	309,450.22
	0.00	0.00	0.00	0.00	0.00	355,220.83	
	0.00	0.00	0.00	0.00	0.00	432,264.12	
	0.00	0.00	0.00	0.00	0.00	2,148,509.62	
	0.00	0.00	0.00	0.00	0.00	7,090,993.12	
	0.00	0.00	0.00	0.00	0.00	8,604,633.26	
	0.00	0.00	0.00	0.00	0.00	42,665,883.30	

NOTE: Ytd Totals include ALL Employees for the Current Payroll Year.

# *Old Business*

CB-1

LEYBA-MARTINEZ  
8/13/2024

**ORDINANCE AMENDING SECTION 181-7; LOCATION OF RETAIL PREMISES LIMITED, PLENARY RETAIL CONSUMPTION LICENSE, TO ESTABLISH A PILOT PROGRAM WHEREBY THREE (3) BUSINESS CORRIDORS ARE TO BE ESTABLISHED WITHIN THE CITY OF CAMDEN WHICH, AMONG OTHER THINGS, ELIMINATES CERTAIN DISTANCE REQUIREMENTS FOR PLENARY RETAIL CONSUMPTION LICENSES WITHIN EACH BUSINESS CORRIDOR**

WHEREAS, the Administration and the City Council of the City of Camden sought to examine and obtain recommendations as to whether Chapter 181, Alcoholic Beverages, Article I, Licensing and General Regulations, Section 181-7 of the Camden City Code; Location of Retail Premises Limited; Plenary Retail Consumption License, should be amended or modified in any way; and

WHEREAS, Section 181-7 currently states:

§ 181-7. Location of retail premises limited.

A. Plenary retail consumption license.

- (1) No plenary retail consumption license shall be issued for any premises within 500 feet of any other plenary retail consumption licensed premises. The foregoing prohibition shall not prevent a renewal or person-to-person transfer at any existing location. The Board of Alcoholic Beverage Control may, in its reasonable discretion, waive the above restriction in districts zoned C-1, C-2, C-3, C-4, C-5, C-W, I-1, I-2 or C-C or in areas zoned for planned unit development if the applicant shall establish to the Board's satisfaction that such waiver will not adversely impact on the surrounding area and the public health, safety and welfare. When reviewing an application for a waiver, the Board shall consider and make a finding with respect to each of the following:
  - (a) Whether the location of an additional facility in an area will have an adverse impact on adjacent residential areas.
  - (b) Whether the proposed location is in an area where patrons of licensed facilities tend to congregate and/or consume alcoholic beverages on the adjacent streets, sidewalks and properties and whether the proposed facility is of such a type that it may be expected that its patrons may engage in similar inappropriate behavior.
  - (c) The location of any premises licensed for plenary retail distribution in proximity to the proposed facility.
  - (d) Whether the proposed facility and existing licensed facilities are predominantly designed for use as taverns, restaurants, hotels or entertainment facilities.
  - (e) Whether there is any dominant commercial or recreational theme in the area that would be enhanced by the presence of the proposed facility.
  - (f) Whether the proposed facility would enhance or facilitate a redevelopment project.
  - (g) Any factors which the Board deems critical to its decision to grant or deny an application for waiver.
- (2) The enumeration of certain zoning districts for the purpose of designating areas eligible for a waiver of the restriction imposed by this section shall not be deemed as a modification of the Zoning Code of the City of Camden and does not authorize any use in such districts not permitted by the specific provisions of the Zoning Code.

B. No plenary retail distribution license shall be issued for any premises within 1,000 feet of any other plenary retail distribution licensed premises. The foregoing

prohibition shall not prevent a person-to-person transfer at an existing location or a renewal at an existing location outstanding as of July 9, 1936.

- C. For the purpose of determining whether a proposed licensed premises is located within 500 feet or 1,000 feet of an existing licensed premises, the measurement shall be taken from the main entrance of the existing licensed premises to the main entrance of the proposed licensed premises along the shortest route a person would take to walk from one facility to the other without violating any laws or ordinances regulating pedestrian travel.

**WHEREAS**, the Administration and the City Council of the City of Camden, by Resolution MC-24:9444, approved on May 14, 2024, established an Ad Hoc Committee, called the ABC Ad Hoc Committee, to examine and make recommendations to the Administration and the City Council of the City of Camden as to whether section 181-7 should be amended or modified in any way; and

**WHEREAS**, the Administration and the City Council of the City of Camden appointed an Ad Hoc Committee comprised of seven (7) members: three (3) Business Leaders to be appointed by the City Council of the City of Camden, two (2) Mayor's designees and one (1) member of the City Council of the City of Camden and the Chief of the Camden County Police Department or his designee to examine possible amendments or modifications to Section 181-7 of the Camden Code; Location of Retail Premises Limited; Plenary Retail Consumption License; and

**WHEREAS**, the ABC ad Hoc Committee, Chaired by Tameeka Mason, held several public meetings, which included one community meeting held on August 8, 2024, via the virtual platform Zoom and one in-person community meeting held on August 22, 2024 in City Council Chambers; and

**WHEREAS**, the ABC Ad Hoc Committee has issued a report which includes recommendations as to whether Section 181-7 of the Camden Code; Location of Retail Premises Limited; Plenary Retail Consumption License should be amended or modified in any way; and

**WHEREAS**, the ABC Ad Hoc Committee, among other things, has recommended that the City of Camden institute a Pilot Program which would be in effect for one (1) year from the date of adoption of this ordinance which establishes three (3) business corridors in the City of Camden in which bars and restaurants with plenary retail consumption licenses operating in these business corridors shall not be required to meet and maintain the current distance requirement of 500 feet between other plenary retail consumption licensed premises as provided for in Section 181-7 (A)(1); and

**WHEREAS**, establishing a Pilot Program to be in effect for restaurants and bars with plenary retail consumption licenses within these three (3) business corridors will greatly assist in the City's economic development going forward; and

**WHEREAS**, the ABC Ad Hoc Committee also made the following recommendations in its report to City Council:

1. Institute a Pilot Program for Retail Consumption Licenses for one year in Three Business Corridors.
2. Selection of Business Corridors:
  - A. Camden's Waterfront – Waterfront Line to Third Street and from Pearl Street to Federal Street.
  - B. Federal Street - Cross Streets; 19th Street to 27th Street.
  - C. Haddon Avenue – Cross Streets; Liberty and Wildwood.
3. Modification of Distance Requirements – Elimination of Distance Restrictions for retail consumption licenses in the above selected corridors.
4. Such modifications will allow for economic development in the City of Camden.
5. Consider Business Incentives for businesses to re-locate or operate in the business corridors pursuant to the Pilot Program.

6. Engage with the Community through educational resources.
7. Leverage Camden's cultural diversity to enhance the appeal of Business Corridors, thereby attracting visitors and fostering a unique and vibrant atmosphere.
8. Follow similar paths for those municipalities which have instituted business changes to encourage tourism and business development such as:
  - a. Nashville, Tennessee
  - b. Denver, Colorado
  - c. Atlanta, Georgia
  - d. Atlantic City, New Jersey
  - e. Cape May, New Jersey
  - f. Collingswood, New Jersey
  - g. Wildwood, New Jersey

**WHEREAS**, the Administration and the City Council of the City of Camden, following review and approval by the Planning Board, seek to adopt all of the recommendations contained in the report of the ABC ad Hoc Committee presented to the City Council of the City of Camden on August 13, 2024 at its City Council meeting on that date; now therefore

**BE IT ORDAINED**, by the City Council of the City of Camden that Section 181-7 of the Camden City Code is amended as follows:

§ 181-7. Location of retail premises limited.

A. Plenary retail consumption license.

- (1) Subject to subsection D below, no plenary retail consumption license shall be issued for any premises within 500 feet of any other plenary retail consumption licensed premises. The foregoing prohibition shall not prevent a renewal or person-to-person transfer at any existing location. The Board of Alcoholic Beverage Control may, in its reasonable discretion, waive the above restriction in districts zoned C-1, C-2, C-3, C-4, C-5, C-W, I-1, I-2 or C-C or in areas zoned for planned unit development if the applicant shall establish to the Board's satisfaction that such waiver will not adversely impact on the surrounding area and the public health, safety and welfare. When reviewing an application for a waiver, the Board shall consider and make a finding with respect to each of the following:
  - (a) Whether the location of an additional facility in an area will have an adverse impact on adjacent residential areas.
  - (b) Whether the proposed location is in an area where patrons of licensed facilities tend to congregate and/or consume alcoholic beverages on the adjacent streets, sidewalks and properties and whether the proposed facility is of such a type that it may be expected that its patrons may engage in similar inappropriate behavior.
  - (c) The location of any premises licensed for plenary retail distribution in proximity to the proposed facility.
  - (d) Whether the proposed facility and existing licensed facilities are predominantly designed for use as taverns, restaurants, hotels or entertainment facilities.
  - (e) Whether there is any dominant commercial or recreational theme in the area that would be enhanced by the presence of the proposed facility.
  - (f) Whether the proposed facility would enhance or facilitate a redevelopment project.

- (g) Any factors which the Board deems critical to its decision to grant or deny an application for waiver.
- (2) Subject to subsection D, below, the enumeration of certain zoning districts for the purpose of designating areas eligible for a waiver of the restriction imposed by this section shall not be deemed as a modification of the Zoning Code of the City of Camden and does not authorize any use in such districts not permitted by the specific provisions of the Zoning Code.
- B. No plenary retail distribution license shall be issued for any premises within 1,000 feet of any other plenary retail distribution licensed premises. The foregoing prohibition shall not prevent a person-to-person transfer at an existing location or a renewal at an existing location outstanding as of July 9, 1936.
- C. Subject to subsection D below, for the purpose of determining whether a proposed licensed premises is located within 500 feet or 1,000 feet of an existing licensed premises, the measurement shall be taken from the main entrance of the existing licensed premises to the main entrance of the proposed licensed premises along the shortest route a person would take to walk from one facility to the other without violating any laws or ordinances regulating pedestrian travel.
- D. Pilot Program - Plenary Retail Consumption License
  - (1) The City of Camden hereby establishes and implements a pilot program for bars and restaurants with plenary retail consumption licenses for the following business corridors:
    - (a) The Waterfront within the following boundaries: between the north side of Pearl Street and the south side of Federal Street and extending from the water line to those properties with a U.S. Post Office mailing address on Third Avenue.
    - (b) Federal Street within the following boundaries: properties with a U.S. Post Office mailing address on Federal Street between the east side of 19<sup>th</sup> Street to properties on the west side of 27<sup>th</sup> Street.
    - (c) Haddon Avenue within the following boundaries: properties with a U.S. Post Office mailing address on Haddon Avenue between the east side of Wildwood Avenue to properties on the west side of Liberty Street.
  - (2) The Administration shall develop an application and application process consisting of a Committee of three (3) to be appointed by the Mayor to review whether an operating establishment holding a plenary retail consumption license that does not fall within one of the corridors as provided for in Section D(1) above but, at the time of the establishment of the Pilot Program, the premises of this establishment lies within 500 feet of one of the corridors, should be provided a waiver for continued operations. Such waiver shall be granted for currently operating establishments and shall not be unreasonably denied for other establishments.
  - (3) The Committee shall determine what documents are necessary for its decision and may, in its discretion, determine that the applicant, as part of its application process, must provide a certified survey of the property.
  - (4) This Pilot Program only applies to bars and restaurants holding a plenary retail consumption license.
  - (5) The Pilot Program does not apply to establishments holding a plenary retail distribution license [Liquor store].
  - (6) The Pilot Program shall be in effect for one year from the date of adoption of this ordinance to allow the City to review and examine its success rate and review and consider one or more of the following:
    - (a) The effect of these business corridors on public safety;
    - (b) Whether these business corridors are adversely affecting staffing and/or response time from the Camden County Police Department, Metro Division;
    - (c) Whether the Pilot Program should be continued and the period of time to do so;



- (d) Whether the Pilot Program should be discontinued but the three (3) business corridors should remain in place with the restrictions as listed herein or as amended;
  - (e) Whether the number of business corridors included in the Pilot Program should be increased to include other business corridors; or
  - (f) Whether other modifications should be considered and take place as determined by the Administration and the City Council of the City of Camden, in their discretion.
- (7) During the term of the Pilot Program, bars and restaurants with plenary retail consumption licenses operating within the three business corridors as described above, shall be exempt from subsection A and C, above, requiring that no plenary retail consumption license be issued for any premises within 500 feet of any other plenary retail consumption licensed premises.
- (8) During the term of the Pilot Program, bars and restaurants with plenary retail consumption licenses operating within the three business corridors as described above shall be required to comply with Section 181-13 and Section 181-14 with regard to hours of operation.
- (9) Subject to this subsection D, above, during the term of the Pilot Program, bars and restaurants with plenary retail consumption licenses operating within the three business corridors as described above shall be required to meet all other requirements as established by state law and the Camden City Code.
- (10) Any bar or restaurant with a plenary retail consumption license that falls outside of the three business corridors as described above but seeks to re-locate or open an establishment near but not within one of the business corridors as described above, shall be required to comply with subsections A and C above, requiring that no plenary retail consumption license be issued for any premises within 500 feet of any other plenary retail consumption licensed premises.
- (11) If an establishment with a retail consumption license opens and begins operations during the Pilot Program but the Pilot then ends, that establishment shall be able to maintain and continue operations in one of the business corridors as if the Pilot had remained in effect.
- (12) The Administration may consider offering business incentives to those businesses holding current retail consumption licenses to encourage these businesses to re-locate and operate in one of the three business corridors.
- (13) The Administration may consider offering educational opportunities to the public as a means of raising community awareness of this Pilot Program and its goals.

**BE IT FURTHER ORDAINED** that following introduction and prior to adoption, the Clerk shall cause a copy of this ordinance to be referred to the City of Camden Planning Board for an advisory review.

**BE IT FURTHER ORDAINED** that any portion of Section 181-7 not herein amended and supplemented shall remain in full force and effect.

**BE IT FURTHER ORDAINED** that that any portion of the Camden City Code not herein amended and supplemented shall remain in full force and effect.

**BE IT FURTHER ORDAINED** that all ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

**BE IT FURTHER ORDAINED** that if any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

**BE IT FURTHER ORDAINED** that this ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

**BE IT FURTHER ORDAINED** that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Ordinance, and the action by the Commissioner regarding this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: August 13, 2024

The above has been reviewed  
and approved as to form.



DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President City Council

\_\_\_\_\_  
VICTOR CARSTARPHEN  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

06-2

DB:dh  
08-13-24

**AN ORDINANCE AMENDING THE GATEWAY REDEVELOPMENT PLAN (MC-4166)  
REGARDING TAX BLOCK: 405, LOTS 1, 7, 8 AND 11 ON THE  
CAMDEN CITY MUNICIPAL TAX MAP**

WHEREAS, the Gateway Redevelopment Plan was adopted by Ordinance MC-4166 on April 27, 2006 by the City Council of the City of Camden; and

WHEREAS, the City Council of the City of Camden requested that the Planning Board of the City of Camden study a proposed amendment to the Gateway Redevelopment Plan for the Gateway Redevelopment Area; and

WHEREAS, the amendment proposes to include Tax Block 405, Lots 1, 7, 8 and 11 on the "to be acquired" list of the Gateway Redevelopment Plan and considers it to be in the best interest of the City to amend the Gateway Redevelopment Plan to include Tax Block 405, Lots 1, 7, 8 and 11 on the Camden City Municipal Tax Map; now, therefore

BE IT ORDAINED, by the governing body of the City of Camden that:

SECTION 1. City Council of the City of Camden hereby approves the Amendment and the proposed Amendments to the Gateway Redevelopment Plan regarding Tax Block 405, Lots 1, 7, 8 and 11 on the Camden City Municipal Tax Map attached hereto.

SECTION 2: Any portion of this ordinance not herein amended and supplemented shall remain in full force and effect.

SECTION 3. All ordinance or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

SECTION 4: If any standards, controls, objectives; land uses, permitted uses, and other restrictions and requirements called for in this Amendment to the Gateway Redevelopment Plan differ in content from provisions set forth in the zoning law, provisions of this plan - unless otherwise specified - shall prevail.

SECTION 5. This ordinance shall take effect twenty (20) days after final passage and publications as provided by law.

SECTION 6. If any provision or regulation of this Amendment to the Gateway Redevelopment Plan shall be judged invalid by a court of competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision or clause of this Redevelopment Plan and such section, subsection, paragraph, subdivision or clause of this Redevelopment Plan are hereby declared severable.

BE IT FURTHER ORDAINED, that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Ordinance, and the action by the Commissioner regarding this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

---

Date: August 13, 2024

The above has been reviewed  
and approved as to form.



\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

\_\_\_\_\_  
VICTOR CARSTARPHEN  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

*Ordinances*  
*1<sup>st</sup> Reading*

DB:yrh  
10-8-24

0-1

**ORDINANCE AUTHORIZING THE REMOVAL OF DEED RESTRICTIONS AND  
REVERSIONARY LANGUAGE ON 518 CARL MILLER BLVD  
(FORMERLY KNOWN AS 518 VAN HOOK STREET)**

**WHEREAS**, the City of Camden transferred City owned property known as 518 Carl Miller Blvd, Block 475, Lot 138 to Leo R. Gerst, Jr. dated July 19, 1990 and recorded on July 20, 1990 in the Camden County Clerk's office in Deed Book 4452, page 0409&c; and

**WHEREAS**, Mr. Harrison Garcia is the current owner of said parcel and is requesting the removal of said restrictions and re-entry language in order to move forward with the sale of their parcel; and

**WHEREAS**, the condition set forth in the original stated the parcel must be rehabilitated for residential use only within one (1) year of the date of the deed; and

**WHEREAS**, the City of Camden will remove any and all deed restrictions and reversionary language from the original deed of transfer, now, therefore

**BE IT ORDAINED**, by the City Council of the City of Camden that the proper officer(s) shall be and are hereby authorized to execute the necessary Deed to remove said restrictions and conditions.

**SECTION 1.** Any portion of this ordinance not herein amended and supplemented shall remain in full force and effect.


**SECTION 2.** All ordinance or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

**SECTION 3.** This ordinance shall take effect twenty (20) days after final passage and publications as provided by law.

**BE IT FURTHER ORDAINED**, that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Ordinance, and the action by the Commissioner regarding this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

\_\_\_\_\_  
Date of Introduction: October 8, 2024

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

\_\_\_\_\_  
VICTOR CARSTARPHEN  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

**COUNCIL MEETING DATE:** OCTOBER 8, 2024

**TO:** City Council

**FROM:** Daniel S. Blackburn, City Attorney

**TITLE OF ORDINANCE/RESOLUTION:** ORDINANCE AUTHORIZING THE REMOVAL OF DEED RESTRICTIONS AND REVERSIONARY LANGUAGE ON 518 CARL MILLER BLVD (formerly known as 518 VAN HOOK STREET)

**Point of Contact:** Daniel Blackburn    Law Dept.    X 7170    dablackb@ci.camden.nj.us

Name	Department-Division-Bureau	Phone	Email
------	----------------------------	-------	-------

## ENDORSEMENTS

Responsible	Recommend Approval (Y/N)	Signature	Date	Comments
Department Director				
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance				

**Approved by:**  
Business Administrator

\_\_\_\_\_  
Signature

9/26  
\_\_\_\_\_  
Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (if applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***“Walk-on” note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

**Received by:**  
City Attorney

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

<sup>1</sup> For Example: Form “A” - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form “D” - Contract Request, Form “E” - Creation/Extension of Services, Form “G” - Grant Approval, Form “H” - Bond Ordinance or Contract Request, Form “I”, “Best Price Insurance Contracting” Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.



OFFICE OF THE CITY ATTORNEY

DANIEL S. BLACKBURN  
CITY ATTORNEY

VICTOR CARSTARPHEN  
MAYOR

CITY OF CAMDEN  
NEW JERSEY

TEL: 856757-7170  
FAX: 856342-7728

EMAIL: LAW@CI.CAMDEN.NJ.US  
WEBSITE: CI.CAMDEN.NJ.US

EXECUTIVE SUMMARY FOR PROPOSED ORDINANCE/RESOLUTION

---

**TITLE OF ORDINANCE/RESOLUTION:** ORDINANCE AUTHORIZING THE REMOVAL OF DEED RESTRICTIONS AND REVERSIONARY LANGUAGE ON 518 CARL MILLER BLVD (formerly known as 518 VAN HOOK STREET)

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- The City of Camden is removing restrictions and conditions placed on the parcel known as 518 Carl Miller Blvd 30 years ago when the City transferred the parcel. The new owner is requesting the conditions be removed to facilitate the sale of the property.
- **Time constraints, if any.**  
The owner is trying to sell his property as soon as possible  
It is required by the owner's title company in order to move forward.
- What legal authorities cover this legislation?  
N/A

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Yolanda Hawkins, Real Estate Officer

LEGAL ISSUES (if any):

N/A

QUESTIONS & ANSWERS

Q: What will happen if this ordinance/resolution is enacted?

A: **We will assist a constituent will selling his property**

Q: (For property Ordinances/Resolutions): How was the value of the transaction determined?

A: N/A

Q: Additional anticipated questions by City Council or Public. . .

N/A

SUITE 419, CITY HALL, P.O. Box 95120, CAMDEN, NEW JERSEY 08101-5120



0-2

DB:yrh  
10-8-24

**ORDINANCE AUTHORIZING A LEASE AGREEMENT BETWEEN THE CITY OF CAMDEN AND CAMDEN COUNTY TO BUILD A MULTI-AGENCY CENTER FOR PERSONS EXPERIENCING HOMELESSNESS**

WHEREAS, the City of Camden is the owner of the parcels known as Block 337, Lots 30-34, 37-42, 101, 105, & 106 in Camden, New Jersey (please see the attached Exhibit "A"); and

WHEREAS, the City of Camden desires to enter into a lease agreement with the County of Camden for nominal consideration for the building and design of a Multi-Agency Center (MAC) to provide services for persons experiencing homelessness; and

WHEREAS, the City of Camden will lease said premises to Camden County for a period of twenty years commencing on November 1, 2024 and terminating on October 31, 2044; and

WHEREAS, the County of Camden and its agencies and partners will be responsible for all cost to build and maintain the facility; and

WHEREAS, the City of Camden has determined that the said lease would be in the best interest of the City of Camden and its residents, now, therefore

BE IT ORDAINED, by the Council of the City of Camden, that the proper offices be and are hereby authorized to enter into a Lease Agreement with Camden County.

SECTION 1. The proper officers of the City of Camden are hereby authorized to lease the vacant lots for the term of twenty (20) years.

SECTION 2. The lots will be used for the building of a Multi-Agency Center to provide services for persons experiencing homelessness.

SECTION 3. The proper officers of the City of Camden are hereby authorized to execute all documents necessary for the lease.

SECTION 4. All ordinance or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.


SECTION 5. Camden County, shall defend, indemnify and hold harmless the City of Camden, its officers, agents and employees from any and all claims, suits, actions, damages or costs, of any nature whatsoever, whether for personal injury, property damage or other liability arising out of or in any way connected with the City's acts or omissions in connections with this agreement.

SECTION 6. This ordinance shall take effect twenty (20) days after final passage and publications as provided by law.

BE IT FURTHER ORDAINED, that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Ordinance, and the action by the Commissioner regarding this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: October 8, 2024

The above has been reviewed  
and approved as to form.



DANIEL BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

\_\_\_\_\_  
VICTOR CARSTARPHEN  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

## Exhibit A

- **Block: 337**

- **Lots: 30, 31, 32, 33, 34, 37, 38, 39, 40, 41, 42, 101, 105, & 106**

1.	533 Liberty Street	B. 337	L. 30
2.	531 Liberty Street	B. 337	L. 31
3.	529 Liberty Street	B. 337	L. 32
4.	527 Liberty Street	B. 337	L. 33
5.	521-525 Liberty Street	B. 337	L. 34
6.	519 Liberty Street	B. 337	L. 37
7.	517 Liberty Street	B. 337	L. 38
8.	511-515 Liberty Street	B. 337	L. 39
9.	509 Liberty Street	B. 337	L. 40
10.	507 Liberty Street	B. 337	L. 41
11.	505 Liberty Street	B. 337	L. 42
12.	1222 Broadway	B. 337	L. 101
13.	1218 Broadway	B. 337	L. 105
14.	1220 Broadway	B. 337	L. 106



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: 10-8-24

TO: City Council  
FROM: Daniel Blackburn-City Attorney

**TITLE OF ORDINANCE/RESOLUTION: Ordinance Authorizing a Lease Agreement between The City of Camden and the Camden County to build a Multi-Agency Homeless Center**

Point of Contact:	Yolanda Hawkins	Law Dept./Bureau of City Properties	856-757-7125
	Name	Department-Division-Bureau	Phone Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
<b>Responsible</b>				
<b>Department Director</b>				
<b>Supporting Department Director (if necessary)</b>				
<b>Director of Grants Management</b>				
<b>Qualified Purchasing Agent</b>				
<b>Director of Finance</b>				

Approved by:  
Business Administrator

Signature

9/26  
Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval – (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***“Walk-on” note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

Signature

Date

<sup>1</sup> For Example: Form “A” - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form “D” - Contract Request, Form “E” - Creation/Extension of Services, Form “G” - Grant Approval, Form “H” - Bond Ordinance or Contract Request, Form “I”, “Best Price Insurance Contracting” Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Ordinance Authorizing A Lease Agreement Between The City of Camden and Camden County To Build A Multiagency Homeless Center

**FACTS/BACKGROUND:**

- This lease agreement is necessary in order for the County to gain site control to begin process of building a homeless center

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:**

- N/A

**IMPACT STATEMENT:**

- This is for the benefit of Camden City and its residents,.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Yolanda Hawkins, Real Estate Officer

**COORDINATION:**

- N/A

**Prepared by:**

---

Name

Phone/Email

0-3

DB:yrh  
10-08-24

**ORDINANCE AUTHORIZING A LEASE AGREEMENT BETWEEN THE  
CAMDEN HOUSING AUTHORITY AND THE CITY OF CAMDEN**

**WHEREAS**, the Housing Authority is the owner of the premises known as 400 Dudley Street, Block 987.11 & Lot 2 in Camden, New Jersey; and

**WHEREAS**, the City of Camden desires to enter into lease agreement with The Camden Housing Authority for the consideration of One Dollars (\$1.00) per year, The lease will be terminable at will of the City of Camden with 30 days' notice; and

**WHEREAS**, the City of Camden will lease said premises from the Camden Housing Authority for a period of ten years commencing on December 1, 2024 and terminating on November 30, 2034; and

**WHEREAS**, the City of Camden has determined that the said lease would be in the best interest of the City of Camden and its residents; and

**WHEREAS**, the City of Camden will be responsible for all cost to maintain said vacant lots; now, therefore

**BE IT ORDAINED**, by the City Council of the City of Camden, that the proper offices be and are hereby authorized to enter into a Lease Agreement with the Camden Housing Authority.

**SECTION 1.** The proper officers of the City of Camden are hereby authorized to lease 400 Dudley Street from the Camden Housing Authority for the term of ten (10) years to make necessary repairs and open to the residents as a Community Center.

**SECTION 2.** The proper officers of the City of Camden are hereby authorized to execute all documents necessary for the lease.

**SECTION 3.** All ordinance or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

**SECTION 6.** The City of Camden shall defend, indemnify and hold harmless the Camden Housing Authority, its officers, agents and employees from any and all claims, suits, actions, damages or costs, of any nature whatsoever, whether for personal injury, property damage or other liability arising out of or in any way connected with the City's acts or omissions in connections with this agreement.

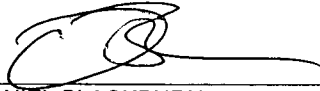
**SECTION 6.** This ordinance shall take effect twenty (20) days after final passage and publications as provided by law.

**BE IT FURTHER ORDAINED**, that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Ordinance, and the action by the Commissioner regarding this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

---

Date of Introduction: October 8, 2024

The above has been reviewed  
and approved as to form.



\_\_\_\_\_  
DANIEL BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

\_\_\_\_\_  
VICTOR CARSTARPHEN  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

0-4

DB  
10-08-24

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMDEN, COUNTY OF CAMDEN, ADOPTING A REDEVELOPMENT PLAN FOR BLOCKS 1197 AND 1208 WITHIN THE CITY OF CAMDEN, WHICH BLOCKS HAVE BEEN DESIGNATED AN AREA IN NEED OF REDEVELOPMENT**

**WHEREAS**, the City Council of the City of Camden, County of Camden, New Jersey ("Borough Council") has designated the following properties identified on the Tax Maps of the City of Camden as Block 1197, Lot 2 and Block 1208, Lots 2, 3 & 4 an "area in need of redevelopment," ("Redevelopment Area") pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq., (the "Redevelopment Law"); and

**WHEREAS**, the City Council intends to adopt a redevelopment plan to provide specific provisions for the redevelopment of the Redevelopment Area; and

**WHEREAS**, the Planning Board of the City of Camden has recommended to the City Council that it adopt the "Redevelopment Plan for Blocks 1197 & 1208" prepared by Environmental Resolutions, Inc., dated August 21, 2024 and attached hereto ("Redevelopment Plan") for the Redevelopment Area; and

**WHEREAS**, the City Council has received the recommendation of the Planning Board and has conducted a public hearing on the proposed Redevelopment Plan; now, therefore

**BE IT ORDAINED**, by the City Council of the City of Camden, County of Camden, State of New Jersey, that:

**SECTION 1.** Pursuant to the authority granted to the City Council by N.J.S.A. 40A:12A-7, the "Redevelopment Plan for Blocks 1197 & 1208" prepared by Environmental Resolutions, Inc., dated August 21, 2024 and attached hereto is hereby adopted.

**SECTION 2.** Pursuant to the provisions of N.J.S.A. 40A:12-7c, the Redevelopment Plan for the City of Camden hereby supersedes applicable provisions of the Land Development Ordinance of the City of Camden. In so doing the Redevelopment Plan shall constitute an explicit amendment to the City Zoning Map to identify the Redevelopment Area regulated by the Redevelopment Plan. The official City Zoning Map shall be amended to henceforth coincide with the Redevelopment Plan.

**SECTION 3.** Block 1208 Lot 4 had been included within and was part of the Admiral Wilson North Redevelopment Plan. Block 1208, Lot 4 is hereby removed from the Admiral Wilson North Redevelopment Plan and incorporated into the "Redevelopment Plan for Blocks 1197 & 1208" prepared by Environmental Resolutions, Inc., dated August 21, 2024 as set forth therein.

**SECTION 4.** All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

**SECTION 5.** If any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

**SECTION 6.** This ordinance shall take effect twenty (20) days after final passage and publications as provided by law.

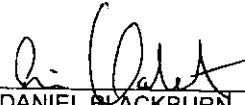
**BE IT FURTHER ORDAINED**, that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be



forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Ordinance, and the action by the Commissioner regarding this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

\_\_\_\_\_  
Date of Introduction: October 8, 2024

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

\_\_\_\_\_  
VICTOR CARSTARPHEN  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

August 21, 2024  
#31760.00

**REDEVELOPMENT PLAN  
for BLOCKS 1197 & 1208  
City of Camden  
Camden County, New Jersey**



**Prepared For:**

Camden City Planning Board  
Department of Development & Planning  
520 Market Street  
City Hall, Room 224  
PO Box 95120  
Camden, NJ 08101-5120

**Prepared By:**

---

David Benedetti, AICP, PP  
NJ PP # 33LI00368300

---

Edward E. Fox III, AICP, PP  
NJ PP #33LI00510400

& Patrick VanBernum, Asst. Planner



**ENVIRONMENTAL  
RESOLUTIONS, INC.**

*Engineers • Planners • Scientists • Surveyors*  
Environmental Resolutions, Inc.  
815 East Gate Drive, Suite 103  
Mount Laurel, NJ 08054

*The report author signed and sealed the original document in accordance with  
Chapter 41 of Title 13 of the State Board of Professional Planners.*

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## ACKNOWLEDGEMENTS

### **Camden City Mayor**

Hon. Victor G. Carstarphen

### **Camden City Council**

Hon. Angel Fuentes, President

Sheila Davis, Vice President

Arthur Barclay

Christopher Collins

Falio Leyba-Martinez

Jannette Ramos

Nohem G. Soria-Perez

### **Camden City Staff**

Timothy Cunningham, Esq., Business Administrator

Luis Pastoriza, MSM, RMC, CMR, City Clerk & Registrar

Daniel Blackburn, Esq. City Attorney

Howard McCoach, Esq. Counsel to City Council

Edward C. Williams, PhD., PP, Planning & Development Director

### **Camden City Planning Board**

Jose DeJesus, Jr., Chair

Steven Lee, Vic Chair

Hon. Victor G. Carstarphen, Mayor

Erin Crean

Rashid Humphry

Ian Leonard

Thomas Omari

Jannette Ramos, Councilwoman

Keith L. Walker, Public Works Director

Brenda Fraction, Alternate #1

### **Camden City Planning Board Staff**

Edward C. Williams, PhD., PP, Planning & Development Director

Angela Miller, Board Secretary

James Burns, Esq., Board Attorney

Dena Moore Johnson, Board Engineer

## **I. INTRODUCTION**

This Redevelopment Plan relates solely to a 10-acre tract along Admiral Wilson Boulevard (US 30) bound by Mickle Street to the north, S. 17<sup>th</sup> Street to the east, US 30 to the south, and S. 16<sup>th</sup> Street to the east. It includes all properties within Tax Blocks 1197 and 1208, which Stevens Street, now vacated, once separated. (The City's tax assessor has not yet consolidated these two tax blocks, which is unwieldy.)

This Redevelopment Project Area comprises four (4) individual parcels. Camden City Council (Council) designated one (1) of these, Block 1208, Lot 4, which is a 1.35-acre lot with frontage on S. 17<sup>th</sup> Street and part of a larger industrial property on Block 1197, Lot 2. as a redevelopment area in 2013. It then included it within the Admiral Wilson North Redevelopment Area Plan, which otherwise covers properties east of S. 17<sup>th</sup> Street.

This Redevelopment Plan amends the 2013 Redevelopment Plan by relocating Block 1208, Lot 4 to this 2024 Redevelopment Plan, which also includes Block 1197, Lot 2, and Block 1208, Lots 2 and 3, which Council designated as redevelopment areas in 2024. Doing so is necessary for the effective redevelopment of the Redevelopment Project Area. The Council has designated Block 1208, Lot 3 as a non-condemnation redevelopment area and Block 1197, Lot 2, and Block 1208, Lots 2 as condemnation redevelopment areas.

The purpose of this Redevelopment Plan is to facilitate initial redevelopment strategies for the Redevelopment Project Area by:

1. Demolishing the factory building on Block 1197, Lot 2;
2. Clearing Block 1197, Lot 2 and Block 1208, Lot 2 of all remains, debris, and other improvements related to the properties' former factory buildings;
3. Developing conceptual land use, circulation, and site development plans from which the Camden Redevelopment Agency can market the three (3) former industrial properties, i.e., Block 1197, Lot 2 and Block 1208, Lots 2 and 4, for future redevelopment;
4. Exploring environmental clean-up costs required to ready those three (3) properties for redevelopment;
5. Developing flood control and stormwater management plans to address severe flooding along US 30, formerly the bed of the Cooper River, particularly near the intersection of S. 17<sup>th</sup> Street; and
6. Assisting in the voluntary relocation of the business on Block 1208, Lot 3, if the Camden Redevelopment Agency can acquire that property for the effective redevelopment of the other three (3) properties, for the construction of required flood control and stormwater management facilities, or both.

## II. DEFINITIONS

The following definitions, which are set forth in N.J.S.A. 40A:12A-3 of the Local Redevelopment and Housing Law (LRHL), are pertinent to this Redevelopment Plan:

Redevelopment -- means clearance, re-planning, development, and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public, or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.

Redevelopment area or area in need of redevelopment - means an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6)... a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

Redevelopment Plan -- means a plan adopted by the governing body of a municipality for the redevelopment or rehabilitation of all or any part of a redevelopment area, or an area in need of rehabilitation, which plan shall be sufficiently complete to indicate its relationship to definite municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements; and to indicate proposed land uses and building requirements in the redevelopment area or area in need of rehabilitation, or both.

Redevelopment Project -- means any work or undertaking pursuant to a redevelopment plan; such undertaking may include any buildings, land, including demolition, clearance or removal of buildings from land, equipment, facilities, or other real or personal properties which are necessary, convenient, or desirable appurtenances, such as but not limited to streets, sewers, utilities, parks, site preparation, landscaping and administrative, community, health, recreational, educational, welfare facilities.

Rehabilitation -- means an undertaking, by means of extensive repair, reconstruction, or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area.

### III. REDEVELOPMENT PLAN

#### A. Property Description

The Redevelopment Project Area, i.e., Block 1197, Lot 2; and Block 1208, Lots 2, 3, and 4 in the City of Camden, is bound by Mickle Street, S. 17<sup>th</sup> Street, Admiral Wilson Boulevard (US 30), and S. 26<sup>th</sup> Street. The following table identifies the estimated acreage and ownership of those parcels:

Block	Lot	Acres	Owner Name	Owner Address	Owner City, State, Zip
1197	2	2.25*	V Ponte & Sons, Inc.	268 West Street	New York, NY 10013
1208	2	2.88	V Ponte & Sons, Inc.	268 West Street	New York, NY 10013
1208	3	0.53	1700 AWB, LLC	1700 Admiral Wilson Boulevard	Camden, NJ 08105
1208	4	1.35	Camden Redevelopment Agency	520 Market Street 13 <sup>th</sup> Floor	Camden, NJ 08101

\*-Previous tax maps have identified this parcel as 4.3 acres in size.

#### B. Redevelopment Plan

In N.J.S.A. 40A:12A-7a., the LRHL requires all redevelopment plans to "include an outline for the planning, development, redevelopment, or rehabilitation of the Project Area...."The LRHL requires the outline to indicate the following information:

##### 1. Relationship to Definite Local Objectives

N.J.S.A. 40A:12A-7a.(1) requires the redevelopment plan to indicate:

*Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.*

This Redevelopment Plan relates to the City's local objectives, as expressed in its master plan and other land, community, and economic development documents, as follows:

1. **Land Use Objectives:** As detailed in section V. **Relationship to Local Development Regulations** of this report, the Redevelopment Plan's proposed land use and building requirements correlate with current and projected economic development trends that may not necessarily relate to the Transit-Oriented Development (TOD) land use development objectives identified in the City's 2002 Master Plan and the Zoning and Land Use Ordinance.

This is because those permitted principal civic, commercial, recreational, residential, and transportation uses and their associated accessory uses, as well as those conditionally permitted education and child / family care use, are not recommended as a suitable, practicable, and sustainable given the absence of the planned 17<sup>th</sup> Street NJ Transit RiverLine station, current and projected community and economic development trends, existing environmental contamination, current flood hazard regulations, and projected climate change vulnerability concerns.

Considering the above, the Redevelopment Plan recommends that permitted principal uses, such as

lodging, light manufacturing, logistics, floodplain management, and others proposed below, are suitable, practicable, and sustainable in the Redevelopment Project Area.

2. Population Density / Housing Objectives: Because residential uses are not suitable, practicable, and sustainable uses within the Redevelopment Project Area, the Redevelopment Plan does not include a component that addresses these local objectives.
3. Traffic and Public Transportation Objectives: By identifying public floodplain management uses as a permitted principal use, the Redevelopment Plan relates to the local objective of correcting a regional transportation problem relating to the closure of US 30 and adjacent streets within and adjacent to the Redevelopment Project Area due to severe storm and tidal flooding.
4. Public Utilities / Infrastructure Objectives: See #3, above.
5. Recreational and Community Facilities Objectives: The Redevelopment Plan does not recommend commercial or public recreational uses as suitable, practicable, and sustainable use within the Redevelopment Project Area; therefore, the Redevelopment Plan does not include a component that addresses these local objectives.
6. Other Public Improvement Objectives: The Redevelopment Plan addresses the need to clean-up the Redevelopment Project Area's environmental contamination by enabling the Camden Redevelopment Agency to utilize the general provisions and enabling power of the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A) to encourage remediation through redevelopment.

## **2. Proposed Land Use and Building Requirements**

N.J.S.A. 40A:12A-7a.(2) requires the redevelopment plan to indicate:

*Proposed land uses and building requirements in the Project Area.*

The purpose of this Redevelopment Plan is to facilitate initial redevelopment strategies for the Redevelopment Project Area by:

1. Demolishing the factory building on Block 1197, Lot 2;
2. Clearing Block 1197, Lot 2 and Block 1208, Lot 2 of all remains, debris, and other improvements related to the properties' former factory buildings;
3. Developing conceptual land use, circulation, and site development plans from which the Camden Redevelopment Agency can market the three (3) former industrial properties, i.e., Block 1197, Lot 2 and Block 1208, Lots 2 and 4, for future redevelopment;
4. Exploring environmental clean-up costs required to ready those three (3) properties for redevelopment;
5. Developing flood control and stormwater management plans to address severe flooding along US 30, formerly the bed of the Cooper River, and S. 17<sup>th</sup> Street; and
6. Assisting in the voluntary relocation of the business on Block 1208, Lot 3, if the Camden Redevelopment Agency can acquire that property for the effective redevelopment of the other three



(3) properties, for the construction of required flood control and stormwater management facilities, or both.

## **2.a Permitted Principal Uses**

The permitted principal uses shall be the following:

1. Commercial recreational uses,
2. Floodplain management / stormwater management facilities,
3. Hotel or motel, or extended family stay facilities,
4. Light manufacturing, assembly, and related commercial uses, including food processing and outdoor storage,
5. Logistics uses, meaning wholesale trade agents, brokers, and warehousing; commercial warehousing; packing / crating / hauling operations; distribution / trucking / terminal facilities; freight carriers / couriers / third-party transportation providers, etc., including cold storage and screened outdoor storage, but not off-site truck and trailer parking businesses,
6. Motor vehicle service stations, with or without convenience stores and food markets,
7. Research and development facilities,
8. Restaurants, including sit-down, carry-out, and drive-through,
9. City, County, and State uses and facilities, and
10. More than one (1) principal use and principal structure allowed per lot.

## **2.b Permitted Accessory Uses**

The permitted accessory uses shall be the following:

1. Business office space for permitted logistics uses,
2. Employee cafeterias and outdoor recreational areas,
3. Fences and walls, per § 870-197,
4. HVAC, emergency electrical generators, and other mechanical equipment,
5. Maintenance, security, and storage sheds,
6. Multilevel parking structures, per § 870-232,
7. Off-street parking and loading, per §§ 870-214 and 870-230 through 870-241,
8. Flood control and stormwater management facilities,

9. Roof-mounted solar and photovoltaic equipment, per § 870-266, and
10. Signs, per § 870-253.

### **2.c Prohibited Principal and Accessory Uses**

The prohibited principal and accessory uses shall be the following:

1. Automobile body shops, car washes, major and minor repair shops, and new and use sales or leasing establishments, and
2. Self-service storage facilities that rent or lease storage space, such as rooms, lockers, garages, and containers, also known as storage units, to individuals and businesses, as defined by N.J.S.A. 2A:44-188.
3. Uses prohibited per § 870-37.

### **2.d. Conditionally Permitted Principal Uses**

The conditionally permitted principal and accessory uses shall be the following:

- a. Public utility facilities, per § 870-191.
- b. Wireless telecommunications facilities, per § 870-210 and 870-211.

### **2.e Development Application Requirements**

Land development applications shall include the information required on the City's development application checklists.

### **2.f. Area and Height Regulations**

The Redevelopment Project Area's area and height regulations shall be the same as those for non-residential uses in the underlying zoning district, per § 870-120.

### **2.g Site Design Guidelines**

#### **2.g.1 Access and Circulation**

The redeveloper shall provide sidewalks for pedestrian circulation along the US 30 and adjacent municipal streets, as well as interior sidewalks for walking from those streets and between buildings and parking areas.

#### **2.g.2 Building Design**

- a. The overall size, height, and form of a building determines how large it appears and relates to its surroundings. A person relates better to building features that are of a size and scale like that of a human and/or an area's general landscape and building characteristics. Designers use the term "human scale" to describe how a person perceives a building element or a group of building elements in relation to themselves.

1. Building colors shall be comparable to and compatible with the colors of the City’s historic urban fabric.
  2. The redeveloper shall screen all rooftop equipment from view by building parapets or with other materials harmonious with those used in the building facade.
- b. The redeveloper shall visually break down larger building masses into smaller components to establish a sense of human scale, add visual interest, prevent monotonous walls, and enhance access to light and views. Buildings should incorporate articulation techniques that promote a sense of human scale and divide the mass and scale of a larger building into smaller parts, such as:
1. Varying materials and/or material coloring to add visual interest and express traditional, human-scale facade widths. This may be vertical or horizontal. When applied in units, panels or modules, materials can help convey a sense of scale.
  2. Using accent lines, fenestration (door and window patterns), or other techniques to provide vertical or horizontal expression. They can help create rhythm and scale on a façade.
  3. Using wall plane offsets, i.e., notches or projections, such as columns, moldings, or pilasters extending the facade's full height to add visual interest and express traditional facade widths. They help create a sense of texture and provide depth and visual interest. Designers also use landscaping and lighting design to achieve similar effects.

**2.g.3 Environmental Performance Standards**

The Camden Redevelopment Agency shall enforce compliance with State’s Air Pollution Noise Control regulations (N.J.A.C. 7:27-14) and Noise Control regulations (N.J.A.C. 7:29) during construction, while the City shall do so upon the redeveloper’s receipt of a certificate of occupancy.

**2.g.4 Landscaping and buffering, per §§ 870-244 through 870-250.**

**2.g.5 Lighting fixtures and equipment, per § 870-243.**

**2.g.6 Solid waste management and recycling facilities, per §§ 870-255 and 870-257.**

**2h. Deviations from Provisions of this Redevelopment Plan**

The Planning Board may review and retain jurisdiction over applications requiring relief for variances and deviations from this Redevelopment Plan or other municipal development ordinances, other than with respect to the nature of relief as set forth under N.J.S.A. 40:55D-70d. Accordingly, an amendment to the Redevelopment Plan shall not be necessary if the selected redeveloper(s) or property owner desires to deviate from the bulk provisions set forth in this Redevelopment Plan or the pertinent sections of Camden’s Zoning and Land Use Ordinance, or from the design standards set forth in this Redevelopment Plan or other municipal development ordinances.

The redeveloper shall make all requests for such relief to the Planning Board accompanied by a complete application for development, as otherwise required by ordinance. The Planning Board shall make its

decisions on such requests accordance with the legal standards set forth in N.J.S.A. 40:55D-70c. in the case of requests for relief from zoning standards, and in accordance with the legal standards set forth in N.J.S.A. 40:55D-51 in the case of requests for relief from design standards.

### **3. Provisions for Relocation**

N.J.S.A. 40A:12A-7a.(3) requires the redevelopment plan to indicate:

*Adequate provision for the temporary and permanent relocation, as necessary, of residents in the Project Area, including an estimate of the extent to which decent, safe, and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.*

The Camden Redevelopment Agency will not disturb or eliminate any existing residences to implement this Redevelopment Plan. Therefore, this Redevelopment Plan does not require resident relocation provisions.

### **4. Identification of Property to be Acquired**

N.J.S.A. 40A:12A-7a.(4) requires the redevelopment plan to indicate:

*An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.*

The Camden County Improvement Authority may acquire Block 1197, Lot 2 and Block 1208, Lot 2. The Camden Redevelopment Agency or the Camden County Improvement Authority are authorized to use eminent domain to acquire the two (2) properties designated as condemnation redevelopment areas, i.e., Block 1197, Lot 2 and Block 1208, Lot 2, as permitted by law.

### **5. Relationship to Other Plans**

N.J.S.A. 40A:12A-7a.(5) requires the redevelopment plan to indicate:

*Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, c.398 (C.52:18A-196 et seq.).*

#### **a. Contiguous Municipalities**

Although Camden City shares common boundaries with the city of Gloucester City, the townships of Pennsauken, Cherry Hill, and Haddon, and the boroughs of Collingswood, Woodlynne, Oaklyn, and Audubon Park in Camden County and the City of Philadelphia in Pennsylvania, the Redevelopment Project Area is far removed from them and should have no significant impacts on the implementation of the goals and objectives of their master / comprehensive plans.

#### **b. Camden County**

The Redevelopment Plan is consistent with and implements the following Camden County plans:

- 1) 2014 Camden County Comprehensive Plan which identifies Camden City as the County's Metropolitan Core, which is a Priority Growth Investment Area (PGIA). The plan's Land Use Policy Goal #3 is to "support and promote the vitality and revitalization of the City of Camden" and the plan's Highway Policy Goals #2 and #3, respectively, are to "support the County's economic activity and vitality," and to "improve mobility and accessibility for the County's residents and products."

The Redevelopment Plan does this by enabling the Camden Redevelopment Agency to leverage the powers of the LRHL to support economic development while remediating existing environmental contamination issues and addressing endemic flooding along US 30 in the Redevelopment Project Area that continues to encumber the regional transportation network.

- 2) 2021 Camden County Hazard Mitigation Plan which includes Annex chapter 9.9 for the City of Camden. (County Hazard Mitigation Plans do not supersede municipal land use planning police powers; however, municipalities like Camden often use them as part of their land use planning process.) By including floodplain management / stormwater management facilities as permitted principal uses, the Redevelopment Plan furthers the County plan's objectives, which identify the Redevelopment Project Area as:
- Completely within a FEMA Flood Hazard Zone that has a 1% annual chance of flooding (p. 18),
  - Completely within a NOAA Category 2 Storm Surge Area (p. 19),
  - Within a NOAA Sea Level Rise Hazard Area of +4 Feet for all of Block 1197, Lot 2 and Block 1208, Lot 3, and part of Block 1208, Lot 2 along S. 16<sup>th</sup> Street (p. 21), and
  - Within an area subject to flooding in the event of a Kaighn Avenue Tidal Dam failure (p. 25).

**c. New Jersey**

The New Jersey State Planning Commission adopted the *State Development and Redevelopment Plan (SDRP)* on June 12, 1992. The Commission reexamined the *SDRP* and adopted a new plan on March 1, 2001. The *SDRP* delineates the Project Area as within the Metropolitan (PA1) Planning Area. The *SDRP* intends the Metropolitan Planning Area to provide for much of the State's future redevelopment by revitalizing cities and towns; promoting growth in compact forms; stabilizing older suburbs; redesigning areas of sprawl; and protecting the character of existing stable communities. The redevelopment Project Area is in PA1, which is the core of the State's Smart Growth Area.

**6. Affordable Housing Impacts**

N.J.S.A. 40A:12A-7a.(6) requires the redevelopment plan to indicate:

*As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate-income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.*

This Redevelopment Plan does not provide for the demolition, rehabilitation, or construction of any affordable housing. Therefore, the provision of an analysis of affordable housing impacts does not apply.

**7. Affordable Housing Replacement Provisions**

N.J.S.A. 40A:12A-7a.(7) requires the redevelopment plan to indicate:

*A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last eighteen (18) months, which is subject to affordability controls and that is identified as to be removed because of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or near the redevelopment area. A municipality shall report*

*annually to the Department of Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.*

There are no residential uses within the Redevelopment Project Area. Therefore, this Redevelopment Plan requirement does not apply.

#### **8. Zero-Emission Vehicle Infrastructure**

N.J.S.A. 40A:12A-7a.(7) requires the redevelopment plan to indicate:

*Proposed locations for zero-emission vehicle fueling and charging infrastructure within the Project Area in a manner that appropriately connects with an essential public charging network.*

This Redevelopment Plan shall require redevelopers to install electric vehicle charging infrastructure within the Redevelopment Project Area in accordance with P.L. 2021 c.171. The locations of such infrastructure will be determined during the development review process.

### **IV. AFFORDABLE HOUSING PROVISIONS**

N.J.S.A. 40A:12A-7b. indicates:

*A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.*

Camden City does not have a court-approved Housing Element and Fair Share Plan to address its Third Round Obligation up to 2025. The City Code of Ordinances does not require residential or non-residential developers to pay affordable housing fees or to designate or deed restrict any number or percentage of residential units for modern, low, or very low-income households. For this reason, the Redevelopment Plan does not include any provisions for affordable housing.

### **V RELATIONSHIP TO LOCAL DEVELOPMENT REGULATIONS**

N.J.S.A. 40A:12A-7c. requires the redevelopment plan to indicate:

*The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.).*

This Redevelopment Plan incorporates all those other chapters of the Camden City Code related to land development, such as Chapter 870 Zoning and Land Use. This Redevelopment Plan only supersedes those ordinance regulations identified in **Section III B.2. Proposed Land Uses and Building Requirements**, of this Redevelopment Plan.

#### **2002 Master Plan and Land Use Issues**

The Redevelopment Project Area's current zoning designation, TOD (Transit-Oriented Development) zone, permits, conditionally permits and prohibits a variety of uses to implement the City's 2002 Master Plan assumption that NJ Transit would build and operate a light rail commuter train station at 17<sup>th</sup> Street. (*Future Camden*, p. V- 30) When the NJ Transit RiverLine opened between Camden and Trenton in 2004, there was no 17<sup>th</sup> Street station. The Council enacted the City's TOD zone to encourage: residential development; retail sales and personal service uses; restaurants; civic, recreational, and entertainment uses; general and professional service (office) uses; train- and bus-related uses; and a regional visitor center, to transform the former heavy industrial area between the railroad and US 30 west of S. 20<sup>th</sup> Street into a new mixed-use

neighborhood. However, the TOD for this section of Camden never materialized for want of this anticipated NJ Transit RiverLine station and other reasons.

This TOD zone also suffered from the sub-prime residential mortgage crisis and the Great Recession of 2007-2009, which resulted in a wave of bank failures, home mortgage foreclosures, high unemployment rates, and a retraction of business investment across America that lasted for more than a decade. In Camden, these impacts were crueler and continue to this day.

The Redevelopment Project Area had been an intensively used industrial area from about 1895, when the Keystone Leather Company began its operation, until 1981 when the successors of the former R. Hollingshead Co. closed its operations there. A 1927 article in the Centennial Mirror indicated that the leather works plant, which stretched between S. 16<sup>th</sup> and 17<sup>th</sup> streets from Federal Street to the Cooper River, was 10 acres in size with 468,464 SF in floor area. Hazardous materials historically involved in leatherworking include formaldehyde, azo dyes, sodium sulfide, chlorinated paraffin, perfluorinated compounds, chromium, and other heavy metals, such as lead, cadmium, and mercury. Industries dumped most of these chemicals and other wastes into the tidal Cooper River.

The R. Hollingshead Co. moved its operations to the Redevelopment Project Area after a devastating fire consumed its original factory in 1940. The company and its successors, which owned all but Block 1208, Lot 3 of the Redevelopment Project Area, produced a wide variety of military and civilian chemicals, oils, and solvents from 1941 to 1981, many of which also included hazardous materials that it dumped into the Cooper River. V. Ponte & Sons purchased the industrial plant in 1982. Considering the amount of site contamination and NJDEP's stringent remediation requirements for residential development, the prospect for future housing development in the 7-acre Redevelopment Project Area may be too cost prohibitive given the level of cleanup required.

A decade later, the 2020-2023 COVID-19 global pandemic of 2020-2023 dealt another major blow to economic development, particularly to: retail sales and restaurant businesses, from the neighborhood-scale to national chains and regional shopping malls; office parks; and entertainment venues, such as cinemas and performance theaters, museums, art galleries and concert halls, that closed operations for more than a year. Small-scale, independent businesses, such as those most common in inner cities like Camden and first-ring suburbs took the hardest hit: many businesses never reopened.

The pandemic, which forced most office workers to work remotely from home and to switch to virtual meeting platforms, continued to crush the regional demand for office buildings that baby-boom workers accepted but millennial workers despise. Although Camden's Eds & Meds economic development strategy has been exceptionally successful, much of it is dependent on parking structures or commuter rail stations, of which the Redevelopment Project Area has none.

A wave of large-format speculative warehouses arose from the widening of the NJ Turnpike from Exits 6 to 9 (2014), the widening of the Panama Canal (2016), the dredging of the Port of NY and NJ harbor (2016), the dredging of the Delaware River channel (2017), and lifting of the Bayonne Bridge (2017) has flooded the region for the past decade. During and after the pandemic, logistics users, such as wholesale trade agents and brokers; warehouses and distribution facilities; freight carriers, and third-party transportation providers, took advantage of internet- and satellite-based e-commerce platforms, such as Amazon, Google, and Facebook, to transform commercial real estate. The pandemic accelerated the nation's switch to internet-based shopping and deflated the demand for "brick and mortar" retail stores of all types, including major chains like Sears, Walmart, JCPenney, and Kmart.



Considering the above, the Redevelopment Plan for this 7-acre Redevelopment Project Area, i.e., the land between S. 16<sup>th</sup> and S. 17<sup>th</sup> streets from US 30 to Mickle Street, recommends removing the following land use categories from the permitted principal land uses that the TOD district otherwise permits:

1. Civic Uses: public, private, or parochial educational institutions; institutional; eleemosynary, and philanthropic uses, as defined by the Ordinance; and community gardens.
2. Commercial Uses: banks, financial and insurance offices; business service uses; commercial recreation and entertainment facilities; convenience stores; grocery stores; offices, office buildings, office complexes, and medical offices; personal service uses; professional service uses; restaurants; and retail uses, including retail food establishments and shopping centers.
3. Private parks, playgrounds or recreation areas, community center buildings, and libraries.
4. Residential Uses: semidetached dwellings; duplex (two-family) dwellings; townhouse (attached/row) dwellings; and multifamily dwellings.
5. Transportation / Tourism Uses: bus terminals; Railroad passenger stations and railroad facilities and uses; and visitor information centers. (The 2002 Master Plan planned a regional visitor center in the Redevelopment Project Area.)
6. Uses permitted, per § 870-36, except for City uses and facilities. Although the Zoning and Land Use Ordinance permits the following uses in every zoning district, the Redevelopment Plan recommends that they are not suitable, practicable, and sustainable in the Redevelopment Project Area:
  - a. Institutional uses; eleemosynary or philanthropic institutions.
  - b. Community gardens, and
  - c. Reforestation.

In addition, the Redevelopment Plan recommends removing the following land use categories from the conditionally permitted principal land uses in the TOD district:

1. Child-care centers,
2. Community residences,
3. Family day-care homes,
4. Home occupation and home professional offices,
5. K through 12 schools, and
6. Modern food production facilities.

For the last identified use, the Redevelopment Plan recommends that modern food production facilities become a type of principal permitted light manufacturing use.

### **Stormwater Control and Management Issues**

Council last amended its stormwater control regulations (§ 725-12 through 23) in 2021 via MC – 5325, and its floodplain management regulations (§ 870-258) in 2023 via MC-5456. These regulations do not prohibit

development and redevelopment in the Redevelopment Project Area but prescribe how the Camden Redevelopment Agency and its redevelopers shall construct it to protect the public health, safety, and welfare from flooding. The Redevelopment Project Area is within FEMA's Special Flood Hazard Area, due to its proximity to the Cooper River, which lies just south across US 30. There is nothing in this Redevelopment Plan that supersedes these ordinances.

### **Suitable, Practicable, and Sustainable Development**

Given the above concerns, the Redevelopment Plan recommends replacing the existing C-4 zoning with more suitable, practicable, and sustainable land uses and development patterns for the Redevelopment Project Area, including:

1. Hotel or motel, or extended family stay facilities,
2. Logistics uses,
3. Light manufacturing, assembly, and related commercial uses,
4. Public floodplain management / stormwater management facilities,
5. Research and development facilities,
6. Public (City, County, and State) uses and facilities, and
7. More than one (1) principal use and principal structure allowed per lot.

The Zoning and Land Use Ordinance (§ 870-36) currently permits City uses and facilities in every zoning district. The Redevelopment Plan recommends expanding this permission to include County and State facilities, as well. Finally, because the Ordinance currently prohibits it, much to the detriment of modern economic development practices, the Redevelopment Plan allows more than one (1) principal use and principal structure per lot.

### **Zoning Map**

The Camden City Council shall amend the Zoning Map to indicate that this Redevelopment Plan shall apply for all future development and redevelopment for this Redevelopment Project Area.

### **Planning Board Discretion**

In addition, the Planning Board is authorized to issue, at its discretion, bulk variances, design waivers, and other exceptions from the Proposed Land Uses and Building Requirements detailed in this Redevelopment Plan.

## VI MUNICIPAL MASTER PLAN CONSISTENCY

N.J.S.A. 40A:12A-7d. requires that:

*All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.*

In addition to the Master Plan-related comments above in **Section V. Relationship to Local Development Regulations**, the Redevelopment Plan is substantially consistent with and designed to effectuate Camden's 2002 Master Plan:

### Chapter IV. Improving Housing and Neighborhoods

*Office - Light Industrial:* from Mickle Street to 250' south of that street, which includes all of Block 1197, Lot 2: "Office-light industrial land use redevelopment is proposed west of 20<sup>th</sup> Street on both sides of Federal Street to the Cooper River. An urban industrial park is suggested for development in this area with access from an improved 17th Street connection to Admiral Wilson Boulevard." (p. IV-15)

### Chapter V. Achieving a Dynamic Economy

*Redevelop urban office-light industrial park north of Admiral Wilson Boulevard generally between the Cooper River and 20th Street to the railyards accommodating a future light rail stop in the vicinity of 17<sup>th</sup> and Federal Streets and an improved 17th Street connection to the Admiral Wilson Boulevard:* "Another [proposed office-light industrial] area ... includes a frontage along Admiral Wilson Boulevard between the Cooper River and 17th Street." (p. V-12)

### Chapter VII. Maintaining and Improving the Environment

*Examine engineering alternatives to further correct periodic flooding of Admiral Wilson Boulevard:* "Admiral Wilson Boulevard: This roadway from 16th Street to Bank Street experiences chronic flooding of its cartway whenever the Cooper River spills over its banks. Spot improvements are not an effective solution to this periodic flooding problem that occurs during major storm events at this location.

Collaboration with the Army Corps of Engineers, the County, and the NJDEP is required to evaluate the feasibility of erecting a flood control dam where the Cooper River intersects with the back channel of the Delaware River. In the alternative, dredging and stabilizing the Cooper River channel approach to Admiral Wilson Boulevard from the State Street Bridge along with installing a widened box culvert crossing structure of Cooper River should be evaluated.

These types of improvements are geared toward increasing the capacity of the Cooper River channel to carry additional floodwater volume. The river channel east of the Admiral Wilson Boulevard crossing will also need to be evaluated for similar improvements." (p. VII-18)

In summary, this Redevelopment Plan for the Redevelopment Project Area is either consistent with the primary goals of Camden City's Master Plan or designed to effectuate them.

## **VII OTHER PROVISIONS**

### **A. Designation of Redevelopment Entity and Redeveloper.**

1. Camden City Council has designated the Camden Redevelopment Agency and the Camden County Improvement Authority to implement redevelopment plans and projects in the area designated by this Redevelopment Plan in the Redevelopment Area (N.J.S.A. 40: 12A-4).
2. The Camden Redevelopment Agency, as authorized by the City Council, shall designate and enter into a contract with a Redeveloper for any construction or other work forming a part of this Redevelopment Plan (N.J.S.A. 40A: 12A-4(c)).
3. The designated redeveloper shall agree to retain interest acquired in the project until the completion of construction and development of the specified project, subject to the terms of a negotiated Redevelopment Agreement(s). The redeveloper(s) shall agree not to lease, sell, or transfer interest or any part thereof without prior written approval of the Camden Redevelopment Agency, subject to the terms of a negotiated Redevelopment Agreement(s). Camden Redevelopment Agency shall require the redeveloper to furnish escrows and performance guarantees. (N.J.S.A. 40:55D-53)

### **B. Compliance with Development Regulations.**

1. Development, site plan, and subdivision within the Redevelopment Area shall be governed by the requirements of the City of Camden regulating Land Use Procedures, Zoning, Development, Site Plans, and Subdivisions, as well as the State of New Jersey governing development and redevelopment.
2. The Camden Redevelopment Agency and Redeveloper shall agree to comply with all applicable application submission requirements, design standards, and development regulations established in this plan for the Redevelopment Area, as well as those established by the City of Camden to the extent that they do not contradict this Redevelopment Plan and applicable law, and except where variances and waivers are properly approved by the Planning Board or Zoning Board of Adjustment.
3. The ordinance adopting the Redevelopment Plan shall contain an explicit amendment to the City's Zoning Map included in the Zoning and Land Use Ordinance. The Zoning Map, as amended, shall indicate the redevelopment area to which the Redevelopment Plan applies.
4. The Planning Board, or Zoning Board of Adjustment, as applicable, shall review and approve all plans and specifications for development with respect to conformance with this Redevelopment Plan.

### **C. General Provisions of the Redevelopment Plan.**

1. Land use provisions and building requirements are necessary as minimum requirements in the interest of public health, safety, convenience, and general welfare. They provide references for the physical development of the redevelopment project area. Developers have flexibility in project planning and design, so long as buildings and improvements reflect quality, permanence, and physical integration through design elements. The City of Camden has not attempted in these

controls to anticipate every possible design or land use solution. Rather, Camden Redevelopment Agency will evaluate proposals as to how well they achieve the objectives of this Redevelopment Plan.

2. The Camden Redevelopment Agency and the Planning Board specifically reserve the right to review and approve the redeveloper's plan and specifications with respect to their conformance to the Redevelopment Plan. Such a review shall be based on submissions to both agencies of a site context plan locating the proposed project in the redevelopment area; a site plan illustrating all site features; and building elevations for facades facing primary and secondary streets. If redevelopers make design changes after submission, no construction related to the changed project features can take place until the redevelopers submit a site plan and other pertinent drawings reflecting such additions or changes for both agencies' approval. This pertains to revisions and additions prior to, during, and after the completion of such improvements.
3. As part of the final site plan approval process, the Planning Board may require a developer to furnish performance guarantees pursuant to N.J.S.A. 40:55D-53. The City's Attorney or the Attorney of the Camden Planning Board shall approve such performance guarantees. The City of Camden shall determine the amount and form of such performance guarantees.
4. Subdivisions of lots and parcels of land within the redevelopment area shall be in accordance with the requirements of this Redevelopment Plan and the City's Zoning and Land Use Ordinance. If parcels are combined that include the use or taking of public rights-of-way, thus interfering with existing circulation patterns, and creating a new street or tax block, the developer shall also be required to comply with the City's Zoning and Land Use Ordinance, as if the developer were proposing a subdivision or portion thereof.
5. The redeveloper shall also comply with the requirements of the Local Redevelopment and Housing Law, PL 1992, Chapter 79. (N.J.S.A. 40A:12A-1 *et seq.*).
6. No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic, or noxious fumes, glare, electromagnetic disturbances, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other features detrimental to the public health, safety, or general welfare.
7. No redeveloper shall construct a building over an easement in the project area without prior written approval of the Camden Redevelopment Agency and appropriate City of Camden authority.
8. The redeveloper shall provide utility easements, when necessary, for approval by the City of Camden. The redeveloper shall provide such easements within seven (7) working days after completion of project construction.
9. The developer of a specified project within the Redevelopment Area shall submit, if needed, a stormwater management plan as part of the design submission for review by the Planning Board and the appropriate City authority. Stormwater management in the Redevelopment Area shall minimize the quantity of stormwater entering the municipal sewer system or flowing directly into adjacent streams.
10. No covenant, lease conveyance or other instrument shall be affected or executed by the Camden Redevelopment Agency, or other designated agency, or by the developer or any successors or assignees, whereby land within the Redevelopment Project Area is restricted by the Camden

Redevelopment Agency or other designated agency, or the developer, upon the basis of race, creed, color, marital status, gender, age, handicap, familial status, or national origin, in the sale, lease, use or occupancy thereof. The disposition agreements shall include appropriate covenants, running with the land forever, which will prohibit such restrictions.

11. Any plans or plats approved by the City of Camden, or its agencies and subsidiaries, prior to the adoption of this Redevelopment Plan shall not be subject to the requirements of this Redevelopment Plan.

#### **D. Public Improvements.**

Redevelopers of large-sized parcels shall participate in infrastructure improvements per the terms of a negotiated Redevelopment Agreement(s). As its sole option, the City of Camden, or its designees, may opt to pay for all or part of these public improvements. The redeveloper shall coordinate any water system improvements with the appropriate utility company. All off-tract improvements shall conform to City requirements.

#### **E. Types of Proposed Redevelopment Actions.**

Pursuant to N.J.S.A. 40A:12A-8, the City of Camden or the Camden Redevelopment Agency, may, upon adoption of a redevelopment plan, proceed with clearance, re-planning, development, and redevelopment of the area designated in that plan. To perform and affect the purposes and terms of this Plan, the City of Camden or Camden Redevelopment Agency may:

1. Undertake redevelopment projects, and for this purpose issue bonds in accordance with the provisions of section 29 of P.L.1992, c.79 (C.40A:12A-29);
2. Acquire property pursuant to subsection i. of section 22 of P.L.1992, c.79 (C.40A:12A-22);
3. The Camden County Improvement Authority may acquire Block 1197, Lot 2 and Block 1208, Lot 2, by negotiation or condemnation. In addition, the Camden County Improvement Authority may acquire by condemnation any other land or building which is necessary for the redevelopment project, pursuant to the provisions of the "Eminent Domain Act of 1971," P.L.1971, c.361 (C.20:3-1 et seq.), **provided that** the land or building has been designated a Condemnation Redevelopment Area;
4. Clear any area owned or acquired and install, construct, or reconstruct streets, facilities, utilities, and site improvements essential to the preparation of sites for use in accordance with the redevelopment plan;
5. Prepare or arrange by contract for the provision of professional services and the preparation of plans by registered architects, licensed professional engineers or planners, or other consultants for the carrying out of redevelopment projects;
6. Arrange or contract with public agencies or redevelopers for the planning, replanning, construction, or undertaking of any project or redevelopment work, or any part thereof; negotiate and collect revenue from a redeveloper to defray the costs of the Camden Redevelopment Agency, including where applicable the costs incurred in conjunction with bonds, notes or other obligations issued by the Camden Redevelopment Agency and to secure payment of such revenue; as part of any such arrangement or contract, provide for extension of credit, or making of loans, to redevelopers to

finance any project or redevelopment work, or upon a finding that the project or redevelopment work would not be undertaken but for the provision of financial assistance, or would not be undertaken in its intended scope without the provision of financial assistance, provide as part of an arrangement or contract for capital grants to redevelopers; and arrange or contract with public agencies or redevelopers for the opening, grading or closing of streets, roads, roadways, alleys, or other places or for the furnishing of facilities or for the acquisition by such agency of property options or property rights or for the furnishing of property or services in connection with a redevelopment area;

7. Except with regard to property subject to the requirements of P.L.2008, c.65 (C.40A:5-14.2 et al.), lease or convey property or improvements to any other party pursuant to this section, without public bidding and at such prices and upon such terms as it deems reasonable, provided that the lease or conveyance is made in conjunction with a redevelopment plan, notwithstanding the provisions of any law, rule, or regulation to the contrary;
8. Enter upon any building or property in any redevelopment area to conduct investigations or make surveys, sounding or test borings necessary to carry out the purposes of this Act;
9. Arrange or contract with a public agency for the relocation, pursuant to the "Relocation Assistance Law of 1967," P.L.1967, c.79 (C.52:31B-1 et seq.) and the "Relocation Assistance Act," P.L.1971, c.362 (C.20:4-1 et seq.), of residents, industry or commerce displaced from a redevelopment area;
10. Make, consistent with the redevelopment plan: (1) plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements; and (2) plans for the enforcement of laws, codes, and regulations relating to the use and occupancy of buildings and improvements, and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements;
11. Request that the Planning Board recommend to the City Council and that the City Council designate particular areas as being in need of redevelopment or rehabilitation in accordance with the provisions of this act and make recommendations for the redevelopment or rehabilitation of such areas;
12. Study the recommendations of the planning board or governing body for the redevelopment of the area;
13. Publish and disseminate information concerning any redevelopment area, plan, or project; and
14. Do all things necessary or convenient to carry out its powers.

#### **F. Time Limits.**

The following provisions with respect to time limits shall govern this Redevelopment Plan:

1. Reasonable Time for Development: The redeveloper of a project within the Redevelopment Area shall begin the development of land and construction of improvements within a reasonable time, to be determined in an Agreement between the Camden Redevelopment Agency and the duly designated redeveloper. (N.J.S.A. 40A: 12A-9)
2. Expiration of Redevelopment Plan: The provisions and regulations specified in this Redevelopment Plan shall continue in effect for a period of 25 years from the adoption of the Redevelopment Plan.

3. Certificates of Completion: Upon the issuance of a Certificate of Completion by the Camden Redevelopment Agency, the City shall deem that a redevelopment project is no longer in need of redevelopment for the purposes of implementation of this Redevelopment Plan.

#### **G. Procedures for Amending this Redevelopment Plan.**

The City Council may amend this Redevelopment Plan from time to time in conformance with the requirements of the Local Redevelopment and Housing Law (N.J.S.A. 40A: 12A-1 *et seq.*).

#### **H. Supersedence, Repeal, and Severability**

1. This Redevelopment Plan repeals all ordinances or parts of ordinances inconsistent with it to the extent of such inconsistency only.
2. If any standards, controls, objectives, land uses, permitted uses, and other restrictions and requirements called for in this Redevelopment Plan differ in content from provisions outlined in the City's Zoning and Land Use Ordinance, the provisions of this Redevelopment Plan – unless otherwise specified – shall prevail.
3. If any provision or regulation of this Redevelopment Plan shall be judged invalid by a court of competent jurisdiction, such order or judgment shall not affect or invalidate the remainder of any article, section, subsection, paragraph, subdivision, or clause of this Redevelopment Plan and such section, subsection, paragraph, subdivision or clause of this Redevelopment Plan are hereby declared severable.



05

DB:dh  
10-08-24

**ORDINANCE AUTHORIZING THE REMOVAL OF DESIGNATED RESIDENTIAL  
PARKING ZONES FOR INDIVIDUALS WITH DISABILITIES  
IN CERTAIN LOCATIONS**

WHEREAS, an ordinance was adopted designating a "Handicapped Parking Only" area for the properties listed in Exhibit A attached hereto; and

WHEREAS, the designated "Handicapped Parking Only" Zone is no longer needed due to the various reasons listed in Column 3 "Reason For Removal of Zone" of Exhibit A attached hereto; now, therefore

BE IT ORDAINED, by the City Council of the City of Camden that the provisions of said ordinance applicable to the properties listed in Exhibit A are hereby removed.

SECTION 1. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.


SECTION 2. This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

SECTION 3. If any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

BE IT FURTHER ORDAINED, that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Ordinance, and the action by the Commissioner regarding this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: October 8, 2024

The above has been reviewed  
and approved as to form.

  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

\_\_\_\_\_  
VICTOR CARSTARPHEN  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



INDIVIDUALS WITH DISABILITIES  
 DESIGNATED PARKING ZONE REMOVALS  
 Submitted for City Council Meeting of: October 8, 2024

APPLICANT	ADDRESS	REASON FOR REMOVAL OF ZONE
1. Sara Baldwin	950 Collings Rd	applicant relocated
2. Irene Hughes-Marsh	1181 S. Octagon Rd	no response to renewal correspondence
3. Joan Lee	1415 Princess Ave	applicant deceased
4. Bruce Matthews	923 S. 8th St	no response to renewal correspondence
5. Tanya Mickens	1450 Belleview Ave	no response to renewal correspondence
6. Luis Padilla	1452 Belleview Ave	no response to renewal correspondence
7. Unknown Resident	1338 Decatur St	no response to renewal correspondence
8. Noemi Rivera-Nunez	832 Olive St	no response to renewal correspondence
9. Tanya Roberson	1534 Bradley Ave	no response to renewal correspondence
10. Janice Roberts	1436 S. 9th St	no response to renewal correspondence
11. Luis & Marisol Rodriguez	421 Garden St	no response to renewal correspondence
12. Rosalie Rodriguez	615 Walnut St	applicant deceased
13. Digno Roman	3006 Steven St	no response to renewal correspondence
14. Ariana Thomas	812 Cherry St	no response to renewal correspondence
15. Ceatta Thomas	2812 Constitution Rd	no response to renewal correspondence
16. Carmen Vasquez	922 Mechanic St	no response to renewal correspondence
17. Teresita Velez-Torres	516 Rand St., Apt. A	no response to renewal correspondence
18. Milagros Villanueva	416 Pfeiffer St	no response to renewal correspondence
19. John L. Williams	1321 Haddon Ave	no response to renewal correspondence
20. Cecilia Rodriguez	632 Clinton St	applicant relocated



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 8, 2024

TO: City Council  
FROM: Keith L. Walker, Director of Public Works

**TITLE OF ORDINANCE/RESOLUTION:** *ORDINANCE AUTHORIZING THE REMOVAL OF DESIGNATED RESIDENTIAL PARKING ZONES FOR INDIVIDUALS WITH DISABILITIES IN CERTAIN LOCATIONS*

Point of Contact:	Keith L. Walker	Public Works	757-7139	kewalker@ci.camden.nj.us
	Name	Department-Division-Bureau	Phone	Email

### ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y		09/17/24	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance				

Approved by:  
Business Administrator

Signature

Date

9/16/24

Attachments (list and attach all available):

1. Disabled Parking Removals Submission – October 8, 2024 Council Meeting

*“Walk-on” note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.*

Received by:  
City Attorney

Signature

Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** *ORDINANCE AUTHORIZING THE REMOVAL OF DESIGNATED RESIDENTIAL PARKING ZONES FOR INDIVIDUALS WITH DISABILITIES IN CERTAIN LOCATIONS*

**FACTS/BACKGROUND:**

- Ordinance authorizing the removal of designated restricted parking zone(s) for disabled individual parking applicants who did not renew their permits.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** N/A

**IMPACT STATEMENT:**

- If City Council approves the legislation, the disabled parking signage at the designated location will be removed in accordance with the Disabled Parking approval/removal procedures.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- **Keith L. Walker, Director of Public Works**
  - Attendance: Yes

**COORDINATION:** N/A

Prepared by: **Angela M. Watkins**

**(856) 757-7139/ anjohnst@ci.camden.nj.us**

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Name

Phone/Email

0-6

DB:dh  
10-08-24

**ORDINANCE DESIGNATING RESTRICTED RESIDENTIAL PARKING ZONES  
FOR INDIVIDUALS WITH DISABILITIES TO CERTAIN AREAS IN THE  
CITY OF CAMDEN AS HANDICAP**

WHEREAS, Joan Lewis, upon providing the appropriate proof that she is the holder of the required specifications, seeks to have handicapped parking as a Type #1 permit in front of or near her home at 1129 Kenwood Avenue; and

WHEREAS, Veronica L. Price, upon providing the appropriate proof that she is the holder of the required specifications, seeks to have handicapped parking as a Type #1 permit in front of or near her home at 1276 Jackson Street; and

WHEREAS, Katia Peralta-Taveras, upon providing the appropriate proof that she is the holder of the required specifications, seeks to have handicapped parking as a Type #1 permit in front of or near her home at 1621 Norris Street; and

WHEREAS, Martha L. Rodriguez, upon providing the appropriate proof that she is the holder of the required specifications, seeks to have handicapped parking as a Type #1 permit in front of or near her home at 1112 Beideman Avenue; and

WHEREAS, Juan P. Uceta-Espinal, upon providing the appropriate proof that he is the holder of the required specifications, seeks to have handicapped parking as a Type #1 permit in front of or near his home at 1055 Langham Avenue; and

WHEREAS, Patrick L. Freeman, upon providing the appropriate proof that he is the holder of the required specifications, seeks to have handicapped parking as a Type #1 permit in front of or near his home at 1132 Langham Avenue; now, therefore

BE IT ORDAINED, by the City Council of the City of Camden that, all the addresses listed above, shall be designated as a Type 1 "Handicapped Parking" to have access to parking during the period of time that the said premises are occupied by the handicapped individuals.

SECTION 1. By the adoption of this ordinance, we are creating a schedule of Personalized Signage "Handicapped Parking" areas, including those set forth herein and including any other "Handicapped Parking" areas heretofore adopted by ordinance. Any ordinance prohibiting parking at the location specified is hereby rescinded and repealed, in part, wherein it conflicts with the ordinance to be adopted.

SECTION 2. Any portion of this ordinance not herein amended and supplemented shall remain in full force and effect.

SECTION 3. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

SECTION 4. This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

BE IT FURTHER ORDAINED, that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Ordinance, and the action by the Commissioner regarding this

Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

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Date of Introduction: October 8, 2024

The above has been reviewed  
and approved as to form.



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DANIEL S. BLACKBURN  
City Attorney

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ANGEL FUENTES  
President, City Council

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VICTOR CARSTARPHEN  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 8, 2024

TO: City Council  
FROM: Keith L. Walker, Director of Public Works

**TITLE OF ORDINANCE/RESOLUTION:** *ORDINANCE DESIGNATING RESTRICTED RESIDENTIAL PARKING ZONES FOR INDIVIDUALS WITH DISABILITIES TO CERTAIN AREAS IN THE CITY OF CAMDEN AS HANDICAP*

Point of Contact:	Keith L. Walker	Public Works	757-7139	kewalker@ci.camden.nj.us
	Name	Department-Division-Bureau	Phone	Email

### ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y		9/17/24	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance				

Approved by: \_\_\_\_\_  
 Business Administrator \_\_\_\_\_  
 Signature \_\_\_\_\_ Date 9/26/24

- Attachments:
1. Disabled Parking Approvals Submission – October 8, 2024 Council Meeting

*“Walk-on” note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.*

Received by: \_\_\_\_\_  
 City Attorney \_\_\_\_\_  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** *ORDINANCE DESIGNATING RESTRICTED RESIDENTIAL PARKING ZONES FOR INDIVIDUALS WITH DISABILITIES TO CERTAIN AREAS IN THE CITY OF CAMDEN AS HANDICAP*

**FACTS/BACKGROUND:**

- Ordinance establishing a handicapped parking zone in front of a residence occupied by an individual with disability, who has been issued a windshield placard or wheelchair symbol license plate for the vehicle registered by the individual, or a family member who provides transportation for the individual with disability.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** N/A

**IMPACT STATEMENT:**

- If City Council approves the legislation, City residents issued disabled parking placards or vehicle plates, who have submitted application to the City and been approved for disabled parking privileges, will have disabled parking privileges established at their residence.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- **Keith L. Walker, Director of Public Works**
  - Attendance: Yes

**COORDINATION:** N/A

**Prepared by:** Angela M. Watkins

**(856) 757-7139/ anjohnst@ci.camden.nj.us**

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Name

Phone/Email





INDIVIDUALS WITH DISABILITIES  
HANDICAP PARKING ZONE APPROVALS  
Submitted for City Council Meeting of: October 8, 2024

APPLICANT	ADDRESS	FEE PAID	PLACARD #/ PLATE #	PERMIT TYPE
1. Joan Lewis	1129 Kenwood Ave	120.00	P2855197	TYPE 1
2. Veronica L. Price	1276 Jackson St	120.00	P2774075	TYPE 1
3. Katia Peralta-Taveras	1621 Norris St	120.00	P2883792	TYPE 1
4. Martha L. Rodriguez	1112 Beideman Ave	120.00	P2913332	TYPE 1
5. Juan P. Uceta-Espinal	1055 Langham Ave	120.00	P2913342	TYPE 1
6. Patrick L. Freeman	1132 Langham Ave	120.00	P2383035	TYPE 1

*Ordinances*  
*2<sup>nd</sup> Reading*

DB:dh  
09-10-24\*

0-1

**AN ORDINANCE FURTHER AMENDING AND SUPPLEMENTING AN ORDINANCE FIXING THE SALARY RANGES TO BE PAID TO CERTAIN OFFICERS AND EMPLOYEES IN THE CLASSIFIED SERVICE OF THE CITY OF CAMDEN ADOPTED DECEMBER 23, 1982 (MC-1917) IS AMENDED AS FOLLOWS: ADDING ASSISTANT DIRECTOR OF INFORMATION TECHNOLOGY**

BE IT ORDAINED by the City Council of the City of Camden that an ordinance entitled, "An Ordinance Fixing the Salary Ranges to be Paid to Certain Officers and Employees In the Classified and Unclassified Service of the City of Camden", adopted December 23, 1982 (MC-1917) is amended and supplemented as stated herein, with attachments, as follows:

SECTION 1. To adjust salary ranges for administrative efficiency and personnel retention/recruitment purposes (**NOTE:** any individual's increase in salary within the to-be-established Salary & Wage ranges must be approved in advance by the State Division of Local Government Services ("DLGS") by Waiver pursuant to the City's current Transitional Aid to Localities Memorandum of Understanding with the DLGS):

SECTION 2. Add the title: **Assistant Director of Information of Technology.**

SECTION 5. The effective date of amendment shall be September 1, 2024.

SECTION 6. Attached hereto and incorporated herein, by way of reference is the list of amending salaries and wages to be paid to certain officers and employees in the Classified and Unclassified Services of the City of Camden, as set forth on the attached schedule.

SECTION 7. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.


SECTION 8. This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

SECTION 9. If any provision of this ordinance is declared invalid, such invalidity shall not effect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

BE IT FURTHER ORDAINED, that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Ordinance, and the action by the Commissioner regarding this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: September 10, 2024

The above has been reviewed  
and approved as to form.

  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

\_\_\_\_\_  
VICTOR CARSTARPHEN  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

Section V.

The employees listed in this section shall be entitled to all benefits as set for classified service except overtime payments.

**Unclassified Titles**

Aide to the Mayor	34,802	79,500
Confidential Assistant	34,809	84,500
Confidential Aide	34,809	79,500
Attorney - A.B.C.	2,500	12,500
Attorney - Affirmative Action Review Council	1	8,000
Attorney - B.O.A.	13,845	25,631
Attorney - Municipal Personnel Defender	36,061	68,508
Attorney - Planning Board	10,342	18,869
Attorney - Rent Control Board (50.00 per billable hour)	2,700	4,235
Attorney - Rooming and Boarding Home Licensing Bd.	1	4,893
City Treasurer	76,200	95,000
Deputy Municipal Clerk	51,200	115,000
Judge of the Municipal Court	81,600	114,444
Judge of the Municipal Court (Part Time)	30,979	58,678
* <b>Municipal Clerk</b>	<b>96,350</b>	<b>153,502</b>
Municipal Court Director	70,968	130,000
Municipal Engineer	95,500	145,000
Secretary Board/Commission	1,000	9,145
* <b>Tax Assessor</b>	<b>96,350</b>	<b>132,627</b>
* <b>Tax Collector</b>	<b>96,350</b>	<b>132,627</b>
Tax Search Officer (Part Time)	5,058	15,000

\* Entitled to Salary Increases

Section VI.

The employees of these titles are entitled to all benefits as set for the classified section.

Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
Confidential Secretary to the Mayor	01336							84,734
Confidential Secretary to the Mayor (Part-time)	01336							40,867
Secretary to the ABC Board	06982	5,673	5,939	6,523	6,728	7,155	7,426	7,709

Section VII.

This section sets the rates as approved for those titles covered by those agreements. In any instances bilingual designations are required, the rate shall be as defined in the basic title. Any part time positions be paid on a pro rata basis salary grades.

Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
* Account Clerk	00001	35,326	37,000	40,719	42,664	44,183	45,754	47,399
* Accountant	00004	52,995	55,554	61,237	63,613	66,082	68,653	71,326
* Accounting Assistant	50451	41,960	43,965	48,422	50,754	52,594	54,504	56,497
* Administrative Analyst	00010	57,815	60,612	66,833	70,080	72,800	75,636	78,589
** Administrative Clerk	00020	52,953	55,349	60,678	66,419	72,096	74,785	77,572
** Administrative Secretary	00112	61,387	64,193	70,429	76,968	83,177	85,864	88,663
** Affirmative Action Officer	00233@	75,275	78,947	87,106	95,004	103,635	107,708	111,944
* Analyst Grant Applications	00259	59,874	62,777	69,224	72,593	75,311	78,205	81,064
* Architect	00276@	67,861	71,160	78,497	82,959	84,304	90,372	94,298
* Assessing Aide	00293@	44,500	46,503	48,595	50,782	53,067	55,455	57,951
* Assistant Administrative Analyst	00302@	47,607	49,894	54,981	57,640	59,754	61,949	64,238
* Assistant Animal Control Officer	00312@	49,579	52,057	57,263	60,127	62,531	65,032	67,634
* Assistant Assessor	00317@	53,939	56,543	62,332	65,359	67,780	69,362	72,919
* Assistant Chief Housing Inspector	00387	67,175	70,442	73,873	77,474	80,498	83,647	86,919
* Assistant Coordinator of Volunteers	00438	51,479	53,796	56,217	58,746	61,389	64,152	67,039
** Assistant Engineer	00518	91,232	94,882	98,677	102,624	106,729	110,998	115,438

9/1/2024 (Amended V3)

Section I. Elected Officials shall be entitled to the salary as set below, and benefits as may be permissible under the law and Memorandum of Understanding between the City of Camden and The State of New Jersey

**Elected Officials**

Mayor	110,000	160,000
Council President	-	36,000
Council Member	-	33,000

Section II. The employees listed in this section shall be entitled to all benefits as set for classified service service except overtime payments.  
The salaries for the following department heads shall be as follows:

**Department Directors and Assistant Department Directors**

Business Administrator	85,000	155,000
City Attorney	80,000	175,000
Department Directors	75,000	150,000

Section III. The employees listed in this section shall be entitled to all benefits as set for classified service except payments. The salaries for the City Attorney's Office shall be as follows:

**City Attorney's Office**

First Assistant City Attorney	75,000	120,000
Counsel to the Mayor/Counsel to City Council	1	100,000
Supervising Litigation Attorney	70,000	110,000
Assistant City Attorney General & Litigation	60,000	110,000
Municipal Prosecutor	60,000	110,000

Section IV. This section sets the rates of pay for those positions in the Classified Service which are Managerial and or Confidential and are excluded from the collective bargaining process. These positions shall receive benefits equal to those of the classified for vacation, retirement, longevity and Overtime pay shall be only for those hours, days and purposed performed with the prior approval of the Business Administrator

**Managerial and/or Confidential Titles**

Assistant Business Administrator	65,000	125,000
Assistant Director of Finance	75,000	110,000
Assistant Director of Information Technology	75,000	175,000
Assistant Director of Public Works	75,000	110,000
<b>Chief Financial Officer</b>	-	<b>179,813</b>
Comptroller	1	120,000
Director of Data Processing	1	105,000
Fiscal Analyst	50,000	85,000
Insurance Manager	60,000	85,000
Municipal Emergency Management Coordinator	1	65,000
Personnel Officer	75,000	95,000
Project Coordinator Redevelopment	45,000	75,000
Registrar of Vital Statistics	1	75,000

	Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
**	Assistant Municipal Clerk	00617	54,829	57,478	63,365	69,712	75,994	78,961	82,045
**	Assistant Municipal Clerk*		0	0	0	0	0	0	90,415
**	Assistant Municipal Tax Collector	00627@	78,492	82,324	90,840	100,022	109,284	113,578	120,469
**	Assistant Payroll Supervisor	00639	57,529	59,681	64,464	69,615	73,704	75,949	78,298
*	Assistant Planner	00645	51,672	54,163	59,701	62,593	64,907	67,307	69,812
**	Assistant Public Works Superintendent	00671	59,336	62,212	68,600	75,485	82,307	85,526	88,874
**	Assistant Purchasing Agent	00673	54,828	57,478	63,365	69,712	75,995	78,961	82,044
*	Assistant Superintendent of Weights & Measures	00445	44,234	46,353	51,064	56,142	61,060	63,305	65,654
*	Assistant Traffic Engineer	00795	71,530	75,016	82,759	91,104	99,257	103,039	106,966
*	Assistant Violations Clerk	00806	41,960	43,965	48,422	50,754	52,594	54,504	56,497
*	Assistant Zoning Officer (Part Time)	00822@	0	0	0	0	0	0	7,685
*	Auditor	00846	59,874	62,777	69,224	72,593	75,311	78,223	81,064
*	Building Inspector (ICS)	00924	69,437	72,819	80,331	84,254	87,549	90,978	94,550
*	Building Inspector Apprentice	06969	54,806	61,047	0	0	0	0	0
*	Building Maintenance Worker	00929	37,523	39,307	43,270	44,929	46,650	48,445	50,309
*	Building Maintenance Worker Low Pressure License	00933	52,600	55,138	60,778	63,724	66,080	68,533	71,080
*	Building Service Worker	00938	34,659	36,301	39,947	41,855	43,338	44,878	46,483
**	Building Subcode Official (HHS)	05048	74,820	78,469	86,577	95,317	103,779	107,724	111,835
*	Carpenter	00971	51,343	53,819	59,318	62,188	64,488	66,867	69,357
*	Carpenters Helper	00974	42,888	44,941	49,500	51,880	53,877	55,964	58,128
*	Cashier	00976	45,284	47,456	52,283	54,807	56,800	58,886	61,047
**	Chief Accountant	01005	67,215	70,483	77,748	85,574	93,355	96,893	102,578
**	Chief Assistant Assessor	01016	58,526	61,361	67,658	74,446	81,305	84,482	87,784
**	Chief Clerk	01037	61,387	64,193	70,429	76,968	83,177	85,864	88,663
**	Chief Community Relations Specialist	01107	71,519	75,003	82,746	90,350	98,550	102,416	106,441
**	Chief Housing Inspector	01139	64,342	67,467	74,411	81,897	89,311	92,813	96,454
**	Chief Landscape Architect	01150	64,342	67,467	74,411	81,897	89,311	92,813	96,454
**	Chief License Inspector	01153	63,540	66,625	73,480	80,865	88,068	91,403	94,871
**	Chief Sanitation Inspector	01209	51,038	53,498	58,974	64,859	70,530	73,278	76,135
*	Claims Examiner Workmens Compensation	01241	50,475	52,750	57,802	63,259	67,670	71,716	85,084
*	Clerk 1	01245	33,345	34,923	38,422	40,255	41,670	43,154	44,681
*	Clerk 2	03247	36,840	38,589	42,476	44,511	46,102	47,749	49,475
*	Clerk 3	02773	41,291	43,265	47,649	49,941	51,743	53,626	55,575
*	Clerk 3 (Principal Personnel Clerk)	02773	58,094	60,908	64,345	66,845	69,445	72,152	74,964
**	Clerk 4	03859	41,200	43,168	47,542	52,255	56,800	58,886	61,047
*	Clerk Stenographer 1	01260	37,319	39,094	43,035	45,094	46,709	48,387	50,136
*	Clerk Stenographer 2	03253	39,316	41,189	45,355	47,531	49,238	51,018	52,868
*	Clerk Stenographer 3	02777	43,296	45,368	49,974	52,381	54,284	56,264	58,321
**	Clerk Stenographer 4	03862@	43,318	45,391	50,000	54,965	59,582	61,886	64,295
*	Clerk Transcriber	01266	36,670	38,412	42,281	44,300	46,000	47,767	49,604
*	Clerk Typist 1, Evidence Handling	23239	37,901	39,702	43,710	45,802	47,392	49,096	50,867
*	Code Enforcement Officer	01285	51,993	54,501	57,133	59,897	62,801	65,849	69,050
*	Community Organization Specialist	01303	39,622	41,512	45,708	47,904	49,074	50,849	52,686
*	Community Service Aide	01313	34,513	36,146	39,775	41,674	43,221	44,878	46,483
*	Community Service Worker	01319	37,046	38,806	42,718	44,763	46,357	48,023	49,752
*	Community Youth Worker	01321	46,951	49,229	51,598	54,062	55,344	56,650	57,983
*	Complaint Investigator	01324	42,627	44,666	49,198	51,567	53,440	55,384	57,414
*	Computer Service Technician	07605	55,121	57,786	63,715	66,802	69,240	71,935	74,739
**	Construction Official	05045	89,238	92,666	102,658	108,706	112,982	117,428	122,050
*	Contract Administrator 1	51254	68,201	71,519	78,894	86,842	94,861	98,579	104,544
*	Contract Compliance Representative	04883	64,847	70,578	74,829	81,081	83,736	86,508	90,743
**	Coodinator for Federal & State Aid	01355	69,898	73,302	80,864	89,010	97,243	101,062	105,031

Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
** Coordinator of Monitoring & Evaluation	04716	63,650	66,740	73,608	81,009	88,344	91,802	95,401
** Coordinator of Motor Vehicle Repair	07607	89,108	93,419	102,576	108,728	114,311	118,657	123,245
** Coordinator of Volunteers	01371	63,650	66,740	73,608	81,009	88,343	91,803	95,400
* Cost Estimator Property Improvement	01379	55,790	58,491	64,484	67,618	70,133	72,746	75,461
* Court Interpreter S&E	07959	52,995	55,554	61,237	63,613	66,082	68,653	71,326
* Customer Service Representative	01459	47,975	50,282	55,410	58,085	60,302	62,527	64,839
* Customer Service Representative Bil. In Spanish & English	08033	47,975	50,282	55,410	58,085	60,302	62,527	64,839
* Data Control Clerk	01468	38,660	40,499	44,591	46,727	48,405	50,153	51,966
* Data Entry Operator 1	53292	36,598	38,336	42,197	44,216	45,798	47,443	49,141
* Data Entry Operator 2	53293	40,721	42,665	46,986	49,243	51,020	52,870	54,792
* Data Entry Operator 3	53294	45,102	47,266	52,073	54,081	56,173	58,345	60,605
** Data Entry Operator 4	53295	53,941	56,547	62,336	67,935	74,060	76,948	79,952
* Data Processing Programmer	01474	50,331	52,757	58,145	60,956	63,209	65,738	68,179
* Data Processing Programmer Trainee	01475	48,919	0	0	0	0	0	0
** Deputy Municipal Court Administrator	07796	61,388	64,192	70,430	76,968	83,176	85,864	88,664
** Deputy Municipal Court Administrator Bilingual S/E	07903	61,388	64,192	70,430	76,968	83,176	85,864	88,664
** Deputy Registrar of Vital Statistics	05120	58,700	61,546	67,866	71,170	73,835	76,693	81,065
** Deputy Tax Assessor	05780	90,888	94,089	104,629	110,902	116,598	121,029	125,709
* Economic Development Rep. 2	55503	74,362	77,988	86,365	90,590	94,140	97,833	101,673
** Director of Economic and Industrial Development	01595@	96,571	101,242	111,169	117,835	123,888	128,596	133,567
** Director of Licenses	07163	71,519	75,003	82,746	90,350	98,550	102,416	106,441
** Director of Inspections	01607@	90,888	95,287	104,629	110,902	116,598	121,029	125,709
** Director of Neighborhood Preservation Program	02569	90,888	95,287	104,629	110,902	116,598	121,029	125,709
** Director of Youth Services	01651	90,888	95,287	104,629	110,902	116,598	121,029	125,709
* Electrical Inspector (ICS)	01699	69,437	72,819	80,331	84,254	87,549	90,978	94,550
** Electrical Subcode Official (HHS)	05046	82,375	86,419	95,370	100,046	103,779	107,724	111,835
* Electrician	01706	51,343	53,819	59,318	62,188	64,488	66,867	69,357
* Electrician Helper	01710	42,888	44,941	49,500	51,880	53,877	55,964	58,128
** Elevator Subcode Official	07928	74,820	78,469	86,577	95,317	103,779	107,724	111,835
* Employee Benefits Clerk	04758	36,388	38,117	41,957	43,955	45,473	47,104	48,795
* Employee Benefits Specialist	01728	39,063	40,923	45,060	47,219	48,988	50,829	52,751
* Engineering Aide	01733	42,702	44,743	49,285	51,656	53,649	55,721	57,875
* Equipment Operator	01746	43,919	46,022	50,699	53,143	55,085	57,093	59,183
** Executive Assistant	04586	0	0	0	0	0	0	124,453
* Fire Subcode Official	05013	74,820	78,469	86,577	95,317	103,779	107,724	111,835
* Garage Attendant	01877	38,779	40,626	44,730	46,873	48,640	50,477	52,401
* Gardener	01883	43,179	45,246	49,839	52,237	54,143	56,117	58,170
** General Supervisor Laboring	06635	52,328	54,851	60,459	66,504	72,495	75,318	78,257
** General Supervisor Parks	06699	52,327	54,850	60,459	66,505	72,494	75,319	78,258
** General Supervisor, Public Works	06652	60,359	63,285	66,862	69,462	75,727	78,681	81,755
* GIS Specialist 3	03176	68,309	71,724	78,896	82,841	86,154	89,600	93,185
* GIS Specialist Trainee	03174	60,260	0	0	0	0	0	0
* Graphic Artist 1	54593	61,647	64,113	66,678	69,345	72,119	75,004	78,004
* Graphic Artist 2	54604	68,898	71,654	74,520	77,501	80,601	83,825	87,178
* Heavy Equipment Operator	02001@	52,516	55,051	60,683	63,622	66,080	68,533	71,080
* Historic Preservation Specialist	15679	59,874	62,777	69,224	72,593	75,311	78,125	81,064
** Housing Coordinator	02065	70,216	73,636	80,814	88,711	96,528	100,316	104,256
* Housing Inspector	02071	51,993	54,501	57,133	59,897	62,801	65,849	69,050
* Industrial Representative	02095	59,874	62,777	69,224	72,593	75,311	78,125	81,064
* Interviewer, Courts	06207	47,975	50,282	55,410	58,086	60,303	62,527	64,840



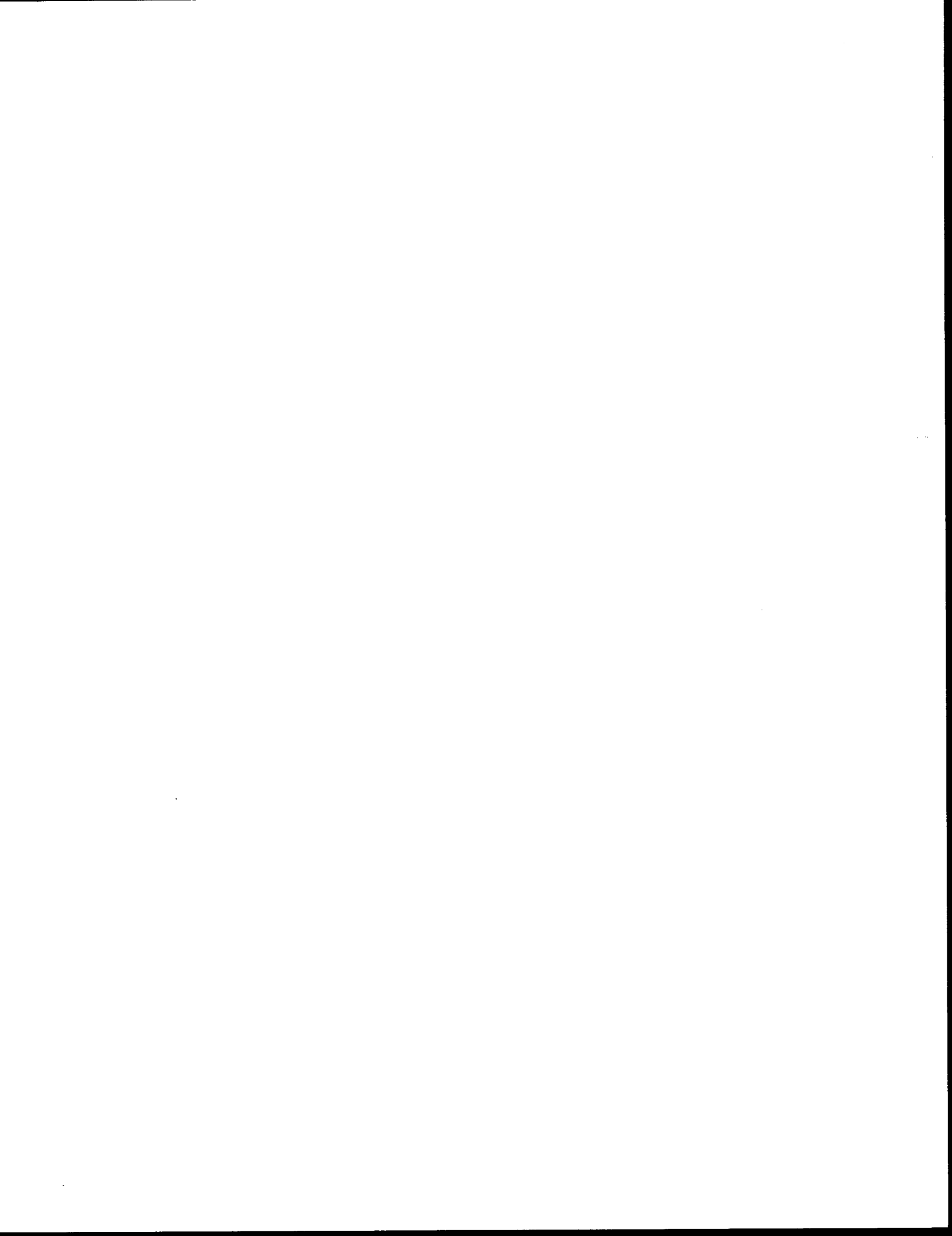
	Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
*	Interviewer, Courts, Bilingual Spanish & English	07573	47,975	50,282	55,410	58,086	60,303	62,527	64,840
*	Investigator A.B.C.	02175	0	0	0	0	0	0	11,384
*	Investigator Public Works	05217	55,068	57,730	63,646	66,732	69,203	71,979	74,659
*	Job Developer	02217	74,925	78,672	86,539	90,866	94,500	98,280	102,212
*	Keyboarding Clerk 1	01268	34,342	35,967	39,579	41,461	42,928	44,460	46,049
*	Keyboarding Clerk 2	03256@	37,900	39,703	43,709	45,801	47,392	49,096	50,867
*	Keyboarding Clerk 3	02781	42,348	44,373	48,875	51,228	53,039	54,971	56,971
**	Keyboarding Clerk 4	03864@	43,657	45,672	50,151	53,482	58,094	60,229	62,447
*	Laborer 1	02248	39,845	41,745	45,969	48,172	49,910	51,711	53,593
*	Laborer 1 (Laborer Heavy)	02248	41,700	43,693	48,123	50,433	52,263	54,158	56,142
*	Laborer 2	06634	44,492	46,494	48,586	50,773	53,057	55,445	57,940
**	Laborer 3	06633	49,637	52,026	57,338	63,059	68,735	71,405	74,187
*	Landscape Architect	02256@	49,116	51,481	56,733	59,475	61,753	64,129	66,601
*	Legal Secretary	07675	54,782	56,973	59,252	61,622	64,087	66,650	69,316
*	Legal Stenographer	02279	41,291	43,265	47,649	49,941	51,743	53,626	55,575
*	License Inspector	02292	51,249	53,721	59,211	62,082	64,225	66,586	69,050
*	License Inspector Bil. In S&E	05785	51,249	53,721	59,211	62,082	64,225	66,586	69,050
*	Loan Advisor	05136	43,081	45,142	49,723	52,117	54,090	56,146	58,287
*	Mail Clerk	02320	45,119	47,281	52,089	54,606	56,594	58,671	60,838
*	Maintenance Repairer	02328	41,975	43,981	48,441	50,769	52,620	54,536	56,530
**	Maintenance Superintendent	02384	71,519	75,003	82,746	90,350	98,550	102,416	106,441
**	Maintenance Supervisor, Grounds	06731	49,637	52,026	57,338	63,059	68,735	71,405	74,187
*	Maintenance Worker 1, Grounds	01940	39,411	41,290	45,466	47,647	49,426	51,213	53,070
**	Management Information Systems Specialist	04354	96,571	101,242	111,169	117,835	123,888	128,596	133,567
**	Management Assistant	56492	77,977	80,813	82,726	85,207	87,764	90,396	93,109
**	Material Management Coordinator	05702	61,330	64,305	70,916	74,371	77,272	80,288	83,427
*	Mechanic	02434	47,410	49,686	54,752	57,399	59,506	61,687	63,972
*	Mechanic (Diesel)	02440	49,347	51,722	57,002	59,759	61,960	64,249	66,627
*	Mechanic Fire Apparatus	02441	49,735	52,132	57,452	60,233	62,456	64,763	67,166
*	Mechanic's Helper	02456@	41,700	43,693	48,123	49,019	50,794	52,634	54,561
*	Mechanical Repairer Light Equipment	02451@	41,204	43,053	44,995	47,020	49,136	51,347	53,658
*	Motor Broom Driver	05565	43,919	46,022	50,699	53,143	55,085	57,093	59,183
**	Municipal Court Administrator	07795	83,130	87,152	95,697	101,436	106,645	110,698	114,977
*	Municipal Court Attendant	02524	0	0	0	0	0	0	60,149
*	Network Administrator 1	10107	83,160	87,317	96,049	100,851	104,887	109,082	113,445
*	Network Administrator 2	10108	89,902	94,398	103,838	109,029	113,391	117,927	122,643
*	Omnibus Operator	05594	38,857	40,707	44,819	46,541	48,327	50,185	52,121
*	Paralegal Specialist	02593	66,714	69,383	72,158	75,041	81,300	84,422	87,669
*	Parking Enforcement Officer	07305	41,836	43,839	48,281	50,605	52,436	54,347	56,332
*	Payroll Clerk	02634	36,388	38,117	41,957	43,955	45,473	47,104	48,795
**	Payroll Supervisor	02636	68,327	71,587	78,832	86,640	94,382	98,028	101,828
*	Personnel Aide	02685	58,737	61,087	63,530	66,071	68,714	71,463	74,321
*	Personnel Assistant	02648@	75,721	79,829	85,330	88,045	92,153	96,261	100,373
*	Planning Aide	02685	39,063	40,923	45,060	47,219	48,988	50,829	52,751
**	Planning Director	02686	90,888	95,287	104,629	110,902	116,598	121,029	125,709
*	Plumbing Inspector (ICS)	02704	69,437	72,819	80,331	84,254	87,549	90,978	94,550
**	Plumbing Subcode Official (HHS)	05056	74,820	78,469	86,577	95,317	103,779	107,724	111,835
*	Principal Account Clerk	02755	41,960	43,965	48,422	50,754	52,594	54,504	56,497
*	Principal Account Clerk (Typing)		42,924	44,980	49,542	51,930	53,884	55,845	57,901
*	Principal Cashier	02771	51,078	53,540	59,010	61,871	64,189	66,560	69,032
*	Principal Clerk Transcriber	02779	42,638	44,677	49,211	51,579	53,571	55,637	57,793
*	Principal Community Organization Specialist	02785@	45,417	47,596	52,436	54,969	57,057	59,242	61,512

	Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
*	Principal Data Control Clerk	04646	45,415	47,593	52,434	54,967	56,975	59,063	61,235
*	Principal Employee Benefits Clerk	04936	44,652	46,791	51,547	54,036	56,122	58,292	60,552
*	Principal Engineering Aide	02804	54,577	57,214	63,072	65,523	68,070	70,720	73,475
*	Principal Legal Stenographer	02819	52,950	55,507	61,184	64,150	68,274	70,805	73,431
*	Principal Mail Clerk		59,282	61,654	64,405	66,981	71,750	72,448	77,606
*	Principal Payroll Clerk	02831	58,095	60,908	64,344	66,845	69,445	72,152	74,964
*	Principal Planner	02837	59,874	62,777	69,224	72,593	75,311	78,125	81,064
*	Principal Planner Community Development Program	05335	59,874	62,777	69,224	72,593	75,311	78,125	81,064
*	Principal Planning Aide	02840	47,981	50,288	55,415	58,094	60,306	62,624	65,034
*	Principal Purchasing Assistant	02847	44,652	46,791	51,547	54,036	56,122	58,292	60,552
*	Principal Storekeeper	02852	57,602	60,390	66,583	69,819	72,425	75,131	77,948
*	Printing Machine Operator 1	02571	42,793	44,839	49,389	51,767	53,649	55,597	57,635
*	Printing Machine Operator 2	22533	51,620	54,109	59,641	62,533	64,839	67,245	69,745
*	Printing Machine Operator 3	22534	54,109	56,720	62,538	65,565	67,955	70,601	73,351
**	Printing Machine Operator 4	22535	56,720	59,464	65,572	68,752	71,261	74,038	76,926
*	Program Analyst	02871	57,815	60,612	66,833	70,080	72,800	75,636	78,589
**	Program Coordinator Demolition	05679	76,652	80,101	83,551	87,000	90,449	93,899	97,348
*	Program Monitor	04700	56,235	58,956	64,998	68,158	70,689	73,327	76,073
*	Project Coordinator Construction	02883	72,591	76,128	83,989	92,463	100,740	104,572	108,566
*	Project Manager, Data Processing	53023	115,729	0	0	0	0	0	0
*	Property Clerk	02894	36,839	38,590	42,476	44,512	46,102	47,749	49,475
*	Public Information Officer	02927	46,222	48,441	53,372	55,953	57,997	60,133	62,885
*	Public Works Inspector	02933	51,643	54,134	59,666	62,558	64,869	67,274	69,774
**	Public Works Superintendent	02936	71,519	75,003	82,746	90,350	98,550	102,416	106,441
**	Purchasing Agent	02952	96,571	101,242	111,169	117,835	123,888	128,596	133,567
*	Purchasing Assistant	02952	36,388	38,117	41,957	43,955	45,473	47,104	48,795
*	Purchasing Expediter	02956	47,607	49,894	54,981	57,640	59,757	61,949	64,245
*	Radio Dispatcher	02958	43,899	46,002	50,677	53,117	55,051	57,061	59,162
*	Radio Dispatcher Typing	02959	44,805	46,953	51,727	54,169	56,100	58,112	60,211
*	Radio Technician	02965	60,119	63,340	66,561	69,782	73,003	76,224	79,444
**	Real Estate Officer	02974	86,038	89,163	96,108	103,592	111,007	114,509	118,150
*	Receptionist	02976	33,345	34,923	38,422	40,255	41,670	43,154	44,681
*	Recorder Operator Courts	04873	35,362	37,039	40,763	42,715	44,347	46,049	47,817
*	Records Management Analyst	05429	55,607	58,298	64,287	67,404	69,863	72,586	75,418
**	Records Manager	06382	68,221	72,192	76,393	80,840	85,544	90,523	95,792
*	Records Support Technician 1	56562	36,840	38,314	39,846	41,440	43,098	44,821	46,614
*	Records Support Technician 2	56563	41,291	42,943	44,661	46,446	48,305	50,237	52,247
*	Records Support Technician 3	56564	46,245	48,096	50,019	52,019	54,101	56,265	58,515
*	Recreation Aide	02983	31,953	33,456	36,803	39,947	41,361	42,828	44,356
*	Recreation Leader	02993	38,361	40,187	44,247	46,372	48,099	49,910	51,791
*	Recreation Program Coordinator	03018	58,504	61,335	67,633	70,924	73,681	76,556	79,542
**	Recreation Supervisor	03020	46,374	48,600	53,549	58,885	64,172	66,652	69,255
*	Relocation Officer (Part Time)	03060@	0	0	0	0	0	0	13,819
**	Rent Regulation Officer	05681	71,967	74,126	76,350	78,919	81,889	84,974	88,181
*	Research Assistant	03069	52,086	54,599	60,182	63,099	65,426	67,857	70,379
**	Risk Manager	07390	115,357	117,665	120,018	122,418	124,867	128,613	134,400
**	Road Repairer Superintendent	03803	71,519	75,003	82,746	90,350	98,550	102,416	106,441
*	Sanitation Inspector	03110	50,331	52,757	58,152	60,962	63,178	65,632	68,179
**	Secretarial Assistant	03127	47,618	49,770	54,553	59,705	63,793	66,038	68,387
*	Secretary Board/Commission (Part Time)	07419	1,362	0	0	0	0	0	12,455
*	Secretary Board/Commission (Full Time)	07419	53,681	56,281	62,059	65,732	68,296	70,960	73,730
*	Security Guard	06124	38,360	40,185	44,245	46,370	48,028	49,754	51,552
*	Senior Account Clerk	03165@	39,316	41,189	45,355	47,531	49,238	52,037	52,868
*	Senior Administrative Analyst	03173@	68,201	71,519	78,894	86,842	94,861	98,579	104,544
*	Senior Auditor	03196@	65,996	69,203	76,332	79,521	82,411	85,632	88,985

	Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
*	Senior Building Maintenance Worker	03227	39,535	41,419	45,614	47,798	49,522	51,428	53,413
**	Senior Budget Examiner	03223	85,209	89,332	98,090	103,971	109,312	113,465	117,851
*	Senior Building Maintenance Worker Low Pressure License	03228	55,138	57,802	63,733	66,822	69,258	72,447	74,759
*	Senior Cashier	03236	47,862	50,164	55,277	57,948	60,073	62,285	64,595
*	Senior Clerk Transcriber	03255	38,662	40,502	44,593	46,732	48,527	50,397	52,337
*	Senior Community Relations Specialist	03265@	48,458	50,789	55,969	58,673	60,838	63,083	65,406
*	Senior Community Service Worker	03269@	43,081	45,142	49,723	52,117	54,090	56,146	58,287
**	Senior Computer Service Technician	07691	61,334	64,309	71,181	74,646	77,558	80,588	83,737
*	Senior Data Control Clerk	03294	42,026	44,036	48,500	50,834	52,662	54,575	56,572
*	Senior Data Processing Programmer	03295	57,979	60,785	64,216	65,441	67,984	70,630	73,382
*	Senior Electrician	03308	56,313	59,038	65,089	67,620	70,251	72,986	75,833
**	Senior Engineer	03314	92,120	96,289	95,422	111,485	115,734	122,678	127,462
*	Senior Engineering Aide	03320	46,665	48,905	53,884	56,483	58,553	60,712	62,946
*	Senior Gardener	03341	37,046	38,806	42,718	44,763	46,357	48,023	49,752
*	Senior Historic Preservation Specialist	15680	62,952	66,006	72,797	76,345	79,327	82,303	85,408
*	Senior Housing Inspector	03368	60,895	63,909	66,948	70,204	72,937	75,781	78,738
*	Senior Landscape Architect	04407	56,235	58,956	64,998	68,158	70,689	73,327	76,073
*	Senior Legal Stenographer	03405	45,632	47,820	52,687	55,227	57,363	59,581	61,895
*	Senior Mail Clerk	20433	52,935	55,053	57,255	59,545	61,927	64,404	66,980
*	Senior Maintenance Repairer	03425	46,020	48,230	53,139	55,705	57,742	59,856	62,064
*	Senior Mechanic	03459	49,735	52,132	57,452	60,233	62,456	64,763	67,166
*	Senior Mechanic (Diesel)	04561	51,681	54,174	59,712	62,600	64,914	67,318	69,823
*	Senior Payroll Clerk	03496	40,357	42,285	46,563	48,801	50,526	52,365	54,265
**	Senior Personnel Assistant	04982	96,621	101,153	105,715	110,263	114,809	119,357	123,907
*	Senior Planner Economic Dev.	04569	56,235	58,956	64,998	68,158	70,689	73,327	76,073
*	Senior Planning Aide	03512	42,062	44,074	48,542	50,882	52,738	54,653	56,643
*	Senior Program Development Specialist Community Service	06931	62,952	66,006	72,797	76,345	79,327	82,303	85,408
*	Senior Program Monitor	05399	69,213	72,582	80,067	83,978	87,148	90,437	93,870
*	Senior Public Works Inspector	03539	55,068	57,730	63,646	66,732	69,203	71,979	74,659
*	Senior Purchasing Assistant	03547	40,357	42,285	46,563	48,801	50,526	52,365	54,265
*	Senior Sanitation Inspector	03572	56,840	59,594	65,704	67,219	69,410	71,978	74,659
*	Senior Security Guard	06257	45,243	47,053	48,935	50,893	52,928	55,046	57,247
*	Senior Storekeeper	03600	51,643	54,134	59,666	62,558	64,869	67,274	69,774
*	Senior Traffic Maintenance Worker	03625	51,593	53,915	56,341	58,877	61,526	64,294	67,185
*	Senior Traffic Signal Electrician	03626	56,313	59,038	65,089	67,620	70,251	72,986	75,833
**	Senior Training Technician	05614	61,334	64,309	71,181	74,646	77,558	80,588	83,737
*	Senior Youth Group Worker	03657	60,640	63,066	65,589	68,212	70,941	73,778	76,730
*	Signal Systems Technician 1	03714	58,491	60,830	63,263	65,794	68,425	71,163	74,008
*	Signal Systems Technician 2	03589	60,755	63,187	65,713	68,343	71,076	73,919	76,876
*	Social Service Assistant	04623	39,103	40,969	45,107	47,272	48,968	50,736	52,576
*	Storekeeper	03779	45,131	47,297	52,106	54,619	56,609	58,695	60,847
*	Storekeeper Automotive	03781	47,567	49,854	54,934	57,591	59,703	61,897	64,183
*	Substance Abuse Counselor 1	63114	60,439	63,367	69,880	73,280	76,018	78,870	81,835
**	Superintendent of Recreation	03834@	71,519	75,003	82,746	90,350	98,550	102,416	106,441
**	Superintendent of Weights & Measures	01428	69,490	72,872	80,389	87,772	95,732	99,487	103,395
**	Supervising Account Clerk	03848	44,885	47,037	51,820	56,971	61,060	63,305	65,654
**	Supervising Administrative Analyst	03850@	76,629	80,368	88,677	96,720	105,507	109,652	113,969
**	Supervising Animal Control Officer	05999	78,492	82,064	85,636	89,208	92,779	96,351	99,931

	Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
**	Supervising Building Service Low Pressure License	06468	50,567	53,005	58,419	64,250	70,687	72,493	75,196
**	Supervising Cashier	03857@	55,738	58,433	64,422	70,878	77,272	80,288	83,427
**	Supervising Clerk Transcriber	03863@	42,664	44,704	49,240	53,631	58,427	60,690	63,045
**	Supervising Data Control Clerk	03872	52,686	55,227	60,876	66,962	72,726	75,293	77,968
**	Supervising Electrician	06605	52,327	54,850	60,459	66,505	72,494	75,319	78,258
**	Supervising Engineering Aide	03881	57,248	60,020	66,175	72,808	79,380	82,483	85,711
**	Supervising Health Insurance Benefits Clerk	03887@	58,055	60,695	66,563	72,884	78,869	81,536	84,314
**	Supervising Maintenance Repairer	07338	56,584	59,108	64,717	70,763	76,752	79,577	82,515
**	Supervising Maintenance Worker, Grounds	06731	52,327	54,850	60,459	66,505	72,494	75,319	78,258
**	Supervising Mechanic	06724	52,327	54,850	60,459	66,505	72,494	75,319	78,258
**	Supervising Mechanic Fire Apparatus	06726	52,327	54,850	60,459	66,505	72,494	75,319	78,258
**	Supervising Planner	05137	71,609	75,096	82,848	90,350	98,550	102,418	106,441
**	Supervising Program Analyst	03927	64,342	67,467	74,411	81,897	89,311	92,813	96,454
**	Supervising Property Clerk	05519	42,157	44,173	48,651	53,481	58,093	60,229	62,447
**	Supervising School Traffic Guard	03937	59,447	62,325	68,717	74,903	81,666	86,542	90,847
**	Supervising Youth Group Worker	03945@	62,336	64,830	67,423	70,120	72,925	75,842	78,875
**	Supervisor Demolition	06910	57,919	60,721	66,953	73,163	79,348	82,017	84,799
**	Supervisor of Accounts	03969	52,048	54,559	60,138	66,154	72,229	75,042	77,969
**	Supervisor of Collection of Revenue		62,527	65,561	72,303	79,572	86,769	90,173	93,697
**	Supervisor of Motor Pool	05971	52,327	54,850	60,459	66,505	72,494	75,319	78,258
**	Supervisor of Real Estate Sales	04060	47,926	50,229	55,351	60,871	66,343	68,917	71,605
**	Supervisor of Senior Citizens Activities	04069	49,329	51,703	56,980	62,666	68,298	70,955	73,773
**	Supervisor of Telephone Systems	04080	47,360	49,630	52,401	55,993	60,998	63,356	65,811
**	Supervisor Public Works	06650	52,327	54,850	60,459	66,505	72,494	75,319	78,258
**	Supervisor Traffic Maintenance	06816	58,654	61,495	64,968	67,492	73,575	76,443	79,426
*	Tax Searcher	04130	45,685	47,877	52,747	55,295	57,314	59,418	61,603
*	Technical Assistant Contract Administration	62844	54,173	56,756	62,498	65,493	67,858	70,305	72,864
*	Technical Assistant to the Construction Official	05193	47,871	50,175	55,289	57,964	60,066	62,263	64,538
*	Technician, Management Information Systems	53099	57,979	60,785	64,217	65,440	67,984	70,630	73,382
*	Telecommunications Systems Analyst	07604	52,552	55,087	60,723	66,793	72,800	75,636	78,589
*	Telephone Operator	04145@	40,428	42,357	46,643	48,884	50,650	52,487	54,395
*	Tractor Trailer Driver	04179	43,919	46,022	50,699	53,143	55,085	57,093	59,183
*	Traffic Maintenance Worker	04189	42,627	44,666	49,198	51,093	53,063	55,113	57,243
*	Traffic Signal Electrician	04192	51,343	53,819	59,318	62,188	64,488	66,867	69,357
	Traffic Signal Superintendent 1	00799	71,519	75,003	82,746	90,350	98,550	102,416	106,441
**	Traffic Signal Superintendent 2	04196	74,306	77,930	85,982	93,888	102,416	106,438	110,625
**	Traffic Signal Supervisor 1	06819	63,112	66,177	72,979	75,831	78,790	81,868	85,069
**	Traffic Signal Supervisor 2	04082	65,563	68,750	75,823	78,790	81,868	85,069	90,293
*	Traffic Signal Technician 1	04195	58,491	61,324	67,618	70,251	72,986	75,831	78,792
*	Traffic Signal Technician 2	05219	60,756	63,702	70,244	72,986	75,831	78,790	81,924
*	Training Technician	04207	56,720	59,464	65,572	68,752	71,261	74,038	76,926
*	Tree Maintenance Worker 1	04220	43,693	45,787	50,446	52,870	54,783	56,900	59,103
*	Truck Driver	04222	43,179	45,246	49,839	52,237	54,143	56,117	58,170
**	Violations Clerk	04244	79,538	83,637	91,837	97,344	102,343	106,233	110,340
*	Weights and Measures Apprentice	04201	0	0	0	0	0	0	42,412
*	Welder	04305	47,410	49,686	54,752	57,399	59,506	61,687	63,972
*	Youth Group Worker	04333	56,951	59,229	61,598	64,062	65,344	66,650	67,983

	Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
*	Youth Group Worker Bil. In S&E	04334	56,951	59,229	61,598	64,062	65,344	66,650	67,983
*	Youth Services Counselor	04336	61,942	64,420	66,997	69,677	72,464	75,362	78,377
*	Zoning Officer (Part Time)	04338	0	0	0	0	0	0	8,478



0-2

DB:dh  
09-10-24

**ORDINANCE AMENDING SECTION 840-31 OF THE CAMDEN CITY CODE  
AMENDING RATES TO BE CHARGED FOR PRIVATE FIRE SERVICE PIPING  
AND HYDRANTS ON PROPERTIES IN THE CITY OF CAMDEN**

**WHEREAS**, on June September 5, 2023, Ordinance MC-5063A was adopted which amended Title VII, "Utilities", Chapter 700 and Article II, "Water Service Provisions and Rates"; and

**WHEREAS**, Ordinance MC-5063A, failed to adjust the rates found in Section 840-31 of the Camden Code which are charged for private fire service piping and hydrants on properties; and

**WHEREAS**, the City Council of the City of Camden now seeks to amend Section 840-31 of the Camden Code to adjust the rates therein by increasing these rates by three percent (3%) per quarter; now therefore

**BE IT RESOLVED**, by the City Council of the City of Camden, that Chapter Section 840-31 is hereby amended as follows:

**§ 840-31 Permit required; rates charged.**

- A. Same.
- B. In cases where the property owner constructs and maintains private fire service piping and hydrants on his property, there shall be one charge for fire service according to the nominal pipe size or the meter size entering the property. If there are fire hydrants and pipes installed and maintained by the City, each hydrant shall be considered a separate service and billed to the property owner according to the spur size leading to each hydrant. The schedule of charges for private fire service protection shall be as follows:

METER SIZE (inches)	Quarterly Charge
5/8	\$10.30
3/4	\$25.75
1	\$51.50
1 ½	\$77.25
2	\$92.70
3	\$206
4	\$339.90
6	\$669.50
8	\$1,091.80
10	\$1,390.50
12	\$1,678.90

**BE IT FURTHER ORDAINED** that all ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

**BE IT FURTHER ORDAINED** that this ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

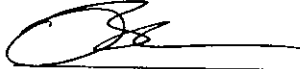
**BE IT FURTHER ORDAINED** that if any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

**BE IT FURTHER ORDAINED** that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Ordinance, and the action by the Commissioner regarding this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

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Date of Introduction: September 10, 2024

The above has been reviewed  
and approved as to form.



DANIEL S. BLACKBURN  
City Attorney

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ANGEL FUENTES  
President City Council

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VICTOR CARSTARPHEN  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



03

DB:dh  
09-10-24

**ORDINANCE APPROVING AN APPLICATION FOR EXEMPTION AND EXECUTION  
OF A FINANCIAL AGREEMENT BETWEEN THE CITY OF CAMDEN AND  
ALFRED CRAMER URBAN RENEWAL, LLC, PURSUANT TO N.J.S.A.  
40A:20-1 ET SEQ.**

**WHEREAS**, Alfred Cramer Urban Renewal LLC, a New Jersey limited liability company (hereinafter referred to as the "Sponsor") has or will own the land comprising Block 818, Lots 14,16,17,30,31,48,49,51,53,57,59; and Block 814, Lot 2 on the official Tax Map of the City of Camden and more particularly described in Exhibit "A" hereto (the "Property") from the City of Camden Housing Authority; and

**WHEREAS**, Sponsor proposes to construct two new affordable rental communities consisting of a total of 73 affordable housing units (hereinafter referred to as the "the Project") pursuant to the provisions of the New Jersey Long Term Exemption Law, (N.J.S.A. 40A:20-1 et seq.) (hereinafter referred to as the "Act") in the Cramer Hill neighborhood within the City of Camden (hereinafter referred to as the "Municipality"); and

**WHEREAS**, in order to implement the development, financing, rehabilitation, preservation, operation and management of the Project, the Sponsor received Low Income Housing Tax Credits from the New Jersey Housing Mortgage Finance Agency which will provide the required equity to allow this US HUD CHOICE Neighborhoods Implementation neighborhood revitalization project to proceed; and

**WHEREAS**, in accordance with the Act, Sponsor has submitted a written application ("Application") to the City for approval of a tax exemption for the land and improvements to be constructed on the Property; and

**WHEREAS**, City Council has heretofore determined that there is a need for affordable housing in the Cramer Hill neighborhood and that such housing will be beneficial to the City of Camden; and

**WHEREAS**, City Council finds and determines that Sponsor will not be able to proceed with the Project without the tax exemption because the Project would not be financially feasible; and

**WHEREAS**, the Acts permits a municipality to enter into a financial agreement exempting real property from taxation and accepting payment in lieu of taxes where the project meets an affordable housing need; and

**WHEREAS**, the Sponsor, has presented to City Council a revenue projection for the Project which sets forth the anticipated revenue to be received by the Sponsor from the operation of the Project as estimated by the Sponsor, a copy of which is attached hereto and made a part hereof as Exhibit "B"; now therefore

**BE IT ORDAINED**, by the City Council of the City of Camden as follows:

**SECTION 1.** The Council finds and determines that the proposed Project will meet or meets an existing housing need.

**SECTION 2.** The Council finds and determines that Sponsor will not be able to proceed with the Project without the tax exemption because the Project will not be financially feasible.

**SECTION 3.** The Council does hereby adopt the within Ordinance and makes the determinations and findings contained herein by virtue of, pursuant to, and in the conformity with the provisions of the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1.

**SECTION 4.** The Council does hereby approve Sponsor's application for tax exemption pursuant to the Long Term Tax Exemption Law.

**SECTION 5.** The Council does hereby adopt the within Ordinance with the further intent and purpose that from the date that the Project obtains its Certificate of Occupancy, the land and improvements of the Project will be exempt from real property taxation for a period of thirty (30) years as provided in the Act, provided that payments in lieu of taxes for municipal services supplied to the Project in the amount of five (5%) percent of the Gross Shelter Rents are made to the City of Camden as more particularly set forth the Financial Agreement attached hereto as Exhibit "C".

**SECTION 6.** The Council hereby authorizes and directs the Mayor of the City of Camden to execute, on behalf of the City of Camden the Financial Agreement in substantially the form annexed hereto as Exhibit "C" upon the review and approval of the City Attorney.

**SECTION 7.** The Council understands and agrees that the revenue projections set forth in Exhibit "B" are estimates and that the actual payments in lieu of taxes to be paid by the Sponsor to the City of Camden shall be determined pursuant to the Financial Agreement executed between the Sponsor and the City of Camden.

**SECTION 8.** This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

**BE IT FURTHER ORDAINED,** that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Ordinance, and the action by the Commissioner regarding this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

---

Date of Introduction: September 10, 2024

The above has been reviewed  
and approved as to form.



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DANIEL S. BLACKBURN  
City Attorney

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ANGEL FUENTES  
President, City Council

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VICTOR CARSTARPHEN  
Mayor

# Alfred Cramer Urban Renewal, LLC

CITY OF CAMDEN

TAX ABATEMENT APPLICATION



**SUBMITTED BY:**

ALFRED CRAMER URBAN RENEWAL LLC  
THE HOUSING AUTHORITY OF THE CITY OF CAMDEN &  
MICHAELS DEVELOPMENT COMPANY

2 COOPER STREET

CAMDEN, NEW JERSEY 08001

NICHOLAS J. CANGELOSI

[NCangelosi@TMO.com](mailto:NCangelosi@TMO.com)

(856) 355-1573



April 29, 2024

Dr. Edward Williams, Director  
Department of Planning and Zoning  
City of Camden  
520 Market Street  
City Hall, Suite 224  
Camden, NJ 08101

RE: Alfred Cramer (Ablett Village Phase IV)  
Seventy-Three (73) Rental Homes  
CHOICE Neighborhood Implementation Program

Dear Dr. Williams:

Enclosed please find the following Tax Abatement Application. We are excited to work with you and the City on this transformation effort within the Cramer Hill Neighborhoods utilizing the resources afforded to the city under the CHOICE Neighborhoods program

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "N. Cangelosi", is written over a horizontal line.

Nicholas J. Cangelosi  
Vice President  
Michaels Development Company

THE Michaels ORGANIZATION

DEVELOPMENT | MANAGEMENT | CONSTRUCTION | FINANCE  
PO Box 90708, Camden, NJ 08101 | 856.596.0500 | [www.TMO.com](http://www.TMO.com)

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1. Application under the Long-Term Tax Exemption Law
2. Tax Abetment Worksheet

Attachments

- a. Narrative
- b. List of Block & Lots
- c. Legal Description (Forthcoming)
- d. Site Plans (Forthcoming)
- e. Estimated Cost Statement for Propose Project from Qualified Architect
- f. Development Budget
- g. Operational Budget
- h. Projected Income & Expense Statement
- i. Fiscal Plan
- j. Fiscal Impact Analysis
- k. Proposed Financial Agreement
- l. Certificate of Incorporation
- m. Copy of Good Standing Certificate
- n. Certified copy of resolution authorizing application, execution of Financial Agreement, designating authorized signatories

APPLICATION UNDER THE LONG-TERM TAX EXEMPTION LAW

Alfred Cramer Urban Renewal LLC

April 26, 2024

To: Mayor Vic Carstarphen,  
City of Camden  
City Hall, 4<sup>th</sup> Floor  
P.O. Box 95120  
Camden, NJ 08101-5120

Dear Sir or Madam:

Alfred Cramer Urban Renewal LLC an Urban Renewal Entity, (the "Applicant") does hereby make application for approval under the provisions of the NJ Long Term Tax Exemption for a project more particularly described hereunder:

1. General Description of the Project and the Applicant

- Proposed improvements

The Applicant is working in partnership with The Housing Authority of the City of Camden and various other stakeholders to promote a City of Camden lead initiative to revitalize areas of the Cramer Hill Neighborhood under US HUD's CHOICE Neighborhoods funding initiative. This program centrally focuses on three (3) major elements of community revitalization, (i) Housing, (ii) People and (iii) Neighborhood to promote holistic change that fundamentally improves neighborhoods and the quality of life for current residents.

This particular housing redevelopment effort will transform three (3) vacant and underutilized blocks into beautiful, energy efficient homes for families of moderate income. The Michaels Organization and the Housing Authority of the City of Camden will utilize the US HUD Rental Assistance Demonstration program to leverage tax credit equity, permanent debt, US HUD Choice Neighborhoods Loan, NJHMFA Urban Preservation Program Funds, City Funds and Housing Authority capital to effectuate material improvements to this existing neighborhood.

- Size of site

73 apartment homes

- Address

Various

- Block & Lot  
**Various – See Attached**
- Statement that the undertaking conforms to all applicable municipal ordinances  
**The redevelopment effort will make application to conform with all applicable municipal ordinances.**
- Statement that the project in accord with the redevelopment plan and master plan of the City  
**This redevelopment project will make application to be consistent with the redevelopment plan and the master plan of the City.**
- Anticipated construction schedule  
**April 1, 2025 through July 1, 2026.**
- How applicant is organized  
**Urban Renewal Entity / Limited Liability Company**
- When applicant was organized  
**6/8/2022**
- Description of applicant's experience  
**The applicant is an affiliate of The Michaels Organization which is among the leading private sector affordable housing owners and developers in the nation. From small scale properties to massive neighborhood transformations, Michaels Development has created high-quality, environmentally conscious and financially successful communities that offer affordable housing opportunities to more than 145,000 residents in 36 states, Washington, D.C., and the U.S. Virgin Islands.**
- Benefits of project to the City of Camden  
**Significant investment to support the transformation of blighted and dilapidated public housing in the Cramer Hill Neighborhood.**
- Why the tax exemption is necessary for the project.  
**To secure project financing from New Jersey Housing and Mortgage Finance Agency and various other capital and debt providers.**



2. Legal Description

- Land description of Project site

**Forthcoming**

- Copy of architectural and site plans (sealed by New Jersey licensed engineer)

**Attached**

3. Project Costs.

- Statement prepared by qualified architect or engineer of the estimated cost of the proposed project in detail required, including the estimated cost of each unit to be undertaken.
- Include development budget
- Include projected operational budget
- Include projected income & expense statement

**Attached**

4. Source of Equity Funds.

- Describe amount, source and method of money to be subscribed through the investment of private capital, setting forth the amount of stock or other securities to be issued therefor or the extent of capital invested and the proprietary or ownership interest obtained in consideration therefor.

**The project includes a capital stack that permits the Sponsor the ability to apply for financing at New Jersey Housing and Mortgage Finance Agency. The project includes;**

- **Construction Loan from TD Bank;**
- **NJHMFA Permanent Mortgage;**
- **Low Income Housing Tax Credit Equity syndicated by Berkadia Affordable Tax Credit Solutions;**
- **US HUD Choice Neighborhoods Implementation Loan;**
- **NJHMFA Urban Preservation Program Funds (UPP); and**
- **Deferred Developer Fee.**

5. Fiscal Plan

- Fiscal plan for the project outlining a schedule of annual gross revenue, the estimated expenditure for operation and maintenance, payments for interest, amortization of debt and reserves, and payments to the municipality to be made pursuant to a financial agreement to be entered into with the City.

**Attached**

- Fiscal Impact Analysis, i.e. an analysis of the costs and benefits of the proposed project.

**Attached**

6. Proposed Financial Agreement

- Copy of proposed financial agreement.

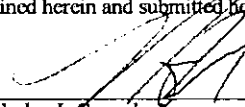
**Attached**

7. Organizational Documents

- Copy of Certificate of Incorporation
- Copy of Good Standing Certificate
- Certified copy of resolution authorizing application, execution of financial agreement, designating authorized signatories.

**Attached**

I Nicholas J. Cangelosi, Vice President of The Michaels Development Company do hereby certify that the facts and data contained herein and submitted herewith are true and accurate.

  
\_\_\_\_\_  
Nicholas J. Cangelosi

TAX ABATEMENT WORKSHEET

Name of Project: Alfred Cramer

Address of Project: State Street & 16<sup>th</sup> Street

Sponsor: Alfred Cramer Urban Renewal LLC

Type of Project: Affordable / New Construction

Statutory Authority for Exemption: N.J.S.A. 40A:20-1 ET. SEQ.

Type of Exemption requested: Long Term Tax Exemption Law

Length of Exemption: Thirty Years

Calculation of PILOT payment:  
(does income include subsidy income?)

Yes

Projected Annual Gross Revenue	\$1,317,840
Proforma Vacancy at 5%	(\$87,408)
Projected Annual Utility Costs	(\$96,775)
Project Revenues	\$1,133,657
Payment in Lieu Percentage	5.00%
<b>Annual Projected Payment in Lieu Amount</b>	<b>\$57,817</b>

New Jersey Housing and Mortgage Finance Agency analysis of PILOT payments relative to their competitive point system for the award of Low-Income Housing Tax Credits specifically review *NET* payment to the municipality and tie break as it relates to the amount of the tax credits a job will require. The current properties do not generate any taxes for the City of Camden. Higher taxes require HACC and its development partner to request more tax credit financing thus deeming the request for credits less competitive.

Yes, income includes subsidy.

What percentage of income is to be paid? The Sponsor will pay 5% in year 1 – 10 and 5.00% thereafter.

Will PILOT increase after 20 years? The PILOT percentage will remain at 5% from years 10 through 30.

Define Gross Income: Total Annual Income (inclusive of tenant paid rent, rental subsidies, laundry fees, parking fees, late fees and all other fees) less utilities

Vacancy Allowance: Shall be the lesser of the actual vacancy or 5% notwithstanding any and all issues relative to force majeure, certain delays from 3<sup>rd</sup> parties reviewing resident files and providing qualified residents to the project, delayed construction schedule, and deficiencies related to the design or construction of the property that results in prolonged vacancy levels.

Where notices should be sent?

Nicholas Cangelosi  
Vice President  
Alfred Cramer Urban Renewal LLC  
P.O. Box 90708  
Camden, NJ 08101  
P. (856) 355-1573  
ncangelosi@TMO.com

Specific Terms to be Agreed to at Meeting:

Date: \_\_\_\_\_

[Attach copy of attendance sheet]

**ATTACHMENTS**

## Alfred Cramer (Ablett Village Phase IV) Narrative

The Alfred Cramer redevelopment effort by the Housing Authority of the City of Camden and their development partner, The Michaels Organization, represents the new construction of seventy-three (73) new rental homes on two (2) strategic sites within the Cramer Hill Neighborhood. Representing the fifth and final phase of the Cramer Hill/Ablett Village US HUD Choice Neighborhood Transformation plan, this community will continue to incorporate and promote the goals and objectives of a three-year community engagement effort to revitalize the city's oldest public housing community.

As planned, the development will include seventy-three (73) total townhomes over flats styled units and a three-story garden style over flats building developed on two (2) separate parcels within the Cramer Hill Neighborhood. Of the 73 total homes, there will be thirty (30) two-bedroom units, and forty-three (43) three-bedroom units. Twenty-nine (29) of the 73 units will serve as CNI replacement units.

The development of this affordable rental community will sit on three non-contiguous underutilized parcels located in the city of Camden, and are within close proximity to the current Ablett Village community. The assemblage includes Block 814, Lot 2, and Block 818, Lots 14, 16, 17, 30, 31, 48, 49, 51, 53, 57, and 59.

**Block 814**, is bordered by Harrison Ave and N. 24<sup>th</sup> Street. This site will consist of thirty-six (36) newly constructed homes and is conveniently located across the street from the Salvation Army Kroc Center. The neighborhood revitalization of vacant parcels, and new streetscape improvements will provide residents with the access to safe and quality housing options.

**Block 818** is bordered by E. State Street and Pierce Ave, and will consist of thirty-seven (37) newly constructed homes. This currently deteriorated and underutilized parcel is located within walking distance to the current Ablett Village community and the Cramer Hill Mastery School;

There is a plethora of new amenities throughout the community that are within close proximity to each of the three previously mentioned sites. The Mastery Schools of Camden Cramer Hill Elementary, the new state of the art Salvation Army Kroc Center, and the 60-acre Cramer Hill Waterfront Park are just a few of the incredible amenities located within the Cramer Hill neighborhood. This development will tremendously improve the neighborhood, and build around the recent world class community investments. The homes will revitalize the neighborhood blocks containing overgrown vegetation, debris, vacant buildings, and poor sidewalk conditions. The sites also provide easy commuter access via Route 676, Route 30 and Route 130. These highways will provide access to the Ben Franklin and Betsy Ross Bridges.

The new construction and design will have a positive impact on the neighborhood, providing residents with access to safe, decent, and affordable housing. There is currently a strong demand for affordable housing in the City of Camden, and individuals are faced with limited options. Occupants will enjoy large units and proximity to several schools, parks and shops, in addition to forthcoming amenities on-site designed to lift residents' lives.

Alfred Cramer (Ablett Village Phase IV) Block & Lots

Block	Lot	Address
818	14	1558 Pierce Avenue
818	16	NW Wayne & 16th Street
818	17	N 16th 200 N Wayne Ave
818	30	SS Pierce 100 W 16th Street
818	31	1115 N 16th St
818	48	NW East State & Wayne Avenue
818	49	1590 Pierce Avenue
818	51	NS Wayne 140 W 16th Street
818	53	1568 Pierce Avenue
818	57	SS Pierce 80 W 16th Street
818	59	1114 East State Street
814	2	NS Harrison 24th to 25th

**urbanpractice**

PO BOX 90708 | CAMDEN NJ 08101  
www.urbanpractice.com

April 24, 2024

Nicholas Cangelosi  
Alfred Cramer Urban Renewal, LLC  
2 Cooper Street  
Camden, NJ 08101

RE: Alfred Cramer (Ablett Village Phase IV)  
Estimated Construction Cost

Dear Mr. Cangelosi:

Per your request, we have reviewed the estimated construction cost from the Alfred Cramer (Ablett Village Phase IV) Community development in Camden, NJ. To the best of our professional knowledge, the estimated construction cost of \$21,000,000 or \$287,671 per unit, proposed by Michaels Development Company, is reasonable for the construction of these seventy-eight (73) units family housing development located within the Cramer Hill Neighborhood.

Sincerely,



Jack Curran  
Senior Project Manager - Preconstruction



**USES OF FUNDS**

**Alfred Cramer**

Total Development Costs		Federal LIHTC Basis		
		Acquisition	New/Rehab	Non - Eligible
<b>Acquisition Costs</b>				
	3,199,000	-	-	3,199,000
	Subtotal 3,199,000			
<b>Construction Costs</b>				
Construction New (On-Site)	17,421,907	-	17,421,907	-
GC - General Requirements	1,045,314	-	1,045,314	-
GC - Overhead	348,438	-	348,438	-
GC - Profit	1,045,314	-	1,045,314	-
	139,027	-	139,027	-
Constr. Contingency	5.00% 1,000,000	-	1,000,000	-
	Subtotal 21,000,000			
<b>Site Work (Not in GC Contract)</b>				
Earth Work	-	-	-	-
Lawns & Plantings	-	-	-	-
On-Site Improvements	-	-	-	-
Utility Connection Fees	-	-	-	-
Roads and Walks	-	-	-	-
Site Work (General)	-	-	-	-
Environmental Remed. Allowance	-	-	-	-
Other	-	-	-	-
Other	-	-	-	-
	Subtotal -			
<b>Personal Property</b>				
FF&E	72,000	-	72,000	-
	Subtotal 72,000			
<b>Soft Costs</b>				
Accounting	15,000	-	15,000	-
Appraisal	15,000	-	15,000	-
Architectural Design	337,500	-	337,500	-
Architectural Supervision	112,500	-	112,500	-
Construction Monitoring	20,000	-	20,000	-
Cost Certification	15,000	-	15,000	-
Civil Engineering	185,000	-	185,000	-
Impact Fees & Zoning	25,000	-	25,000	-
Insurance	135,098	-	135,098	-
Legal - Taxable Constr/Bridge Loan	60,000	-	39,000	21,000
Legal - Permanent Loan	15,000	-	-	15,000
Legal - Developer	350,000	-	227,500	122,500
Legal - Other	100,000	-	65,000	35,000
Market Study & RCS	10,000	-	10,000	-
Marketing ( Rent Up)	20,000	-	-	20,000
Organizational Fees	1,000	-	-	1,000
Permits	325,000	-	325,000	-
Phase I Environmental	5,000	-	5,000	-
Soft Cost Contingency	125,221	-	62,611	62,610
Soils Tests / Geotech	25,000	-	25,000	-
Survey	50,000	-	50,000	-
Tap Fees	450,000	-	450,000	-
Tax Credit Fees	269,704	-	-	269,704
Lease Up Fee	36,000	-	-	36,000
Title & Recording	125,000	-	125,000	-
Working Cap/Stabilization Reserves	372,322	-	-	372,322
	Subtotal 3,199,345			

**USES OF FUNDS**

**Alfred Cramer**

Total Development Costs		Federal LIHTC Basis		
		Acquisition	New/Rehab	Non - Eligible
<b>Financing Costs</b>				
Construction Interest Capitalized	1,235,957	-	1,235,957	-
Construction Interest Expensed	863,600	-	-	863,600
Permanent Loan Fees	74,108	-	-	74,108
All TEB & TEL Fees	360,000	-	153,648	206,352
Negative Arbitrage (Form 10) / Reserve for NJHMFA Amort Pmts	360,000	-	-	360,000
Syndication Costs	75,000	-	-	75,000
<b>Subtotal</b>	<b>2,968,665</b>			
<b>Developer Costs</b>				
Developer Fee	3,999,527	-	3,999,527	-
<b>Subtotal</b>	<b>3,999,527</b>			
<b>Reserves (Long Term Only)</b>				
Operating Reserve [ 4 mos. ]	236,380	-	-	236,380
Escrow 1st yr RE Tax & Insurance	54,481	-	-	54,481
Debt Service Reserve [ 1 mos. ]	48,380	-	-	48,380
<b>Subtotal</b>	<b>339,241</b>			
<b>TOTAL USES</b>	<b>34,777,778</b>	-	<b>28,705,341</b>	<b>6,072,437</b>

**50% Test:**

TEB + TEL	18,000,000	
		\$ 18,000,000
Divided by sum of:		
Land	3,199,000	
Construction 4% Basis for LIHTC Calculation	28,705,341	
Possible Additional Land or Depreciable Costs not in 4% B:	651,015	
		32,555,356
TEB / TEL %		55.30%

See attached schedule for details

**Development Costs - 95% Good/5% Bad Costs:**

Good Costs highlighted in green above: **\$ 3,990,527**

Portion of other costs highlighted in yellow above

**14,016,240** < See Supporting Schedules for details and calculation

Total Potential Good Costs	\$ 18,006,767
Divided by Total of Tax-Exempt Bonds	18,000,000
Equals Good Costs %	100.04%
Total TEB + TEL	\$ 18,000,000
Times Needed Good Costs %	95%
Minimum Good Costs needed	\$ 17,100,000
Less Current Potential Good Costs	(18,000,000)
<b>(Surplus) of Good Costs</b>	<b>\$ (900,000)</b>

**TEB + TEL Funding - 95% Good/5% Bad Costs:**

TEB/TEL max potential funding of Good Costs per Draw Schedule	\$ 18,006,767	100.04%
Minimum Good Costs needed	17,100,000	95.00%
<b>Surplus of Good Costs</b>	<b>\$ 906,767</b>	<b>5.04%</b>

BASE YEAR OPERATING BUDGET

REVENUE	Profoms	PUPA	PUPM	Vacancy	Trending	Notes
LIHTC Tenant- Paid Rents	641,839	8,792	733	7%	102.0%	
Subsidized Rents	502,409	6,882	574	5%	102.0%	
Affordable Vacancy	(70,049)	(960)	(80)		102.0%	
Non-LIHTC Rents	273,592	2,378	198	10%	102.0%	
Miscellaneous, Net	(17,359)	(238)	(20)			
All Other Income, Net	1,230,432	16,855	1,405			Underwritten Oct: 93.4% Breakeven Oct: 86.7%

EXPENSES	Profoms	PUPA	PUPM	Vacancy	Trending	Notes
Administrative	34,277	470	39		103.0%	
Management Fee	48,180	660	55		103.0%	Management Fee
Utilities	96,775	1,316	110		103.0%	\$55.00 PUPM
Operating & Maint	43,817	600	50		103.0%	
Payroll & Benefits	168,844	2,313	193		103.0%	
Insurance	80,300	1,100	92		103.0%	
Real Estate Taxes	57,322	785	65		N/A*	*PILOT of 5.00% of Sheltered Rents assumed
Total Oper Net including RAR	529,515	7,254	604			

NOI Before DS & RR	700,517					
RAR Deposits	32,120	440	37		103.0%	annual
NOI available for Debt Svc	668,797	7,694	641			

Hard Debt Service + Maint/Par Fees	580,558					
Base Year DSCR	1.15					
Oper + RAR + Debt Service / Month	95,183					



Alfred Cramer (Ablett Village Phase IV)

Estimated Annual Payments in Lieu of Taxes

	Estimated PILOT Payment
Year 1	\$ 57,817
Year 2	\$ 58,684
Year 3	\$ 59,564
Year 4	\$ 60,457
Year 5	\$ 61,364
Year 6	\$ 62,285
Year 7	\$ 63,219
Year 8	\$ 64,167
Year 9	\$ 65,130
Year 10	\$ 66,107
Year 11	\$ 67,098
Year 12	\$ 68,105
Year 13	\$ 69,126
Year 14	\$ 70,163
Year 15	\$ 71,216
Year 16	\$ 72,284
Year 17	\$ 73,368
Year 18	\$ 74,469
Year 19	\$ 75,586
Year 20	\$ 76,720
Year 21	\$ 77,870
Year 22	\$ 79,039
Year 23	\$ 80,224
Year 24	\$ 81,427
Year 25	\$ 82,649
Year 26	\$ 83,889
Year 27	\$ 85,147
Year 28	\$ 86,424
Year 29	\$ 87,720
Year 30	\$ 89,036
	\$ 2,170,355

## FISCAL IMPACT ANALYSIS

Taxes payable on the property are currently \$16,000 per year. The proposed developments annual taxes payable on the property would be \$57,817. Alfred Cramer represents the new construction of seventy-three (73) new rental homes, providing families access to safe, decent and affordable housing in the City of Camden.

Redeveloping vacant, underutilized land into beautiful, energy efficient homes for families within the Cramer Hill neighborhood will stimulate future economic development in and around the neighborhood which will provide for positive ratables to the City of Camden in perpetuity.

The CHOICE Neighborhood redevelopment effort will leverage \$150,000,000 to help revitalize the Ablett Village public housing site and improve various other components of the Cramer Hill neighborhood.

The applicant will be required, pursuant to Housing and Urban Development Section 3 regulation, to hire local employees for this construction project which will result in temporary jobs for City of Camden residents. The applicant has also demonstrated significant investment into local business from supplier, contractors and professional services which will help promote Camden business.

**FINANCIAL AGREEMENT PURSUANT TO  
THE LONG TERM TAX EXEMPTION LAW  
N.J.S.A. 40A:20-1 ET. SEQ.**

**BETWEEN THE CITY OF CAMDEN  
AND  
ALFRED CRAMER URBAN RENEWAL, LLC.**

This Financial Agreement (this "Agreement") is made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between the **City of Camden**, a Municipal Corporation of the County of Camden and State of New Jersey, hereinafter referred to as the "City" and **Alfred Cramer Urban Renewal, LLC**, a New Jersey limited liability company having its principal office at 2 Cooper Street, 14<sup>th</sup> Floor, Camden, New Jersey 08102, hereinafter referred to as the "ACAC, LLC", which is qualified to do business under the provisions of the "Long Term Tax Exemption Law of 1998", as amended, said law being set forth in N.J.S.A. 40A:20-1 through 20 (hereinafter referred to as the "Act").

**WITNESSETH:**

**WHEREAS**, the projects will be situated on three parcels of land currently designated as Block 818, Lots 14,16,17,30,31,48,49,51,53,57,59; Block 822, Lot 35; and Block 814, Lot 2 shown on the Official Assessment Map of the City of Camden, and will be comprised of seventy-three (73) total rental units located on three (3) non-contiguous parcels within the Cramer Hill Neighborhood (the "Project"). In the event the property constituting the Project is subdivided, AC, LLC agrees to amend this Agreement to reflect the correct block, lots and addresses; and

**WHEREAS**, the City of Camden is authorized pursuant to the Act to grant a real property tax exemption for low to moderate income housing projects located within the City; and

**WHEREAS**, in accordance with the Act, AC, LLC has heretofore made written application to the City for approval of a tax exemption for the Project (“Application”), a copy of which application is attached hereto as Exhibit C; and

**WHEREAS**, City Council by Ordinance MC-\_\_\_\_\_, hereby incorporated into this Agreement and made a part hereof, adopted on \_\_\_\_\_, 2024, approved said Application and the instant Financial Agreement, and a certified copy of such Ordinance of approval is attached hereto as Exhibit “B”; and

**WHEREAS**, the City believes that the in lieu of tax consideration to be given the Project pursuant to this Agreement affords maximum redevelopment of the Property and is, therefore, in the best interest of the City and the health, safety, morals and welfare of its residents and is in accordance with the provisions of the Act and the public purposes pursuant to which the redevelopment of Project’s area of the City has been undertaken and is being assisted in accordance with the applicable provisions of State law:

**NOW THEREFORE**, it is mutually agreed as follows:

1. This Agreement shall be governed by the provisions of the Act, it being expressly understood and agreed that the City relies upon the facts, data and representations contained in the Application, and Redeveloper covenanting and agreeing to use its reasonable best efforts to conform in the development, construction and operation of the Project to the matters and things set forth in the Application; that is, the manner in which AC, LLC proposes to develop, manage and operate the Project and the plans for financing the Project, it being understood, however, with respect to the Project costs, interest rate, financing terms and mortgage amortization, rents and lease terms, that the same are projected and estimated and may be modified as particular circumstances may require, but that in all material respects it is the intent of AC, LLC to comply



as closely as shall be practicable with the information and representations set forth in the said Application. This Agreement shall be subject to the US Department of Housing and Urban Development Davis-Bacon wage requirements.

2. (a) The City hereby grants to AC, LLC to the extent provided in this Agreement exemption from real property taxation on the land comprising the Property and the improvements thereon for a period of not more than thirty (30) years from the "Date of Completion of the Project" (as hereinafter defined). Such tax exemption shall be claimed and allowed in the same or similar manner as in the case of other real property exemptions. In the event that the exemption status changes during a tax year, the procedure for the apportionment of taxes for said year shall be the same as in the case of other changes in the tax exemptions status during the tax year.

(b) As used herein, the term "Date of Completion of the Project" is defined as the date of issuance by the City of a Certificate of Occupancy or Temporary Certificate of Occupancy for the Project. If the City issues more than one Certificate of Occupancy for the Project, the parties stipulate that for purposes of establishing the term of the exemption and for ease of administration, the Date of Completion of the Project will be the date on which the City issues the Certificate of Occupancy or Temporary Certificate of Occupancy for the last unit of the Project. AC, LLC shall promptly provide copies of all Certificates of Occupancy or the Temporary Certificates of Occupancy to the Tax Assessor and the Tax Collector along with a request that the tax exemption be implemented. The tax exemption shall commence for each parcel of the Project on the Date of Completion of the Project (the "Effective Date") notwithstanding different parcels or units may be occupied earlier than others. This Agreement shall run for the full thirty (30) years from the Date of Completion of the Project but in no event longer than thirty-five (35) years from the date of

execution of this Agreement, so that the tax exemption for all parcels within the Project shall terminate simultaneously.

3. (a) In consideration for the tax exemption, AC, LLC shall make an annual PILOT payment, as defined below, for municipal services supplied to the Project based on a percentage of the "Gross Shelter Rents" of the Project. The Annual PILOT Payment shall be adjusted from time to time following the submission by AC, LLC's annual Auditor's Report as provided in Section 3(b) below. AC, LLC and the City specifically agree that, in the interpretation and administration of this paragraph:

(i) Gross Shelter Rents shall be calculated by taking the Annual Gross Revenue (defined below) and subtracting therefrom (a) a five percent (5%) vacancy allowance as set forth in Exhibit "D" attached hereto and (b) the costs of the Common Utilities (defined below) paid by AC, LLC;

(ii) the computation of "Annual Gross Revenue" means the total annual gross rental or carrying charge or other income of the Sponsor from the Project less the costs of utilities furnished by the Project, which shall include the costs of gas, electricity, heating fuel, water supplied, and sewage charges, and less vacancies if any. Annual Gross Revenues shall not include any rental subsidy contributions received from any federal or state program.

(iii) AC, LLC and the City acknowledge that the figures contained in Exhibits B and D are projections only and that the calculation of Gross Shelter Rents will be based on actual income and expenses.

(b) The Annual PILOT Payment, as defined herein, shall be calculated as follows (the "Annual PILOT Payment") :

- (1) Commencing on the Effective Date and continuing for a period of fifteen (15) years thereafter, the Annual PILOT Payment shall be five (5%) of the Project's Annual Gross Shelter Rents;
- (2) Commencing on the fifteenth (15<sup>th</sup>) anniversary of the Effective Date and continuing for a period of five (5) years thereafter, the Annual PILOT Payment shall be the greater of: (i) five percent (5%) of the Project's Annual Gross Shelter Rents, or (ii) twenty percent (20%) of the amount of taxes on the land and improvements otherwise due according to the general law applicable to non-exempt property in the City;
- (3) Commencing on the twentieth (20<sup>th</sup>) anniversary of the Effective Date and continuing for a period of four (4) years thereafter, the Annual PILOT Payment shall be the greater of: (i) five percent (5%) of the Project's Annual Gross Shelter Rents, or (ii) forty percent (40%) of the amount of the taxes on the land and improvements otherwise due according to the general law applicable to non-exempt property in the City;
- (4) Commencing on the twenty-fourth (24<sup>th</sup>) anniversary of the Effective Date and continuing for a period of four (4) years thereafter, the Annual PILOT Payment shall be the greater of: (i) five percent (5%) of the Project's Annual Gross Shelter Rents; or (ii) sixty percent (60%) of the amount of the taxes on the land and improvements otherwise due according to the general law applicable to non-exempt property in the City;
- (5) Commencing on the twenty-eighth (28<sup>th</sup>) anniversary of the Effective Date and continuing for a period of two (2) years thereafter, the Annual PILOT

Payment shall be the greater of: (i) five percent (5%) of the Project's Annual Gross Shelter Rents, or (ii) eighty percent (80%) of the amount of the taxes on the land and improvements otherwise due according to the general law applicable to non-exempt property in the City.

(c) Notwithstanding the provisions of this Agreement to the contrary, the Annual PILOT Payment shall in no case be less than the amount of the total taxes levied against all real property in the area covered by the Project in the last full tax year in which the area was subject to taxation. Notwithstanding the foregoing, the Minimum Annual PILOT Payment shall be \$10,000.00 ("Minimum Annual PILOT Payment"). The Minimum Annual PILOT Payment shall be paid in each year in which the Annual PILOT Payment calculated pursuant to paragraph 3(b) above is less than the Minimum Annual PILOT Payment.

(d) In each year during the term hereof, the Minimum Annual PILOT Payment will be increased as follows commencing on the first anniversary of the first full year after the Date of Completion of the Project: the prior year's Gross Shelter Rents shall be multiplied by 1.5% and that product shall then be multiplied by 5.0% and the amount by which that product shall exceed the prior year's Minimum Annual PILOT Payment shall then be added to the prior year's Minimum Annual PILOT Payment (the "New Minimum Annual PILOT Payment") for that year. Provided, however, in resetting the New Minimum Annual PILOT Payment annually, in no case may the New Minimum Annual PILOT Payment ever exceed the actual Gross Shelter Rents for the prior year utilizing a vacancy allowance of ten (10%) percent in place of the allowance set forth in Paragraph 3(a)(i)(a). Examples of how this shall operate are set forth on Exhibit "E" attached hereto.

(e) The Annual PILOT Payment shall be paid to the City on a quarterly basis, pro rata, in a manner consistent with the City's tax collection schedule.

(f) Water, sewer, gas and electric charges that are for common areas within the Project and not for a specific unit within the Project and water and sewer charges for tenant units (the "Common Utilities") shall be paid by AC, LLC. Each tenant within the Project will pay their own utility charges. The Landlord will pay all water and sewer charges.

(g) The City acknowledges that the rents at the Property are subject to the jurisdiction of HUD, and are not subject to any rent control or rent leveling ordinance of the City.

4. A Financial Plan, showing the anticipated Project funding, and a Fiscal Plan, computing the estimated Annual PILOT Payment, are attached hereto as Exhibit "E" and made a part hereof.

5. AC, LLC further covenants and agrees as follows:

(a) To limit its profits and dividends from operations payable in accordance with the provisions of the Act.

(b) During the period of tax exemption, AC, LLC shall distribute any excess profits earned by it in accordance with N.J.S.A. 40A:20-15. AC, LLC shall have the right to establish and maintain reserves against vacancies, unpaid rentals and contingencies in an amount not exceeding 10% of the gross revenues of AC, LLC for the last full fiscal year preceding the year for which a determination is being made with respect to allowable net profit; and, AC, LLC may retain such part of any excess net profit as may be necessary to eliminate the deficiency, if any, in such reserves.

(c) To pay the Annual PILOT Payment as provided for in paragraph 3 hereof, pro rata on a quarterly basis, in a manner consistent with the municipality's tax collection schedule. In the

event AC, LLC fails to so pay within the time set forth in (d) below, the amount unpaid shall bear the same rate of interest permitted in the case of the unpaid taxes or tax liens on land until paid ("Late Fee"). For the first year after the Effective Date, the Tax Collector shall issue quarterly bills based on the Minimum Annual PILOT Payment set forth in Paragraph 3(d) on a pro-rata basis. Thereafter, pro rata quarterly bills will be based on five percent (5%) of the actual Gross Shelter Rents of the prior year, if same has been provided to the Tax Collector, or five percent (5%) of the prior year's projection of Gross Shelter Rents. Within ninety (90) days after the City's receipt and review of the Auditor's Report described in Paragraph 6(e), the City shall adjust the Annual PILOT Payment to reconcile with AC, LLC's actual Gross Shelter Rents. The City will promptly issue a credit where it is determined that there has been an overpayment or an invoice where it is determined that there has been an underpayment of the Annual PILOT Payment.

(d) The failure of AC, LLC to pay any quarterly installment of the Annual PILOT Payment and/or sewer and water charge payments, in a timely manner shall constitute a violation and breach of this Agreement. With respect to delinquent water and sewer charges, the City shall retain all rights reserved to municipalities under New Jersey law and the Code of the City of Camden, New Jersey Chapters 840 and 675, including the right to proceed against AC, LLC's interest in the property and its ownership interest in the improvements pursuant to the In Rem Tax Foreclosure Act, N.J.S.A. 54:55-1, et seq. In the event that AC, LLC shall fail to pay the Annual PILOT Payment within 30 (thirty) days after said payment is due, then the City shall send written notice to AC, LLC and any Lender entitled to Notice hereunder that said payment is overdue and AC, LLC is in Default under the terms of this Agreement (the "Default Notice"). In the event that AC, LLC fails to make payment of the delinquent installment of the Annual PILOT Payment and/or sewer and water charges together with the Late Fee within sixty (60) days after the date of

the Default Notice, then this Agreement shall terminate on the sixtieth (60<sup>th</sup>) day after the date of the Default Notice.

(e) To submit annually, within ninety (90) days after the close of each of AC, LLC's fiscal years, to the City's Chief Financial Officer and the Municipal Clerk, a financial audit, which audit shall include a note disclosure which both defines and calculates the amount of Annual PILOT Payment due for that audit year, which calculations shall be attested to by the Certified Public Accountant of AC, LLC as to the accuracy of the computation and the compliance with this Agreement. AC, LLC's fiscal year runs from January 1 to December 31. Such auditor's report shall include, but not be limited to, a rental schedule of the improvements, the terms and interest rate on any mortgage associated with the Property and the improvements, and such details as may relate to the financial affairs of AC, LLC and its operation of the improvements and performance under this Agreement.

(f) Following receipt of the annual audit and transmittal letter required by subsection (e) above, the Chief Financial Officer shall modify the Annual PILOT Payment for the then-current calendar year. The remaining amount due on the Annual Pilot payment for the then-current calendar year, following receipt of the audit and transmittal letter, shall be increased (or decreased) by the difference between the audited amount and the Annual Pilot payment being utilized for that year with the intention that, by the end of that calendar year, AC, LLC will have paid an Annual PILOT Payment equal to the amount identified in the most recent audit.

Upon initial review of the audit and schedule of payments stated in the cover letter, the Chief Financial Officer or designee may acknowledge acceptance of the audit and payment schedule while reserving the Chief Financial Officer's right to contest or modify the audit and payment schedule upon a more detailed examination of the audit. The City may undertake its

audit, if at all, not later than 90 days after delivery of AC, LLC's audit above. Should the Chief Financial Officer not issue its preliminary acceptance of the audit and proposed payment schedule before the next quarterly payment is due, then AC, LLC shall continue to make quarterly payments equal to the first quarter payment.

Upon finalizing the audit for the previous year, AC, LLC will have thirty (30) days from receipt of an invoice or other written notice from the City to pay any additional amounts owed for the previous year or that would have been owed in the previous quarters of the current year if the audit had been accepted before those payments were made. Interest and penalties shall not be imposed upon any shortfall for the previous year or previous quarters if payment is made within thirty (30) days of receipt of an invoice or other written notice from the Chief Financial Officer.

(g) If the City and AC, LLC dispute either (i) the correctness of the audit, or (ii) the calculation of the Annual PILOT Payment, either party may, pursuant to N.J.S.A. 40A:20-9f, submit this dispute to the American Arbitration Association in Camden, New Jersey to be determined in accordance with its rules and regulations in such a fashion as to accomplish the purposes of the Act. The arbitration shall be before one neutral arbitrator to be selected in accordance with the AAA Rules and whose decision shall be rendered in writing. The results of the arbitration shall be final and binding upon the parties, with each party paying its own costs of the arbitration and 50% of the costs of the neutral arbitrator, and judgment on the award may be entered in any court having jurisdiction thereof. In rendering the award, the arbitrator shall determine the rights and obligations of the parties according to the laws of the State of New Jersey.

(h) Upon request of the City, to permit inspection of the property, equipment, buildings and other facilities of AC, LLC at the Project, and to permit examination and audit of any of its books, contracts, records, documents and papers relating to this Agreement or the Project, by duly



authorized representatives of the City, provided same are at reasonable hours on reasonable notice and in the presence of designated representatives of AC, LLC.

(i) At all times prior to the expiration or other termination of this Financial Agreement, to remain bound by the provisions of the Act and other applicable laws of the State of New Jersey, including N.J.S.A. 52:15C-1 et seq.

(j) Not to effect or execute any agreement, lease, conveyance, or other instrument, whereby the Project, or any part thereof, or the use thereof, is restricted upon the basis of race, color, creed, religion, ancestry, national origin, sex, or marital status, in sale, lease or occupancy thereof, nor to discriminate upon the basis of race, color, creed, religion, ancestry, national origin, sex, or marital status, in the sale, lease, or rental, or in the use or occupancy of the Project or any improvement erected or to be erected thereon, or any part thereof, and to comply with all State and local laws prohibiting discrimination or segregation by reason of race, color, creed, religion, ancestry, national origin, sex or marital status.

(k) That operation under this Agreement shall be terminable by AC, LLC in the manner provided for under the Act.

(l) That AC, LLC's agreement to pay: (i) the Annual PILOT Payment, including the methodology of computation thereof; (ii) water and sewer charges, and (iii) any interest payments due pursuant this Agreement (collectively the "Material Conditions") are material conditions of the Agreement. The Material Conditions shall be deemed independent and severable, and the invalidity or unenforceability of any other provision or portion of this Agreement shall not affect the enforceability or validity of the Material Conditions.

(m) It shall be the obligation of AC, LLC to make application for and make all reasonable efforts to obtain Certificates of Occupancy for the improvements in a timely manner as

identified in the Application. The failure of AC, LLC to use reasonable efforts to secure and obtain the Certificate of Occupancy for the improvements shall constitute a Default by AC, LLC provided the City has reasonably cooperated in processing AC, LLC's request for the issuance of such Certificate of Occupancy. In the event that AC, LLC does not obtain a Certificate of Occupancy within five (5) years after the date hereof then this Agreement will terminate.

6. It is understood and agreed that, commencing on the thirty-first (31st) anniversary of the Effective Date, the tax exemption upon the Project shall thereupon absolutely cease, and the property and improvements comprising the Project shall thereupon be assessed and taxed according to general law as other property in the City is assessed and taxed and, on the date on which the tax exemption upon the Project absolutely ceases, as described above, all restrictions and limitations herein contained as provided by law shall absolutely terminate and be at an end and AC, LLC shall thereupon render its final account to the City.

7. (a) The City, on written application by AC, LLC, will not unreasonably withhold, delay or condition its consent to a transfer of AC, LLC's interest in the Property, the improvements and this Agreement to an entity eligible to operate the Project under the Act (a "Permitted Transferee"), provided: (i) there is at the time of the request no uncured event of default by AC, LLC regarding any performance required of it under this Agreement; (ii) AC, LLC has fully complied with the Act at the time of the request; and (iii) the Permitted Transferee fully assumes AC, LLC's obligations under this Agreement. Notwithstanding the foregoing, upon written notice by any lender advancing funds to AC, LLC for the development of the Project (a "Lender"), whether or not there is an uncured event of default by AC, LLC under this Agreement, the City will consent to a transfer of AC, LLC's interest in the Property, the improvements, and this Agreement to a Lender or any entity organized, controlled or designated by the Lender (a

"Lender Transferee") which succeeds to the interest of AC, LLC in the Property and the improvements as a result of the foreclosure of the leasehold mortgage held by the Lender or by assignment of such interest to the Lender Transferee in lieu of foreclosure, provided that the Lender Transferee complies with the requirements of the Act and continues to operate the improvements as contemplated by this Agreement. Upon the assumption by the Permitted Transferee and/or Lender Transferee of the remaining obligations under this Agreement, the tax exemption of the improvements of the Project shall continue and inure to the Permitted Transferee and/or Lender Transferee, their respective successors or assigns.

(b) The City and AC, LLC acknowledge that subsequent changes or expansions within the area of the Project may occur which may not now be in the contemplation of the parties. In connection with such changes or expansions, the City agrees that unimproved portions of the Project area (including surface parking areas) may be withdrawn by AC, LLC from the coverage of this Agreement upon written notice to the City. Any such withdrawals shall not affect the continued applicability of the Agreement to the remainder of the Project.

(c) The City recognizes and acknowledges that AC, LLC is a New Jersey limited liability company and as such intends to sell ownership interests in AC, LLC through syndication of certain low income housing tax credits allocated to AC, LLC. The City specifically recognizes and consents to such syndication and sale or resale of ownership interests in AC, LLC.

8. AC, LLC may at any time after the expiration of one (1) year from the Date of Completion of the Project notify the City that, as of a certain date designated in said notice, it relinquishes its tax exemption status as to all or any designated portion of the Project. As of the date so set, the tax exemption, the service charges, the profit restrictions and all other restrictions

and limitations imposed by this Agreement or by the Act shall terminate as to the Project or any designated portion of the Project, as applicable.

9. Upon any termination of such tax exemption, obligations and restrictions, whether by affirmative action of AC, LLC as provided in paragraph 8 above or by the provisions of the Act or pursuant to this Agreement, and subject to paragraph 5(d) above, the date of such termination shall be deemed to be the end of the fiscal year of AC, LLC, and within ninety (90) days after the date of such termination AC, LLC shall pay to the City a sum equal to the amount of the reserve described in Section 6(b) above, if any, maintained pursuant to N.J.S.A. 40A:20-16, as well as the excess profit, if any, payable pursuant to N.J.S.A. 40A:20-16, and pursuant to paragraph 5 of this Financial Agreement by reason of the treatment of such date as the end of the fiscal year.

10. Unless otherwise provided by law, neither AC, LLC nor any of its partners (or members of any of its partners), officers, employees, members, or Trustees shall be personally liable under this Agreement for the payment of the Annual PILOT Payment nor for the payment of any tax or assessment which may be levied or assessed against any land or building now or hereafter constituting all of or a portion of the Project.

11. (a) Any notice, demand or other communication under this Agreement by any party to any other shall be sufficiently given or delivered if sent registered or certified mail, postage prepaid and return receipt requested, or delivered personally and, in the case of AC, LLC, addressed to: Alfred Cramer Urban Renewal, LLC, 2 Cooper Street, P.O. Box 90708, Camden, NJ 08101; and, in the case of the City, addressed to the Municipal Clerk of Camden, New Jersey, with a copy to the City Attorney, each of the foregoing having an address for this purpose at City Hall, 520 Market Street, Room 419, P.O. Box 95120, Camden, New Jersey 08101-5120; or to any such

other address with respect to any such party as that party may, from time to time, designate in writing and forward to the others as provided in this paragraph.

(b) Whenever the City shall deliver any notice or demand to AC, LLC with respect to any breach or default by AC, LLC in its obligations or covenants under this Agreement, the City shall at the same time forward a copy of such notice or demand to each Lender, provided the City has received notice of the name and address of such Lender.

(c) (1) After any breach or default under this Agreement, each Lender shall (insofar as the rights of the City are concerned) have the right, at its option, to cure or remedy such breach or default in accordance with Section 6(d) above.

(2) Any such Lender who shall cure or remedy any breach or default under this Agreement shall be entitled to the benefits of the tax exemption previously granted to AC, LLC pursuant to the Act and this Agreement, to the same extent that AC, LLC would then have been if no default had occurred.

12. (a) Except as set forth in Paragraph 5(g), in the event of a breach of the within Agreement by either of the parties hereto or a dispute arising between the parties in reference to the terms and provisions as set forth herein, either party may apply to the Superior Court of New Jersey by an appropriate proceeding to settle and resolve said dispute in such fashion as will tend to accomplish the purpose of the Act, including the termination of the exemption. In the event that the Superior Court shall not entertain jurisdiction, then the parties shall submit the dispute to the American Arbitration Association in Camden, New Jersey utilizing the arbitration process as set forth in paragraph 5(g) above.

(b) Anything in the foregoing to the contrary notwithstanding: (i) any dispute between the parties hereto concerning any provision of this Agreement shall be governed by the laws of the

State of New Jersey; and (ii) no arbitrator shall have the power or authority to amend, alter, or modify any part of this Agreement, in any way. In the event of any inconsistency between the terms of this Agreement and the Act, such ambiguity or inconsistency shall be rendered in favor of the Act.

13. AC, LLC agrees to enter into an agreement with the Housing Authority to submit an Affirmative Action Plan prior to the execution of this Agreement to the Housing Authority for approval if determined satisfactory by the Housing Authority Section 3 Compliance Officer and to thereafter comply with said Plan during the construction phase, including submitting such documents as are requested from the Housing Authority's Section 3 Compliance Officer for the purpose of determining AC, LLC's compliance with its Affirmative Action Plan. If AC, LLC fails to comply with the Affirmative Action Plan, such failure could lead to sanctions by the Housing Authority for failing to comply with Section 3 and/or NJ HMFA Affirmative Action requirements and/or constitute an event of default and be cause for the City to implement paragraph 12 of this Agreement.

14. It is understood and agreed that in the event the City shall be named as a party defendant by a third party in any action brought against AC, LLC by reason of any breach, default, or a violation of any of the provisions of this Agreement and/or the provisions of N.J.S.A. 40A:20-1, et seq., as a result of the actions or inaction of AC, LLC, AC, LLC shall indemnify and hold the City harmless and shall further defend any such action at its own expense.

15. If any clause, sentence, subdivision, paragraph, section or part of this Agreement be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder hereof, but shall be confined in its operation to the clause,

sentence, subdivision, paragraph, section or part hereof directly involved in the controversy in which said judgment shall have been rendered.

16. This Agreement may be executed in any number of counterparts, each of which when so executed shall be deemed to be an original and such counterparts together shall constitute one and the same instrument.

17. This Agreement shall be binding upon and inure to the benefit of AC, LLC, the City, and their respective successors and permitted assigns.

[Signature Page Follows]

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its name and on its behalf by the Mayor, and AC, LLC has caused this Agreement to be duly executed on its behalf by duly authorized officers, all as of the day and year first above written.

WITNESS:

ALFRED CRAMER URBAN RENEWAL,  
LLC

\_\_\_\_\_

By: MM Alfred Cramer -Michaels, LLC  
Its Managing Member

\_\_\_\_\_  
John J. O'Donnell, President

ATTEST:

CITY OF CAMDEN

\_\_\_\_\_  
Name: Luis Pastoriza  
Title: City Clerk

By: \_\_\_\_\_  
Name: Victor Carstarphen  
Title: Mayor

Authorized by Ordinance  
MC-\_\_\_\_\_. This Agreement has  
been approved as to form:

\_\_\_\_\_  
City Attorney



**EXHIBIT A  
PROPERTY**

**EXHIBIT B**  
**ORDINANCE APPROVING THE APPLICATION AND FINANCIAL AGREEMENT**

**EXHIBIT C  
APPLICATION**

**EXHIBIT D**  
**FISCAL PLAN AND GROSS REVENUE PROFORMA**

**EXHIBIT E**  
**EXAMPLES OF MINIMUM ANNUAL PILOT PAYMENT**

DB:dh  
09-10-24

0-4

**ORDINANCE AUTHORIZING THE REMOVAL OF DESIGNATED RESIDENTIAL  
PARKING ZONES FOR INDIVIDUALS WITH DISABILITIES IN CERTAIN  
LOCATIONS**

WHEREAS, an ordinance was adopted designating a "Handicapped Parking Only" area for the properties listed in Exhibit A attached hereto; and

WHEREAS, the designated "Handicapped Parking Only" Zone is no longer needed due to the various reasons listed in Column 3 "Reason For Removal of Zone" of Exhibit A attached hereto; now, therefore

BE IT ORDAINED, by the City Council of the City of Camden that the provisions of said ordinance applicable to the properties listed in Exhibit A are hereby removed.

SECTION 1. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

SECTION 2. This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

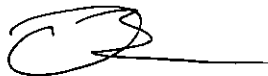
SECTION 3. If any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

BE IT FURTHER ORDAINED, that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Ordinance, and the action by the Commissioner regarding this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

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Date of Introduction: September 10, 2024

The above has been reviewed  
and approved as to form.



DANIEL S. BLACKBURN  
City Attorney

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ANGEL FUENTES  
President, City Council

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VICTOR CARSTARPHEN  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

0-5

DB:dh  
09-10-24

**ORDINANCE DESIGNATING RESTRICTED RESIDENTIAL PARKING ZONES FOR  
INDIVIDUALS WITH DISABILITIES TO CERTAIN AREAS IN THE CITY OF CAMDEN  
AS HANDICAP**

WHEREAS, Gladys M. Gomez, upon providing the appropriate proof that she is the holder of the required specifications, seeks to have personalized signage handicapped parking as a Type #2 permit in front of or near her home at 1254 Dayton Street; and

WHEREAS, Raquel Cabral-Martel, upon providing the appropriate proof that she is the holder of the required specifications, seeks to have personalized signage handicapped parking as a Type #2 permit in front of or near her home at 2121 Sewell Street; and

WHEREAS, Julio Esquilin, upon providing the appropriate proof that he is the holder of the required specifications, seeks to have personalized signage handicapped parking as a Type #2 permit in front of or near his home at 1717 S. 6<sup>th</sup> Street; and

WHEREAS, Bertha L. DeLarge, upon providing the appropriate proof that she is the holder of the required specifications, seeks to have personalized signage handicapped parking as a Type #2 permit in front of or near her home at 3027 Stevens Street; and

WHEREAS, Jimmy Bishop, upon providing the appropriate proof that he is the holder of the required specifications, seeks to have personalized signage handicapped parking as a Type #2 upgrade permit in front of or near his home at 563 Berkley Street; and

WHEREAS, Jacquelin M. Brown, upon providing the appropriate proof that she is the holder of the required specifications, seeks to have personalized signage handicapped parking as a Type #2 permit in front of or near her home at 368 Raritan Street; now, therefore

BE IT ORDAINED, by the City Council of the City of Camden that, all the addresses listed above, shall be designated as a Type 2 "Handicapped Parking" to have access to parking with personalized signage during the period of time that the said premises are occupied by the disable individuals.

SECTION 1. Type 2 Handicapped Parking locations shall only be utilized by the approved applicant and only by the vehicle whose license plate corresponds with the license plate number on the posted sign. All others shall be prohibited from parking in such space.

SECTION 2. By the adoption of this ordinance, we are creating a schedule of Personalized Signage "Handicapped Parking" areas, including those set forth herein and including any other "Handicapped Parking" areas heretofore adopted by ordinance. Any ordinance prohibiting parking at the location specified is hereby rescinded and repealed, in part, wherein it conflicts with the ordinance to be adopted.

SECTION 3. Any portion of this ordinance not herein amended and supplemented shall remain in full force and effect.

SECTION 4. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

SECTION 5. This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.



BE IT FURTHER ORDAINED, that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Ordinance, and the action by the Commissioner regarding this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

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Date of Introduction: September 10, 2024

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

\_\_\_\_\_  
VICTOR CARSTARPHEN  
Mayor

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

# *Resolutions*

R-1

ALL COUNCIL  
10/4/2024

**RESOLUTION DESIGNATING LYDIA LABOY-LARACUENTE AS THE CITY OF  
CAMDEN EMPLOYEE OF THE MONTH FOR OCTOBER 2024**

**WHEREAS**, this Council, in cooperation with the Administration and the City’s Employees and their union representatives, has established a program for honoring its employees by the designations of an “Employee of the Month”; and

**WHEREAS**, the criteria established to identify candidates for employee of the Month include:

1. Friendliness, thoughtfulness and dependability
2. Duties performed in a professional manner
3. Ability to work with others
4. An exemplary representative of his or her department
5. A positive role model
6. Pride in job performance
7. A positive attendance record; and

**WHEREAS, LYDIA LABOY-LARACUENTE**, has been nominated as “Employee of the Month”, and this Council, having reviewed the information presented in support of the nomination, believes that this honor should be bestowed on said **LYDIA LABOY-LARACUENTE**; and

**WHEREAS, LYDIA LABOY-LARACUENTE** has worked for the City of Camden for several years and has always demonstrated veritable professionalism and dedication; and

**WHEREAS**, the City Council of the City of Camden now seeks to Honor **Mrs. LABOY-LARACUENTE**; now, therefore

**BE IT RESOLVED** by the City Council of the City of Camden that it recognizes **LYDIA LABOY-LARACUENTE** as the “Employee of the Month” for October, 2024 and hereby extends to **Lydia** its congratulations as well as all rights and accouterments extended to her as a result of her selection as Employee of the Month.

**BE IT FURTHER RESOLVED**, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction:

The above has been reviewed  
and approved as to form

\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



Camden City Council  
**RESOLUTION / ORDINANCE REQUEST FORM**

DATE: October 4, 2024

Council Meeting Date: October 8, 2024

FROM: Councilperson

- Angel Fuentes, President
- Sheila Davis, Vice President, At-Large
- Arthur Barclay, 1st Ward
- Chris Collins, 2<sup>nd</sup> Ward

- Falio Leyba-Martinez, 3<sup>rd</sup> Ward
- Jannette Ramos, 4<sup>th</sup> Ward
- Nohemi G. Soria-Perez, At-Large

**Action Requested:**

RESOLUTION DESIGNATING LYDIA LABOY-LARACUENTE AS THE CITY OF CAMDEN EMPLOYEE OF THE MONTH FOR OCTOBER 2024

\*\*\*\*Please attach any supporting documents

*Angel Fuentes /nfb*

**10/4/24**

Signature of Councilperson

Date

A-2

ARTHUR BARCLAY  
10-8-24

**RESOLUTION COMMENDING THE HEART OF CAMDEN, INC., AS IT CELEBRATES ITS FORTIETH ANNIVERSARY ON OCTOBER 24TH AND ALSO RECOGNIZING ITS WORK AND THE WORK OF ITS MEMBERS AND THEIR ACHIEVEMENTS DURING FORTY YEARS OF COMMUNITY SERVICE TO THE CITY OF CAMDEN AND ITS RESIDENTS**

**WHEREAS, THE HEART OF CAMDEN, INC.** is located at 1840 South Broadway in the City of Camden; and

**WHEREAS, THE HEART OF CAMDEN** was founded by Monsignor Michael Doyle in 1984; and

**WHEREAS,** Monsignor Michael Doyle was a beloved and transformative figure in the Waterfront South community. His vision and passion for the people of Camden drove the creation of **THE HEART OF CAMDEN**, and his legacy lives on through the organization's mission to restore dignity, hope, and opportunity to the neighborhood. Monsignor Doyle believed that everyone deserved a home and a community they could be proud of, and his work over four decades reflects his deep love for Camden; and

**WHEREAS,** over the past forty (40) years, **THE HEART OF CAMDEN** has been committed to the revitalization of the Waterfront South Neighborhood and has played an essential role in transforming this community by providing affordable housing, fostering community engagement and seeking to transform community development through the arts and culture; and

**WHEREAS, THE HEART OF CAMDEN** has renovated over two hundred fifty (250) homes for low- and moderate income families thereby creating opportunities for safe and affordable housing as well as promoting long-term homeownership, whose efforts have significantly reduced blight, helped to strengthen community bonds and stabilize the neighborhood; and

**WHEREAS, THE HEART OF CAMDEN,** through partnerships with residents, organizations and governmental entities, has led initiatives that have enhanced public safety, helped to beautify the neighborhood and improve neighborhood infrastructure, including but not limited to such notable projects as the rehabilitation of vacant properties, streetscape improvements and the development of green space in the community; and

**WHEREAS, THE HEART OF CAMDEN** has completed two (2) comprehensive Neighborhood Plans which have guided development efforts in the community and been instrumental in overseeing and implementing long-term economic, environmental and social improvements in the Waterfront South area; and

**WHEREAS, THE HEART OF CAMDEN** has had a lasting impact in promoting the arts in the community and, in fact, has completed several arts and culturally-focused projects including but not limited to:

- **FireWorks Art Gallery:** Renovated in support of local artists and to provide a platform for community collaboration and cultural expression.
- **Nick Virgilio Writers House:** This space, created to honor Camden poet Nick Virgilio, serves as a literary arts center, offering writing workshops and community programs.
- **Camden Shipyard & Maritime Museum:** Heart of Camden played a significant role in restoring this historic building which is now a museum celebrating Camden's rich maritime history.
- **South Camden Theatre Company:** Heart of Camden supported the development and revitalization of this community-based theater, which provides cultural enrichment through performing arts which contributes to the local cultural fabric.

**WHEREAS, THE HEART OF CAMDEN** has been intimately involved in environmental stewardship and recreation projects including the preservation of Liney Ditch Park and the establishment of the Michael J. Doyle Fieldhouse, named after the founder of **THE HEART OF CAMDEN**, which is not only a recreational facility providing recreational spaces for the community and a venue for cultural and community events that enrich the lives of residents but also reflects the commitment of **THE HEART OF CAMDEN** to environmental justice; and

**WHEREAS, THE HEART OF CAMDEN** is celebrating its Fortieth (40<sup>th</sup>) Anniversary on October 24th and the City of Camden, its Officials and Residents wish to honor and express our profound appreciation to **THE HEART OF CAMDEN AND ITS MEMBERS** for their extraordinary and remarkable community service provided to the City of Camden, its Officials and Residents; now therefore

**BE IT RESOLVED**, by the City Council of the City of Camden, that it hereby wishes to express its sincere and deep appreciation to **THE HEART OF CAMDEN AND ITS MEMBERS** for their many years of community service provided to the City of Camden, its Officials and Residents and congratulate them and wish them well as they celebrate their Fortieth (40<sup>th</sup>) anniversary on October 24th. Well done!

**BE IT FURTHER RESOLVED**, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed and approved as to form.



DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

A-3

ANGEL FUENTES  
10/8/2024

**RESOLUTION COMMENDING THE SALVATION ARMY KROC CENTER IN CAMDEN ON ITS TENTH ANNIVERSARY AND RECOGNIZING ITS WORK AND THE WORK OF ITS PARTNERS AND MEMBERS AND THEIR ACHIEVEMENTS DURING ITS MANY YEARS OF COMMUNITY SERVICE TO THE CITY OF CAMDEN AND ITS RESIDENTS**

**WHEREAS, THE SALVATION ARMY KROC CENTER** is located at 1865 Harrison Avenue in the City of Camden; and

**WHEREAS, THE KROC CENTER's** vision is to be "a beacon of hope and agent of change – a place where opportunity meets potential" where **THE KROC CENTER** partners with community members, "striving towards Camden's transformation in body, soul and spirit and where all "are welcome and have a place here for community, worship and engagement"; and

**WHEREAS, THE KROC CENTER** offers many important community programs including but not limited to: After School programs, Aquatics, Group Fitness and Wellness, Recreation and Summer Camp; and

**WHEREAS, THE KROC CENTER** is a 150,000 square foot community center featuring a gymnasium, an indoor competition pool, an indoor water play park, a black box theater, a community gathering "Town Plaza", a library, music classrooms, visual arts classroom, technology classroom, health and fitness center, dance/aerobic studios, choice food pantry, early childhood education center, teen center, senior center, health clinic, conference rooms, internet café, and its 24 acre campus features full and half-sized basketball courts, two little league baseball fields, a regulation soccer/football field, playgrounds and picnic areas; and

**WHEREAS, THE KROC CENTER** is celebrating its tenth (10th) anniversary in the City of Camden on October 5, 2024; and

**WHEREAS,** this celebration, called **KROCFEST**, will be open to the public and will include a parade and an indoor-outdoor festival featuring Community Partners, Healthy Living, Arts, Faith, Aquatics, Family Activities, Fitness, Resources, Special Attractions, Books, and Snacks for all attendees along with a free outdoor concert; and

**WHEREAS,** over the past ten (10) years, **THE KROC CENTER, ITS PARTNERS AND MEMBERS** have played a strategic and essential role in helping to transform the City of Camden and offer critical support to its residents; and

**WHEREAS, THE KROC CENTER** is celebrating its tenth (10th) Anniversary in the City of Camden on October 5th and the City of Camden, its Officials and Residents wish to honor and express our profound appreciation to **THE SALVATION ARMY KROC CENTER, ITS PARTNERS AND MEMBERS** for their extraordinary and remarkable community service provided to the City of Camden and its Residents; now therefore

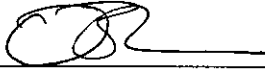
**BE IT RESOLVED,** by the City Council of the City of Camden, that it hereby wishes to express its sincere and deep appreciation to **THE SALVATION ARMY KROC CENTER, ITS PARTNERS AND MEMBERS** for their many years of community service provided to the City of Camden and its Residents and congratulate them and wish them well as **THE KROC CENTER** celebrates its tenth (10<sup>th</sup>) anniversary in the City of Camden on October 5th.

**BE IT FURTHER RESOLVED,** that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.



Date of Introduction: October 8, 2024

The above has been reviewed  
and approved as to form.



\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

R-4

DB:dh  
10-08-24

**RESOLUTION AUTHORIZING AND RATIFYING EMERGENCY PROCUREMENT AND PAYMENT OF SAME TO CARAVELLA DEMOLITION INC., FOR EMERGENCY DEMOLITION OF 1240 MECHANIC STREET, BLOCK 1330, LOT 31 AND STUCCOING OF ADJOINING WALL AT 1238 MECHANIC STREET AND IMPOSING A MUNICIPAL LIEN AGAINST THE PROPERTY**

WHEREAS, on August 29, 2024, the City Construction Official inspected a building located at 1240 Mechanic Street, Block 1330, Lot 31 (the "Property"); and

WHEREAS, upon inspection, the Construction Official determined that the building located at 1240 Mechanic Street, Block 1330, Lot 31 was a Unsafe Structure and constituted a danger to the health, safety and welfare of the residents of the City of Camden; and

WHEREAS, on August 29, 2024, the City Construction Official determined that the building located at 1240 Mechanic Street, Block 1330, Lot 31 required Emergency Demolition; removal of all structures, contents and all other debris; and the final restoration and grading of the property and stuccoing the adjoining wall at 1238 Mechanic Street (the "Emergency Demolition"); and

WHEREAS, the City contacted three (3) vendors to perform the Emergency Demolition and received quotes from all vendors including the bid for Sixty-Eight Thousand Seven Hundred Dollars (\$68,700.00) from Caravella Demolition; and

WHEREAS, on September 6, 2024, a Change Order of Four Thousand Seven Hundred Dollars (\$4,700.00) was added to remove three (3) trees from the property that run along the foundation after visual inspection by Construction Code Official; and

WHEREAS, the City of Camden selected Caravella Demolition and entered into a contract for SIXTY-EIGHT THOUSAND SEVEN HUNDRED DOLLARS (\$68,700.00) for the Emergency Demolition of the Property; and

WHEREAS, the City of Camden is permitted by New Jersey law, N.J.S.A. 40:48 - 1.1 et seq. and the City of Camden Code to impose a municipal lien in the amount of Sixty-Eight Thousand Seven Hundred Dollars (\$68,700.00) on the property located at 1240 Mechanic Street, Block 1330, Lot 31, Camden, NJ or alternatively, to enforce the payment of Sixty-Eight Thousand Seven Hundred Dollars (\$68,700.00), together with interest, as a debt of the owner of the property for the City's costs incurred for the Emergency Demolition of the Property; now therefore

BE IT RESOLVED, by the City Council of the City of Camden as follows:

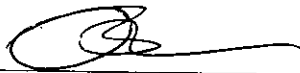
1. The appropriate Official of the City of Camden shall have the authority to impose and record a lien in the amount of Sixty-Eight Thousand Seven Hundred Dollars (\$68,700.00) on the property located at 1240 Mechanic Street, Block 1330, Lot 31, for the costs incurred for the Emergency Demolition, removal of debris, final restoration and grading of the Property.
2. The municipal lien in the amount of Sixty-Eight Thousand Seven Hundred Dollars (\$68,700.00) for the Emergency Demolition of the property at 1240 Mechanic Street, Block 1330, Lot 31 and stuccoing the adjoining wall at 1238 Mechanic Street, Camden, NJ, shall remain on the property until the owner or other interested party satisfies this amount.

3. Interest and other costs shall accrue on the lien amount as allowed by law.
4. The City shall also have the authority pursuant to N.J.S.A. 40:48-1.1 and the Camden City Code to enforce the payment of the costs incurred by the City in the amount of Sixty-Eight Thousand Seven Hundred Dollars (\$68,700.00) for the for the Emergency Demolition, removal of debris, final restoration and grading at 1240 Mechanic Street, Block 1330, Lot 31 and stuccoing the adjoining wall at 1238 Mechanic Street, Camden, NJ, together with interest, as a debt of the owner of the property, by instituting an action at law for the collection of this sum.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed  
and approved as to form.



DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

CITY OF CAMDEN

CERTIFICATION AS TO THE AVAILABILITY OF FUNDS

I CERTIFY, DIRECTOR FOR THE FINANCE DEPARTMENT FOR THE CITY OF CAMDEN, THAT WITH RESPECT TO THE AWARD OF A CONTRACT OR EXPENDITURE OF FUNDS TO: CARAVELLA DEMOLITION

THAT THE FUNDS ARE AVAILABLE AS OF THE DATE OF THIS RESOLUTION/CERTIFICATION, FROM ONE OF THE FOLLOWING:

- BUDGET APPROPRIATION: 4-01-E4-605-901 (\$64,000.00)
- 4-01-E6-702-922(~~\$4,000.00~~) 4,700 -  
AMOUNT: \$

- DEDICATED BY RIDER:  
AMOUNT:\$

- RESERVE FOR STATE AND FEDERAL GRANT:  
AMOUNT:\$

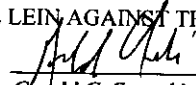
- CAPITAL ORDINANCE  
AMOUNT:\$

- TRUST ACCOUNT:  
AMOUNT: \$

DETERMINATION OF VALUE CERTIFICATION

I CERTIFY, AS CHIEF FINANCIAL OFFICER, THAT THE ANTICIPATED VALUE OF THE CONTRACT, OVER THE FULL LIFE, WILL BE:\$ 68,700

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING AND RATIFYING EMERGENCY PROCUREMENT AND PAYMENT OF SAME TO CARAVELLA DEMOLITION INC FOR EMERGENCY DEMOLITION OF 1240 MECHANIC STREET AND IMPOSING A MUNICIPAL LEIN AGAINST THE PROPERTY

  
\_\_\_\_\_  
Gerald C. Seneski  
Chief Financial Officer  
Date: 9/18



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: 10/08/2024

TO: City Council  
FROM: Timothy J. Cunningham, Business Administrator

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING AND RATIFYING EMERGENCY PROCUREMENT AND PAYMENT OF SAME TO CARAVELLA DEMOLITION, INC., FOR EMERGENCY DEMOLITION OF 1240 MECHANIC STREET, BLOCK 1330, LOT 31, STUCCOING OF ADJOINING WALL AT 1238 MECHANIC STREET AND IMPOSING A MUNICIPAL LIEN AGAINST THE PROPERTY**

Point of Contact:	Lateefah Chandler	Admin-Purchasing	856-757-7475	lachandl@ci.camden.nj.us
	Name	Department-Division-Bureau	Phone	Email

### ENDORSEMENTS

Recommend Approval (Y/N)	Signature	Date	Comments
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Responsible  
 Department Director  
 Supporting Department Director (if necessary)  
 Director of Grants Management  
 Qualified Purchasing Agent Y  
 Director of Finance

*[Handwritten Signature]*  
 9/18

Approved by:  
Business Administrator

*[Handwritten Signature]*  
 9/26  
 Signature Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by: City Attorney	Signature	Date
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<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING AND RATIFYING EMERGENCY PROCUREMENT AND PAYMENT OF SAME TO CARAVELLA DEMOLITION, INC., FOR EMERGENCY DEMOLITION OF 1240 MECHANIC STREET, BLOCK 1330, LOT 31, STUCCOING OF ADJOINING WALL AT 1238 MECHANIC STREET AND IMPOSING A MUNICIPAL LIEN AGAINST THE PROPERTY**

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- Ratify the emergency demolition and payment of same to Caravella Demolition, Inc., 40 Deforest Avenue, East Hanover, NJ 07936 of 1240 Mechanic Street, Block 1330, Lot 31 and stuccoing adjoining wall at 1238 Mechanic Street.
- On 8/29/2024 the Construction Office declared this property an unsafe structure and imminent hazard due to partial rear collapse, tree fell onto property actual danger of additional collapse or failure.
- Received quotes from Caravella \$68,700; Hargrove \$73,000.00; Winzinger \$98,000.00
- Change Order of \$4,700.00 was added to remove 3 trees from property that run along the foundation after visual inspection by Construction Code Official
- The City of Camden Code will impose a municipal lien against the property for the amount of the costs incurred by the City for the demolition and any additional expenses.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$68,700.00

**PROCUREMENT PROCESS:** N.J.S.A. 40A: 11-6 (Emergency)

**APPROPRIATION NUMBER:** 4-01-E4-605-901 (\$64,000.00) & 4-01-E6-702-922 (\$4,700.00)

**IMPACT STATEMENT:**

- ER Demolition work started August 30, 2024

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- N/A

**COORDINATION:**

- N/A

**Prepared by:** LATEEAH CHANDLER

**856-757-7159**

---

Name

Phone/Email

**CAMDEN CITY**

520 MARKET STREET  
 P O BOX 95120  
 CAMDEN, NJ 08101-5120  
 TEL (856)757-7000

REQUISITION	
NO.	R2401788

SHIP TO	DEPT OF PUBLIC WORKS 101 NEWTON AVENUE CAMDEN, NJ 08103 ATTN: ANGELA WATKINS
VENDOR	VENDOR #: CAR96 CARAVELLA DEMOLITION, INC. 40 DEFOREST AVENUE EAST HANOVER, NJ 07936

ORDER DATE: 09/06/24  
 DELIVERY DATE:  
 STATE CONTRACT:  
 F.O.B. TERMS:

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	ER DEMO - 1240 MECHANIC ST Emergency contract to provide for the demolition of the residential property, the removal of all structures, contents and all other debris, whether above or below ground, at 1240 MECHANIC ST (BLK 1330/ LOT 31), final restoration and grading of this property and stucco of adjoining wall at 1238 MECHANIC ST in the City of Camden.	4-01-E6-702-922	64,000.0000	64,000.00
1.00	REMOVAL & DISPOSAL OF 3 TREES	4-01-E6-702-922	4,700.0000	4,700.00
			TOTAL	68,700.00

Approved: 

I hereby certify that the work or supplies specified are necessary for the proper transaction of the business of this bureau or office.

Beth L. Walker / B.L.W. 9/9/24  
 Department Head Date

Angela Watkins 9/9/24  
 Receiver of Goods Date

**FORWARD THIS COPY OF THE REQUISITION TO THE PURCHASING BUREAU**

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	CITY OF CAMDEN
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Professional Service or EUS Type	N/A
Name of Vendor	CARAVELLA DEMOLIITON
Purpose or Need for service:	EMERGENCY DEMOLITION OF 1240 MECHANIC STREET, BLOCK 1330, LOT 31, STUCCOING OF ADJOINING WALL AT 1238 MECHANIC STREET
Contract Award Amount	\$68,700.00
Term of Contract	~5 DAYS
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	NO
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	NJSA 40A:11-6
Were other proposals received? If so, please attach the names and amounts for each proposal received?	YES HARGROVE \$73,000 WINZINGER \$98,000

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

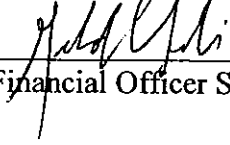
\_\_\_\_\_  
Mayor's Signature\* Date \_\_\_\_\_

\_\_\_\_\_  
Business Administrator/Manager Signature Date \_\_\_\_\_



\_\_\_\_\_  
\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

The Financial Officer affirms that there is adequate funding available for this action.

  
\_\_\_\_\_  
Financial Officer Signature

I certify that the vendor selected is in compliance with the adopted Pay to Play Ordinance and that the vendor was notified of any restrictions with respect to campaign contributions.

\_\_\_\_\_  
N/A Date \_\_\_\_\_  
Certifying Officer

***For LGS use only:***  
\_\_\_\_\_  
 Approved  Denied

\_\_\_\_\_  
Date \_\_\_\_\_  
Director or Designee,  
Division of Local Government Services

Number Assigned \_\_\_\_\_

**BID PRICE SHEET**

**EMERGENCY CONTRACT TO PROVIDE FOR THE DEMOLITION OF A RESIDENTIAL PROPERTY, THE REMOVAL OF ALL STRUCTURES, CONTENTS AND ALL OTHER DEBRIS, WHETHER ABOVE OR BELOW GROUND, AT 1240 MECHANIC STREET, BLOCK 1330, LOT 31, FINAL RESTORATION AND GRADING OF THIS PROPERTY AND STUCCO ADJOINING WALL AT 1238 MECHANIC STREET IN THE CITY OF CAMDEN**

\$ 64,000.00  

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**TOTAL**

Total Bid Amount in Words: Sixty Four Thousand and Zero Cents

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**NOTE: THE ABOVE LUMP SUM PAYMENTS MUST INCLUDE ALL COSTS, INCLUDING REMOVAL OF ALL DEBRIS, WHETHER ABOVE OR BELOW GROUND, ASBESTOS ABATEMENT, REMOVAL OF ABOVE GROUND OIL, PROPANE OR OTHER TYPES OF TANKS OR CONTAINERS, INCLUDING ABOVE GROUND OIL, PROPANE OR OTHER TYPES OF TANKS OR CONTAINERS LOCATED IN THE BASEMENT OF THE STRUCTURE(S) TO BE DEMOLISHED, ALL RESTORATION AND GRADING COSTS AND ALL OTHER COSTS.**

**PLEASE NOTE: GAS AND ELECTRIC SERVICES TO AND STUCCO ADJOINING WALL AT 1238 MECHANIC STREET, CAMDEN, NEW JERSEY HAVE BEEN DISCONNECTED BY PSE&G.**

**THE ABOVE LUMP SUM PAYMENTS MUST INCLUDE ALL COSTS ASSOCIATED WITH OTHER DISCONNECTION COSTS AS WELL AS DISCONNECTION OF APPURTENANT EQUIPMENT SUCH AS METERS, REGULATORS, AND GAUGES AND THE COORDINATION AND SCHEDULING THEREOF.**

**PLEASE NOTE: THE BIDDER WILL NOT BE RESPONSIBLE FOR WATER AND SEWER DISCONNECTS OR FOR THE COSTS FOR THESE WATER AND SEWER DISCONNECTS SINCE THE WATER AND SEWER DISCONNECT SERVICES ARE TO BE PROVIDED BY AMERICAN WATER.**

**Fees for any additional charges not listed in this bid sheet are expressly not permitted under the contract.**

\*\*\*

**I HEREBY** submit and confirm this Bid Price Sheet, subject to all requirements and conditions stated in these bid specifications.

Company Name: Caravella Demolition, Inc.

Bidder's Corporate Officer's Signature: *John Caravella*

Name: John Caravella

(print name)

Title: President

(print title)

Date: 08/30/2024



# CERTIFICATE OF ENVIRONMENTAL COMPLIANCE

Name of Contractor: Caravella Demolition, Inc.

I, John Caravella, hereby agree to hold harmless the City of Camden, its successors and assignees, or its officials, officers, employees and agents, for any injuries to person or property incurred on losses suffered on account of the demolition of 1240 Mechanic Street, Camden, NJ

I certify upon inspection of the property that there is no asbestos or visible hazardous tanks. The contractor will not be responsible for the removal of subsurface tanks unless otherwise noted by the City of Camden. If either of these items are identified, they will be removed in accordance with applicable federal, state, and local laws, ordinances, rules and regulations. Including, the New Jersey Department of Labor procedures, rules, and regulations, including providing appropriate documents, affidavits and/or certifications and also N.J.S.A 52:27D - 119 et. Seq.

Asbestos

Tanks

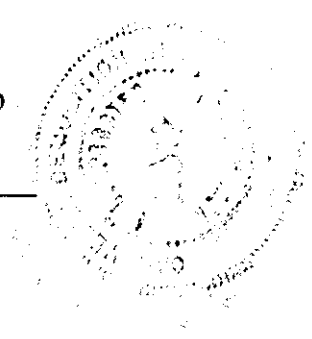
Yes      No

Yes      No

X      \_\_\_\_\_

\_\_\_\_\_      X

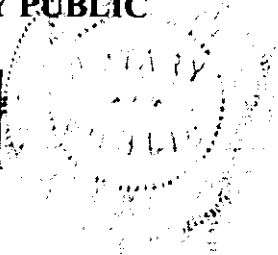
By: John Caravella  
John Caravella, President



Sworn and subscribed to before me  
On this 30th day of August 2024

Melissa Plante  
NOTARY PUBLIC

MILISSA PLANTE  
Commission # 0002422087  
Notary Public, State of New Jersey  
My Commission Expires  
June 25, 2027



## Additional Work Proposal

September 6, 2024

Jim Rizzo  
Construction Official  
City of Camden  
Building Bureau  
520 Market Street  
Room 408  
Camden, NJ 08102

**Project:**      **Emergency Demolition at  
1240 Mechanic Street  
Camden, New Jersey**

### Scope of Work

Caravella Demolition to provide labor and equipment for removal and disposal of (3) trees that run along the foundation of the above referenced project.

**Total Amount of Work Proposal - \$4,700.00**

**Caravella Demolition Inc.**

**City of Camden**

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Sign Name: \_\_\_\_\_

Sign Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title \_\_\_\_\_

Date: \_\_\_\_\_

Date \_\_\_\_\_



CITY OF CAMDEN  
DEPARTMENT OF CODE ENFORCEMENT  
BUILDING BUREAU

**EMERGENCY DEMOLITION**

To: Keith Walker, Director of Department of Public Works  
From: JAMES R RIZZO, Construction Official  
Date: Thursday, August 29, 2024  
SITE: 1240 MECHANIC ST  
Owner: PETERSON, IRVING J; ET AL  
SAME  
CAMDEN, NJ 0810

I hereby certify that all necessary steps required pursuant to UCC 5:23-2.32 have been taken by the Building Bureau prior to issuing this demolition memorandum for above referenced property.  
Please process accordingly.

Signed:   
JAMES R RIZZO, Construction Official

Signed: \_\_\_\_\_  
Building Sub code Official

**COMMENTS— 1 WALL STUCCO—1238 MECHANIC ST**



NOTICE OF IMMINENT HAZARD

CITY OF CAMDEN
520 MARKET STREET
CAMDEN, NJ 08101
(856)757-7032

Application Date:
Application ID:
Permit Number:
Date Permit Issued:
Notice Date: 8/29/2024
Violation Number: 2024-02337

IDENTIFICATION

Work Site Location: 1240 MECHANIC ST
Block: 1330 Lot: 31 Qual:
Owner in Fee: PETERSON, IRVING J; ET AL
Contractor/Agent:
Address: 1240 MECHANIC ST
Address:
CAMDEN NJ 08104
Telephone:
Telephone:

To: [X] Owner [ ] Other
[ ] Contractor/Agent

Date of Inspection: 8/29/2024 Date of Notice: 8/29/2024 Compliance Due Date: 8/30/2024

ACTION

Take NOTICE that as a result of the inspections conducted by this agency on 8/29/2024 of the above property, an imminent hazard has been found to exist pursuant to N.J.S.A. 52:27D-132 and N.J.A.C. 5:23-2.32. The building or structure, or portion thereof, deemed an imminent hazard is described as follows:

PARTIAL REAR COLLAPSE, TREE FELL ONTO PROPERTY ACTAL DANGER OF ADDITIONAL COLLAPSE OR FAILURE

As such, you are hereby ORDERED to immediately and forthwith vacate the above structure or portion thereof.

Further, you are ORDERED to:

- [X] Immediately correct the above noticed imminent hazards so as to render the structure temporarily safe and secure.
[X] Demolish the above structure by 9/03/2024

Failure to immediately comply with this ORDER may result in the necessary correction being made by the Construction Official at the expense of the property owner pursuant to N.J.A.C. 5:23-2.32(b)5.

Failure to render the structure temporarily safe and secure and/or demolish the structure in accordance with this ORDER will result in this matter being forwarded to legal counsel for prosecution, and assessment of penalties up to \$2,000.00 per week per violation. You must immediately declare to the Construction Official, your acceptance or rejection of the terms of this ORDER.

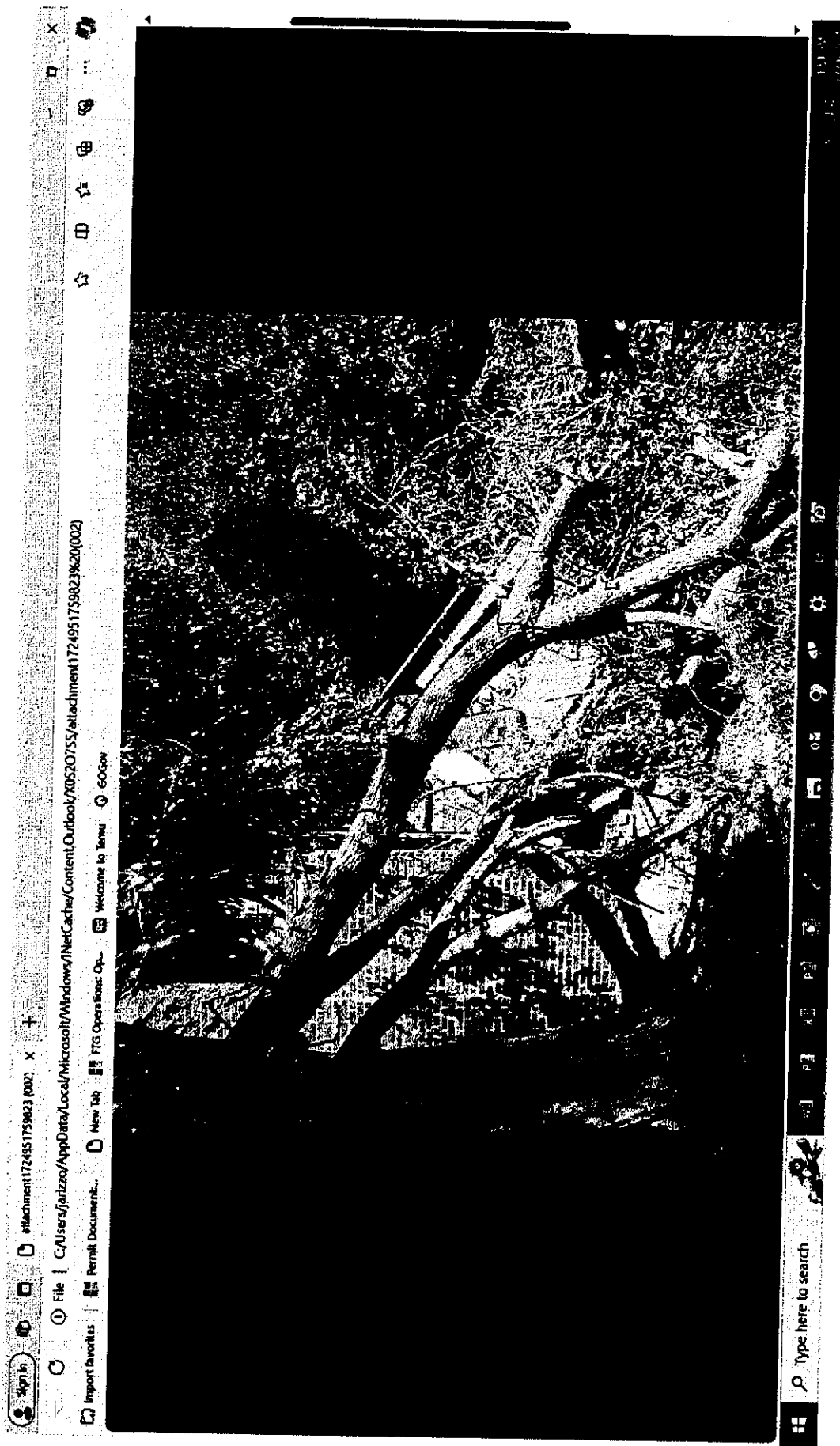
If you wish to contest this ORDER, you must apply for a stay to a court of competent jurisdiction within 24 hours.

If you have any questions concerning this matter, please call: (856) 757-7032.

By Order of: [Signature]
CITY OF CAMDEN Construction Official

Date: 8/29/2024

Sent by Certified Mail:









PUBLIC SERVICE ELECTRIC & GAS COMPANY  
PO BOX 1023,  
CRANFORD, NJ 07016-1023  
Phone: 800-817-3366 Fax: 908-497-1878  
E-mail: demolition@pseg.com

**PSE&G SERVICE REMOVAL REQUEST FORM**

Office Use Only: Project # \_\_\_\_\_ GI# \_\_\_\_\_ EI# \_\_\_\_\_

**REVIEW APPLICATION INSTRUCTIONS BEFORE COMPLETING**

COMPANY NAME *if applicable*: CITY OF CAMDEN

OWNER'S NAME: PETERSON, IRVING; ET AL

OWNER'S AUTHORIZED AGENT name and title: N/A

SERVICE ADDRESS: 1240 MECHANIC ST TOWN: CAMDEN  
(OF BLDG TO BE DEMOLISHED)

CROSS STREET: LOUIS ST

OWNER'S MAILING ADDRESS: SAME 08104

*(This is where the service removal completion letter will be sent)*

OWNER'S PRIMARY RESIDENCE? (CIRCLE ONE) YES (NO)

PREMISE VACANT? (CIRCLE ONE) (YES) NO

***IMPORTANT: APPLICATION WILL NOT BE ACCEPTED UNTIL APPLICANT HAS TAKEN OWNERSHIP AND PROPERTY IS VACANT.***

PROJECT CONTACT: JAMES R RIZZO FAX: JARIZZO@CI.CAMDEN.NJ.US

PRIMARY PHONE: 609-319-9883 (OR E-MAIL) ALTERNATE PHONE: N/A

METER NUMBERS: Gas N/A Electric N/A

TYPE AND NUMBER OF STRUCTURES TO BE DEMOLISHED: N/A

DOES THE STRUCTURE TO BE DEMOLISHED HAVE MORE THAN ONE ADDRESS? A separate form is required for each address.

PSE&G LIGHTING TO BE REMOVED? (CIRCLE ONE) YES (NO)

PSE&G POLES TO BE REMOVED? (CIRCLE ONE) YES (NO)

POLE#(S) **required**:

OTHER PSE&G EQUIPMENT?(TRANSFORMER, SWITCHGEAR, ETC.) YES NO~~XX~~

TYPE OF ELECTRICAL SERVICE: (CIRCLE ONE) (OVERHEAD) UNDERGROUND

ARE YOU AWARE OF ANY ENVIRONMENTAL ISSUES AT THIS SITE? YES NO~~XX~~  
PLEASE EXPLAIN \_\_\_\_\_

TYPE OF STRUCTURE TO BE BUILT AFTER DEMOLITION: N/A

APPROXIMATE DATE OF RECONSTRUCTION: N/A

SIGNATURE: JRizzo PRINT NAME: JAMES R RIZZO

DATE: August 29, 2024

BY SUBMITTING THIS APPLICATION YOU ARE CERTIFYING THAT YOU ARE AUTHORIZED TO REQUEST REMOVAL OF ELECTRIC AND GAS SERVICES AT THE PROPERTY SPECIFIED AND THAT PREMISE IS VACANT. Proof of ownership required at time of application. Please refer to the instructions sent with this form for list of acceptable forms of proof.

LINKAGE/ITEMS

Print Close Delete Previous Next Detail Letter Help

Tax Bill PPR Form

Block: 1330 Lot: 33 Municipal Lien

Qualifier:

Owner: PAGAN, M

Prop Loc: 1248 MECHANIC ST Account Id: 00023044

General Assessed Value Additional Billing Deductions Balance All Charges Add/Omit Notes

Owner Street 1: 1187 MECHANIC STREET

Street 2:

City/St: CAMDEN, NJ

Zip: 08104-1232

Country:

Phone: ( )

Email:

Bank Code:

Municipal Lien:  Assignment  Bankruptcy:  APR 2:

Outside Lien:  Sp Charges:  Install. Plan:

Auto-Pay:

Additional Lot 1:

Additional Lot 2: DEMOLISHED 2008

Property Class: 1

Parcel Key:

Unpaid Interest: .00

Vendor:

User Msgs:

Exclude from Tax Sale:

Online Payment Restrictions: None

R-5

DB:AIV  
10-08-24

**RESOLUTION APPROVING THE COMPETITIVE CONTRACTING PROCESS TO RECEIVE PROPOSALS FOR THE OPERATION, MANAGEMENT OR ADMINISTRATION OF RECREATION OR SOCIAL SERVICE FACILITIES OR PROGRAMS WHICH SHALL NOT INCLUDE THE ADMINISTRATION OF BENEFITS UNDER THE WORK FIRST NEW JERSEY PROGRAM**

WHEREAS, the City of Camden desires to initiate the competitive contracting process to solicit proposals for a Reintegration Service Coordinator for the FY 2024 NJLEAD Grant; and

WHEREAS, pursuant to N.J.S.A. 40A:11-4.3(a), in order to initiate the competitive contracting process, Council of the City of Camden must pass a resolution authorizing the use of the competitive contracting; and

WHEREAS, pursuant to N.J.S.A. 40A:11-4.1(b)(2), competitive contracting may be used for the operation, management or administration of recreation or social service facilities or programs, which shall not include the administration of benefits under the Work First New Jersey program; now therefore

BE IT RESOLVED, by the Council of the City of Camden that the City is hereby authorized to initiate the competitive contracting process to solicit proposals for a Reintegration Service Coordinator for the FY 2024 NJLEAD Grant.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed and approved as to form.



DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: 10/08/2024

TO: City Council  
FROM: Timothy J. Cunningham, Business Administrator

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION APPROVING THE COMPETITIVE CONTRACTING PROCESS TO RECEIVE PROPOSALS FOR THE OPERATION, MANAGEMENT OR ADMINISTRATION OF RECREATION OR SOCIAL SERVICE FACILITIES OR PROGRAMS WHICH SHALL NOT INCLUDE THE ADMINISTRATION OF BENEFITS UNDER THE WORK FIRST NEW JERSEY PROGRAM**

Point of Contact:	Lateefah Chandler	Admin-Purchasing	856-757-7475	lachandl@ci.camden.nj.us
	Name	Department-Division-Bureau	Phone	Email

### ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director				
Supporting Department Director (if necessary)				
Grants Management				
Qualified Purchasing Agent	Y			
Director of Finance				

Approved by:  
Business Administrator

9/20  
Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:

City Attorney

Signature

Date

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION APPROVING THE COMPETITIVE CONTRACTING PROCESS TO RECEIVE PROPOSALS FOR THE OPERATION, MANAGEMENT OR ADMINISTRATION OF RECREATION OR SOCIAL SERVICE FACILITIES OR PROGRAMS WHICH SHALL NOT INCLUDE THE ADMINISTRATION OF BENEFITS UNDER THE WORK FIRST NEW JERSEY PROGRAM**

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- Per N.J.S.A 40A:11-4.3(a), governing body approval is required before utilizing the competitive contracting process for services enumerated in N.J.S.A 40A:11-4.1
- N.J.S.A 40A:11-4.1(1)(b)(2) the operation, management or administration of recreation or social service facilities or programs, which shall not include the administration of benefits under the Work First New Jersey program established pursuant to P.L.1997, c.38 (C.44:10-55 et seq.), or under General Assistance;

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: N/A**

**APPROPRIATION NUMBER: N/A**

**PROCUREMENT: N/A**

**IMPACT STATEMENT:**

- N/A

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- N/A

**COORDINATION:**

- N/A

**Prepared by: LATEEAH CHANDLER**

**856-757-7159**

---

Name

Phone/Email

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	CITY OF CAMDEN
Professional Service or EUS Type	N/A
Name of Vendor	N/A
Purpose or Need for service:	COMPETITIVE CONTRACTING FOR THE OPERATION, MANAGEMENT OR ADMINISTRATION OF RECREATION OR SOCIAL SERVICE FACILITIES OR PROGRAMS, WHICH SHALL NOT INCLUDE THE ADMINISTRATION OF BENEFITS UNDER THE WORK FIRST NEW JERSEY PROGRAM
Contract Award Amount	N/A
Term of Contract	N/A
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	N/A
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	NJSA 40A:11-4.1 ET SEQ
Were other proposals received? If so, please attach the names and amounts for each proposal received?	N/A

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature\*

\_\_\_\_\_  
Date



\_\_\_\_\_  
Business Administrator/Manager Signature

Date \_\_\_\_\_

\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

The Financial Officer affirms that there is adequate funding available for this action.

\_\_\_\_\_  
Financial Officer Signature

I certify that the vendor selected is in compliance with the adopted Pay to Play Ordinance and that the vendor was notified of any restrictions with respect to campaign contributions.

\_\_\_\_\_  
Certifying Officer

Date \_\_\_\_\_

***For LGS use only:***

Approved

Denied

\_\_\_\_\_  
Date \_\_\_\_\_

Director or Designee,  
Division of Local Government Services

Number Assigned \_\_\_\_\_

DB:dh  
10-08-24

A-6

**RESOLUTION AUTHORIZING THE PURCHASE OF OFFICE FURNITURE  
FROM W.B. MASON THROUGH STATE CONTRACT**

WHEREAS, under N.J.S.A. 40A: 11-12, a municipality may, without advertising for bids, purchase materials, supplies or equipment under a contract entered into on behalf of the State by the Division of Purchase and Property in the Department of Treasury, State of New Jersey; and

WHEREAS, it has been certified by the Purchasing Agent of the City of Camden that the City seeks to purchase office furniture for the Finance department for under State Contract #19-FOOD-00927; and

WHEREAS, the municipality seeks to purchase this equipment under said State Contract from WB MASON, 151 Heller Place, Bellmawr, NJ 08031 for an amount not to exceed (TBD); and

WHEREAS, there will be substantial savings by the municipality by purchasing under the State Contract and this procedure is in the best interest of the City of Camden; and

WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the adopted budget of the City of Camden under line item "TBD", and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden, that the City of Camden is hereby authorized to award a contract to WB MASON, 151 Heller Place, Bellmawr, NJ 08031, to purchase office furniture for the Finance department under State Contract #19-FOOD-00927 for an amount not to exceed (TBD).

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed  
and approved as to form.



DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: 10/08/2024

TO: City Council  
FROM: Timothy J. Cunningham, Business Administrator

## TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE PURCHASE OF OFFICE FURNITURE FROM WB MASON THROUGH STATE CONTRACT

Point of Contact:	Lateefah Chandler	Admin-Purchasing	856-757-7475	lachandl@ci.camden.nj.us
	Name	Department-Division-Bureau	Phone	Email

### ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director				
Supporting Department Director (if necessary)				
Grants Management				
Qualified Purchasing Agent	Y			
Director of Finance				

Approved by:  
Business Administrator

	Signature	Date
--	-----------	------

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***“Walk-on” note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:

	Signature	Date
City Attorney		SEP 24 2024

<sup>1</sup> For Example: Form “A” - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form “D” - Contract Request, Form “E” - Creation/Extension of Services, Form “G” - Grant Approval, Form “H” - Bond Ordinance or Contract Request, Form “I”, “Best Price Insurance Contracting” Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE PURCHASE OF OFFICE FURNITURE FROM WB MASON THROUGH STATE CONTRACT**

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- Utilizing NJSC pricing #19-Food-00927
- Finance Department has several new employees, and current setup does not allow for adequate seating and storage space for new executive staff.
- New layout will consist of professional office space cubicles for a more functioning office for Finance Department

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: TBD**

**APPROPRIATION NUMBER: 4-01-09-930-872**

**PROCUREMENT: N.J.S.A. 40A:11-12 – NJSC**

**IMPACT STATEMENT:**

- N/A

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- N/A

**COORDINATION:**

- N/A

**Prepared by: LATEEAH CHANDLER**

**856-757-7159**

---

Name

Phone/Email

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	CITY OF CAMDEN
Professional Service or EUS Type	N/A
Name of Vendor	WB MASON
Purpose or Need for service:	NEW FURNITURE WILL ALLOW OFFICE SPACE FOR NEW EXECUTIVE STAFF
Contract Award Amount	TBD
Term of Contract	~8-12 WEEKS
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	N/A
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	NJSA 40A:12
Were other proposals received? If so, please attach the names and amounts for each proposal received?	N/A

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

---

	Date _____
Mayor's Signature*	
	Date _____
Business Administrator/Manager Signature	

\_\_\_\_\_  
\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

The Financial Officer affirms that there is adequate funding available for this action.

\_\_\_\_\_  
Financial Officer Signature

I certify that the vendor selected is in compliance with the adopted Pay to Play Ordinance and that the vendor was notified of any restrictions with respect to campaign contributions.

\_\_\_\_\_  
Certifying Officer Date \_\_\_\_\_

***For LGS use only:***  
\_\_\_\_\_  
 Approved  Denied

\_\_\_\_\_  
Date \_\_\_\_\_  
Director or Designee,  
Division of Local Government Services

Number Assigned \_\_\_\_\_

DB:dh  
10-08-24

**RESOLUTION APPROVING THE PURCHASE OF FOUR (4) SPEED/MESSAGE TRAILERS FROM ALL TRAFFIC SOLUTIONS THROUGH A NJ STATE CONTRACT WITH THE USE OF AMERICAN RESCUE PLAN STATE LOCAL FISCAL RECOVERY FUNDS**

WHEREAS, pursuant to N.J.S.A. 40A: 11-12, a municipality may, without advertising for bids, purchase materials, supplies or equipment under a contract entered into on behalf of the State by the Division of Purchase and Property in the Department of Treasury, State of New Jersey; and

WHEREAS, the City seeks to purchase four (4) ATS-5 Trailers (Speed Radar and/or Message Sign) under State Contract #17-FLEET-00776 from All Traffic Solutions, Inc., for usage in the City of Camden at critical safety points; and

WHEREAS, the City seeks to purchase the trailers under said State Contract for an amount not to exceed SIXTY-EIGHT THOUSAND TWO HUNDRED SIXTY-TWO DOLLARS AND SIXTY CENTS (\$68,262.60); and

WHEREAS, there will be substantial savings by the municipality by purchasing under the State Contract and this procedure is in the best interest of the City of Camden; and

WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the adopted & reserve for the state and federal budget of the City of Camden under line items "G-02-FF-712-205", and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden, that the City of Camden is hereby authorized to award a contract to All Traffic Solutions, Inc., to purchase four (4) ATS-5 Trailers (Speed Radar and/or Message Sign) under State Contract #17-FLEET-00776 for usage in the City of Camden at critical safety points for an amount not to exceed SIXTY-EIGHT THOUSAND TWO HUNDRED SIXTY-TWO DOLLARS AND SIXTY CENTS (\$68,262.60).

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed and approved as to form.



\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**CITY OF CAMDEN**

**CERTIFICATION AS TO THE AVAILABILITY OF FUNDS**

I CERTIFY, DIRECTOR FOR THE FINANCE DEPARTMENT FOR THE CITY OF CAMDEN, THAT WITH RESPECT TO THE AWARD OF A CONTRACT OR EXPENDITURE OF FUNDS TO: ALL TRAFFIC SOLUTIONS

THAT THE FUNDS ARE AVAILABLE AS OF THE DATE OF THIS RESOLUTION/CERTIFICATION, FROM ONE OF THE FOLLOWING:

• BUDGET APPROPRIATION:  
AMOUNT: \$

• DEDICATED BY RIDER:  
AMOUNT:\$

• RESERVE FOR STATE AND FEDERAL GRANT: G-02-FF-712-205  
AMOUNT:\$ 68,262.60

• CAPITAL ORDINANCE  
AMOUNT:\$

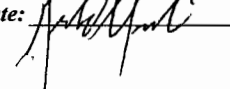
• TRUST ACCOUNT:  
AMOUNT: \$

**DETERMINATION OF VALUE CERTIFICATION**

I CERTIFY, AS CHIEF FINANCIAL OFFICER, THAT THE ANTICIPATED VALUE OF THE CONTRACT, OVER THE FULL LIFE, WILL BE:\$ 68,262.60

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION APPROVING THE PURCHASE OF FOUR SPEED/MESSAGE TRAILERS FROM ALL TRAFFIC SOLUTIONS THROUGH NJ STATE CONTRACT WITH THE USE OF AMERICAN RESCUE PLAN STATE LOCAL FISCAL RECOVERY FUNDS

*Gerald C. Seneski*  
Chief Financial Officer

Date:   
\_\_\_\_\_





# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: 10/08/2024

TO: City Council  
FROM: Timothy J. Cunningham, Business Administrator

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION APPROVING THE PURCHASE OF FOUR (4) SPEED/MESSAGE TRAILERS FROM ALL TRAFFIC SOLUTIONS THROUGH NJ STATE CONTRACT WITH THE USE OF AMERICAN RESCUE PLAN STATE LOCAL FISCAL RECOVERY FUNDS**

Point of Contact:	Lateefah Chandler	Admin-Purchasing	856-757-7475	lachandl@ci.camden.nj.us
	Name	Department- Division- Bureau	Phone	Email

### ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director Supporting Department Director (if necessary) Grants Management				
Qualified Purchasing Agent	Y		9/27/2024	
Director of Finance			9/26/24	
Approved by: Business Administrator			9.27.24	

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

**“Walk-on” note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.**

Received by:		
City Attorney	Signature	Date

<sup>1</sup> For Example: Form “A” - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form “D” - Contract Request, Form “E” - Creation/Extension of Services, Form “G” - Grant Approval, Form “H” - Bond Ordinance or Contract Request, Form “I”, “Best Price Insurance Contracting” Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

**CAMDEN CITY**  
 520 MARKET STREET  
 P O BOX 95120  
 CAMDEN, NJ 08101-5120  
 TEL (856)757-7000

REQUISITION	
NO.	R2401957

SHIP TO	DEPT OF PUBLIC WORKS 101 NEWTON AVENUE CAMDEN, NJ 08103 ATTN:ACHAN/JMESA
VENDOR	VENDOR #: ALL69 ALL TRAFFIC SOLUTIONS, INC 14201 SULLYFIELD CIRCLE STE 300 CHANTILLY, VA 20151

ORDER DATE: 09/27/24  
 DELIVERY DATE: 09/27/24  
 STATE CONTRACT: NJ FLEET-00776  
 F.O.B. TERMS:

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
4.00 EA	4 SPEED ALERT & VIRTUAL MESSAGE BOARD ATS-T TRIALER. 470AH, 90W SOLAR BT, DATA COLLECTION, REPORTING, TAMPER/BATTERY ALERTS & 3-YEAR WARRANTY, PICTURES, USB. INCLUDES VIOLATOR STROBE, RED AND BLUE FOR ATS 5.  BUNDLE RADAR @ \$16,316.65 VIOLATOR STROBE @ \$ 749.00 TOTAL EACH TRLR \$17,065.65  NTE: (4 X \$17,065.65 = \$68,262.60)  QUOTE #Q-90549  RES # RES DATE: 10/08/2024	G-02-FF-712-20S	17,065.6500	68,262.60
			TOTAL	68,262.60

Approved:

I hereby certify that the work or supplies specified are necessary for the proper transaction of the business of this bureau or office.

Department Head \_\_\_\_\_ Date \_\_\_\_\_

Receiver of Goods \_\_\_\_\_ Date \_\_\_\_\_

**THIS COPY OF THE REQUISITION TO BE FORWARDED TO THE PURCHASING BUREAU**

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION APPROVING THE PURCHASE OF FOUR (4) SPEED/MESSAGE TRAILERS FROM ALL TRAFFIC SOLUTIONS THROUGH NJ STATE CONTRACT WITH THE USE OF AMERICAN RESCUE PLAN STATE LOCAL FISCAL RECOVERY FUNDS**

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- City will purchase four (4) Variable message trailers from All Traffic Solutions Inc, PO Box 221410, Chantilly, VA 20153, and deploy them throughout the city at critical safety points. For example, at many Council meetings, our residents have expressed concerns with speeding vehicles. These message trailers, equipped with radar, will display a motorist's speed to them, which has been documented as a proven method to reduce speeding.
- Outside of the speed notifications, the trailers can separately deploy any number of messaging needs, including, but not limited to, road closures, safety warnings, event announcements, and more.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: \$68,262.60**

**APPROPRIATION NUMBER: G-02-FF-712-20S**

**PROCUREMENT: N.J.S.A. 40A:11-12 NJSC #17-FLEET-00776**

**IMPACT STATEMENT:**

- Replacement signage will allow residents and guests to identify the City's community centers

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- N/A

**COORDINATION:**

- N/A

**Prepared by: LATEEAH CHANDLER**

**856-757-7159**

---

Name

Phone/Email

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	CITY OF CAMDEN
--------------	----------------

Professional Service or EUS Type	N/A
Name of Vendor	ALL TRAFFIC SOLUTIONS
Purpose or Need for service:	PURCHASE FOUR (4) RADAR/SPEED TRAILERS FOR SPEED DETERRENCE AND PUBLIC NOTIFICATION
Contract Award Amount	\$68,262.60
Term of Contract	~30 DAYS
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	NO
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	NJSC 40A:11-12
Were other proposals received? If so, please attach the names and amounts for each proposal received?	NO

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

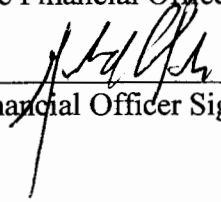
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\_\_\_\_\_  
Mayor's Signature\* Date \_\_\_\_\_

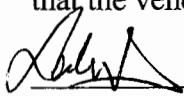
\_\_\_\_\_  
Business Administrator/Manager Signature Date \_\_\_\_\_

\_\_\_\_\_  
\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

The Financial Officer affirms that there is adequate funding available for this action.

  
\_\_\_\_\_  
Financial Officer Signature

I certify that the vendor selected is in compliance with the adopted Pay to Play Ordinance and that the vendor was notified of any restrictions with respect to campaign contributions.

 MSGC 17 Fleet - 00776 Date \_\_\_\_\_  
Certifying Officer

***For LGS use only:***

Approved  Denied

\_\_\_\_\_  
Date \_\_\_\_\_  
Director or Designee,  
Division of Local Government Services

Number Assigned \_\_\_\_\_



All Traffic Solutions Inc.  
 PO Box 221410  
 Chantilly, VA 20153  
 Phone: 814-237-9005  
 Fax: 814-237-9006  
 DUNS #: 001225114  
 Tax ID: 25-1887906  
 CAGE Code: 34FQ5

QUOTE Q-90549

DATE: 09/26/2024

PAGE NO: 1

**Mail Purchase Orders to:**

3100 Research Dr.  
 State College, PA  
 16801

Contract:  
 NJ: 17-FLEET-00776

**Questions contact:**  
**MANUFACTURER:**  
**All Traffic Solutions**  
 Julie Styskin

**Independent Sales Rep:**

x 250  
 jstyskin@alltrafficsolutions.com

**BILL TO:**

Camden County DPW  
 Department of Finance- Accounts Payable  
 Room 213 P.O. Box 95120  
 Camden, NJ 08101

**SHIP TO:**

Camden County DPW  
 101 Newton Ave  
 Attn: AChan-JMessa  
 Camden, NJ 08103  
 Attn: Lateefah Chandler

Billing Contact:

**PAYMENT TERMS:**  
 Net 30

**CUSTOMER:** Camden County DPW

**CONTACT:**(856) 757-7475

ITEM NO:	DESCRIPTION:	QTY:	EACH:	EXT. PRICE:
4000817	Bundle Radar; SpeedAlert 24, ATS-5 Trailer, 470Ah, 90W Solar, BT, Data Collection, Reporting, Tamper/Battery Alerts, & PremierCare Warranty, Pictures, USB	4	\$16,316.65	\$65,266.60
4000879	Violator Strobe, Red and Blue for ATS-5 for use with SA24	4	\$749.00	\$2,996.00
4001626	VZW communications prep	4	\$0.00	\$0.00
4001299	3 Year Warranty	4	\$0.00	\$0.00

Special Notes:

**SALES AMOUNT:** \$68,262.60

**TOTAL USD:** \$68,262.60

Duration: This quote is good for 60 days from date of issue.

Shipping Notes: All shipments shall be FOB shipper. Shipping charges shall be additional unless listed on quote.

Taxes: Taxes are not included in quote. Please provide a tax-exempt certificate or sales tax will be applied.

Warranty: Unless otherwise indicated, all products have a one year warranty from date of sale. Warranty extensions are a component of some applications that are available at time of purchase. A Finance Charge of 1.5% per month will be applied to overdue balances. GSA GS-07F-6092R

I am authorized to commit my organization to this order. If your organization will be creating a purchase order for this order, please submit purchase order to either of the following: Email: sales@alltrafficsolutions.com or Physical Address: Listed at top of quote.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_ Title: \_\_\_\_\_



**STATE OF NEW JERSEY  
BUSINESS REGISTRATION CERTIFICATE**

**Taxpayer Name:** ALL TRAFFIC SOLUTIONS, INC.  
**Trade Name:**  
**Address:** 14201 SULLYFIELD CIRCLE, STE 300  
CHANTILLY, VA 20151  
**Certificate Number:** 2392054  
**Effective Date:** October 22, 2019  
**Date of Issuance:** September 27, 2024

**For Office Use Only:**  
20240927134124760



Search...

Bid Solicitation



Advanced

Supplier Registration

Sign In

<u>17-FOOD-00248</u>	<u>17DPP00111</u>	LIBRARY & SCHOOL SUPPLIES	Learning Company	RFP/NJCOOP	\$7,398.05	Purchase and Property	3PS - Sent	08/23/2017	08/22/2025
<u>17-FOOD-00175</u>		T1715 - FOODS/NON-FOODS: DOC CANTEEN COMMISSARY THROUGH DSS	Keefe Group, LLC	RFP	\$69,618,908.55	Division of Purchase and Property	3PS - Sent	07/03/2015	12/30/2024
<u>17-FLEET-00776</u>	<u>17DPP00046</u>	T0106 - Law Enforcement Firearms Equipment and Supplies	All Traffic Solutions Inc.	RFP	\$370,939.60	Division of Purchase and Property	3PS - Sent	05/15/2019	05/13/2025
<u>17-FLEET-00770</u>	<u>17DPP00046</u>	T0106 - Law Enforcement Firearms Equipment and Supplies	AMERICAN ALUMINUM ACCESSORIES	RFP	\$361,652.55	Division of Purchase and Property	3PS - Sent	05/15/2019	05/13/2025
<u>17-FLEET-00761</u>	<u>17DPP00046</u>	T0106 - Law Enforcement Firearms Equipment and Supplies	Whelen Engineer	RFP	\$4,940,678.42	Division of Purchase and Property	3PS - Sent	05/15/2019	05/13/2025
<u>17-FLEET-00719</u>	<u>17DPP00046</u>	T0106 - Law Enforcement Firearms Equipment and Supplies	Havis Inc	RFP	\$496,141.18	Division of Purchase and Property	3PS - Sent	05/15/2019	05/13/2025



Item #	Item Description	Sales Price
* 4000817	Bundle Radar; SpeedAlert 24, ATS-5 Trailer, 470Ah, 90W Solar, BT, Data Collection, Reporting, Tamper/Battery Alerts, & PremierCare Warranty, Pictures, USB	17544.79
4001107	Bundle Radar; Enforcement; SpeedAlert 24, ALPR ready, rear facing, ATS-5 Trailer, 940Ah, 160W Solar, BT, USB, Data Collection, Pictures, Reporting, Tamper/Battery Alerts, & PremierCare Warranty; ALPR equipment not included	19220.27
4001084	Bundle Radar; Enforcement; SpeedAlert 24 plus ALPR, rear facing, ATS-5 Trailer, 470Ah, 120W Solar, BT, USB, Data Collection, Pictures, Reporting, Tamper/Battery Alerts, & PremierCare Warranty, ALPR Server	42895.27
4001092	Bundle Radar; Enforcement; SpeedAlert 24 plus ALPR, rear facing, ATS-5 Trailer, 470Ah, 120W Solar, BT, USB, Data Collection, Pictures, Reporting, Tamper/Battery Alerts, & PremierCare Warranty, Genetec Hosted	33900.27
4001841	Bundle; SpeedAlert 24, ATS-5 380 ALPR Trailer, 380W Solar, BT, Data Collection, Pictures, Reporting, Tamper/Battery Alerts, & PremierCare Warranty, Strobe R&B	27390.27
4001842	Bundle; SpeedAlert 24, ATS-5 190 ALPR Trailer, 190W Solar, BT, Data Collection, Pictures, Reporting, Tamper/Battery Alerts, & PremierCare Warranty, Strobe R&B	24090.27
4001839	ALPR Two-Camera Enclosure (ATS 5 ALPR Trailer Add-On)	1950
4900032	Carrying Case; iA24 softcase with storage pockets	265.75
4000247	Hitch mount, for 1.25" & 2" hitch, includes: trailer connector & hardware	569.89
4000263	Portable post, standard, folding assembly (add mounting bracket separately)	576.63
4000521	Mount Kit, (Sh12,Sh15,SA18,iA18) add'l mounting bracket, includes: bracket & hardware for pole	116.51
4000639	LFP Battery, 11.5Ah LFP 12.8VDC (requires LFP Power Kit 4000613)	291.13
4000685	LFP Battery, 16Ah LFP 12.8VDC (requires LFP Power Kit 4000613 or 4000684)	401.13
4000743	LFP Power kit, 11.5Ah battery (2), internal power controller, charger w/connector	677.88
4000744	LFP Power kit, 16Ah battery (2), internal power controller, charger w/connector	827.26
4000793	Violator Strobe, Dual; Hardware for SpeedAlert 18, flash helps draw attention to the driver's speed. Requires color assignment PN.	405.38
* 4000879	Violator Strobe, Red and Blue for ATS-5 for use with SA24	805.38
4500226	LFP Battery Charger, 12.8V LFP 1.5A CO1544-4D-XO	141.13

ALL ORG - Organization Umbrella Master Control	AGY - Agency Umbrella Master Control	\$0.00	\$468,839.50	\$0.00
AGENCY - Division of Purchase and Property	AGY - Agency Umbrella Master Control	\$1.00	\$0.00	\$0.00

**Item Information**

**Print Sequence # 1.0, Item # 1:** Category 5 Laser/Radar Guns Price Line 55 from the Bid Solicitation State-Supplied Price Sheet Brand: All Traffic Solutions Primary Vendor (Contractor) Delivery Days After Receipt of Order: 30 Days Please refer to the manufacturers price list located in the Blanket P.O. Attachments tab for pricing. 3PS - Sent

NIGP Code: 680-77

Radar Instruments, Traffic Enforcement Type (Including Laser Speed Measuring, Ranging Devices, Radar Instruments Equipped w/Cameras and Lidar Equipment (Laser)

Bid # / Bid Item #: 17DPP00046 / 1 Quote # / Quote Item #: 00000779 / 1

Receipt Method	Qty	Unit Cost	UOM	Discount %	Total Discount Amt.	Total Cost
Dollars	1.0	\$0.00	LOT - Lot	7.00	\$0.00	\$0.00
Manufacturer:		Brand:		Model:		
Make:		Packaging:				

Exit

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DB:dh  
10-08-24

R-8

**RESOLUTION AUTHORIZING THE INSTALLATION OF FLOORING FOR VARIOUS CITY LOCATIONS THROUGH STATE CONTRACT WITH THE USE OF AMERICAN RESCUE PLAN STATE LOCAL FISCAL RECOVERY FUNDS**

WHEREAS, pursuant to N.J.S.A. 40A: 11-12, a municipality may, without advertising for bids, purchase materials, supplies or equipment under a contract entered into on behalf of the State by the Division of Purchase and Property in the Department of Treasury, State of New Jersey; and

WHEREAS, the City seeks to purchase flooring under State Contract #TBD from TBD for various City locations; and

WHEREAS, the City seeks to purchase this equipment under said State contract for an amount not to exceed (TBD); and

WHEREAS, there will be substantial savings by the municipality by purchasing under the State Contract and this procedure is in the best interest of the City of Camden; and

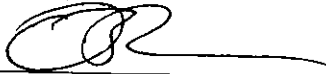
WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the budget of the City of Camden under line items "G-02-FF-712- tbd", and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden, that the City of Camden is hereby authorized to award a contract to TBD, to purchase flooring under State Contract #TBD from TBD under State Contract #TBD for various City locations for an amount not to exceed (TBD).

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed and approved as to form.



DANIEL S. BLACKBURN  
City Attorney

ANGEL FUENTES  
President, City Council

ATTEST:

LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: 10/08/2024

TO: City Council  
FROM: Timothy J. Cunningham, Business Administrator

## TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE INSTALLATION OF FLOORING FOR VARIOUS OFFICES THROUGH STATE CONTRACT

Point of Contact:	Lateefah Chandler	Admin-Purchasing	856-757-7475	lachandl@ci.camden.nj.us
	Name	Department-Division-Bureau	Phone	Email

### ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible				
Department Director				
Supporting Department Director (if necessary)				
Grants Management				
Qualified Purchasing Agent	Y			
Director of Finance				

Approved by:  
Business Administrator

Signature	Date
-----------	------

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***“Walk-on” note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

SEP 24 2024

Received by:

City Attorney	Signature	Date
---------------	-----------	------

<sup>1</sup> For Example: Form “A” - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form “D” - Contract Request, Form “E” - Creation/Extension of Services, Form “G” - Grant Approval, Form “H” - Bond Ordinance or Contract Request, Form “I”, “Best Price Insurance Contracting” Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## EXECUTIVE SUMMARY

### TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE INSTALLATION OF FLOORING FOR VARIOUS OFFICES THROUGH STATE CONTRACT

#### FACTS/BACKGROUND: (Executive level details. Short concise bullets)

- TBD (Metra Carpet)
- TBD (Mazza & Sons)
- Improvements to Cramer Hill Community Center. Current vinyl tiles are chipped, dirty and broken. City currently rents this space as a hall rental along with afterschool & summer programs.
- Room 213 Finance Department has several executive employees starting and certain areas of tile are chipped, broken and need to be replaced for a more functional Finance office
- Roberto Clemente Gym (N. Camden Community Center) installation of rubber flooring to replace old, broken vinyl tile. New flooring will allow the basketball gym to become a multipurpose area.

•  
**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: TBD**

**APPROPRIATION NUMBER: G-02-FF-712-20A & G-02-FF-712-20J**

**PROCUREMENT: N.J.S.A. 40A:11-12 – NJSC**

#### IMPACT STATEMENT:

- N/A

#### SUBJECT MATTER EXPERTS/ADVOCATES:

- N/A

#### COORDINATION:

- N/A

Prepared by: LATEEAH CHANDLER

856-757-7159

---

Name

Phone/Email

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	CITY OF CAMDEN
Professional Service or EUS Type	N/A
Name of Vendor	TBD
Purpose or Need for service:	FLOORING WILL REPLACE OLD, DIRTY, BROKEN FLOORING IN CRAMER HILL COMMUNITY CENTER, FINANCE RM 213 & ROBERTO CLEMENTE GYM
Contract Award Amount	TBD
Term of Contract	~8-12 WEEKS
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	N/A
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	NJSA 40A-11:12
Were other proposals received? If so, please attach the names and amounts for each proposal received?	YES

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

---

\_\_\_\_\_  
Mayor's Signature\* Date \_\_\_\_\_

\_\_\_\_\_  
Business Administrator/Manager Signature Date \_\_\_\_\_

\_\_\_\_\_  
\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

The Financial Officer affirms that there is adequate funding available for this action.

\_\_\_\_\_  
Financial Officer Signature

I certify that the vendor selected is in compliance with the adopted Pay to Play Ordinance and that the vendor was notified of any restrictions with respect to campaign contributions.

\_\_\_\_\_  
Certifying Officer Date \_\_\_\_\_

***For LGS use only:***

\_\_\_\_\_  
 Approved  Denied

\_\_\_\_\_  
Date \_\_\_\_\_  
Director or Designee,  
Division of Local Government Services

Number Assigned \_\_\_\_\_

DB:dh  
10-08-24

R-9

**RESOLUTION APPROVING THE PURCHASE OF TEN (10) CHEVROLET MALIBU VEHICLES FROM HERTRICH FLEET SERVICES INC. THROUGH A STATE CONTRACT WITH THE USE OF AMERICAN RESCUE PLAN STATE AND LOCAL FISCAL RECOVERY FUNDS**

WHEREAS, pursuant to N.J.S.A. 40A: 11-12, a municipality may, without advertising for bids, purchase materials, supplies or equipment under a contract entered into on behalf of the State by the Division of Purchase and Property in the Department of Treasury, State of New Jersey; and

WHEREAS, the City seeks to purchase ten (10) Chevrolet Malibu vehicles under State Contract #19-FLEET-00953 from Hertrich Fleet Services Inc. to replace older model vehicles; and

WHEREAS, the City seeks to purchase this equipment under said State contract for an amount not to exceed TWO HUNDRED THIRTY-FOUR THOUSAND TWO HUNDRED TWENTY-FIVE DOLLARS (\$234,225.00); and

WHEREAS, there will be substantial savings by the municipality by purchasing under the State Contract and this procedure is in the best interest of the City of Camden; and

WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the budget of the City of Camden under line items "G-02-FF-712-20J", and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden, that the City of Camden is hereby authorized to award a contract to Hertrich Fleet Services, Inc., to purchase ten (10) Chevrolet Malibu vehicles under State Contract #19-FLEET-00953 for usage in the City of Camden to transport safe & secure employees and inspectors to perform their daily duties for an amount not to exceed TWO HUNDRED THIRTY-FOUR THOUSAND TWO HUNDRED TWENTY-FIVE DOLLARS (\$234,225.00).

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk





# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: 10/08/2024

TO: City Council  
FROM: Timothy J. Cunningham, Business Administrator

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION APPROVING THE PURCHASE OF TEN (10) CHEVROLET MALIBU FROM HERTRICH FLEET SERVICES THROUGH STATE CONTRACT WITH THE USE OF AMERICAN RESCUE PLAN STATE LOCAL FISCAL RECOVERY FUNDS**

Point of Contact:	Lateefah Chandler	Admin-Purchasing	856-757-7475	lachandl@ci.camden.nj.us
	Name	Department- Division- Bureau	Phone	Email

### ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director Supporting Department Director (if necessary) Grants Management				
Qualified Purchasing Agent	Y	<i>Lateefah O</i>	9/26/2024	
Director of Finance		<i>D.P.</i>	9/26/24	
Approved by: Business Administrator		<i>[Signature]</i>	9.27.24	

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by: City Attorney	Signature	Date
-------------------------------	-----------	------

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION APPROVING THE PURCHASE OF TEN (10) CHEVROLET MALIBU FROM HERTRICH FLEET SERVICES THROUGH STATE CONTRACT WITH THE USE OF AMERICAN RESCUE PLAN STATE LOCAL FISCAL RECOVERY FUNDS**

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- Hertrich Fleet Services, Inc, 1427 Bay Road, Milford, DE 19963 will provide ten (10) white Chevy Mailbu to replace older model Crown Victorias
- City has a dearth of vehicles available for departments/divisions to conduct daily operations, hampering the completion, supervision, management of municipal activities.
- City has/will revamp current fleet allocation to scrap dispose of older model vehicles that are unsafe, deteriorating and expensive to maintain.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: \$234,225.00**

**APPROPRIATION NUMBER: G-02-FF-712-???**

**PROCUREMENT: N.J.S.A. 40A:11-12 – NJSC 19 Fleet - 0953**

**IMPACT STATEMENT:**

- Lack of available vehicles for City staff to complete daily operations, hampers the efficiency of our departments/divisions.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- N/A

**COORDINATION:**

- N/A

**Prepared by: LATEEAH CHANDLER**

**856-757-7159**

---

Name

Phone/Email

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	CITY OF CAMDEN
Professional Service or EUS Type	N/A
Name of Vendor	HERTRICH FLEET SERVICES, INC
Purpose or Need for service:	PURCHASE OF 10 CHEVROLET MALIBUS – TO BE ADDED TO POOL OF VEHICLES AND REPLACES OLDER MODEL CROWN VICS
Contract Award Amount	TBD
Term of Contract	2 MONTHS
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	AMERICAN RESCUE PLAN STATE LOCAL FISCAL RECOVERY FUNDS
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	NJSA 40A-11:12
Were other proposals received? If so, please attach the names and amounts for each proposal received?	NO

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

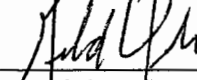
If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature\* Date \_\_\_\_\_

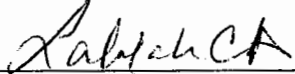
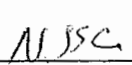
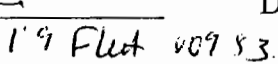
\_\_\_\_\_  
Business Administrator/Manager Signature Date \_\_\_\_\_

\_\_\_\_\_  
\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

The Financial Officer affirms that there is adequate funding available for this action.

  
\_\_\_\_\_  
Financial Officer Signature

I certify that the vendor selected is in compliance with the adopted Pay to Play Ordinance and that the vendor was notified of any restrictions with respect to campaign contributions.

  Date \_\_\_\_\_  
Certifying Officer  1'9 Feb 09 53.

**For LGS use only:**

\_\_\_\_\_  
 Approved  Denied

\_\_\_\_\_  
Date \_\_\_\_\_  
Director or Designee,  
Division of Local Government Services

Number Assigned \_\_\_\_\_

**CITY OF CAMDEN**

**CERTIFICATION AS TO THE AVAILABILITY OF FUNDS**

I CERTIFY, DIRECTOR FOR THE FINANCE DEPARTMENT FOR THE CITY OF CAMDEN, THAT WITH RESPECT TO THE AWARD OF A CONTRACT OR EXPENDITURE OF FUNDS TO: HERITAGE FLEET SERVICES INC

THAT THE FUNDS ARE AVAILABLE AS OF THE DATE OF THIS RESOLUTION/CERTIFICATION, FROM ONE OF THE FOLLOWING:

• BUDGET APPROPRIATION:  
AMOUNT: \$

• DEDICATED BY RIDER:  
AMOUNT:\$

• RESERVE FOR STATE AND FEDERAL GRANT : TBI  
AMOUNT:\$ 234,225.00

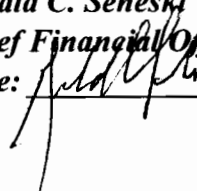
• CAPITAL ORDINANCE  
AMOUNT:\$

• TRUST ACCOUNT:  
AMOUNT: \$

**DETERMINATION OF VALUE CERTIFICATION**

I CERTIFY, AS CHIEF FINANCIAL OFFICER, THAT THE ANTICIPATED VALUE OF THE CONTRACT, OVER THE FULL LIFE, WILL BE:\$ 234,225.00

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION APPROVING THE PURCHASE OF TEN CHEVROLET MALIBU FROM HERTRICH FLEET SERVICES THROUGH STSTE CONTRACT WITH THE USE OF AMERICAN RESCUE PLAN STATE LOCAL FISCAL RECOVERY FUNDS.

**Gerald C. Seneski**  
**Chief Financial Officer**  
Date: 

**CAMDEN CITY**  
 520 MARKET STREET  
 P O BOX 95120  
 CAMDEN, NJ 08101-5120  
 TEL (856)757-7000

REQUISITION	
NO.	R2401958

S H I P  T O	DEPT OF PUBLIC WORKS 101 NEWTON AVENUE CAMDEN, NJ 08103
	VENDOR #: HER08 HERTRICH FLEET SERVICES, INC. 1427 BAY ROAD MILFORD, DE 19963

ORDER DATE: 09/27/24  
 DELIVERY DATE: 09/27/24  
 STATE CONTRACT:  
 F.O.B. TERMS:

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
10.00 EA	PURCHASE OF 10 '24 CHEVY MALIBU LS 1FL SEDAN 1.5L TURBO DOHC 4CYLINDER 160HP CVT TRANSMISSION WHITE  \$23,195 PER VEHICLE PLUS SPARE TIRE \$227.50 = 23,422.50 X 10  NJSC #19-FLEET-00953 SECTION 3 ITEM #6 LINE #5  RES #  RES DATE:	<del>4-01-EI-430,901</del> AKP Q-02-FF-712	0.0000	0.00
			TOTAL	0.00

Approved:

I hereby certify that the work or supplies specified are necessary for the proper transaction of the business of this bureau or office.

Department Head

Date

Receiver of Goods

Date

**THIS COPY OF THE REQUISITION TO BE FORWARDED TO THE PURCHASING BUREAU**

# HERTRICH FLEET SERVICES, INC

1427 Bay Road Milford, DE 19963

Ford - Chevrolet - Dodge - Jeep  
Lincoln - Honda - Buick - GMC - Toyota - Nissan

(800) 698-9825

(302) 422-3300

Fax: (302) 839-0555

NJ State Contract #19-FLEET-00953 (T0099), Item#6, Class-Item 071-0  
Section 3, Price Line#5: Sedan, Mid Size, 4 door w/ Gasoline Engine

Hertrich Fleet Services Inc  
1427 Bay Rd  
Milford, DE 19963  
Mike Wright, Government Sales Manager  
Phone: (800) 698-9825  
Fax: (302) 839-0555  
Email: mwright@hertrichfleet.com

## 2024 Chevrolet Malibu LS 1FL Sedan

### SELECTED OPTIONS:

<u>Code</u>	<u>Description</u>	
1FL	LS PREFERRED EQUIPMENT GROUP includes standard equipment	
A51	SEATS, FRONT BUCKET	
H1T	JET BLACK, Premium cloth seat trim	
IOR	AUDIO SYSTEM, CHEVROLET INFOTAINMENT 3 SYSTEM, 8" diagonal color touchscreen, AM/FM stereo. Additional features for compatible phones include: Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, Apple Car Play and Android Auto capable.	
LFV	ENGINE, 1.5L TURBO DOHC 4-CYLINDER DI with Variable Valve Timing (VVT) (160 hp [119.3 kW] @ 5700 rpm, 184 lb-ft torque [248.4 N-m] @ 2500-3000 rpm)	
MRG	TRANSMISSION, CONTINUOUSLY VARIABLE (CVT)	
NE1	NORTHEAST EMISSIONS	

BASE CONTRACT PRICE: \$23195.00

### EXTERIOR COLORS

GAZ SUMMIT WHITE \$0.00

### ADDITIONAL OPTIONS:

<u>Code</u>	<u>Description</u>	<u>Price</u>
ZAM	TIRE, COMPACT SPARE, T125/80R16, Includes (SJF) Wheel, 16" (40.6cm) steel and (V33) Road Emergency Tool Kit	\$227.50

TOTAL W/OPTIONS: \$23422.50/ea.  
TOTAL FOR (10): \$234,225.00

Please Note: Vehicles are ordered for dealer stock and are subject to prior sales.



**STATE OF NEW JERSEY  
BUSINESS REGISTRATION CERTIFICATE**

**Taxpayer Name:** HERTRICH FLEET SERVICES, INC.

**Trade Name:**

**Address:** 1427 BAY ROAD  
MILFORD, DE 19963-6129

**Certificate Number:** 0104421

**Effective Date:** December 01, 1998

**Date of Issuance:** September 27, 2024

**For Office Use Only:**

20240927140915496




Blanket P.O. Price: \$23,195  
Blanket P.O. Discount: 9%  
(% Discount off List Price of Manufacturer's Options)  
Section 3 (Blanket P.O. 19-FLEET-00953)  
Vendor: Hertrich Fleet Services Inc

Vehicle: [Fleet] 2025 Chevrolet Malibu (1ZC69) 4dr Sdn LS w/1FL



Blanket P.O. Price: \$23,195  
Blanket P.O. Discount: 9%  
(% Discount off List Price of Manufacturer's Options)  
Section 3 (Blanket P.O. 19-FLEET-00953)  
Vendor: Hertrich Fleet Services Inc

**Prepared By:**

Vehicle: [Fleet] 2025 Chevrolet Malibu (1ZC69) 4dr Sdn LS w/1FL (  Complete )

## Price Summary

### PRICE SUMMARY

	Invoice	MSRP
Base Price	W/A	W/A
Total Options	W/A	W/A
Vehicle Subtotal	W/A	W/A
Dealer Advertising Adjustment	\$0.00	W/A
Destination Charge	W/A	W/A
<b>Grand Total</b>	<b>W/A</b>	<b>W/A</b>

Blanket P.O. Price: \$23,195  
Blanket P.O. Discount: 9%  
(% Discount off List Price of Manufacturer's Options)  
Section 3 (Blanket P.O. 19-FLEET-00953)  
Vendor: Hertrich Fleet Services Inc

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Vehicle: [Fleet] 2025 Chevrolet Malibu (1ZC69) 4dr Sdn LS w/1FL (  Complete )

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### Weight Ratings

#### WEIGHT RATINGS

Front Gross Axle Weight Rating:	Rating Not Available
Rear Gross Axle Weight Rating:	Rating Not Available
Gross Vehicle Weight Rating:	Rating Not Available

Vehicle: [Fleet] 2025 Chevrolet Malibu (1ZC69) 4dr Sdn LS w/1FL (✔ Complete)

## Technical Specifications

### Powertrain

#### Transmission

Drivetrain	Front Wheel Drive	Trans Order Code	MRG
Trans Type	1	Trans Description Cont.	Automatic
Trans Description Cont. Again	N/A	First Gear Ratio (:1)	N/A
Reverse Ratio (:1)	N/A	Clutch Size	N/A
Final Drive Axle Ratio (:1)	5.10		

#### Mileage

EPA Fuel Economy Est - Hwy	N/A	Cruising Range - City	N/A
EPA Fuel Economy Est - City	N/A	Fuel Economy Est-Combined	N/A
Cruising Range - Hwy	N/A	EPA MPG Equivalent - City	N/A
EPA MPG Equivalent - Hwy	N/A	EPA MPG Equivalent - Combined	N/A
Estimated Battery Range	N/A		

#### Engine

Engine Order Code	LFV	Engine Type	Turbocharged Gas I4
Displacement	1.5L-TBD-	Fuel System	Direct Injection
SAE Net Horsepower @ RPM	163 @ 5700	SAE Net Torque @ RPM	184 @ 2500-3000

#### Electrical

Cold Cranking Amps @ 0° F (Primary)	N/A	Maximum Alternator Capacity (amps)	N/A
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#### Cooling System

Total Cooling System Capacity	N/A
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### Vehicle

#### Emissions

Tons/yr of CO2 Emissions @ 15K mi/year	N/A	EPA Greenhouse Gas Score	N/A
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#### Vehicle

EPA Classification	Midsized Cars
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Vehicle: [Fleet] 2025 Chevrolet Malibu (1ZC69) 4dr Sdn LS w/1FL (✎ Complete)

**Chassis**

**Weight Information**

Base Curb Weight 3135 lbs

**Trailer**

Dead Weight Hitch - Max Trailer Wt. N/A

Dead Weight Hitch - Max Tongue Wt. N/A

Wt Distributing Hitch - Max Trailer Wt. N/A

Wt Distributing Hitch - Max Tongue Wt. N/A

**Suspension**

Suspension Type - Front MacPherson Strut

Suspension Type - Rear Four-Link

Suspension Type - Front (Cont.) w/Coil Springs

Suspension Type - Rear (Cont.) N/A

Shock Absorber Diameter - Front N/A

Shock Absorber Diameter - Rear N/A

Stabilizer Bar Diameter - Front N/A

Stabilizer Bar Diameter - Rear N/A

**Tires**

Front Tire Order Code R83

Rear Tire Order Code R83

Spare Tire Order Code N/A

Front Tire Size P205/65R16

Rear Tire Size P205/65R16

Spare Tire Size N/A

**Wheels**

Front Wheel Size 16 x 7.5 in

Rear Wheel Size 16 x 7.5 in

Spare Wheel Size N/A

Front Wheel Material Aluminum

Rear Wheel Material Aluminum

Spare Wheel Material N/A

**Steering**

Steering Type Electric Rack & Pinion

Steering Ratio (:1), Overall N/A

Lock to Lock Turns (Steering) N/A

Turning Diameter - Curb to Curb 37 ft

Turning Diameter - Wall to Wall N/A

**Brakes**

Brake Type Pwr

Brake ABS System 4-Wheel

Brake ABS System (Second Line) N/A

Disc - Front (Yes or ) Yes

Disc - Rear (Yes or ) Yes

Front Brake Rotor Diam x Thickness 11.8 x -TBD- in

Rear Brake Rotor Diam x Thickness 11.3 x -TBD- in

Drum - Rear (Yes or ) N/A

Rear Drum Diam x Width N/A

Vehicle: [Fleet] 2025 Chevrolet Malibu (1ZC69) 4dr Sdn LS w/1FL (✔ Complete)

**Chassis**

**Fuel Tank**

Fuel Tank Capacity, Approx	15.8 gal	Aux Fuel Tank Capacity, Approx	N/A
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**Dimensions**

**Interior Dimensions**

Passenger Capacity	5	Passenger Volume	102.9 ft <sup>3</sup>
Front Head Room	39.1 in	Front Leg Room	41.5 in
Front Shoulder Room	58.5 in	Front Hip Room	54.1 in
Second Head Room	37.5 in	Second Leg Room	38.1 in
Second Shoulder Room	57.1 in	Second Hip Room	53.4 in

**Exterior Dimensions**

Wheelbase	111 in	Length, Overall	194.2 in
Width, Max w/o mirrors	73 in	Height, Overall	57.3 in
Track Width, Front	62.6 in	Track Width, Rear	62.5 in
Min Ground Clearance	N/A	Liftover Height	N/A

**Cargo Area Dimensions**

Trunk Volume	15.7 ft <sup>3</sup>
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Vehicle: [Fleet] 2025 Chevrolet Malibu (1ZC69) 4dr Sdn LS w/1FL (✔ Complete)

**Selected Model and Options**

**MODEL**

CODE	MODEL	Invoice	MSRP
1ZC69	2025 Chevrolet Malibu 4dr Sdn LS w/1FL	W/A	W/A

**COLORS**

CODE	DESCRIPTION
G5D	Mineral Gray Metallic

**EMISSIONS**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
NE1	Emissions, Colorado, Connecticut, Delaware, Maine, Maryland, Massachusetts, Minnesota, Nevada, New Jersey, New York, Oregon, Pennsylvania, Rhode Island, Vermont, Virginia and Washington state requirements	0.00 lbs	0.00 lbs	\$0.00	\$0.00

**ENGINE**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
LFV	Engine, 1.5L turbo DOHC 4-cylinder DI with Variable Valve Timing (VVT) (163 hp [122 kW] @ 5700 rpm, 184 lb-ft torque [248.4 N-m] @ 2500-3000 rpm) (STD)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

**TRANSMISSION**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
MRG	Transmission, Continuously Variable (CVT) (STD)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

**PREFERRED EQUIPMENT GROUP**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
1FL	LS Preferred Equipment Group includes standard equipment	0.00 lbs	0.00 lbs	\$0.00	\$0.00

**WHEELS**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
QC7	Wheels, 16" (40.6 cm) aluminum (STD)	0.00 lbs	0.00 lbs	\$0.00	\$0.00



Vehicle: [Fleet] 2025 Chevrolet Malibu (1ZC69) 4dr Sdn LS w/1FL (✔ Complete)

**PAINT**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
G5D	Mineral Gray Metallic	0.00 lbs	0.00 lbs	\$0.00	\$0.00

**SEAT TYPE**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
A51	Seats, front bucket (STD)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

**SEAT TRIM**


CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
H1T	Jet Black, Premium cloth seat trim	0.00 lbs	0.00 lbs	\$0.00	\$0.00

**RADIO**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
IOR	Audio system, Chevrolet Infotainment 3 system, 8" diagonal color touchscreen, AM/FM stereo. Additional features for compatible phones include: Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, Apple CarPlay and Android Auto capable. (STD)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

**ADDITIONAL EQUIPMENT - EXTERIOR**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
VK3	License plate bracket, front (Included on orders with ship -to states that require a front license plate.) *PRICE TO FOLLOW*	0.00 lbs	0.00 lbs	W/A	W/A
<b>Options Total</b>		<b>0.00 lbs</b>	<b>0.00 lbs</b>	<b>W/A</b>	<b>W/A</b>

Vehicle: [Fleet] 2025 Chevrolet Malibu (1ZC69) 4dr Sdn LS w/1FL (  Complete )

**Optional Equipment**

**NOTE**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
**	** FEATURE AVAILABILITY WILL CHANGE THROUGHOUT THE MODEL YEAR. SEE THE WINDOW LABEL OF A SPECIFIC VEHICLE TO DETERMINE ITS CONTENT. **	0.00 lbs	0.00 lbs	\$0.00	\$0.00
**	** FLEET OR GOVERNMENT ORDER TYPES ONLY. **	0.00 lbs	0.00 lbs	\$0.00	\$0.00

**EMISSIONS**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
FE9	Emissions, Federal requirements	0.00 lbs	0.00 lbs	\$0.00	\$0.00
NB8	Emissions override, California (allows a dealer in states that require California emissions - California, Colorado, Connecticut, Delaware, Maryland, Massachusetts, Minnesota, Nevada, New Jersey, New York, Oregon, Pennsylvania, Rhode Island, Virginia or Washington - to order Federal emissions for a vehicle that will be registered in a state that has Federal emission requirements). Do not use for vehicles that will be registered in California, Colorado, Connecticut, Delaware, Maryland, Massachusetts, Minnesota, Nevada, New Jersey, New York, Oregon, Pennsylvania, Rhode Island, Virginia or Washington (Requires (FE9) Federal emissions requirements. Not available in Maine or Vermont.)	0.00 lbs	0.00 lbs	\$0.00	\$0.00
NB9	Emissions override, state-specific (for dealers ordering vehicles in (YF5) or (NE1) emission states - California, Colorado, Connecticut, Delaware, Maine, Maryland, Massachusetts, Minnesota, Nevada, New Jersey, New York, Oregon, Pennsylvania, Rhode Island, Vermont, Virginia and Washington) (Allows a California dealer (YF5 emissions) to order (NE1) emissions with (NB9) emissions override code for registration in (NE1) states; or, a Colorado, Connecticut, Delaware, Maine, Maryland, Massachusetts, Minnesota, Nevada, New Jersey, New York, Oregon, Pennsylvania, Rhode Island, Vermont, Virginia and Washington dealer (NE1 emissions) to order (YF5) emissions with (NB9) emissions override code for registration in California.)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

Vehicle: [Fleet] 2025 Chevrolet Malibu (1ZC69) 4dr Sdn LS w/1FL (  Complete )

**EMISSIONS**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
NC7	Emissions override, Federal (for vehicles ordered by dealers in Federal emission states with (YF5) or (NE1) emissions - Not required for vehicles being shipped to California, Colorado, Connecticut, Delaware, Maine, Maryland, Massachusetts, Minnesota, Nevada, New Jersey, New York, Oregon, Pennsylvania, Rhode Island, Vermont, Virginia or Washington) (Requires (YF5) California state emissions requirements or (NE1) Colorado, Connecticut, Delaware, Maine, Maryland, Massachusetts, Minnesota, Nevada, New Jersey, New York, Oregon, Pennsylvania, Rhode Island, Vermont, Virginia or Washington state emissions requirements.)	0.00 lbs	0.00 lbs	\$0.00	\$0.00
NE1	Emissions, Colorado, Connecticut, Delaware, Maine, Maryland, Massachusetts, Minnesota, Nevada, New Jersey, New York, Oregon, Pennsylvania, Rhode Island, Vermont, Virginia and Washington state requirements	0.00 lbs	0.00 lbs	\$0.00	\$0.00
YF5	Emissions, California state requirements	0.00 lbs	0.00 lbs	\$0.00	\$0.00

**ENGINE**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
LFV	Engine, 1.5L turbo DOHC 4-cylinder DI with Variable Valve Timing (VVT) (163 hp [122 kW] @ 5700 rpm, 184 lb-ft torque [248.4 N-m] @ 2500-3000 rpm) (STD)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

**TRANSMISSION**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
MRG	Transmission, Continuously Variable (CVT) (STD)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

**PREFERRED EQUIPMENT GROUP**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
1FL	LS Preferred Equipment Group includes standard equipment	0.00 lbs	0.00 lbs	\$0.00	\$0.00

**WHEELS**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
QC7	Wheels, 16" (40.6 cm) aluminum (STD)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

**PAINT**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
G5D	Mineral Gray Metallic	0.00 lbs	0.00 lbs	\$0.00	\$0.00

Vehicle: [Fleet] 2025 Chevrolet Malibu (1ZC69) 4dr Sdn LS w/1FL (✔ Complete)

**PAINT**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
GAZ	Summit White	0.00 lbs	0.00 lbs	\$0.00	\$0.00
GB8	Mosaic Black Metallic	0.00 lbs	0.00 lbs	\$0.00	\$0.00
GXD	Sterling Gray Metallic	0.00 lbs	0.00 lbs	\$0.00	\$0.00
GXF	Night Shade Metallic	0.00 lbs	0.00 lbs	\$0.00	\$0.00
GXP	Lakeshore Blue Metallic	0.00 lbs	0.00 lbs	\$0.00	\$0.00

**SEAT TYPE**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
A51	Seats, front bucket (STD)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

**SEAT TRIM**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
H1H	Dark Atmosphere/ Medium Ash Gray, Premium cloth seat trim	0.00 lbs	0.00 lbs	\$0.00	\$0.00
H1T	Jet Black, Premium cloth seat trim	0.00 lbs	0.00 lbs	\$0.00	\$0.00

**RADIO**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
IOR	Audio system, Chevrolet Infotainment 3 system, 8" diagonal color touchscreen, AM/FM stereo. Additional features for compatible phones include: Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, Apple CarPlay and Android Auto capable. (STD)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

**ADDITIONAL EQUIPMENT - PACKAGE**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
WPR	Driver Confidence Package includes (UD7) Rear Park Assist (Also includes (DL6) outside power-adjustable, manual-folding, body-color mirrors.)	0.00 lbs	0.00 lbs	\$177.45	\$195.00

**ADDITIONAL EQUIPMENT - MECHANICAL**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
K05	Engine block heater	0.00 lbs	0.00 lbs	\$91.00	\$100.00
V33	Tool kit, road emergency (Included and only available with (ZAM) compact spare tire.)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

Vehicle: [Fleet] 2025 Chevrolet Malibu (1ZC69) 4dr Sdn LS w/1FL (✔ Complete)

**ADDITIONAL EQUIPMENT - EXTERIOR**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
DL6	Mirrors, outside power-adjustable, body-color, manual-folding (Included and only available with (WPR) Driver Confidence Package.)	0.00 lbs	0.00 lbs	\$0.00	\$0.00
SJF	Wheel, spare, 16" (40.6 cm) steel (Included and only available with (ZAM) compact spare tire.)	0.00 lbs	0.00 lbs	\$0.00	\$0.00
VK3	License plate bracket, front (Included on orders with ship-to states that require a front license plate.) *PRICE TO FOLLOW*	0.00 lbs	0.00 lbs	W/A	W/A
ZAM	Tire, compact spare, T125/80R16 includes (SJF) 16" (40.6 cm) spare steel wheel and (V33) road emergency tool-kit (Not available with FDR order type.)	0.00 lbs	0.00 lbs	\$227.50	\$250.00

**ADDITIONAL EQUIPMENT - INTERIOR**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
AE8	Seat adjuster, 8-way power driver (Includes (AL9) power driver lumbar control seat adjuster.)	0.00 lbs	0.00 lbs	\$364.00	\$400.00
AL9	Seat adjuster, power driver lumbar control (Included and only available with (AE8) 8-way power driver seat adjuster.)	0.00 lbs	0.00 lbs	\$0.00	\$0.00
BTV	Remote vehicle starter system	0.00 lbs	0.00 lbs	\$273.00	\$300.00

**ADDITIONAL EQUIPMENT - SAFETY-INTERIOR**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
R9L	Deleted OnStar One Essentials (OnStar One Business Essentials for Fleet) (Requires (UE1) OnStar. Included and only available on vehicles being shipped to Puerto Rico, the Virgin Islands, or Guam. *CREDIT*	0.00 lbs	0.00 lbs	(\$591.50)	(\$650.00)
T4Z	Buckle to Drive prevents vehicle from being shifted out of Park until driver seat belt is fastened; times out after 20 seconds and encourages seat belt use (Only available for Commercial Fleet and Government. Not available with (T8Z) Buckle To Drive. Not available for Fleet Daily Rental.)	0.00 lbs	0.00 lbs	\$0.00	\$0.00
UD7	Rear Park Assist (Included and only available with (WPR) Driver Confidence Package.)	0.00 lbs	0.00 lbs	\$0.00	\$0.00
UFG	Rear Cross Traffic Alert (Included and only available with (UKC) Lane Change Alert with Side Blind Zone Alert.)	0.00 lbs	0.00 lbs	\$0.00	\$0.00
UKC	Lane Change Alert with Side Blind Zone Alert includes (UFG) Rear Cross Traffic Alert (Requires (WPR) Driver Confidence Package.)	0.00 lbs	0.00 lbs	\$227.50	\$250.00

Vehicle: [Fleet] 2025 Chevrolet Malibu (1ZC69) 4dr Sdn LS w/1FL (  Complete )

**ADDITIONAL EQUIPMENT - LPO**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
5LE	LPO, Garage door opener	0.00 lbs	0.00 lbs	\$227.50	\$250.00
PCH	LPO, Floor Liner Package includes (RIA) all-weather floor liners, LPO and (VLI) cargo mat, LPO (Not available with PDH, VAV.	0.00 lbs	0.00 lbs	\$295.75	\$325.00
PDH	LPO, Interior Protection Package includes (VAV) All-weather floor mats, LPO and (VLI) Cargo mat, LPO	0.00 lbs	0.00 lbs	\$250.25	\$275.00
RDI	LPO, Keyless Entry Keypad with all-new vertical design, 5-digit programmable keypad located on driverside B-pillar (Not available at start of production.)	0.00 lbs	0.00 lbs	\$227.50	\$250.00
RIA	LPO, All-weather floor liners, front and rear (Available in Dark Atmosphere and Jet Black which is determined by interior trim color. Not available with PDH or VAV. Included with (PCH) Floor Liner Package, LPO.	0.00 lbs	0.00 lbs	\$227.50	\$250.00
SFE	LPO, Wheel locks	0.00 lbs	0.00 lbs	\$113.75	\$125.00
VAV	LPO, All-weather floor mats (Included with (PDH) Interior Protection Package, LPO.	0.00 lbs	0.00 lbs	\$159.25	\$175.00
VLI	LPO, Cargo mat (Included with PCH, PDH.)	0.00 lbs	0.00 lbs	\$113.75	\$125.00
VQK	LPO, Front and rear splash guards, custom molded (Not available to order at this time.)	0.00 lbs	0.00 lbs	\$204.75	\$225.00
VYW	LPO, Premium carpeted floor mats, front and rear (Not available to order at this time.)	0.00 lbs	0.00 lbs	\$204.75	\$225.00
W2D	LPO, Cargo net	0.00 lbs	0.00 lbs	\$68.25	\$75.00

Vehicle: [Fleet] 2025 Chevrolet Malibu (1ZC69) 4dr Sdn LS w/1FL (✔ Complete)

**ADDITIONAL EQUIPMENT - OTHER**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
P0J	OnStar Security - 24 Months of Service Includes up to 24 months of OnStar Security service. Confidence on the road is the only way to go, and we have you covered for all of life's unpredictable moments. Whether you need roadside assistance, help in a crisis or your car has been stolen, OnStar Emergency Advisors are available 24/7 to help. We're here for you, whenever you need it. OnStar plan, working electrical system, cell reception and GPS signal required. OnStar links to emergency services. See onstar.com for details and limitations. Roadside services provided by Allstate Roadside Service for vehicles only. Limitations and restrictions apply. Stolen Vehicle Assistance requires armed GM factory-installed theft-deterrent system, contact method on file and enrollment to receive alerts. Additional messaging and data rates may apply. Services are intended to assist with vehicle recovery and do not prevent theft or protect against damage or loss. The OnStar Security service is included in the price of the vehicle. Total service duration is 24 months. Non-Transferrable. Non-Refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0U, P0K, P0L, P0Q, P0V, P0W, P0X, P0Y, P0Z, R8G, R8P, R8W, R8Z, or RFH. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	\$330.00	\$0.00
P0K	OnStar Security - 36 Months of Service Includes up to 36 months of OnStar Security service. Confidence on the road is the only way to go, and we have you covered for all of life's unpredictable moments. Whether you need roadside assistance, help in a crisis or your car has been stolen, OnStar Emergency Advisors are available 24/7 to help. We're here for you, whenever you need it. OnStar plan, working electrical system, cell reception and GPS signal required. OnStar links to emergency services. See onstar.com for details and limitations. Roadside services provided by Allstate Roadside Service for vehicles only. Limitations and restrictions apply. Stolen Vehicle Assistance requires armed GM factory-installed theft-deterrent system, contact method on file and enrollment to receive alerts. Additional messaging and data rates may apply. Services are intended to assist with vehicle recovery and do not prevent theft or protect against damage or loss. The OnStar Security service is included in the price of the vehicle. Total service duration is 36 months. Non-Transferrable. Non-Refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0U, P0J, P0L, P0Q, P0V, P0W, P0X, P0Y, P0Z, R8G, R8P, R8W, R8Z, or RFH. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	\$495.00	\$0.00

Vehicle: [Fleet] 2025 Chevrolet Malibu (1ZC69) 4dr Sdn LS w/1FL (✔ Complete)

**ADDITIONAL EQUIPMENT - OTHER**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
P0L	OnStar Security - 48 Months of Service Includes up to 48 months of OnStar Security service. Confidence on the road is the only way to go, and we have you covered for all of life's unpredictable moments. Whether you need roadside assistance, help in a crisis or your car has been stolen, OnStar Emergency Advisors are available 24/7 to help. We're here for you, whenever you need it. OnStar plan, working electrical system, cell reception and GPS signal required. OnStar links to emergency services. See onstar.com for details and limitations. Roadside services provided by Allstate Roadside Service for vehicles only. Limitations and restrictions apply. Stolen Vehicle Assistance requires armed GM factory-installed theft-deterrent system, contact method on file and enrollment to receive alerts. Additional messaging and data rates may apply. Services are intended to assist with vehicle recovery and do not prevent theft or protect against damage or loss. The OnStar Security service is included in the price of the vehicle. Total service duration is 48 months. Non-Transferrable. Non-Refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0U, P0J, P0K, P0Q, P0V, P0W, P0X, P0Y, P0Z, R8G, R8P, R8W, R8Z, or RFH. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	\$660.00	\$0.00
P0Q	OnStar Security - 60 Months of Service Includes up to 60 months of OnStar Security service. Confidence on the road is the only way to go, and we have you covered for all of life's unpredictable moments. Whether you need roadside assistance, help in a crisis or your car has been stolen, OnStar Emergency Advisors are available 24/7 to help. We're here for you, whenever you need it. OnStar plan, working electrical system, cell reception and GPS signal required. OnStar links to emergency services. See onstar.com for details and limitations. Roadside services provided by Allstate Roadside Service for vehicles only. Limitations and restrictions apply. Stolen Vehicle Assistance requires armed GM factory-installed theft-deterrent system, contact method on file and enrollment to receive alerts. Additional messaging and data rates may apply. Services are intended to assist with vehicle recovery and do not prevent theft or protect against damage or loss. The OnStar Security service is included in the price of the vehicle. Total service duration is 60 months. Non-Transferrable. Non-Refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0U, P0J, P0K, P0L, P0V, P0W, P0X, P0Y, P0Z, R8G, R8P, R8W, R8Z, or RFH. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	\$825.00	\$0.00



Vehicle: [Fleet] 2025 Chevrolet Malibu (1ZC69) 4dr Sdn LS w/1FL (✔ Complete)

**ADDITIONAL EQUIPMENT - OTHER**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
P0U	OnStar Security - 12 Months of Service Includes up to 12 months of OnStar Security service. Confidence on the road is the only way to go, and we have you covered for all of life's unpredictable moments. Whether you need roadside assistance, help in a crisis or your car has been stolen, OnStar Emergency Advisors are available 24/7 to help. We're here for you, whenever you need it. OnStar plan, working electrical system, cell reception and GPS signal required. OnStar links to emergency services. See onstar.com for details and limitations. Roadside services provided by Allstate Roadside Service for vehicles only. Limitations and restrictions apply. Stolen Vehicle Assistance requires armed GM factory-installed theft-deterrent system, contact method on file and enrollment to receive alerts. Additional messaging and data rates may apply. Services are intended to assist with vehicle recovery and do not prevent theft or protect against damage or loss. The OnStar Security service is included in the price of the vehicle. Total service duration is 12 months. Non-Transferrable. Non-Refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0J, P0K, P0L, P0Q, P0V, P0W, P0X, P0Y, P0Z, R8G, R8P, R8W, R8Z, or RFH. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	\$165.00	\$0.00
P0V	OnStar Insights - 12 Months of Service Includes up to 12 months of OnStar Insights service. OnStar Insights provides fleet managers and drivers the tools and data they need to help maximize fleet productivity and help maximize fleet's operational efficiencies. OnStar Insights relays real-time vehicle data like vehicle location, driver performance information and more. Eligible customers must sign up for an account at <a href="http://www.onstarvehicleinsights.com">www.onstarvehicleinsights.com</a> in order to take advantage of this 12 months offer. Requires an active connected vehicle services plan. The OnStar Insights service is included in the price of the vehicle. Total service duration is 12 months. Non-Transferrable. Non-Refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0U, P0J, P0K, P0L, P0Q, P0W, P0X, P0Y, P0Z, R8G, R8P, R8W, R8Z, or RFH. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	\$176.00	\$0.00

Vehicle: [Fleet] 2025 Chevrolet Malibu (1ZC69) 4dr Sdn LS w/1FL ( Complete )

**ADDITIONAL EQUIPMENT - OTHER**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
P0W	OnStar Insights - 24 Months of Service Includes up to 24 months of OnStar Insights service. OnStar Insights provides fleet managers and drivers the tools and data they need to help maximize fleet productivity and help maximize fleet's operational efficiencies. OnStar Insights relays real-time vehicle data like vehicle location, driver performance information and more. Eligible customers must sign up for an account at <a href="http://www.onstarvehicleinsights.com">www.onstarvehicleinsights.com</a> in order to take advantage of this 24 months offer. Requires an active connected vehicle services plan. The OnStar Insights service is included in the price of the vehicle. Total service duration is 24 months. Non-Transferrable. Non-Refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0U, P0J, P0K, P0L, P0Q, P0V, P0X, P0Y, P0Z, R8G, R8P, R8W, R8Z, or RFH. Not available with a ship -to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	\$352.00	\$0.00
P0X	OnStar Insights - 36 Months of Service Includes up to 36 months of OnStar Insights service. OnStar Insights provides fleet managers and drivers the tools and data they need to help maximize fleet productivity and help maximize fleet's operational efficiencies. OnStar Insights relays real-time vehicle data like vehicle location, driver performance information and more. Eligible customers must sign up for an account at <a href="http://www.onstarvehicleinsights.com">www.onstarvehicleinsights.com</a> in order to take advantage of this 36 months offer. Requires an active connected vehicle services plan. The OnStar Insights service is included in the price of the vehicle. Total service duration is 36 months. Non-Transferrable. Non-Refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0U, P0J, P0K, P0L, P0Q, P0V, P0W, P0Y, P0Z, R8G, R8P, R8W, R8Z, or RFH. Not available with a ship -to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	\$528.00	\$0.00

Vehicle: [Fleet] 2025 Chevrolet Malibu (1ZC69) 4dr Sdn LS w/1FL ( Complete )

**ADDITIONAL EQUIPMENT - OTHER**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
P0Y	OnStar Insights - 48 Months of Service Includes up to 48 months of OnStar Insights service. OnStar Insights provides fleet managers and drivers the tools and data they need to help maximize fleet productivity and help maximize fleet's operational efficiencies. OnStar Insights relays real-time vehicle data like vehicle location, driver performance information and more. Eligible customers must sign up for an account at <a href="http://www.onstarvehicleinsights.com">www.onstarvehicleinsights.com</a> in order to take advantage of this 48 months offer. Requires an active connected vehicle services plan. The OnStar Insights service is included in the price of the vehicle. Total service duration is 48 months. Non-Transferrable. Non-Refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0U, P0J, P0K, P0L, P0Q, P0V, P0W, P0X, P0Z, R8G, R8P, R8W, R8Z, or RFH. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	\$704.00	\$0.00
P0Z	OnStar Insights - 60 Months of Service Includes up to 60 months of OnStar Insights service. OnStar Insights provides fleet managers and drivers the tools and data they need to help maximize fleet productivity and help maximize fleet's operational efficiencies. OnStar Insights relays real-time vehicle data like vehicle location, driver performance information and more. Eligible customers must sign up for an account at <a href="http://www.onstarvehicleinsights.com">www.onstarvehicleinsights.com</a> in order to take advantage of this 60 months offer. Requires an active connected vehicle services plan. The OnStar Insights service is included in the price of the vehicle. Total service duration is 60 months. Non-Transferrable. Non-Refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0U, P0J, P0K, P0L, P0Q, P0V, P0W, P0X, P0Y, R8G, R8P, R8W, R8Z, or RFH. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	\$880.00	\$0.00

Vehicle: [Fleet] 2025 Chevrolet Malibu (1ZC69) 4dr Sdn LS w/1FL ( Complete )

**ADDITIONAL EQUIPMENT - OTHER**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
R8G	OnStar One Business Plus - 12 Months of Service OnStar One Business Plus (bundle and save) includes up to 12 months of OnStar Security and OnStar Insights services. Everything you need to feel more confident, connected, and productive on the road. OnStar plan, working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See onstar.com for details and limitations. The OnStar One Business Plus service is included in the price of the vehicle. Total service duration is 12 months. Non-Transferrable. Non-Refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0U, P0J, P0K, P0L, P0Q, P0V, P0W, P0X, P0Y, P0Z, R8P, R8W, R8Z, or RFH. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	\$275.00	\$0.00
R8P	OnStar One Business Plus - 36 Months of Service OnStar One Business Plus (bundle and save) includes up to 36 months of OnStar Security and OnStar Insights services. Everything you need to feel more confident, connected, and productive on the road. OnStar plan, working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See onstar.com for details and limitations. The OnStar One Business Plus service is included in the price of the vehicle. Total service duration is 36 months. Non-Transferrable. Non-Refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0U, P0J, P0K, P0L, P0Q, P0V, P0W, P0X, P0Y, P0Z, R8G, R8W, R8Z, or RFH. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	\$825.00	\$0.00

Vehicle: [Fleet] 2025 Chevrolet Malibu (1ZC69) 4dr Sdn LS w/1FL (✔ Complete)

**ADDITIONAL EQUIPMENT - OTHER**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
R8W	OnStar One Business Plus - 60 Months of Service OnStar One Business Plus (bundle and save) includes up to 60 months of OnStar Security and OnStar Insights services. Everything you need to feel more confident, connected, and productive on the road. OnStar plan, working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See onstar.com for details and limitations. The OnStar One Business Plus service is included in the price of the vehicle. Total service duration is 60 months. Non-Transferrable. Non-Refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0U, P0J, P0K, P0L, P0Q, P0V, P0W, P0X, P0Y, P0Z, R8G, R8P, R8Z, or RFH. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	\$1,375.00	\$0.00
R8Z	OnStar One Business Plus - 48 Months of Service OnStar One Business Plus (bundle and save) includes up to 48 months of OnStar Security and OnStar Insights services. Everything you need to feel more confident, connected, and productive on the road. OnStar plan, working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See onstar.com for details and limitations. The OnStar One Business Plus service is included in the price of the vehicle. Total service duration is 48 months. Non-Transferrable. Non-Refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0U, P0J, P0K, P0L, P0Q, P0V, P0W, P0X, P0Y, P0Z, R8G, R8P, R8W, or RFH. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	\$1,100.00	\$0.00

Vehicle: [Fleet] 2025 Chevrolet Malibu (1ZC69) 4dr Sdn LS w/1FL (✔ Complete)

**ADDITIONAL EQUIPMENT - OTHER**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
RFH	OnStar One Business Plus - 24 Months of Service OnStar One Business Plus (bundle and save) includes up to 24 months of OnStar Security and OnStar Insights services. Everything you need to feel more confident, connected, and productive on the road. OnStar plan, working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See onstar.com for details and limitations. The OnStar One Business Plus service is included in the price of the vehicle. Total service duration is 24 months. Non-Transferrable. Non-Refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0U, P0J, P0K, P0L, P0Q, P0V, P0W, P0X, P0Y, P0Z, R8G, R8P, R8W, or R8Z. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	\$550.00	\$0.00
VQ1	Fleet processing option	0.00 lbs	0.00 lbs	\$0.00	\$0.00
VQ2	Fleet processing option	0.00 lbs	0.00 lbs	\$0.00	\$0.00
VQ3	Fleet processing option	0.00 lbs	0.00 lbs	\$0.00	\$0.00

**SHIP THRU CODES**

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
WI7	Ship Thru, Produced in Fairfax Assembly and shipped to Knapheide Kansas City, MO. Returned to Fairfax Assembly for shipping to final destination.	0.00 lbs	0.00 lbs	\$235.00	\$0.00
WMO	Ship Thru, Produced in Fairfax Assembly and shipped to Reading Equipment and Distribution Kansas City, MO. Returned to Fairfax Assembly for shipping to final destination.	0.00 lbs	0.00 lbs	\$235.00	\$0.00

Vehicle: [Fleet] 2025 Chevrolet Malibu (1ZC69) 4dr Sdn LS w/1FL (✔ Complete )

## Standard Equipment

### Package

Chevy Safety Assist includes (UE4) Following Distance Indicator, (UEU) Forward Collision Alert, (UHX) Lane Keep Assist with Lane Departure Warning, (TQ5) IntelliBeam, (UHY) Automatic Emergency Braking and (UKJ) Front Pedestrian Braking

### Mechanical

Engine, 1.5L turbo DOHC 4-cylinder DI with Variable Valve Timing (VVT) (163 hp [122 kW] @ 5700 rpm, 184 lb-ft torque [248.4 N-m] @ 2500-3000 rpm) (STD)

Transmission, Continuously Variable (CVT) (STD)

Engine control, stop-start system

Axle, 5.10 final drive ratio

Front wheel drive

Suspension, front MacPherson strut

Suspension, rear 4-link, independent

Brakes, 4-wheel antilock, 4-wheel disc

Brake rotors, Duralife

Brake lining, high-performance, noise and dust performance

Brake, parking, electronic

Fueling system, capless

Fuel door, push open

### Exterior

Wheels, 16" (40.6 cm) aluminum (STD)

Tires, P205/65R16 all-season, blackwall

Tire inflator kit

Headlamp control, automatic on and off

Headlamps, halogen

IntelliBeam, automatic high beam on/off (Included with (WPS) Chevy Safety Assist.)

Glass, acoustic, laminated, windshield

Mirrors, outside power-adjustable, manual-folding Black

### Entertainment

Audio system, Chevrolet Infotainment 3 system, 8" diagonal color touchscreen, AM/FM stereo. Additional features for compatible phones include: Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, Apple CarPlay and Android Auto capable. (STD)

Audio system feature, 6-speaker system

Display, 8" diagonal LCD touch screen

Vehicle: [Fleet] 2025 Chevrolet Malibu (1ZC69) 4dr Sdn LS w/1FL (✔ Complete)

**Entertainment**

- Wireless Apple CarPlay/Wireless Android Auto
- Wi-Fi Hotspot capable (Terms and limitations apply. See onstar.com or dealer for details.)
- Antenna, Black

**Interior**

- Seats, front bucket (STD)
- Seat trim, Premium Cloth
- Seat adjuster, driver 6-way manual
- Seat adjuster, front passenger 6-way manual
- Seat, rear 60/40 split-folding
- Floor mats, carpeted front (Deleted when the following LPOs are ordered: PCH, PDH, RIA, VAV.)
- Floor mats, carpeted rear (Deleted when the following LPOs are ordered: PCH, PDH, RIA, VAV.)
- Steering wheel, 3-spoke
- Steering column, tilt and telescopic
- Steering wheel controls mounted controls for audio, phone and cruise
- Driver Information Center, monochromatic display
- Temperature display, outside
- Warning indicator, front passenger seat belt
- Windows, power with Express-Down on all
- Door locks, power programmable
- Keyless Start
- Keyless Open, front doors includes extended range Remote Keyless Entry
- Cruise control, electronic with set and resume speed
- Remote panic alarm
- Theft-deterrent system, content theft alarm
- Power outlet, auxiliary, 12-volt
- Air conditioning, single-zone manual
- Air filter, cabin
- Defogger, rear-window, electric
- Mirror, inside rearview manual day/night
- Visors, driver and front passenger vanity mirrors, covered
- Assist handle, front passenger
- Lighting, interior overhead courtesy lamp dual reading lamps and illuminated trunk area



Vehicle: [Fleet] 2025 Chevrolet Malibu (1ZC69) 4dr Sdn LS w/1FL (✔ Complete)

**Interior**

Map pocket, front passenger seatback

Trunk cargo anchors

**Safety-Mechanical**

StabiliTrak, stability control system with brake assist includes Traction Control

Front Pedestrian Braking (Included with (WPS) Chevy Safety Assist.)

Automatic Emergency Braking (Included with (WPS) Chevy Safety Assist.)

Braking control, ECM grade

**Safety-Exterior**

Daytime Running Lamps, integral to headlamps

**Safety-Interior**

Airbags, 10 total, frontal and knee for driver and front passenger, side-impact seat-mounted and roof rail-mounted head-curtain for front and rear outboard seating positions includes Passenger Sensing System (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)

OnStar and Chevrolet connected services capable (Terms and limitations apply. See onstar.com or dealer for details.)

HD Rear Vision Camera (Rear Vision Camera display is not HD with IOR audio system.)

Lane Keep Assist with Lane Departure Warning (Included with (WPS) Chevy Safety Assist.)

Following Distance Indicator (Included with (WPS) Chevy Safety Assist.)

Forward Collision Alert (Included with (WPS) Chevy Safety Assist.)

Rear Seat Reminder

Buckle to Drive prevents vehicle from being shifted out of Park until driver seat belt is fastened; times out after 20 seconds and encourages seat belt use, can be turned on and off in Settings or Teen Driver menu

LATCH system (Lower Anchors and Tethers for CHildren) for child restraint seats

Door locks, rear child security

Trunk latch, safety, manual release

Tire Pressure Monitor System

Teen Driver a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to help encourage safe driving behavior. It can limit certain available vehicle features, and it prevents certain safety systems from being turned off. An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver

OnStar One Essentials (OnStar One Business Essentials for Fleet) Drive confidently with core OnStar services including select mobile app commands, built-in voice assistance, real-time traffic and navigation, and Emergency Advisors that are available 24/7. (OnStar One Essentials includes select remote commands, Google built-in or Alexa Built-in, Maps+, and Automatic Crash Response, for eligible vehicles. Fleet customers get select remote commands through OnStar Vehicle Insights. For MY25 vehicles, OnStar One Essentials is standard for 8 years; services may require an OnStar paid plan to continue thereafter. See OnStar.com for service descriptions and terms.)

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Vehicle: [Fleet] 2025 Chevrolet Malibu (1ZC69) 4dr Sdn LS w/1FL (✔ Complete)

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**WARRANTY**

Warranty Note: <<< Preliminary 2025 Warranty >>>

Basic Years: 3

Basic Miles/km: 36,000

Drivetrain Years: 5

Drivetrain Miles/km: 60,000

Drivetrain Note: Certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles

Corrosion Years (Rust-Through): 6

Corrosion Years: 3

Corrosion Miles/km (Rust-Through): 100,000

Corrosion Miles/km: 36,000

Roadside Assistance Years: 5

Roadside Assistance Miles/km: 60,000

Roadside Assistance Note: Certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles

Maintenance Note: First Visit: 12 Months/12,000 Miles

Vehicle: [Fleet] 2025 Chevrolet Malibu (1ZC69) 4dr Sdn LS w/1FL (✔ Complete)

## Window Sticker

### SUMMARY

[Fleet] 2025 Chevrolet Malibu (1ZC69) 4dr Sdn LS w/1FL

MSRP:W/A

Interior:Jet Black, Premium cloth seat trim

Exterior 1:Mineral Gray Metallic

Exterior 2:No color has been selected.

Engine, 1.5L turbo DOHC 4-cylinder DI

Transmission, Continuously Variable (CVT)

### OPTIONS

CODE	MODEL	MSRP
1ZC69	[Fleet] 2025 Chevrolet Malibu (1ZC69) 4dr Sdn LS w/1FL	W/A
<b>OPTIONS</b>		
1FL	LS Preferred Equipment Group	\$0.00
A51	Seats, front bucket	\$0.00
G5D	Mineral Gray Metallic	\$0.00
H1T	Jet Black, Premium cloth seat trim	\$0.00
IOR	Audio system, Chevrolet Infotainment 3 system, 8" diagonal color touchscreen, AM/FM stereo.	\$0.00
LFV	Engine, 1.5L turbo DOHC 4-cylinder DI	\$0.00
MRG	Transmission, Continuously Variable (CVT)	\$0.00
NE1	Emissions, Colorado, Connecticut, Delaware, Maine, Maryland, Massachusetts, Minnesota, Nevada, New Jersey, New York, Oregon, Pennsylvania, Rhode Island, Vermont, Virginia and Washington state requirements	\$0.00
QC7	Wheels, 16" (40.6 cm) aluminum	\$0.00
VK3	License plate bracket, front	W/A

**SUBTOTAL** W/A

Adjustments Total W/A

Destination Charge W/A

**TOTAL PRICE** W/A

### FUEL ECONOMY

Est City:N/A

Est Highway:N/A

Est Highway Cruising Range:N/A

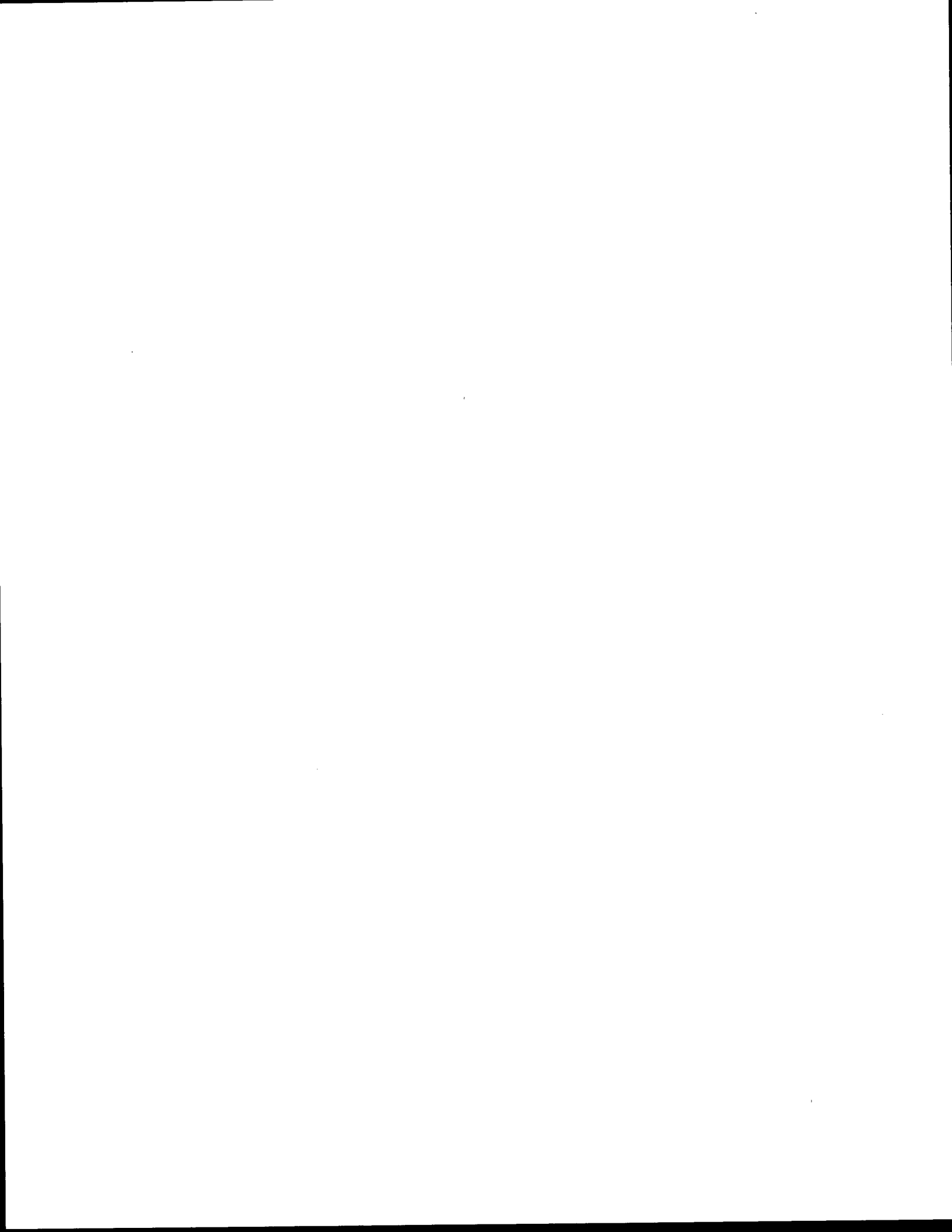
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Vehicle: [Fleet] 2025 Chevrolet Malibu (1ZC69) 4dr Sdn LS w/1FL (✔ Complete)

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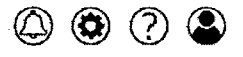


**Note:Photo may not represent exact vehicle or selected equipment.**





Search... Blankets [dropdown] [search icon] Advanced



<u>19-FLEET-00953</u>	<u>19DPP00306</u>	Hybrid and Plug-In Hybrid Engines T0099 Vehicles Sedans/Hatchbacks, SubCompact, Compact, MidSize, FullSize, Gasoline, Hybrid, Electric	Hertrich Fleet Services Inc.	RFP/NJCOOP	\$9,551,379.90	Division of Purchase and Property	3PS - Sent	09/03/2019	09/02/2025
<u>18-FLEET-00444</u>	<u>18DPP00231</u>	T2006 Vehicles, Vans/Minivans, 7-Passenger, Gasoline and Hybrid	Hertrich Fleet Services Inc.		\$3,536,764.00	Division of Purchase and Property	3PS - Sent	08/29/2018	08/16/2024
<u>17-FLEET-00210</u>	<u>17DPP00098</u>	T2099 Vehicles, Trucks, Pickup, Class 1	Hertrich Fleet Services Inc.	RFP	\$5,595,170.69	Division of Purchase and Property	3PS - Sent	07/28/2017	05/23/2024

1-12 of 12 << < 1 > >>



Current Org: City of Camden | September 27, 2024 01:59:39 PM EST



DB:dh  
10-08-24

R-10

**RESOLUTION APPROVING THE PURCHASE OF IPAD AND ANDROID DEVICES  
FROM (TBD) THROUGH (TBD) WITH THE USE OF AMERICAN RESCUE PLAN  
STATE LOCAL FISCAL RECOVERY FUNDS**

WHEREAS, pursuant to N.J.S.A. 40A: 11-12, a municipality may, without advertising for bids, purchase materials, supplies or equipment under a contract entered into on behalf of the State by the Division of Purchase and Property in the Department of Treasury, State of New Jersey; and

WHEREAS, the City seeks to purchase iPad and Android devices under State Contract #TBD from TBD for graduating seniors of Camden City High School and Middle School; and

WHEREAS, the City seeks to purchase this equipment under said State contract for an amount not to exceed (TBD); and

WHEREAS, there will be substantial savings by the municipality by purchasing under the State Contract and this procedure is in the best interest of the City of Camden; and

WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the budget of the City of Camden under line items "G-02-FF-712- tbd", and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden, that the City of Camden is hereby authorized to award a contract to TBD, to purchase iPad and Android devices under State Contract #TBD from TBD under State Contract #TBD for graduating seniors of Camden City High School and Middle School for an amount not to exceed (TBD).

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed  
and approved as to form.



\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk





# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: 10/08/2024

TO: City Council  
FROM: Timothy J. Cunningham, Business Administrator

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION APPROVING THE PURCHASE OF IPAD AND ANDROID DEVICES FROM (TBD) THROUGH (TBD)**

Point of Contact:	Lateefah Chandler	Admin-Purchasing	856-757-7475	lachandl@ci.camden.nj.us
	Name	Department- Division- Bureau	Phone	Email

## ENDORSEMENTS

Responsible	Recommend Approval (Y/N)	Signature	Date	Comments
Department Director				
Supporting Department Director (if necessary)				
Grants Management				
Qualified Purchasing Agent	Y			
Director of Finance				

Approved by:  
Business Administrator

Signature	Date
-----------	------

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (if applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

	SEP 24 2024
Signature	Date

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION APPROVING THE PURCHASE OF IPAD AND ANDROID DEVICES FROM (TBD) THROUGH (TBD)**

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- TBD – will provide IPAD (?) and (Android) along with accessories for graduating seniors of Camden City High School along with graduates from middle school to High School
- Program will ensure Seniors and 8<sup>th</sup> Graders have the necessary tools to continue their education and compete with their peers

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: \$250,000.00**

**APPROPRIATION NUMBER: G-02-FF-712-????**

**PROCUREMENT: N.J.S.A. 40A:11-12 – NJSC**

**IMPACT STATEMENT:**

- Program will provide the latest technology for Camden City students to compete with their peers academically

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- N/A

**COORDINATION:**

- N/A

**Prepared by: LATEEAH CHANDLER**

**856-757-7159**

---

Name

Phone/Email

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	CITY OF CAMDEN
--------------	----------------

Professional Service or EUS Type	N/A
Name of Vendor	TBD
Purpose or Need for service:	PURCHASE OF IPAD/ANDROID DEVICES FOR CAMDEN CITY'S GRADUATING SENIORS
Contract Award Amount	TBD
Term of Contract	~ 2 MONTHS
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	N/A
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	NJSA 40A-11:12
Were other proposals received? If so, please attach the names and amounts for each proposal received?	NO

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

---

\_\_\_\_\_  
Mayor's Signature\* Date \_\_\_\_\_

\_\_\_\_\_  
Business Administrator/Manager Signature Date \_\_\_\_\_

\_\_\_\_\_  
\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

The Financial Officer affirms that there is adequate funding available for this action.

\_\_\_\_\_  
Financial Officer Signature

I certify that the vendor selected is in compliance with the adopted Pay to Play Ordinance and that the vendor was notified of any restrictions with respect to campaign contributions.

\_\_\_\_\_  
Certifying Officer Date \_\_\_\_\_

***For LGS use only:***

\_\_\_\_\_  
 Approved  Denied

\_\_\_\_\_  
Date \_\_\_\_\_  
Director or Designee,  
Division of Local Government Services

Number Assigned \_\_\_\_\_

DB:dh  
10-08-24

R-11

**RESOLUTION APPROVING THE PURCHASE OF LED DISPLAY SIGNS FROM (TBD) FOR SEVERAL COMMUNITY CENTERS WITH THE USE OF AMERICAN RESCUE PLAN STATE LOCAL FISCAL RECOVERY FUNDS**

WHEREAS, there exists a need to purchase LED display signs; and

WHEREAS, pursuant to N.J.S.A. 40A:11-11(5) authorizes contracting units to establish a Cooperative Pricing System and to enter into Cooperative Pricing Agreements for its administration; and

WHEREAS, The Educational Services Commission of New Jersey, as Lead Agency has offered voluntary participation in their Cooperative Pricing System ESCNJ 21/22-26 for the purchase of goods and services to the City of Camden; and

WHEREAS, the City of Camden Department of Purchasing wishes to procure LED display signs for several community centers from TBD, in the amount of (TBD); and

WHEREAS, the availability of cooperative pricing best serves the needs of the City of Camden and the Purchasing Department recommends utilization of this contract; and

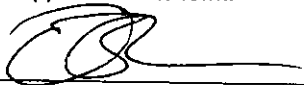
WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the budget of the City of Camden under line item "G-02-FF-712-tbd" and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

**BE IT RESOLVED** by the City Council of the City of Camden, that the contract be awarded under The Educational Services Commission of New Jersey to procure LED display signs for several community centers from TBD, in the amount of not to exceed (TBD), according to Public Contracts Law, P.L. 1971, Chapter 198, and that the Mayor and the City Clerk shall execute said contract on behalf of the City of Camden.

**BE IT FURTHER RESOLVED**, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: 10/08/2024

TO: City Council  
FROM: Timothy J. Cunningham, Business Administrator

### TITLE OF ORDINANCE/RESOLUTION: RESOLUTION APPROVING THE PURCHASE OF LED DISPLAY SIGNS FROM (TBD) FOR SEVERAL COMMUNITY CENTERS

Point of Contact:	Lateefah Chandler	Admin-Purchasing	856-757-7475	lachandl@ci.camden.nj.us
	Name	Department- Division- Bureau	Phone	Email


### ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
<b>Responsible</b>				
<b>Department Director</b>				
<b>Supporting Department Director (if necessary)</b>				
<b>Grants Management</b>				
<b>Qualified Purchasing Agent</b>	Y			
<b>Director of Finance</b>				

Approved by:  
Business Administrator

	Signature	Date
Attachments (list and attach all available):		
1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable) <sup>1</sup>		
2. Certification of Funds <sup>2</sup>		
3. Addition supporting documents.		

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:		SEP 24 2024
City Attorney	Signature	Date

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance  
<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION APPROVING THE PURCHASE OF LED DISPLAY SIGNS FROM (TBD) FOR SEVERAL COMMUNITY CENTERS**

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- KC Sign & Awnings will provide 3 LED display signs for Malandra Hall, Isabel Miller & Martin Luther King Community Center via ESCNJ Bid #
- Each of these community centers were recently renovated and there is no signage to identify the building.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: TBD**

**APPROPRIATION NUMBER: G-02-FF-712-????**

**PROCUREMENT: N.J.A.C 5:34-7.1 – ESCNJ 21/22-26**

**IMPACT STATEMENT:**

- Replacement signage will allow residents and guests to identify the City's community centers

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- N/A

**COORDINATION:**

- N/A

Prepared by: LATEEAH CHANDLER

856-757-7159

---

Name

Phone/Email

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	CITY OF CAMDEN
--------------	----------------

Professional Service or EUS Type	N/A
Name of Vendor	KC AWNINGS & SIGNS
Purpose or Need for service:	PURCHASE OF 3 LED DISPLAY SIGNS
Contract Award Amount	TBD
Term of Contract	~ 3 MONTHS
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	N/A
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	NJCA 5:34-7.1
Were other proposals received? If so, please attach the names and amounts for each proposal received?	NO

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

---

\_\_\_\_\_  
Mayor's Signature\* Date \_\_\_\_\_

---

\_\_\_\_\_  
Business Administrator/Manager Signature Date \_\_\_\_\_



\_\_\_\_\_  
\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

The Financial Officer affirms that there is adequate funding available for this action.

\_\_\_\_\_  
Financial Officer Signature

I certify that the vendor selected is in compliance with the adopted Pay to Play Ordinance and that the vendor was notified of any restrictions with respect to campaign contributions.

\_\_\_\_\_  
Certifying Officer

Date \_\_\_\_\_

***For LGS use only:***  
\_\_\_\_\_  
 Approved  Denied

Date \_\_\_\_\_

Director or Designee,  
Division of Local Government Services

Number Assigned \_\_\_\_\_

DB:dh  
10-08-24

R-12

**RESOLUTION APPROVING THE PURCHASE OF TWO (2) 2024 FORD TRANSIT 250  
CARGO VAN FROM ALL AMERICAN FORD OF PARAMUS THROUGH A NJ  
REGIONAL COOPERATIVE WITH THE USE OF AMERICAN RESCUE PLAN STATE  
LOCAL FISCAL RECOVERY FUNDS**

WHEREAS, pursuant to N.J.S.A. 40A: 11-12, a municipality may, without advertising for bids, purchase materials, supplies or equipment under a contract entered into on behalf of the State by the Division of Purchase and Property in the Department of Treasury, State of New Jersey; and

WHEREAS, the City seeks to purchase two (2) 2024 Ford Transit 250 Cargo Vans under State Contract from All American Ford of Paramus to replace older model vehicles; and

WHEREAS, the City seeks to purchase this equipment under said State contract for an amount not to exceed (TBD); and

WHEREAS, there will be substantial savings by the municipality by purchasing under the State Contract and this procedure is in the best interest of the City of Camden; and


WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the budget of the City of Camden under line items "G-02-FF-712-tbd", and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden, that the City of Camden is hereby authorized to award a contract to All American Ford of Paramus to purchase two (2) 2024 Ford Transit 250 Cargo Vans under State Contract for usage of the board up crew and the Mayors constituent services to perform their daily duties for an amount not to exceed (TBD).

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: 10/08/2024


TO: City Council  
FROM: Timothy J. Cunningham, Business Administrator

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION APPROVING THE PURCHASE OF TWO (2) 2024 FORD TRANSIT 250 CARGO VAN FROM ALL AMERICAN FORD OF PARAMUS THROUGH A NJ REGIONAL COOPERATIVE WITH THE USE OF AMERICAN RESCUE PLAN STATE LOCAL FISCAL RECOVERY FUNDS**

Point of Contact:	Lateefah Chandler	Admin-Purchasing	856-757-7475	lachandl@ci.camden.nj.us
	Name	Department- Division- Bureau	Phone	Email

### ENDORSEMENTS

Responsible	Recommend Approval (Y/N)	Signature	Date	Comments
Department Director				
Supporting Department Director (if necessary)				
Grants Management				
Qualified Purchasing Agent	Y			
Director of Finance				


Approved by:   
Business Administrator

---

Signature Date

- Attachments (list and attach all available):
1. Waiver Request Form Attached for State DCA/DLGS Approval - (if applicable)<sup>1</sup>
  2. Certification of Funds<sup>2</sup>
  3. Addition supporting documents.

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  SEP 24 2024

---

City Attorney Date

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance  
<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

R-12

COUNCIL MEETING DATE: 10/08/2024

TO: City Council  
FROM: Timothy J. Cunningham, Business Administrator

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION APPROVING THE PURCHASE OF TWO (2) 2024 FORD TRANSIT 250 CARGO VAN FROM ALL AMERICAN FORD OF PARAMUS THROUGH A NJ REGIONAL COOPERATIVE WITH THE USE OF AMERICAN RESCUE PLAN STATE LOCAL FISCAL RECOVERY FUNDS**

Point of Contact:	Lateefah Chandler	Admin-Purchasing	856-757-7475	lachandl@ci.camden.nj.us
	Name	Department- Division- Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director				
Supporting Department Director (if necessary)				
Grants Management				
Qualified Purchasing Agent	Y	<i>Lateefah Chandler</i>	9/21/2024	
Director of Finance		<i>D.P.</i>	9/26/24	
Approved by: Business Administrator		<i>[Signature]</i>	9.27.24	
		Signature	Date	

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

**"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.**

Received by: \_\_\_\_\_

City Attorney	Signature	Date
---------------	-----------	------

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION APPROVING THE PURCHASE OF TWO (2) 2024 FORD TRANSIT 250 CARGO VAN FROM ALL AMERICAN FORD OF PARAMUS THROUGH A NJ REGIONAL COOPERATIVE WITH THE USE OF AMERICAN RESCUE PLAN STATE LOCAL FISCAL RECOVERY FUNDS**

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- All American Ford of Paramus, 375 Route 17, Paramus, NJ 07652, will provide two (2) 2024 Ford Transit 250 cargo High roof Van to (1) replace older model Ford Econoline van utilized by boardup crew and (2) new van for Mayor's Constituent Services
- City has/will revamp current fleet allocation to scrap dispose of older model vehicles that are unsafe, deteriorating and expensive to maintain.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: \$234,225.00**

**APPROPRIATION NUMBER: G-02-FF-712-???**

**PROCUREMENT: N.J.S.A. 40A:11-12 – NJSC**

**IMPACT STATEMENT:**

- Lack of available vehicles for City staff to complete daily operations, hampers the efficiency of our departments/divisions.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- N/A

**COORDINATION:**

- N/A

**Prepared by: LATEEAH CHANDLER**

**856-757-7159**

---

Name

Phone/Email

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	CITY OF CAMDEN
--------------	----------------

Professional Service or EUS Type	N/A
Name of Vendor	ALL AMERICAN FORD OF PARAMUS
Purpose or Need for service:	PURCHASE OF 2 2024 TRANSIT 250 CARGO HIGH ROOF VAN
Contract Award Amount	TBD
Term of Contract	6 MONTHS
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	AMERICAN RESCUE PLAN STATE LOCAL FISCAL RECOVERY FUNDS
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	NJSA 40A-11:12
Were other proposals received? If so, please attach the names and amounts for each proposal received?	NO

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature\*

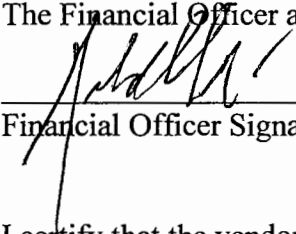
Date \_\_\_\_\_

\_\_\_\_\_  
Business Administrator/Manager Signature

Date \_\_\_\_\_

\_\_\_\_\_  
\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

The Financial Officer affirms that there is adequate funding available for this action.

  
\_\_\_\_\_  
Financial Officer Signature

I certify that the vendor selected is in compliance with the adopted Pay to Play Ordinance and that the vendor was notified of any restrictions with respect to campaign contributions.

\_\_\_\_\_  
Certifying Officer

Date \_\_\_\_\_

***For LGS use only:***

Approved

Denied

\_\_\_\_\_  
Director or Designee,  
Division of Local Government Services

Date \_\_\_\_\_

Number Assigned \_\_\_\_\_

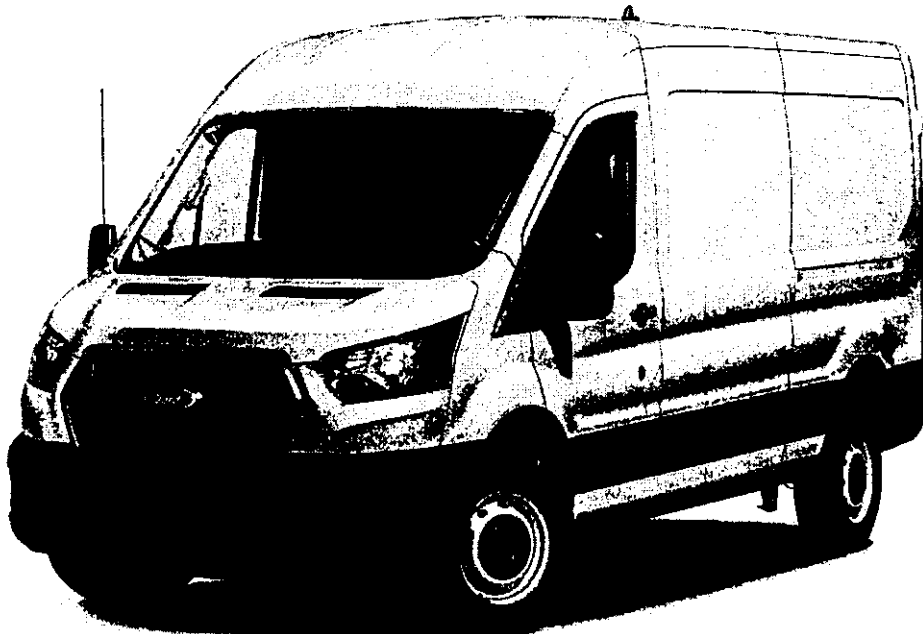
Prepared for: , CITY OF CAMDEN  
End User FIN Code: QC804

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2024 Transit-250 Cargo RWD High Roof Van 148" WB Base (R1X)

Price Level: 420

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**Client Proposal**

Prepared by:  
Joseph Green  
Office: 201-525-2590  
Email: JGreen@allamericanford.net  
Quote ID: ESCNJCMD01  
Date: 09/19/2024



All American Ford of Paramus | 375 Route 17, Paramus, New Jersey, 076522905  
Office: 201-262-4900 | Fax: 201-262-4507



**Prepared for:**  
CITY OF CAMDEN  
Prepared by: Joseph Green  
09/19/2024



All American Ford of Paramus | 375 Route 17 Paramus New Jersey | 076522906

---

## 2024 Transit-250 Cargo RWD High Roof Van 148" WB Base (R1X)

Price Level: 420 | Quote ID: ESCNJCMD01

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As Configured Vehicle	17
Pricing Summary - Single Vehicle	21
Pricing Summary - Multiple Vehicle	22



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## 2024 Transit-250 Cargo RWD High Roof Van 148" WB Base (R1X)

Price Level: 420 | Quote ID: ESCNJCMD01

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## Selected Equip & Specs

### Dimensions

- Conventional Capacity: 6,000 lbs.
- Front brake diameter: 12.1"
- Vehicle body length: 235.5"
- Vehicle body height: 109.6"
- Side door opening width: 51.2"
- Rear door opening width: 61.7"
- Vehicle turning radius: 23.9'
- Front track: 68.2"
- Front bumper to front axle: 40.3"
- Headroom first-row: 56.6"
- Shoulder room first-row: 67.9"
- GCWR: 12,000 lbs.
- Rear brake diameter: 12.1"
- Vehicle body width: 81.3"
- Side door opening height: 63.0"
- Rear door opening height: 74.3"
- Wheelbase: 148.0"
- Rear door opening angle: 253.0
- Rear track: 68.6"
- Interior rear cargo volume: 404.3 cu.ft.
- Leg room first-row: 41.3"
- Hip room first-row: 60.7"

### Powertrain

- Spark ignition system
- Engine cylinders: V-6
- Torque: 260 lb.-ft.@4000 RPM
- 10-speed automatic
- Recommended fuel: regular unleaded
- Capless fuel filler
- Mechanical limited slip differential
- 3.5L V-6 port/direct injection, DOHC, variable valve control, engine with 275HP
- Horsepower: 275 HP@6250 RPM
- Radiator
- Rear-wheel drive
- Alternate fuel Type: E85
- All-speed ABS and driveline traction control

### Fuel Economy and Emissions

- Gasoline secondary fuel type
- E85 additional fuel types
- ULEV II emissions

### Suspension and Handling

- Standard ride suspension
- Heavy-duty rear shock absorbers
- Standard grade front shock absorbers

### Driveability

- 4-wheel disc brakes
- 4-wheel antilock (ABS) brakes
- Electronic parking brake
- Automatic brake hold
- Hill start assist
- Strut front suspension
- Front coil springs
- Leaf spring rear suspension
- Front ventilated disc brakes
- Four channel ABS brakes
- Ford Co-Pilot360 - Post Collision Braking automatic post-collision braking system
- Brake assist system
- Independent front suspension
- Front anti-roll bar
- Rigid axle rear suspension
- Electric power-assist steering system

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**Prepared for:**

CITY OF CAMDEN

Prepared by: Joseph Green

09/19/2024

All American Ford of Paramus | 375 Route 17 Paramus New Jersey | 076522905




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**2024 Transit-250 Cargo RWD High Roof Van 148" WB Base (R1X)**


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Price Level: 420 | Quote ID: ESCNJCMD01

**Selected Equip & Specs (cont'd)**

- Rack-pinion steering
- 2-wheel steering system

**Body Exterior**

- 3 doors
- Monotone paint
- Black wheel well trim
- Black door handles
- Black front bumper
- Rear tow hook
- Convex spotter in driver and passenger side door mirrors
- \* **Turn signal indicator in door mirrors**
- Sliding right rear passenger door
- LT235/65RS16 AS BSW front and rear tires
- Clearcoat paint
- Black bodyside cladding
- Black side window trim
- Black windshield trim
- Black rear bumper
- \* **Chrome grille**
- Standard style side mirrors
- Black door mirrors
- Split swing-out rear cargo door
- \* **16 x 6.5-inch front and rear steel wheels**

**Convenience**

- Power door locks with 2 stage unlocking
- All-in-one remote fob and ignition key
- Power tailgate/rear door lock
- Power first-row windows
- \* **Supplemental cargo area lighting**
- Front beverage holders
- Driver and passenger door bins
- PRND in IP
- Keyfob activated door locks
- Auto-locking doors
- Cruise Control w/Adjustable Speed Limiting Device (ASLD) cruise control with steering wheel mounted controls
- Partial floor console
- Driver foot rest
- Locking glove box
- Instrument panel bin

**Comfort**

- Manual climate control
- Front headliner coverage
- \* **Full floor coverage**
- Manual tilting steering wheel
- Cloth headliner material
- \* **Full vinyl floor covering**
- Urethane steering wheel
- Manual telescopic steering wheel

**Seats and Trim**

- Seating capacity: 2
- Driver seat with 4-way directional controls
- Height adjustable front seat head restraints
- Driver seat armrest
- Manual reclining driver seat
- Manual reclining passenger seat
- Vinyl front seat upholstery
- Bucket front seats
- Front passenger seat with 4-way directional controls
- Manual front seat head restraint control
- \* **Front passenger seat armrest**
- Manual driver seat fore/aft control
- Manual passenger seat fore/aft control

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**2024 Transit-250 Cargo RWD High Roof Van 148" WB Base (R1X)**

Price Level: 420 | Quote ID: ESCNJCMD01

## Selected Equip & Specs (cont'd)

### Entertainment Features

- 1 total number of 1st row displays
- AM/FM stereo radio
- In-vehicle audio
- FM radio
- Auxiliary input jack
- Standard grade speakers
- Steering wheel mounted audio controls
- Fixed audio antenna
- 4 inch primary display
- \* **AM/FM**
- AM radio
- Seek scan
- External memory control
- Speakers number: 4
- Wireless audio streaming

### Lighting, Visibility and Instrumentation

- Metal-look instrument panel insert
- Trip odometer
- Telematics Essentials driver information center
- Engine/electric motor temperature gauge
- Light tinted windows
- Reflector headlights
- \* **Auto on/off headlight control**
- Auto High Beam auto high-beam headlights
- Illuminated entry
- Variable instrument panel light
- \* **Front fog lights**
- Analog instrumentation display
- In-radio display clock
- Tachometer
- \* **Engine hour meter**
- Laminated side window glass
- Halogen headlights
- Delay-off headlights
- Variable intermittent front windshield wipers
- Front reading lights
- High mounted center stop light
- Fade interior courtesy lights

### Technology and Telematics

- \* **911 Assist emergency SOS system via mobile device**
- \* **Smart device app link**
- FordPass Connect 4G mobile hotspot internet access
- Bluetooth handsfree wireless device connectivity
- FordPass App mobile app access
- 2 USB ports

### Safety and Security

- Driver front impact airbag
- Safety Canopy System curtain first-row overhead airbags
- Seat mounted side impact front passenger airbag
- 6 airbags
- Front seatbelt pretensioners
- SecuriLock immobilizer
- Lane-Keeping System
- Seat mounted side impact driver airbag
- Cancellable front passenger air bag
- Airbag occupancy sensor
- Front height adjustable seatbelts
- 2 seatbelt pre-tensioners
- Remote panic alarm
- Pre-Collision Assist with Automatic Emergency Braking (AEB) forward collision mitigation

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**2024 Transit-250 Cargo RWD High Roof Van 148" WB Base (R1X)**

Price Level: 420 | Quote ID: ESCNJCMD01

**Selected Equip & Specs (cont'd)**

- Driver Alert
- Ford Co-Pilot360 w/Side Wind Stabilization electronic stability control system with anti-rollover
- \* **Reverse Sensing System rear parking sensors**
- Rear mounted camera
- \* **Back-up alarm**

**Dimensions**

*General Weights*

Curb weight	5,330 lbs.	Rear curb weight	2,253 lbs.
GVWR	9,070 lbs.	Payload	3,739 lbs.

*Trailer Weights*

Conventional capacity	6,000 lbs.	GCWR	12,000 lbs.
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*Front Weights*

Front curb weight	3,077 lbs.	GAWR front	4,130 lbs.
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*Rear Weights*

GAWR rear	5,515 lbs.
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*Off Road*

Loading floor height	28.7 "
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*Exterior Measurements*

Vehicle body length	235.5"	Vehicle body width	81.3"
Vehicle body height	109.6"	Rear door opening height	74.3"
Rear door opening width	61.7"	Rear door opening angle	253.0
Wheelbase	148.0"	Front brake diameter	12.1"
Rear brake diameter	12.1"	Side door opening height	63.0"
Side door opening width	51.2"	Front track	68.2"
Rear track	68.6"	Vehicle turning radius	23.9'
Front bumper to front axle	40.3"		

*Interior Measurements*

Interior rear cargo volume	404.3 cu.ft.	Interior cargo area height	81.5 "
Interior cargo length	143.7 "	Interior cargo area min width	54.8 "
Interior cargo area max width	70.2 "		

*Headroom*

Headroom first-row	56.6"
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*Legroom*

Leg room first-row	41.3"
--------------------	-------

*Shoulder Room*

Shoulder room first-row	67.9"
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**2024 Transit-250 Cargo RWD High Roof Van 148" WB Base (R1X)**

Price Level: 420 | Quote ID: ESCNJCMD01

**Selected Equip & Specs (cont'd)**

*Hip Room*

Hip room first-row . . . . . 60.7"

**Powertrain**

*Engine*

Engine . 3.5L V-6 port/direct injection, DOHC, variable valve control, engine with 275HP

Engine cylinders . . . . . V-6

Ignition . . . . . Spark ignition system

Engine block material . . . . . Aluminum engine block

Valves per cylinder . . . . . 4

Engine location . . . . . Front mounted engine

Engine mounting direction . . . . . Longitudinal mounted engine

Cylinder head material . . . . . Aluminum cylinder head

*Engine Specs*

Displacement . . . . . 3.5L

Bore . . . . . 3.64"

Compression ratio . . . . . 11.8

cc . . . . . 213.4 cu.in.

Stroke . . . . . 3.41"

*Engine Power*

Horsepower . . . . . 275 HP@6250 RPM

Torque . . . . . 260 lb.-ft.@4000 RPM

*Alternator*

Alternator amps . . . . . 250A

Alternator type . . . . . Regular duty alternator

*Battery*

Battery amps . . . . . 70Ah

Battery run down protection . . . . . Battery run down protection

Battery type . . . . . Lead acid battery

*Engine Extras*

Radiator . . . . . Radiator

*Transmission*

Transmission . . . . . 10-speed automatic

Transmission electronic control . . . . . Transmission electronic control

Lock-up transmission . . . . . Lock-up transmission

Overdrive transmission . . . . . Overdrive transmission

First gear ratio . . . . . 4.689

Third gear ratio . . . . . 2.146

Fifth gear ratio . . . . . 1.52

Reverse gear ratio . . . . . 4.866

Eighth gear ratio . . . . . 0.854

Tenth gear ratio . . . . . 0.636

Second gear ratio . . . . . 2.985

Fourth gear ratio . . . . . 1.769

Sixth gear ratio . . . . . 1.275

Seventh gear ratio . . . . . 1

Ninth gear ratio . . . . . 0.689

Sequential shift control . . . . . SelectShift Sequential shift control

Transmission oil cooler . . . . . Transmission oil cooler

*Drive Type*

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**2024 Transit-250 Cargo RWD High Roof Van 148" WB Base (R1X)**

Price Level: 420 | Quote ID: ESCNJCMD01

**Selected Equip & Specs (cont'd)**

Drive type Rear-wheel drive

*Drivetrain*

Axle ratio 4.1

*Exhaust*

Tailpipe Stainless steel single exhaust

*Fuel*

Fuel type regular unleaded Alternate fuel type E85

*Fuel Tank*

Capless fuel filler Capless fuel filler \* Fuel tank capacity 30.91 gal.

*Drive Feature*

Limited slip differential Mechanical limited slip differential Traction control All-speed ABS and driveline traction control

**Fuel Economy and Emissions**

*Fuel Economy*

Secondary fuel type Gasoline secondary fuel type

*Emissions*

Emissions ULEV II emissions Emissions tiers Tier 2 Bin 5 emissions

*Fuel Economy (Alternate 1)*

Additional fuel types E85 additional fuel types

**Suspension and Handling**

*Suspension*

Suspension Standard ride suspension Front shock absorbers Standard grade front shock absorbers

Rear shock absorbers Heavy-duty rear shock absorbers

**Driveability**

*Brakes*

Brake type 4-wheel disc brakes Ventilated brakes Front ventilated disc brakes  
ABS brakes Four channel ABS brakes Electronic parking brake Electronic parking brake  
ABS brakes 4-wheel antilock (ABS) brakes Post collision braking system Ford Co-Pilot360 - Post Collision Braking automatic post-collision braking system

*Brake Assistance*

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Price Level: 420 | Quote ID: ESCNJCMD01

**Selected Equip & Specs (cont'd)**

Hill start assist	Hill start assist	Brake assist system	Brake assist system
<i>Front Suspension</i>			
Front anti-roll	Front anti-roll bar	Suspension ride type front	Independent front suspension
Suspension type front	Strut front suspension		
<i>Front Spring</i>			
Regular front springs	Regular front springs	Springs front	Front coil springs
<i>Rear Spring</i>			
Springs rear	Rear leaf springs	Rear springs	Regular grade rear springs
<i>Rear Suspension</i>			
Suspension type rear suspension	Leaf spring rear suspension	Suspension ride type rear suspension	Rigid axle rear suspension
<i>Steering</i>			
Steering	Electric power-assist steering system	Steering type	Rack-pinion steering
Steering type number of wheels	2-wheel steering system		

**Exterior**

<i>Front Wheels</i>			
Front wheels diameter	16"	Front wheels width	6.5"
<i>Rear Wheels</i>			
Rear wheels diameter	16"	Rear wheels width	6.5"
<i>Front And Rear Wheels</i>			
* Appearance	none	Material	steel
<i>Front Tires</i>			
Aspect	65	Diameter	16"
Sidewalls	BSW	Speed	S
Tread	AS	Type	LT
Width	235mm	Front wheel - RPM	720
<i>Rear Tires</i>			
Aspect	65	Diameter	16"
Sidewalls	BSW	Speed	S
Tread	AS	Type	LT
Width	235mm	Rear wheel - RPM	720

**Body Exterior**

*Exterior Features*

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2024 Transit-250 Cargo RWD High Roof Van 148" WB Base (R1X)

Price Level: 420 | Quote ID: ESCNJCMD01

## Selected Equip & Specs (cont'd)

Number of doors	3 doors	License plate front bracket	Front license plate bracket
<i>Body</i>			
Body panels	Fully galvanized steel body panels with side impact beams		
<i>Mirrors</i>			
Convex spotter	Convex spotter in driver and passenger side door mirrors	*Turn signal in door mirrors	Turn signal indicator in door mirrors
<i>Spare Tire</i>			
Spare tire	Full-size spare tire with steel wheel	Spare tire location	Crank-down spare tire
<i>Tires</i>			
Front tires LT load rating	C	Rear tires LT load rating	C
<i>Wheels</i>			
*Wheel covers	Full wheel covers		

## Convenience

<i>Door Locks</i>			
Door locks	Power door locks with 2 stage unlocking	Keyfob door locks	Keyfob activated door locks
All-in-one key	All-in-one remote fob and ignition key	Auto door locks	Auto-locking doors
Tailgate control	Power tailgate/rear door lock		
<i>Cruise Control</i>			
Cruise control	Cruise Control w/Adjustable Speed Limiting Device (ASLD) cruise control with steering wheel mounted controls		
<i>Exterior Mirrors</i>			
Door mirrors	Power door mirrors	Folding door mirrors	Manual folding door mirrors
*Heated door mirrors	Heated driver and passenger side door mirrors		
<i>Front Side Windows</i>			
First-row windows	Power first-row windows		
<i>Floor Console</i>			
Floor console	Partial floor console	Floor console storage	Floor console storage
<i>Overhead Console</i>			

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**2024 Transit-250 Cargo RWD High Roof Van 148" WB Base (R1X)**

Price Level: 420 | Quote ID: ESCNJCMD01

**Selected Equip & Specs (cont'd)**

<b>* Overhead console</b>	<b>Full overhead console</b>	<b>* Overhead console storage</b>	<b>Overhead console storage</b>
<i>Power Outlets</i>			
12V power outlets	3 12V power outlets		
<i>Cargo Features</i>			
<b>* Cargo tie downs</b>	<b>Cargo area tie downs</b>	Cargo light	Cargo area light
<i>Cargo Trim</i>			
<b>* Cargo floor type floor</b>	<b>Vinyl/rubber cargo area floor</b>	<b>* Trunk lid trim</b>	<b>Plastic trunk lid trim</b>
<i>Pedals</i>			
Driver foot rest	Driver foot rest		
<i>Storage</i>			
Door bins front	Driver and passenger door bins	Beverage holders	Front beverage holders
Glove box	Locking glove box	Instrument panel storage	Instrument panel bin
<i>Windows Feature</i>			
One-touch down window	Driver one-touch down window		
<i>Miscellaneous</i>			
PRND in IP	PRND in IP		

**Comfort**

<i>Climate Control</i>			
Climate control	Manual climate control		
<i>Headliner</i>			
Headliner material	Cloth headliner material	Headliner coverage	Front headliner coverage
<i>Floor Trim</i>			
<b>* Floor covering</b>	<b>Full vinyl floor covering</b>	<b>* Floor coverage</b>	<b>Full floor coverage</b>
<i>Steering Wheel</i>			
Steering wheel material	Urethane steering wheel	Steering wheel telescopic	Manual telescopic steering wheel
Steering wheel tilt	Manual tilting steering wheel		

**Seats and Trim**

<i>Seat Capacity</i>	
Seating capacity	2

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**2024 Transit-250 Cargo RWD High Roof Van 148" WB Base (R1X)**

Price Level: 420 | Quote ID: ESCNJCMD01

**Selected Equip & Specs (cont'd)**

*Front Seats*

Driver seat direction . . . . . Driver seat with 4-way directional controls

Passenger seat direction . . . . . Front passenger seat with 4-way directional controls

Reclining passenger seat . . . . . Manual reclining passenger seat

Front head restraints . . . . . Height adjustable front seat head restraints

Armrests front driver . . . . . Driver seat armrest

Reclining driver seat . . . . . Manual reclining driver seat

Driver seat fore/aft control . . . . . Manual driver seat fore/aft control

Split front seats . . . . . Bucket front seats

Passenger seat fore/aft control . . . . . Manual passenger seat fore/aft control

Front head restraint control . . . . . Manual front seat head restraint control

\* Armrests front passenger . . . . . Front passenger seat armrest

*Front Seat Trim*

Front seat upholstery . . . . . Vinyl front seat upholstery

Front seatback upholstery . . . . . Vinyl front seatback upholstery

*Gearshifter Material*

Gearshifter material . . . . . Urethane gear shifter material

**Entertainment Features**

*Displays*

Number of first-row displays . . . . . 1 total number of 1st row displays

Primary display size . . . . . 4 inch primary display

*Radio Features*

Aux input jack . . . . . Auxiliary input jack

Seek scan . . . . . Seek scan

External memory . . . . . External memory control

*Speakers*

Speakers . . . . . Standard grade speakers

Speakers number . . . . . 4

*Audio Features*

Steering mounted audio control . . . . . Steering wheel mounted audio controls

Wireless streaming . . . . . Wireless audio streaming

**Lighting, Visibility and Instrumentation**

*Instrument Panel Trim*

Panel insert . . . . . Metal-look instrument panel insert

*Instrumentation*

Trip odometer . . . . . Trip odometer

Instrumentation display . . . . . Analog instrumentation display

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Price Level: 420 | Quote ID: ESCNJCMD01

**Selected Equip & Specs (cont'd)**

*Instrumentation Displays*

Driver information center Telematics Essentials  
driver information center

Clock In-radio display clock

*Instrumentation Gauges*

Tachometer Tachometer

Engine/electric motor temperature  
gauge Engine/electric motor temperature  
gauge

\* Engine hour meter Engine hour meter

*Instrumentation Warnings*

Engine temperature warning Engine temperature  
warning  
Low fuel warning Low fuel warning  
Battery charge warning Battery charge warning  
Key in vehicle warning Key in vehicle warning  
Trunk warning Rear cargo ajar warning  
Low tire pressure warning Low tire pressure  
warning

Oil pressure warning Oil pressure warning  
Low brake fluid warning Low brake fluid warning  
Headlights on reminder Headlights on reminder  
Door ajar warning Door ajar warning  
Service interval warning Service interval indicator

*Glass*

Tinted windows Light tinted windows

Laminated window Laminated side window  
glass

*Headlights*

Headlights Halogen headlights  
\* Auto headlights Auto on/off headlight  
control  
Auto high-beam headlights Auto High Beam auto  
high-beam headlights

Headlight type Reflector headlights  
Delay off headlights Delay-off headlights

*Front Windshield*

Wipers Variable intermittent front windshield  
wipers

*Interior Lighting*

Illuminated entry Illuminated entry

Variable panel light Variable instrument panel  
light

Front reading lights Front reading lights

*Lights*

Interior courtesy lights Fade interior courtesy  
lights  
High mount stop light High mounted center stop  
light

\* Fog lights Front fog lights

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2024 Transit-250 Cargo RWD High Roof Van 148" WB Base (R1X)

Price Level: 420 | Quote ID: ESCNJCMD01

## Selected Equip & Specs (cont'd)

### Technology and Telematics

#### Connectivity

Handsfree . . . . . Bluetooth handsfree wireless device connectivity

\* **Emergency SOS 911 Assist emergency SOS system via mobile device**

\* **Smart device integration** . . . . . **Smart device app link**

#### Internet Access

Internet access . . . . . FordPass Connect 4G mobile hotspot internet access

#### USB Ports

USB ports . . . . . 2 USB ports

### Safety and Security

#### Airbags

Front impact airbag driver . . . . . Driver front impact airbag

Number of airbags . . . . . 6 airbags

Front impact airbag passenger . . . . . Cancellable front passenger air bag

Front side impact airbag driver . . . . . Seat mounted side impact driver airbag

Front side impact airbag passenger . . . . . Seat mounted side impact front passenger airbag

Occupancy sensor . . . . . Airbag occupancy sensor

Overhead airbags . . . . . Safety Canopy System curtain first-row overhead airbags

#### Seatbelts

Height adjustable seatbelts . . . . . Front height adjustable seatbelts

Seatbelt pretensioners . . . . . Front seatbelt pretensioners

Seatbelt pretensioners number . . . . . 2 seatbelt pretensioners

#### Security System

Immobilizer . . . . . SecuriLock immobilizer

Remote panic alarm . . . . . Remote panic alarm

#### Active Driving Assistance

Lane departure . . . . . Lane-Keeping System

Forward collision warning . . . . . Pre-Collision Assist with Automatic Emergency Braking (AEB) forward collision mitigation

Driver attention monitor . . . . . Driver Alert

#### Cameras

Rear camera . . . . . Rear mounted camera

#### Traction Control

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2024 Transit-250 Cargo RWD High Roof Van 148" WB Base (R1X)

Price Level: 420 | Quote ID: ESCNJCMD01

**Selected Equip & Specs (cont'd)**

Electronic stability control      Ford Co-Pilot360  
w/Side Wind Stabilization electronic stability  
control system with anti-rollover

*Parking Sensors*

\* Back up alarm      **Back-up alarm**

\* Parking sensors      **Reverse Sensing System  
rear parking sensors**

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**2024 Transit-250 Cargo RWD High Roof Van 148" WB Base (R1X)**

Price Level: 420 | Quote ID: ESCNJCMD01

## Config Overview

### Windows and Doors Configuration

Best Printed in Color

**No Fixed Glass in Cargo Door - No Fixed Glass in Sliding Passenger-Side Door**

This vehicle is configured with:

**Driver-Side**

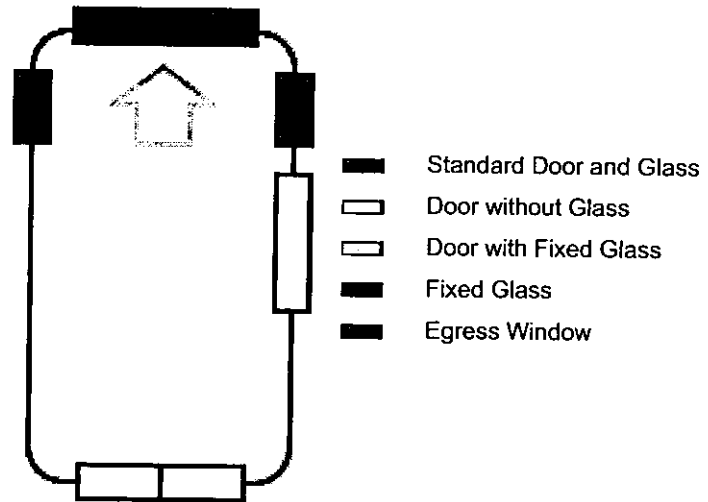
Egress Window No  
 Bodyside Fixed Glass No

**Passenger-Side**

Passenger-Side Door Yes  
 Fixed Glass in Passenger-Side Door No  
 Bodyside Fixed Glass No

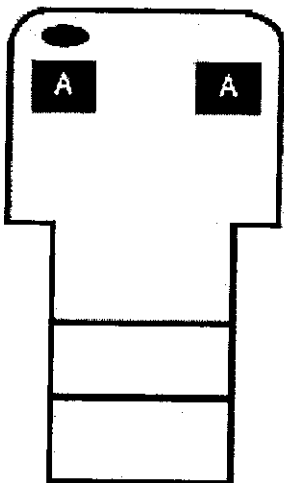
**Rear Cargo Door**

Rear Cargo Door Yes  
 Fixed Glass in Rear Cargo Door No



### Seats Configuration

**2 Seats - Cargo/Cutaway/Chassis**



- A Single Driver/Single Passenger
- B Dual Passenger
- C Triple Wide Bench
- D/J/X Double
- F/Q/Y Single
- K Triple Narrow Seat



Fixed



Customer Removeable

**Prepared for:**  
 CITY OF CAMDEN  
 Prepared by: Joseph Green  
 09/19/2024



All American Ford of Paramus | 375 Route 17 Paramus New Jersey | 076522905

**2024 Transit-250 Cargo RWD High Roof Van 148" WB Base (R1X)**

Price Level: 420 | Quote ID: ESCNJCMD01

**As Configured Vehicle**

Code	Description	MSRP
<b>Base Vehicle</b>		
R1X	Base Vehicle Price (R1X)	\$51,185.00
<b>Packages</b>		
101A	Order Code 101A <i>Includes:</i> - Engine: 3.5L PFDi V6 Flex-Fuel Includes port injection. - Transmission: 10-Spd Automatic w/OD & SelectShift Includes auxiliary transmission oil cooler. - 4.10 Limited-Slip Axle Ratio - GVWR: 9,070 lb - Tires: 235/65R16C 121/119 R AS BSW - Vinyl Front Bucket Seats	N/C
<b>Powertrain</b>		
998	Engine: 3.5L PFDi V6 Flex-Fuel <i>Includes port injection.</i>	Included
44U	Transmission: 10-Spd Automatic w/OD & SelectShift <i>Includes auxiliary transmission oil cooler.</i>	Included
X4L	4.10 Limited-Slip Axle Ratio	Included
STDGV	GVWR: 9,070 lb	Included
<b>Wheels &amp; Tires</b>		
STDTR	Tires: 235/65R16C 121/119 R AS BSW	Included
64H	Wheels: 16" Steel w/Full Silver Cover	Included
<b>Seats &amp; Seat Trim</b>		
V	Vinyl Front Bucket Seats	Included
21P	Dark Palazzo Gray Vinyl Bucket Seats w/Armrests <i>Includes 2-way manual driver seat and 2-way manual passenger seat.</i>	\$45.00
<b>Other Options</b>		
PAINT	Monotone Paint Application	STD

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Prepared for:  
 CITY OF CAMDEN  
 Prepared by: Joseph Green  
 09/19/2024



All American Ford of Paramus | 375 Route 17 Paramus New Jersey | 076522905

2024 Transit-250 Cargo RWD High Roof Van 148" WB Base (R1X)

Price Level: 420 | Quote ID: ESCNJCMD01

As Configured Vehicle (cont'd)

Code	Description	MSRP
148WB	148" Wheelbase	STD
91B	Wiper Activated Headlamps	Included
55D	Front Fog Lamps <i>Auxiliary lamps that are generally integrated into the front fascia and designed to help illuminate the roadway during poor visibility.</i>	Included
655	Midship Extended Range Fuel Tank (31 Gallons) <i>Includes capless fuel fill.</i>	\$285.00
545	Short-Arm Manual-Folding Heated Pwr Adjusting Mirrors <i>Includes turn signals.</i>	\$160.00
41B	Passenger-Side B-Pillar Assist Handle	\$25.00
66C	D-Pillar Assist Handles <i>Located on the driver and passenger-side. Due to space requirements, the driver-side handle is deleted if front/rear aux a/c and heater (driver controlled) (57G) is also ordered.</i>	\$60.00
15F	Full Rear Compartment Lighting <i>Includes cargo area LED lights at C-pillar and D-pillar and rear compartment LED switch.</i>	\$75.00
17P	6 Cargo Tie-Down Hooks	\$25.00
66D	Front Overhead Shelf	\$75.00
16E	Front & Rear Vinyl Floor Covering <i>Includes wheel well liners.</i>	Included
58V	Radio: AM/FM Stereo w/SYNC 3 <i>Includes 4.0" multi-function display, Bluetooth, dual USB ports and 4 speakers (front).</i>	\$280.00
61C	Vehicle Maintenance Monitor <i>Includes engine hour meter. Depending on the engine, this feature will display engine hour meter, oil life, oil level and tire pressure status.</i>	\$45.00
86F	2 Additional Keys (4 Total) <i>Includes key fobs.</i>	\$75.00
43R	Reverse Sensing System	\$295.00
18D	Exterior Upgrade Package <i>Includes: - Black Trimmed Halogen Lamps - Wiper Activated Headlamps - Front Fog Lamps Auxiliary lamps that are generally integrated into the front fascia and designed to help illuminate the roadway during poor visibility.</i>	\$535.00

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Prepared for:  
 CITY OF CAMDEN  
 Prepared by: Joseph Green  
 09/19/2024



All American Ford of Paramus | 375 Route 17 Paramus New Jersey | 076522905

2024 Transit-250 Cargo RWD High Roof Van 148" WB Base (R1X)

Price Level: 420 | Quote ID: ESCNJCMD01

As Configured Vehicle (cont'd)

Code	Description	MSRP
	- Honeycomb Mesh Grille w/Chrome Surround - Wheels: 16" Steel w/Full Silver Cover	
96D	Load Area Protection Package <i>Includes full-height polypropylene cargo area panels.</i>	\$485.00
	<i>Includes:</i> - Front & Rear Vinyl Floor Covering <i>Includes wheel well liners.</i>	
43B	Back Up Alarm  Ford accessory, pre-installed. <i>Includes 102 dB(A) warning capability.</i>	\$150.00
153	Front License Plate Bracket  Standard in states requiring two license plates and optional in all other states.	N/C

Fleet Options

WARANT	Fleet Customer Powertrain Limited Warranty  Requires valid FIN code.  <i>Ford is increasing the 5-year 60,000-mile limited powertrain warranty to 5-years, 100,000 miles. Only Fleet purchasers with a valid Fleet Identification Number (FIN code) will receive the extended warranty. When the sale is entered into the sales reporting system with a sales type fleet along with a valid FIN code, the warranty extension will automatically be added to the vehicle. The extension will stay with the vehicle even if it is subsequently sold to a non-fleet customer before the expiration. This extension applies to both gas and diesel powertrains. Dealers can check for the warranty extension on eligible fleet vehicles in OASIS. Please refer to the Warranty and Policy Manual section 3.13.00 Gas Engine Commercial Warranty. This change will also be reflected in the printed Warranty Guided distributed with the purchase of every new vehicle.</i>	N/C
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Emissions

425	50-State Emissions System	STD
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Exterior Color

YZ_01	Oxford White	N/C
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Interior Color

VK_01	Dark Palazzo Gray w/Vinyl Front Bucket Seats	N/C
-------	--	-----

Upfit Options

UPFIT	UPFIT TO BE INSTALLED IN VAN	\$5,545.00
-------	------------------------------	------------

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Prepared for:  
 CITY OF CAMDEN  
 Prepared by: Joseph Green  
 09/19/2024



All American Ford of Paramus | 375 Route 17 Paramus New Jersey | 076522905

2024 Transit-250 Cargo RWD High Roof Van 148" WB Base (R1X)

Price Level: 420 | Quote ID: ESCNJCMD01

As Configured Vehicle (cont'd)

Code	Description	MSRP
	<i>INSTALL EQUIPMENT AS FOLLOWS:</i>	
	(1) SOLID SECURITY PARTITION MOUNTED BEHIND FRONT SEATS (1) 60" SHELF UNIT W/ 5 SHELVES MOUNTED ON DRIVERS SIDE (1) 48" SHELF UNIT W/ 5 SHELVES MOUNTED ON DRIVERS SIDE (20) 7" SHELF DIVIDERS (1) 48" SHELF UNIT W/ 5 SHELVES MOUNTED ON PASSENGER SIDE (10) 7" SHELF DIVIDERS (3) TRIPLE UTILITY HOOK	
	LOCKS & HASPS ON SLIDING DOOR AND REAR DOORS	
	3 CROSSBAR ROOF RACK W (4) RATCHET STRAPS	
	-----OPTIONAL UPGRADES AND COSTS (INSTALLED) LISTED BELOW-----	
	ROOF ACCESS LADDER ON REAR DOOR - +\$450.00	
	24" CATWALK - +\$745.00	
	SINGLE SLIDE DOWN LADDER RACK - +\$1,495.00 (REPLACES 3 CROSSBAR ROOF RACK)	
	DOUBLE SLIDE DOWN LADDER RACK - +\$3,070.00 (REPLACES 3 CROSSBAR ROOF RACK)	
SUBTOTAL		\$59,345.00
Destination Charge		\$2,095.00
TOTAL		\$61,440.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for:  
 CITY OF CAMDEN  
 Prepared by: Joseph Green  
 09/19/2024



All American Ford of Paramus | 375 Route 17 Paramus New Jersey | 076522905

2024 Transit-250 Cargo RWD High Roof Van 148" WB Base (R1X)

Price Level: 420 | Quote ID: ESCNJCMD01

## Pricing Summary - Single Vehicle

	MSRP
<i>Vehicle Pricing</i>	
Base Vehicle Price	\$51,185.00
Options	\$2,615.00
Colors	\$0.00
Upfitting	\$5,545.00
Fleet Discount	\$0.00
Fuel Charge	\$0.00
Destination Charge	\$2,095.00
<b>Subtotal</b>	<b>\$61,440.00</b>

### Pre-Tax Adjustments

Code	Description	MSRP
ESCNJDISC	ESCNJ BID#23/24-11 CO-OP #65MCESCCPS - FACTORY ORDER BASE DISCOUNT (10.05%)	-\$5,354.64
ES	ESCNJ BID#23/24-11 CO-OP #65MCESCCPS - FACTORY ORDER OPTIONS DISCOUNT (6%)	-\$156.90
<b>Subtotal</b>		<b>\$55,928.46</b>

### Post-Tax Adjustments

Code	Description	MSRP
DELIVERY	DELIVERY TO CAMDEN COUNTY	\$375.00
<b>Subtotal</b>		<b>\$56,303.46</b>
<b>Total</b>		<b>\$56,303.46</b>

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

**Prepared for:**

CITY OF CAMDEN

Prepared by: Joseph Green

09/19/2024



All American Ford of Paramus | 375 Route 17 Paramus New Jersey | 076522905

2024 Transit-250 Cargo RWD High Roof Van 148" WB Base (R1X)

Price Level: 420 | Quote ID: ESCNJCMD01

## Pricing Summary - Multiple Vehicles

Vehicle Quantity: 2

**MSRP**

*Vehicle Pricing*

Base Vehicle Price	\$102,370.00
Options	\$5,230.00
Colors	\$0.00
Upfitting	\$11,090.00
Fleet Discount	\$0.00
Fuel Charge	\$0.00
Destination Charge	\$4,190.00
<b>Subtotal</b>	<b>\$122,880.00</b>

*Pre-Tax Adjustments*

Code	Description	MSRP
ESCNJDISC	ESCNJ BID#23/24-11 CO-OP #65MCESCCPS - FACTORY ORDER BASE DISCOUNT (10.05%)	-\$10,709.28
ES	ESCNJ BID#23/24-11 CO-OP #65MCESCCPS - FACTORY ORDER OPTIONS DISCOUNT (6%)	-\$313.80
<b>Subtotal</b>		<b>\$111,856.92</b>

*Post-Tax Adjustments*

Code	Description	MSRP
DELIVERY	DELIVERY TO CAMDEN COUNTY	\$750.00
<b>Subtotal</b>		<b>\$112,606.92</b>
<b>Total</b>		<b>\$112,606.92</b>

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

R-13

DB:dh  
10-08-24

**RESOLUTION AUTHORIZING AN AMENDMENT TO THE SHARED SERVICES AGREEMENT WITH THE CAMDEN REDEVELOPMENT AGENCY FOR AFFIRMATIVE ACTION OFFICER SERVICES & COMPLIANCE OFFICER SERVICES FOR ONE (1) YEAR**

WHEREAS, the City of Camden entered into a Shared Services Agreement ("Agreement") with the CRA for Affirmative Action & Compliance Officer Services by Resolution #4 (MC-8552) adopted on August 8, 2022 in the amount of Fifty Thousand Dollars (\$50,000); and

WHEREAS, it is necessary to further amend said Shared Services Agreement with the Camden Redevelopment Agency to extend the term of the Agreement for an additional year in the amount not to exceed FIFTY THOUSAND DOLLARS (\$50,000) with the option to cancel upon 30 days' written notice; and

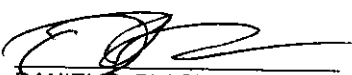
WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the adopted budget of the City of Camden under line item "4-01-E0-200-906" and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that City Council hereby authorizes that the Shared Services Agreement between the City of Camden and the Camden Redevelopment Agency be amended to extend the term of the Agreement for an additional year for an amount not to exceed FIFTY THOUSAND DOLLARS (\$50,000) and to provide the option to cancel upon 30 days' written notice.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed and approved as to form.

  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 8, 2024

TO: City Council  
FROM: Daniel S. Blackburn, City Attorney

**TITLE OF ORDINANCE/RESOLUTION:** Resolution Authorizing an Amendment to the Shared Services Agreement with Camden Redevelopment Agency for Affirmative Action Officer Services & Compliance Officer Services for one (1) year.

<b>Point of Contact:</b>	Dan Blackburn	Law Dept.	x7170	dablackb@ci.camden.nj.us
	<b>Name</b>	<b>Department-Division-Bureau</b>	<b>Phone</b>	<b>Email</b>

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y			
Supporting Department Director (if necessary)	N			
Director of Grants Management	N			
Qualified Purchasing Agent	N			
Director of Finance	Y			

Approved by:  
Business Administrator

Signature

Date

9/20

Attachments (list and attach all available):

1. Additional supporting documents: Submitted Budget, Audit, and Annual Report

*“Walk-on” note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.*

Received by:  
City Attorney

Signature

Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution Authorizing an Amendment to the Shared Services Agreement with Camden Redevelopment Agency for Affirmative Action Officer Services & Compliance Officer Services for one (1) year.

**FACTS/BACKGROUND:**

- City Council approved the resolution for a SSA agreement with CRA for the provision of certain affirmative action officer services and compliance officer services on September 12, 2023 by resolution #6 (MC-9113) in the amount of \$50,000.
- The City desires to further amend the agreement for another year with the option to cancel upon 30 days' notice.
- The amendment is necessary to continue to provide the needed services for the City.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$50,000

**IMPACT STATEMENT:**

- The amendment will allow the continuance of certain affirmative action officer services and compliance officer services without interruption.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Daniel S. Blackburn, City Attorney

**COORDINATION:**

- N/A

Prepared by: Dionne Hicks-Giles

856-757-7175/ [dihicks@ci.camden.nj.us](mailto:dihicks@ci.camden.nj.us)

---

Name

Phone/Email



**CAMDEN CITY**

520 MARKET STREET  
 P O BOX 95120  
 CAMDEN, NJ 08101-5120  
 TEL (856)757-7000

REQUISITION	
NO.	R2401887


SHIP TO	CITY ATTORNEY 520 MARKET STREET STE 419, CITY HALL CAMDEN, NJ 08101
VENDOR	VENDOR #: CAM46 CAMDEN REDEVELOPMENT AGENCY 13TH FLOOR CITY HALL CAMDEN, NJ 08101

ORDER DATE: 09/18/24  
 DELIVERY DATE:  
 STATE CONTRACT:  
 F.O.B. TERMS:

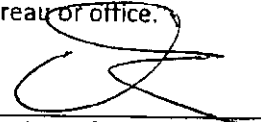
QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	SHARED SERVICES AGREEMENT AMENDMENT WITH CRA FOR AFFIRMATIVE ACTION OFFICER AND COMPLIANCE SERVICES TO THE CITY FOR (1) YEAR.  CONTRACT #08-22-145 JULY 1, 2024-JUNE 30, 2025  CONTRACT AMOUNT: \$50,000 (ENCUMBER \$25,000 FOR THE PERIOD OF JULY 1ST -DECEMBER 31ST)	4-01-E0-200-906	25,000.0000	25,000.00
			TOTAL	25,000.00

Approved:

I hereby certify that the work or supplies specified are necessary for the proper transaction of the business of this bureau or office.

  
 \_\_\_\_\_  
 Department Head

9/17/24  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Receiver of Goods

9/17/24  
 \_\_\_\_\_  
 Date

**FORWARD THIS COPY OF THE REQUISITION TO THE PURCHASING BUREAU**

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	City of Camden
--------------	----------------

Professional Service or EUS Type	Shared Services Agreement
Name of Vendor	Camden Redevelopment Agency
Purpose or Need for service:	Amendment to the agreement for continued Affirmative Action and Compliance Services to the City of Camden.
Contract Award Amount	\$50,000.00
Term of Contract	1 year
Temporary or Seasonal	
Grant Funded (attach appropriate documentation allowing for service through grant funds)	No
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	
Were other proposals received? If so, please attach the names and amounts for each proposal received?	No

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature\*

Date \_\_\_\_\_

\_\_\_\_\_  
Business Administrator/Manager Signature

Date \_\_\_\_\_

\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

The Chief Financial Officer affirms that there is adequate funding available for this personnel action.  
\_\_\_\_\_ Funding Source for this action

\_\_\_\_\_  
Chief Financial Officer Signature

I certify that the vendor selected is in compliance with the adopted Pay to Play Ordinance and that the vendor was notified of any restrictions with respect to campaign contributions.

\_\_\_\_\_  
Certifying Officer

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
**For LGS use only:**

Approved  Denied

\_\_\_\_\_ Date \_\_\_\_\_  
Director or Designee,  
Division of Local Government Services

Number Assigned \_\_\_\_\_

R-14

AIV  
10-8-24

**RESOLUTION AUTHORIZING EXTENSIONS OF TIME TO COMPLETE  
FORECLOSURE FOR LESS THAN FULL VALUE TAX SALE CERTIFICATE  
ASSIGNMENTS**

WHEREAS, the City Council previously authorized the assignment of various tax sale certificates, listed in Exhibit A attached hereto, for less than the full amount due pursuant to N.J.S.A. 54:5-114.2(b); and

WHEREAS, N.J.S.A. 54:5-114.4 requires that the tax sale certificate assignee complete foreclosure of the tax sale certificate and record the final judgment in the Camden County Clerk's Office within two (2) years of the date of the resolution authorizing the assignment; and

WHEREAS, due to various reasons, including foreclosure procedural changes in light of the United State Supreme Court's decision in *Tyler v. Hennepin County*, assignment holders have been unable to complete foreclosure within the two (2) year requirement; and

WHEREAS, the tax sale certificate purchasers listed below made requests to extend the time to foreclose; and


WHEREAS, the Lien Review Committee now requests that the City Council extend the foreclosure deadlines to the *New Deadline to Complete Foreclosure* dates listed in Exhibit A attached hereto; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Purchaser's foreclosure deadline is hereby extended to the respective *New Deadline to Complete Foreclosure* listed in Exhibit A attached hereto.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed  
and approved as to form.



DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

Revised

### Exhibit A

<u>Address</u>	<u>Block/Lot</u>	<u>Council Resolution Approval Date</u>	<u>Resolution #</u>	<u>Tax Sale Certificate #</u>	<u>Tax Sale Certificate Purchaser</u>	<u>Last deadline to complete foreclosure</u>	<u>New Deadline to complete foreclosure</u>
441 S 5 <sup>th</sup> St	192/20	10/11/2022	MC:22-8634	90-200	RVP QOZ Business, LLC	10/11/2024	10/11/2025
934 N 3 <sup>rd</sup> St	22/148	10/11/2022	MC:22-8634	13-00029	Jacob Ayoub Enterprise, LLC	10/11/2024	10/11/2025
426 Erie St	750/85	10/11/2022	MC:22-8634	31955	Ayoub, Richard	10/11/2024	10/11/2025
1074 Louis St	1305/25	10/11/2022	MC:22-8634	37520	Out the Blue Seafood, LLC	10/11/2024	10/11/2025
1076 Louis St	1305/26	10/11/2022	MC:22-8634	901838	Out the Blue Seafood, LLC	10/11/2024	10/11/2025
1078 Louis St	1305/27	10/11/2022	MC:22-8634	34393	Out the Blue Seafood, LLC	10/11/2024	10/11/2025
1080 Louis St	1305/28	10/11/2022	MC:22-8634	3-16361	Out the Blue Seafood, LLC	10/11/2024	10/11/2025
1082 Louis St	1305/29	10/11/2022	MC:22-8634	911548	Out the Blue Seafood, LLC	10/11/2024	10/11/2025
414 Chesnut	325/19	10/11/2022	MC:22-8634	960218	McGahee, Gary	10/11/2024	10/11/2025
321 Sycamore	256/45	10/11/2022	MC:22-8634	970161	McGahee, Gary	10/11/2024	10/11/2025
639 Pine	292/129	10/11/2022	MC:22-8634	980235	Johnson, Sherry	10/11/2024	10/11/2025
1608 Mt. Ephraim	1353/82	11/09/2021	MC:21-8204	10-03911	Brown, Frances	11/09/2024	11/09/2025
1528 Mt. Ephraim	1342/87	11/09/2021	MC:21-8204	002261	Brown, Frances	11/09/2024	11/09/2025
1530 Mt. Ephraim	1342/88	11/09/2021	MC:21-8204	10-03830	Brown, Frances	11/09/2024	11/09/2025
324 Bailey	23/85	11/09/2021	MC:21-8204	11-00037	Nova, Pamela	11/09/2024	11/09/2025
270 Walnut	245/40	10/11/2022	MC:22-8634	09-00223	Cadas, Pierre	10/11/2024	10/11/2025
1633 Pulaski	451/11	10/11/2022	MC:22-8634	09-00698	Gallashaw, Derrick	10/11/2024	10/11/2025
1281 Everett	1343/120	11/09/2024	MC:21-8204	09-03215	Daniels, Marcus	11/09/2024	11/09/2025
336 Sycamore	296/16	10/11/2022	MC:22-8634	09-00254	RVP QOZ Business, LLC	10/11/2024	10/11/2025
419 Royden	203/60	10/11/2022	MC:22-8634	97	RVP QOZ Business, LLC	10/11/2024	10/11/2025
1719 S 4 <sup>th</sup>	472/10	10/11/2022	MC:22-8634	10-02629	RVP QOZ Business, LLC	10/11/2024	10/11/2025
419 Line	199/80	10/11/2022	MC:22-8634	09-00173	Real Portfolio 13, LLC	10/11/2024	10/11/2025
314 Walnut	246/57	10/11/2022	MC:22-8634	980185	Real Portfolio 13, LLC	10/11/2024	10/11/2025
603 Berkley	1408/89	10/11/2022	MC:22-8634	992943	Real Portfolio 13, LLC	10/11/2024	10/11/2025
1661 Alabama	738/24	10/11/2022	MC:22-8634	10-02908	Real Portfolio 13, LLC	10/11/2024	10/11/2025
2832 Howell	1095/13	10/11/2022	MC:22-8634	11-02683	Real Portfolio 13, LLC	10/11/2024	10/11/2025
2834 Howell	1095/14	10/11/2022	MC:22-8634	11-02684	Real Portfolio 13, LLC	10/11/2024	10/11/2025
841 Princess	365/108	04/11/2017	MC:17-5629	970296	Warren, Dwight	12/11/2023	04/11/2025
317 Walnut	244/47	10/11/2022	MC:22-8634	980185	TLF 206 LLC	10/11/2024	10/11/2025
2919 Thompson	982/48	10/11/2022	MC:22-8634	09-01924	Chambliss, Terence	10/11/2024	10/11/2025
1041 Louis	1304/89	10/11/2022	MC:22-8634	37518	Jones, Shakirah	10/11/2024	10/11/2025
1043 Louis	1304/88	10/11/2022	MC:22-8634	881727	Jones, Shakirah	10/11/2024	10/11/2025
1047 Louis	1304/86	10/11/2022	MC:22-8634	983128	Jones, Shakirah	10/11/2024	10/11/2025
1051 Louis	1304/84	10/11/2022	MC:22-8634	12-03960	Jones, Shakirah	10/11/2024	10/11/2025
1053 Louis	1304/83	10/11/2022	MC:22-8634	18-02229	Jones, Shakirah	10/11/2024	10/11/2025
1055 Louis	1304/82	10/11/2022	MC:22-8634	4-2030	Jones, Shakirah	10/11/2024	10/11/2025
1059 Louis	1304/80	10/11/2022	MC:22-8634	942739	Jones, Shakirah	10/11/2024	10/11/2025
1061 Louis	1304/79	10/11/2022	MC:22-8634	4-2029	Jones, Shakirah	10/11/2024	10/11/2025

1231 Langham	1290/101	10/11/2022	MC:22-8634	16-02580	<i>Gainey Humphrey, Tasha</i>	10/11/2024	10/11/2025
1143 S Merrimac	719/94	10/11/2022	MC:22-8634	10-02885	<i>Hatcher, Jermaine</i>	10/11/2024	10/11/2025
597 Raritan	1252/106	10/11/2022	MC:22-8634	10-03503	<i>Hatcher, Jermaine</i>	10/11/2024	10/11/2025
928 N 19	853/32	10/11/2022	MC:22-8634	10-03077	<i>Jimenez 1981 LLC</i>	10/11/2024	10/11/2025
130 N 35	1028/48	10/11/2022	MC:22-8634	3-1077	<i>Matias, Virginia</i>	10/11/2024	10/11/2025



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 8, 2024

TO: City Council  
FROM: Daniel Blackburn, City Attorney

**TITLE OF ORDINANCE/RESOLUTION: Resolution Authorizing Extensions of Time to Complete Foreclosures For Less Than Full Value Tax Sale Certificate Assignments**

Point of Contact:	Amia I. Valentine	Law	X7166	amvalent@ci.camden.nj.us
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

Responsible	Recommend Approval (Y/N)	Signature	Date	Comments
Department Director				
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance				

Approved by:  
Business Administrator \_\_\_\_\_  
Signature \_\_\_\_\_ Date 9/26

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

*"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.*

Received by:  
City Attorney \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance  
<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution Authorizing Extensions of Time to Complete Foreclosures For Less Than Full Value Tax Sale Certificate Assignments

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- Request to approve extensions of time to foreclose on less than full value tax sale certificate assignments.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$0

**IMPACT STATEMENT:**

- Provide additional time for assignees to foreclose on tax sale certificates to acquire properties.
- To continue to receive tax revenue for properties and provide time for assignees to acquire title.
- If not approved, TSC's will revert back to City; loss in tax revenue for properties.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Name, Organization 1.
  - Attendance: (Y/N/Tentative). Confirmed?
- Name, Organization 2.
  - Attendance: (Y/N/Tentative). Confirmed?
- Additional as required...

**COORDINATION:**

- Assignees retain assignments.

Prepared by: Amia Valentine

x7166/amvalent@ci.camden.nj.us

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Name

Phone/Email



R-15

DB:yrh  
10-08-24

**RESOLUTION AUTHORIZING A LICENSE AND RIGHT OF ACCESS AGREEMENT WITH KLEINFELDER INC. TO DO ENVIRONMENTAL TESTING ON CITY OWNED PROPERTY KNOWN AS SS BERKLEY 70 E. 19<sup>TH</sup> STREET, BLOCK 1219, LOT 25**

**WHEREAS**, Kleinfelder, Inc. on behalf of BP Products North America Inc., working in conjunction with the New Jersey Department of Environmental Protection (NJDEP), desires access to a City owned property for the purpose of conducting Environmental testing; and

**WHEREAS**, by granting permission to Kleinfelder, Inc. the City gives them access to conduct an environmental investigation, consisting of monitoring, soil sampling, well sampling, repairing of wells and the installation of new monitoring wells; and

**WHEREAS**, the City Council of the City of Camden is of the opinion that it is in the best interest of the City of Camden to enter into a License and Right of Access Agreement to allow Kleinfelder, Inc., and their sub consultants access for the purpose of conducting the activities associated with it on behalf of NJDEP and requiring Kleinfelder, Inc. and their sub consultants to completely indemnify the City of Camden and provide adequate general liability insurance naming the City of Camden as an additional insured; now, therefore

**BE IT RESOLVED**, by the City Council of the City of Camden that the City is authorized to enter into a License and Right of Access Agreement with Kleinfelder, Inc., and their sub consultants relating to accessing City owned property known as SS Berkley 70 E. 19<sup>th</sup> Street, Block 1219, Lot 25, for the purpose of conducting environmental testing and studies.

**BE IT FURTHER RESOLVED**, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed and approved as to form.



DANIEL BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

DB:dh  
10-08-24

R-16

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMDEN DETERMINING THAT  
CMC DEVELOPMENT GROUP LLC'S SAUNDERS STREET APARTMENTS MEETS THE  
AFFORDABLE HOUSING NEED OF THE CITY OF CAMDEN**

WHEREAS, CMC DEVELOPMENT GROUP LLC, or a special purpose entity to be formed by it (hereinafter referred to as the "Sponsor"), proposes to build on that parcel of land currently designated as Block 1104, Lots 55, 56, 59, 60 and 95 and Block 1107, Lots 15-20 as shown on the Official Assessment Map of the City of Camden, County of Camden and commonly known as 2938, 2940, 3004 Saunders Street, 2947 and 2951 Morrison Street, 21 West 30th Street, 60, 80, 100, 120 East 30th Street, one hundred (100) affordable rental units for families with commercial and community space on the first floor (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1.1 et seq., and all applicable guidelines promulgated thereunder (the foregoing hereinafter collectively referred to as the "HMFA Requirements"); and

WHEREAS, the Project will be subject to the HMFA Requirements and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "NJHMFA"); and

WHEREAS, the NJHMFA has determined in its Low Income Housing Tax Credit Qualified Allocation Plan, specifically at section N.J.A.C. 5:80-33.12(c)(17), that proposed projects located in census tracts where thirty percent (30%) or more of the existing housing units are low income housing tax credit units, additional allocations of low income housing tax credit require City Council resolution of support referencing said section; and

WHEREAS, pursuant to the HMFA Requirements, the City Council of the City of Camden hereby determines that there is a need for this housing project in the City of Camden; now therefore.

BE IT RESOLVED by the City Council of the City of Camden that:

The City Council of the City of Camden finds and determines that the one hundred (100) affordable rental units proposed by the Sponsor meets or will meet an existing housing need; The City Council of the City of Camden does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the HMFA Law to enable the NJHMFA to process the Sponsor's application for NJHMFA funding to finance the Project.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed  
and approved as to form.

  
DANIEL S. BLACKBURN  
City Attorney

ANGEL FUENTES  
President, City Council

ATTEST:

LUIS PASTORIZA  
Municipal Clerk

DB:dh  
10-08-24

**RESOLUTION AUTHORIZING THE CITY OF CAMDEN TO ENTER INTO AN ADMINISTRATIVE COMPLIANCE AGREEMENT WITH THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, CAMDEN COUNTY MUNICIPAL UTILITIES AUTHORITY, AND GLOUCESTER CITY RELATED TO THE COMBINED SEWER OUTFLOW LONG-TERM CONTROL PLAN**

WHEREAS, the City of Camden desires to enter into an Administrative Compliance Agreement ("ACA") with the New Jersey Department of Environmental Protection, Camden County Municipal Utilities Authority ("CCMUA") and Gloucester City related to the Combined Sewer Outflow ("CSO") Long Term Control Plan ("LTCP"); and

WHEREAS, CCMUA owns and operates a CSO system (CSS), the City of Camden owns and operates twenty-two (22) CSO outfalls, and Gloucester City owns and operates seven (7) outfalls; and

WHEREAS, the City of Camden and Gloucester City have contracted with CCMUA for the treatment and disposal of wastewater for each of their communities; and

WHEREAS, CSOs that discharge to waters of the State are considered point sources that require New Jersey Pollutant Discharge Elimination System ("NJPDES") permits; and

WHEREAS, On April 19, 1994, the U.S. Environmental Protection Agency ("USEPA") promulgated the Federal Combined Sewer Overflow Policy ("FCSO Policy") which requires CSSs to (1) implement nine minimum controls and (2) develop and implement a long-term CSO control plan ("LTCP"); and

WHEREAS, NJDEP incorporated the FCSO Policy into its NJPDES Regulations and NJPDES permits for CSSs require all entities that own/operate the CSO outfalls and all of the sewer treatment plants that receive the resultant combined sewage must incorporate the requirements from the FCSO Policy; and

WHEREAS, NJPDES granted permits for CCMUA, the City of Camden, and Gloucester City to operate the CSS ("Permittees"); and

WHEREAS, the ACA will establish a compliance schedule and amend to the LTCP to ensure compliance with FCSO Policy by all permittees; and

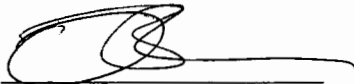
WHEREAS, there is a need, to establish the rights and responsibilities of each entity as it relates to the ACA; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden, that the Mayor and proper Officers of the City of Camden are hereby authorized to sign all certification statements and execute an Administrative Compliance Agreement with New Jersey Department of Environmental Protection, Camden County Municipal Utilities Authority and Gloucester City related to the Combined Sewer Outflow Long Term Control Plan.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed and approved as to form.



DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 8, 2024

**PLACE HOLDER!!!**

TO: City Council

FROM: Edward Williams, Director Planning & Development/Office of Capital Improvements

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing Change Order #1, an increase in the amount of \$90,400.00 to Construction Contract #07-23-036 with Paving Plus, in connection with the FY 2021 Resurfacing of Various Streets project.

Point of Contact: Wendell Bibbs      Capital Improvements      (856) 757-7680      Wendell.Bibbs@rve.com

Name	Department-Division-Bureau	Phone	Email
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## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y		9/24	
Supporting Department Director (if necessary)	N			
Director of Grants Management	N			
Qualified Purchasing Agent	Y		9/27/2024	
Director of Finance	Y		9/26/24	
Approved by: Business Administrator			9.27.24	

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

Signature \_\_\_\_\_ Date \_\_\_\_\_

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing Change Order #1, an increase in the amount of \$90,400.00 to Construction Contract #07-23-036 with Paving Plus, in connection with the FY 2021 Resurfacing of Various Streets project.

### FACTS/BACKGROUND:

- FY 2021 Resurfacing of Various Streets, in the City of Camden
- Paving Plus was lowest responsible bidder & awarded contract
- Unforeseen field conditions caused an increase to contract

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$90,400.00 (change order)

### IMPACT STATEMENT:

- Unforeseen field conditions determined while project was underway
- City Council approval of this legislation will improve City of Camden streets
- If not approved by Council corrective and preventative action to City streets will not be properly addressed
- New contract amount per this change #1 \$909,093.75

### SUBJECT MATTER EXPERTS/ADVOCATES:

- Wendell Bibbs, Acting City Engineer
  - Attendance: (Y/N/Tentative). Confirmed?
- Edward Williams, Director Planning & Development
  - Attendance: (Y/N/Tentative). Confirmed?

### COORDINATION:

- Ultimately, City of Camden residents will be impacted by approval of this Council request.

**Prepared by:** Tytanya Ray (856) 757-7680 tyray@ci.camden.nj.us

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Name

Phone/Email

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	City of Camden
--------------	----------------

Professional Service or EUS Type	Change Order #1 (Increase)
Name of Vendor	Paving Plus, LLC
Purpose or Need for service:	Change Order #1. Due to inlets and increased milling a change order is needed.
Contract Award Amount	\$90,400.00 <i>with</i>
Term of Contract	
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	No
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	N/A
Were other proposals received? If so, please attach the names and amounts for each proposal received?	No

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature\*

Date \_\_\_\_\_

\_\_\_\_\_  
Business Administrator/Manager Signature

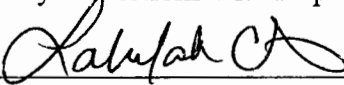
Date \_\_\_\_\_

\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

The Chief Financial Officer affirms that there is adequate funding available for this personnel action.

  
\_\_\_\_\_  
Chief Financial Officer Signature

I certify that the vendor selected is in compliance with the adopted Pay to Play Ordinance and that the vendor was notified of any restrictions with respect to campaign contributions.

 B10 23-07 Date \_\_\_\_\_  
\_\_\_\_\_  
Certifying Officer

**For LGS use only:**

Approved  Denied

\_\_\_\_\_  
Date \_\_\_\_\_  
Director or Designee,  
Division of Local Government Services

Number Assigned \_\_\_\_\_



**CAMDEN CITY**  
 520 MARKET STREET  
 P O BOX 95120  
 CAMDEN, NJ 08101-5120  
 TEL (856)757-7000

REQUISITION	
NO.	R2401936

SHIP TO	DIVISION OF CAPITAL IMPROVEMTS 520 MARKET STREET RM 325, CITY HALL CAMDEN, NJ 08101
VENDOR	VENDOR #: PAV07 PAVING PLUS 1194 FIRES MILL ROAD FRANKLINVILLE, NJ 08322

ORDER DATE: 09/25/24  
 DELIVERY DATE:  
 STATE CONTRACT:  
 F.O.B. TERMS:

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	CONSTRUCTION CHANGE ORDER #1 IN CONNECTION WITH FY 2021 RESURFACING OF VARIOUS STREETS PROJECT.  CONTRACT #07-23-036	G-02-SE-559-210	90,400.0000	90,400.00
			TOTAL	90,400.00

*Original # 818,69380  
 Cost # 90,400.00 ~ 117.*

Approved:



Department Head

*Sim*  
 Date

I hereby certify that the work or supplies specified are necessary for the proper transaction of the business of this bureau or office.

*T. Thompson*  
 Receiver of Goods  
*9/25/24*  
 Date

**FORWARD THIS COPY OF THE REQUISITION TO THE PURCHASING BUREAU**

Range of Accounts: G-02-SE-559-210 to G-02-SE-559-210 Include Cap Accounts: Yes As Of: 09/25/24  
 Current Period: 01/01/23 to 09/25/24 Skip Zero Activity: Yes  
 Audit Report Type: Standard  
 Note: Transaction Beginning Balance includes all Adds/Changes occurring on or prior to the As of Date  
 \* Transaction is included in Previous and/or Begin Balance \*\* Transaction is not included in Balance  
 En = PO Line Item First Encumbrance Date BC = Blanket Control BS = Blanket Sub

Account No	Description	Adopted Expended YTD Expended Curr	Amended Encumber YTD	Transfers Reimbrsd YTD Reimbrsd Curr	Modified Canceled Pd/Chrgd YTD	Balance YTD Unexpended	%Used	Trans Amount	Trans Balance	User
G-02-SE-559-210	Transportation Trust Fund - 2021	0.00	1,014,793.00	0.00	1,014,793.00	196,099.25	81			
		0.00	818,693.75	0.00	0.00	1,014,793.00				
		0.00		0.00	818,693.75					
	Begin Balance: 01/01/23								1,014,793.00	
10/25/23 PO 23-03942	1 Open CONTRACT #07-23-036 -FY2021 PAV07 PAVING PLUS							818,693.75-	196,099.25	SZP
Department: 559	Total	0.00	1,014,793.00	0.00	1,014,793.00	196,099.25	81			
		0.00	818,693.75	0.00	0.00	1,014,793.00				
		0.00		0.00	818,693.75					
CAFR: SE	NJ Department of Transportation Total	0.00	1,014,793.00	0.00	1,014,793.00	196,099.25	81			
		0.00	818,693.75	0.00	0.00	1,014,793.00				
		0.00		0.00	818,693.75					
Fund: 02	Grant Fund Budgeted Total	0.00	1,014,793.00	0.00	1,014,793.00	196,099.25	81			
		0.00	818,693.75	0.00	0.00	1,014,793.00				
		0.00		0.00	818,693.75					
Fund: 02	Grant Fund Non-Budgeted Total	0.00	0.00	0.00	0.00	0.00	0			
		0.00	0.00	0.00	0.00	0.00				
		0.00		0.00	0.00					
Fund: 02	Grant Fund Total	0.00	1,014,793.00	0.00	1,014,793.00	196,099.25	81			
		0.00	818,693.75	0.00	0.00	1,014,793.00				
		0.00		0.00	818,693.75					

Account No	Description	Adopted Expended YTD Expended Curr	Amended Encumber YTD	Transfers Reimbrsd YTD Reimbrsd Curr	Modified Canceled Pd/Chrgd YTD	Balance YTD Unexpended	%Used	Trans Amount	Trans Balance	User
Date	Transaction Data/Comment			Vendor/Reference						
	Final Budgeted	0.00	1,014,793.00	0.00	1,014,793.00	196,099.25	81			
		0.00	818,693.75	0.00	0.00	1,014,793.00				
		0.00		0.00	818,693.75					
	Final Non-Budgeted	0.00	0.00	0.00	0.00	0.00	0			
		0.00	0.00	0.00	0.00	0.00				
		0.00		0.00	0.00					
	Final Total	0.00	1,014,793.00	0.00	1,014,793.00	196,099.25	81			
		0.00	818,693.75	0.00	0.00	1,014,793.00				
		0.00		0.00	818,693.75					

**Department of Planning & Development- Office of Capital Improvements/Project Management**

**Grant Summary Form**

Department: Planning & Development  
Capital Improvements/Project Management

Revised: 9/25/2024

Grant Administrator: Tytanya C. Ray Grant Administrator #: 757-7628

Grant/Project Name:		2021 Resurfacing of Various Streets			
Grant #:					
City Contract Date:		7/11/23	City Contract #:		07-23-036
Application Resolution #:		R-13 MC-20:7785 12/29/20	Appropriation Code #:		6-02-SE-559-210
Funding Source:		FY 2021 NJDOT Transportation Trust Fund Authority (TTFA)- Municipal Aid			
Pass Through:	Y	N	Source:		
Amount of Grant:		\$1,014,793.00 (Contract Amount for Paving Plus \$818,693.75)			
Local Match:	Y	N	Cash:		In-Kind
Budget Insertion Resolution # & Date:		R-18, MC-21:7839, 2/9/21	Accepting Grant Resolution # MC:		R-17, MC-21:7838, 2/9/21
Term of Grant:				Location of Activity:	
Date of Analysis:		9/25/24	Reviewed By:		Tytanya C. Ray

**Summary: 9/25/2024:** *Place Holder*- pending NJDOT approval of Change Order #1 in the amount of \$90,400.00 to contract #07-23-036 with Paving Plus, LLC, in connection with FY 2021 Resurfacing of Various Streets project. Provided NJDOT approval is granted by the 10/8/24 meeting City Council approval is requested for the same.

**6/14/2023:** Council approval is requested to award a \$818,693.75 (Main bid plus Alt #1) Construction contract to Paving Plus, LLC., for FY 2021 Resurfacing of Various Streets project.

**1/12/2021:** In connection with the 2021 Resurfacing of Various Streets project: Council approval is requested at the March 9, 2021 Meeting to (1) Accept Funds and (2) Set up a spending account.

**11/19/20:** On behalf of the City, the Department of Planning & Development, Division of Capital Improvements/Project Management will be applying for FY 2021 NJDOT Transportation Trust Fund Authority (TTFA) Municipal Aid for Design, Construction and Inspection of a Roadway Improvement project in the City of Camden. Council action authorizing submission of an application for funding is requested for the Next Scheduled Council meeting. Certified resolutions authorizing application are needed for submission to NJDOT.

**Project Limits: TO BE DETERMINED**

**Street**

**From**

**To**

**Department of Planning & Development- Office of Capital Improvements/Project  
Management  
Grant Summary Form**

**Timelines:** pending

**Problem Areas/Recommendations:** Pending

<i>Cabinet #</i>	<i>Drawer #</i>
<i>Capital Impr (1)</i>	<i>Capital Impr (1)</i>

## Tytanya Ray

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**From:** Tytanya Ray  
**Sent:** Monday, September 23, 2024 2:30 PM  
**To:** Sharon D. Eggleston; Lateefah Chandler; JRaday; Daniel S. Blackburn  
**Subject:** RE: Paving Plus Milling Contract

If the City will be seeking reimbursement from NJDOT in connection with costs for change order, NJDOT would need to approve the change. Otherwise, costs could be deemed non-participating, I'll confirm with DOT.

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**From:** Sharon D. Eggleston <ShMoore@ci.camden.nj.us>  
**Sent:** Monday, September 23, 2024 2:21 PM  
**To:** Lateefah Chandler <LaChandl@ci.camden.nj.us>; Tytanya Ray <TyRay@ci.camden.nj.us>; JRaday <JRaday@Pennoni.com>; Daniel S. Blackburn <DaBlackb@ci.camden.nj.us>  
**Subject:** RE: Paving Plus Milling Contract  
**Importance:** High

Lateefah,

I reviewed the Contract and the Changed Conditions provision under N.J.S.A. 40A:11-16.7, and the DOT Guidelines and I do not think that DOT has to approve the Change Order because we are increasing the costs, the means and methods are not being changed. Joe, what are your thoughts about this?

*Sharon D. Eggleston*

Asst. City Attorney  
Office of the City Attorney  
City of Camden  
Phone: 856-757-7183  
City Cell: 856-571-9537  
Fax: 856-541-3719  
E-Mail: [shmoore@ci.camden.nj.us](mailto:shmoore@ci.camden.nj.us)



CITY OF CAMDEN  
NEW JERSEY

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**From:** Lateefah Chandler <LaChandl@ci.camden.nj.us>

**Sent:** Monday, September 23, 2024 1:45 PM

**To:** Tytanya Ray <TyRay@ci.camden.nj.us>; Sharon D. Eggleston <ShMoore@ci.camden.nj.us>; JRaday <JRaday@Pennoni.com>

**Subject:** Re: Paving Plus Milling Contract

Hello

Question was asked

Does this change order need to go to DOT for approval?

Thank you

Lateefah Chandler

---

**From:** Lateefah Chandler <LaChandl@ci.camden.nj.us>

**Sent:** Monday, September 23, 2024 1:41:06 PM

**To:** Tytanya Ray <TyRay@ci.camden.nj.us>; Sharon D. Eggleston <ShMoore@ci.camden.nj.us>; JRaday <JRaday@Pennoni.com>

**Subject:** Re: Paving Plus Milling Contract

Hey TRay

There is still a balance left out of the current funding source, we can use that.

G-02-SE-559-210 there is a balance of \$196,098.25

Thank you

Lateefah Chandler

---

**From:** Tytanya Ray <TyRay@ci.camden.nj.us>

**Sent:** Monday, September 23, 2024 11:54:51 AM

**To:** Sharon D. Eggleston <ShMoore@ci.camden.nj.us>; JRaday <JRaday@Pennoni.com>; Lateefah Chandler <LaChandl@ci.camden.nj.us>

**Subject:** RE: Paving Plus Milling Contract

Good Morning,

Is this for FY 2021 Resurfacing project?

Lateefah- please provide the funding source being used for change order.

Joe- I'm going to begin processing change order request while waiting for official change order & supporting docs from you.

Thanks.

---

**From:** Sharon D. Eggleston <ShMoore@ci.camden.nj.us>

**Sent:** Monday, September 23, 2024 11:45 AM

**To:** Tytanya Ray <TyRay@ci.camden.nj.us>; JRaday <JRaday@Pennoni.com>

**Subject:** Paving Plus Milling Contract  
**Importance:** High

Hi Tytanya,

We are going to do a Change Order to the Paving Plus Contract, I think that Joe Raday of Pennoni will be able to provide most of the info. Lateefah said that I should contact you, so that you can do the internal mechanics of the Change Order. The amount of the Contract will increase by \$90,400 which covers the inlets and increased milling costs. This Change Order needs to be done ASAP because we want to put it on the Agenda for October so that Paving will begin the work around October 9<sup>th</sup>. If you have any questions, please reach out to me.

Thanks,

*Sharon D. Eggleston*

Asst. City Attorney  
Office of the City Attorney  
City of Camden  
Phone: 856-757-7183  
City Cell: 856-571-9537  
Fax: 856-541-3719  
E-Mail: [shmoore@ci.camden.nj.us](mailto:shmoore@ci.camden.nj.us)



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## Tytanya Ray

---

**From:** Joseph Raday <JRaday@Pennoni.com>  
**Sent:** Monday, September 23, 2024 2:57 PM  
**To:** Tytanya Ray; Sharon D. Eggleston; Lateefah Chandler; Daniel S. Blackburn  
**Cc:** Edward King; Gonzales, Nenebert  
**Subject:** RE: Paving Plus Milling Contract

Thanks T!

We get that over to him asap.

### Joseph Raday, PE, CME

Associate Vice President, Office Manager

#### Pennoni

2 Aquarium Drive, Suite 320 | Camden, NJ 08103

**Direct:** +1 856-316-1059 | **Mobile:** +1 856-261-6055

[www.pennoni.com](http://www.pennoni.com) | [JRaday@Pennoni.com](mailto:JRaday@Pennoni.com)

**From:** Tytanya Ray <TyRay@ci.camden.nj.us>  
**Sent:** Monday, September 23, 2024 2:55 PM  
**To:** Sharon D. Eggleston <ShMoore@ci.camden.nj.us>; Lateefah Chandler <LaChandl@ci.camden.nj.us>; Joseph Raday <JRaday@Pennoni.com>; Daniel S. Blackburn <DaBlackb@ci.camden.nj.us>  
**Subject:** RE: Paving Plus Milling Contract

Joe,

Bert Gonzales from NJDOT has confirmed that change order must be approved by his office. He's fine with emailing change order form to him at: [Nenebert.Gonzales@dot.nj.gov](mailto:Nenebert.Gonzales@dot.nj.gov)

Thanks.

**From:** Sharon D. Eggleston <ShMoore@ci.camden.nj.us>  
**Sent:** Monday, September 23, 2024 2:21 PM  
**To:** Lateefah Chandler <LaChandl@ci.camden.nj.us>; Tytanya Ray <TyRay@ci.camden.nj.us>; JRaday <JRaday@Pennoni.com>; Daniel S. Blackburn <DaBlackb@ci.camden.nj.us>  
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*Sharon D. Eggleston*

Asst. City Attorney

Office of the City Attorney

City of Camden  
Phone: 856-757-7183  
City Cell: 856-571-9537  
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**To:** Tytanya Ray <[TyRay@ci.camden.nj.us](mailto:TyRay@ci.camden.nj.us)>; Sharon D. Eggleston <[ShMoore@ci.camden.nj.us](mailto:ShMoore@ci.camden.nj.us)>; JRaday <[JRaday@Pennoni.com](mailto:JRaday@Pennoni.com)>  
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Lateefah Chandler

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**Sent:** Monday, September 23, 2024 1:41:06 PM  
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**Subject:** Re: Paving Plus Milling Contract

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**Sent:** Monday, September 23, 2024 11:54:51 AM  
**To:** Sharon D. Eggleston <ShMoore@ci.camden.nj.us>; JRaday <JRaday@Pennoni.com>; Lateefah Chandler <LaChandl@ci.camden.nj.us>  
**Subject:** RE: Paving Plus Milling Contract

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Lateefah- please provide the funding source being used for change order.  
Joe- I'm going to begin processing change order request while waiting for official change order & supporting docs from you.  
Thanks.

**From:** Sharon D. Eggleston <ShMoore@ci.camden.nj.us>  
**Sent:** Monday, September 23, 2024 11:45 AM  
**To:** Tytanya Ray <TyRay@ci.camden.nj.us>; JRaday <JRaday@Pennoni.com>  
**Subject:** Paving Plus Milling Contract  
**Importance:** High

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Thanks,  
*Sharon D. Eggleston*  
Asst. City Attorney  
Office of the City Attorney  
City of Camden  
Phone: 856-757-7183  
City Cell: 856-571-9537  
Fax: 856-541-3719  
E-Mail: [shmoore@ci.camden.nj.us](mailto:shmoore@ci.camden.nj.us)



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MBS:dh  
10-08-24

R-18

**RESOLUTION AUTHORIZING REFUNDS TO VARIOUS LIEN HOLDERS, PROPERTY OWNERS,  
AND MORTGAGE COMPANIES FOR VARIOUS PROPERTIES**

WHEREAS, the individuals or business organizations listed below overpaid, made duplicate payments, or are otherwise due refunds resulting from transactions with the City of Camden; and

WHEREAS, the Tax Collector has verified that the overpayments, duplications of payments, or unapplied cash are valid and the individuals or business organizations listed below are due refunds; and

WHEREAS, the Tax Collector has requested that City Council authorize her to issue refunds to individuals and business organizations and cancel taxes as indicated below; or issue duplicate tax sale certificates as listed below; now, therefore


BE IT RESOLVED, by the City Council of the City of Camden that the Tax Collector is hereby authorized to take the following actions:

Name	Amount	Action
Jack Ayoub 601 N 3 <sup>rd</sup> St Camden NJ 08102	\$528.31	Refund prior owner of 294 Vine St B/L 28/70 due to erroneously making a tax payment after the property was sold
Fig Cust FIGNJ19LLC & Sec Pty PO Box 669507 Dallas TX 75266	\$6,822.70	Refund lienholder for cancelling Cert #19-02472 620A-644B Berkley St B/L 1411/11 due to American Water erroneously billing property causing it to go to tax sale in 2019
Pro Cap 8 FBO Firstrust Bank PO Box 774 Fort Washington PA 19034	\$8031.91	Amendment to MC No 9581 Refund lienholder for Cert #23-00041 309 Market St B/L 75/34 due to bankruptcy filing and Camden City not being notified. Charges to be collected in special charges.
Pro Cap 8 FBO Firstrust Bank PO Box 774 Fort Washington PA 19034	\$2725.57	Amendment to MC No 9581 Refund lienholder for Cert #23-00692 1115 N 26 <sup>th</sup> St B/L 840/50 due to bankruptcy filing and Camden City not being notified. Charges to be collected in special charges.
Pro Cap 8 FBO Firstrust Bank PO Box 774 Fort Washington PA 19034	\$897.45	Amendment to MC No 9581 Refund lienholder for Cert #24-00060 309 Market St B/L 75/34 due to bankruptcy filing and Camden City not being notified. Charges to be collected in special charges.
Pro Cap 8 FBO Firstrust Bank PO Box 774 Fort Washington PA 19034	\$4746.80	Refund lienholder for Cert #23-00219 863 Haddon Ave B/L 363/78 due to the Adm of VA listed as one of the owners
Fig 20 LLC FBO Sec Pty PO Box 12225 Newark NJ 07101	\$16,817.61	Amendment to MC NO 9581 Refund lienholder for Cert #23-00055 517-517 Market St B/L 119/32 due to bankruptcy filing and Camden City not being notified. Charges to be collected in special charges.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed  
and approved as to form.

  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 8, 2024

TO: City Council  
FROM: Gerald C. Seneski, Director of Finance  
**TITLE OF ORDINANCE/RESOLUTION: Resolution authorizing refunds to various lien holders, property owners and mortgage companies for various properties.**

Point of Contact:	Lydia Laracuente	Finance-Revenue Collection	7003	LyLaracu@ci.camden.nj.us
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director Supporting Department Director (if necessary) Director of Grants Management Qualified Purchasing Agent Director of Finance			9/13	
			9/13	
Approved by: Business Administrator			9/26	
		Signature	Date	

Attachments (list and attach all available):

*“Walk-on” note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.*

Received by: City Attorney

---

Signature Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing refunds to various lien holders, property owners and mortgage companies for various properties.

**FACTS/BACKGROUND:**

Title/ Mortgage Companies and/or homeowner/ lien holder have made excess payments to various accounts per attached spreadsheet.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** N/A

**IMPACT STATEMENT:** N/A

**SUBJECT MATTER EXPERTS/ADVOCATES:** N/A

**COORDINATION:** N/A

**Prepared by:**

<u>Lydia Laboy-Laracunte</u>	<u>7003</u>	<u>LyLaracu@ci.camden.nj.us</u>
Name		Phone/Email

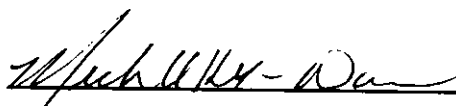


City of Camden  
Finance Department  
Bureau of Revenue Collection

**CERTIFICATION BY  
THE TAX COLLECTOR**

I, as the Tax Collector, do certify that the following titled Resolution, that is attached, to be presented to Council for consideration, is correct to the best of my knowledge:

“RESOLUTION TO REFUND”

  
Michelle D. Hill, Tax Collector

9/13/24

Date

October 8, 2024

**TITLE OF RESOLUTION/ORDINANCE:** Resolution to refund.

**BRIEF DESCRIPTION OF ACTION:** Resolution authorizing refunds to various lien holders, property owners and mortgage companies for various properties. Please see attached.

Prepared By: Michelle Hill 7003

Contact Person: Lydia Laboy-Laracuente 7003

Name	Amount	Reason
Jack Ayoub 601 N 3 <sup>rd</sup> St Camden NJ 08102	\$528.31	Refund prior owner of 294 Vine St B/L 28/70 due to erroneously making a tax payment after the property was sold
Fig Cust FIGNJ19LLC & Sec Pty PO Box 669507 Dallas TX 75266	\$6,822.70	Refund lienholder for cancelling Cert #19-02472 620A-644B Berkley St B/L 1411/11 due to American Water erroneously billing property causing it to go to tax sale in 2019
Pro Cap 8 FBO Firstrust Bank PO Box 774 Fort Washington PA 19034	\$8031.91	Amendment to MC No 9581 Refund lienholder for Cert #23-00041 309 Market St B/L 75/34 due to bankruptcy filing and Camden City not being notified. Charges to be collected in special charges.
Pro Cap 8 FBO Firstrust Bank PO Box 774 Fort Washington PA 19034	\$2725.57	Amendment to MC No 9581 Refund lienholder for Cert #23-00692 1115 N 26 <sup>th</sup> St B/L 840/50 due to bankruptcy filing and Camden City not being notified. Charges to be collected in special charges.
Pro Cap 8 FBO Firstrust Bank PO Box 774 Fort Washington PA 19034	\$897.45	Amendment to MC No 9581 Refund lienholder for Cert #24-00060 309 Market St B/L 75/34 due to bankruptcy filing and Camden City not being notified. Charges to be collected in special charges.
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Fig 20 LLC FBO Sec Pty PO Box 12225 Newark NJ 07101	\$16,817.61	Amendment to MC NO 9581 Refund lienholder for Cert #23-00055 517-517 Market St B/L 119/32 due to bankruptcy filing and Camden City not being notified. Charges to be collected in special charges.

Please note that the Contact Person is the point person for providing pertinent information regarding request.

If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.

**\*\*\*\*Please attach all supporting documents\*\*\*\***

R-19

MBS:dh  
10-08-24

**RESOLUTION AUTHORIZING THE ISSUANCE OF A DUPLICATE  
TAX SALE CERTIFICATE**

WHEREAS, Prime Capital Mgmt., LLC is the outside lien holder of the Tax Sale Certificate listed below; and

WHEREAS, Prime Capital Mgmt., LLC has lost the original Tax Sale Certificate; and

WHEREAS, the outside lien holder has requested that the City issue a Duplicate Tax Sale Certificate and has paid the required fee; now, therefore


BE IT RESOLVED, by the City Council of the City of Camden, that the Tax Collector is hereby authorized, pursuant to N.J.S.A 54:5-52.1, to prepare and issue a Duplicate Tax Sale Certificate as follows:

<u>Certification #</u>	<u>Property Location</u>
941351	834 State Street, B/L-786/66

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed and approved as to form.

  
 \_\_\_\_\_  
 DANIEL S. BLACKBURN  
 City Attorney

\_\_\_\_\_  
 ANGEL FUENTES  
 President, City Council

ATTEST: \_\_\_\_\_  
 LUIS PASTORIZA  
 Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 8, 2024



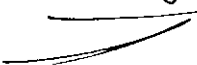
TO: City Council

FROM: Gerald C. Seneski, Director of Finance

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing the issuance of a duplicate tax sale certificate. 54:5-52.01 provides that a municipality may issue a duplicate certificate in case of the destruction or loss of the original certificate.

Point of Contact:	Lydia Laracuente	Finance-Revenue Collection	7003	LyLaracu@ci.camden.nj.us
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director Supporting Department Director (if necessary) Director of Grants Management Qualified Purchasing Agent Director of Finance			9/13	
Approved by: Business Administrator			9/13	
			9/26	
		Signature	Date	

Attachments (list and attach all available):

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

Signature	Date
-----------	------

**EXECUTIVE SUMMARY**

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing the issuance of duplicate tax sale certificates.

**FACTS/BACKGROUND:**

Lienholder has paid the \$100 fee and supplied the Tax Office with an affidavit of lost or damaged certificate.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** N/A

**IMPACT STATEMENT:** N/A

**SUBJECT MATTER EXPERTS/ADVOCATES:** N/A

**COORDINATION:** N/A

**Prepared by:**

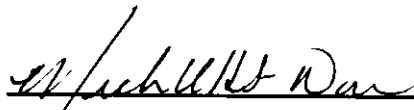
<u>Lydia Laboy-Laracunte</u>	<u>7003</u>	<u>LyLaracu@ci.camden.nj.us</u>
Name		Phone/Email

City of Camden  
Finance Department  
Bureau of Revenue Collection

**CERTIFICATION BY  
THE TAX COLLECTOR**

I, as the Tax Collector, do certify that the following titled Resolution, that is attached, to be presented to Council for consideration, is correct to the best of my knowledge:

“RESOLUTION TO ISSUE DUPLICATE CERTIFICATE(S)”

  
\_\_\_\_\_

Michelle D. Hill, Tax Collector

9/13/2024

Date

**TITLE OF RESOLUTION/ORDINANCE:** Resolution for duplicate certificate

October 8 ,2024

**BRIEF DESCRIPTION OF ACTION:** Resolution authorizing the issuance of duplicate tax sale certificates.

Prepared By: \_\_\_\_\_ Michelle Hill \_\_\_\_\_ 7003 \_\_\_\_\_

Contact Person: \_\_\_\_\_ Lydia Laboy-Laracuente \_\_\_\_\_ 7003 \_\_\_\_\_

Name	Amount	Reason
Prime Capital Mgmt. LLC 110 S 8 <sup>th</sup> St Floor 2 Ste 203 Philadelphia PA 19107	\$100.00	Duplicate Certificate request for: Cert #941351 834 State St B/L 786/66

Please note that the Contact Person is the point person for providing pertinent information regarding request.

If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.

**\*\*\*Please attach all supporting documents\*\*\***

R-20

MBS:dh  
10-08-24

**RESOLUTION AUTHORIZING THE CANCELLATION OF LIENS/TAXES AND TO TRANSFER CREDITS TO VARIOUS LIEN HOLDERS, PROPERTY OWNERS, AND MORTGAGE COMPANIES FOR VARIOUS PROPERTIES**

WHEREAS, the individuals or business organizations listed below overpaid, made duplicate payments, are tax exempt, or are otherwise due refunds resulting from transactions with the City of Camden; and

WHEREAS, the Tax Collector has verified that the overpayments, duplications of payments, or unapplied cash are valid and the individuals or business organizations listed below are due refunds; and

WHEREAS, the Tax Collector has verified that the applicable properties are tax exempt; and

WHEREAS, the Tax Collector has requested that City Council authorize the action listed below; now, therefore


BE IT RESOLVED, by the City Council of the City of Camden that the Tax Collector is hereby authorized to take the following actions:

Name	Action
Fig 20, LLC PO Box 12225 Newark, NJ 07101	Cancel \$1759.67 of interest on Cert #22-00236 1032 Spruce St B/L 378/38 due to CCMUA calculating interest erroneously
County of Camden & NJDEP 520 Market ST Camden NJ 08102	Cancel billing for the 3 <sup>rd</sup> & 4 <sup>th</sup> qtrs. of 2023 due to NJDEP/County ownership of the following properties: 1091 N8th St B/L 748/5 \$3106.96 1121 N 8 <sup>th</sup> St B/L 748/7 \$3490.75 ES N 7 <sup>th</sup> 660 N of Erie B/L 748/8 \$1929.41
Camden City PO Box 951230 Camden NJ 08101	Cancel billing for 1 <sup>st</sup> -4 <sup>th</sup> qtrs. 2024 due to City ownership of SW Cooper & 2 <sup>nd</sup> Sts. B/L 72/9 totaling \$12960.29
County of Camden 520 Market St, 6 <sup>th</sup> Fl Camden NJ 08102	Cancel balance on 2 <sup>nd</sup> qtr. & 3 <sup>rd</sup> -4 <sup>th</sup> qtrs. of 2024 due to county ownership of 1424 Broadway B/L 345/36 totaling \$805.33
Jose Hernandez 2815 Hayes Ave Camden NJ 08105	Transfer credit of \$511.18 from 32 S 36 <sup>th</sup> St B/L 1061/50 to 30 S 26 <sup>th</sup> St B/L 1061/49 due to the lots being combined

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed and approved as to form.

  
DANIEL S. BLACKBUURN  
City Attorney

ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk





# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 8, 2024



TO: City Council

FROM: Gerald C. Seneski, Director of Finance

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing the cancellation of liens/taxes and to transfer credits to various lien holders, property owners and mortgage companies for various properties.

Point of Contact:	Lydia Laracuente	Finance-Revenue Collection	7003	LyLaracu@ci.camden.nj.us
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director Supporting Department Director (if necessary) Director of Grants Management Qualified Purchasing Agent Director of Finance			9/13	
			9/13	

Approved by:  
Business Administrator

Signature

Date

7/28

Attachments (list and attach all available):

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

Signature

Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing the cancellation of liens/taxes and to transfer credits to various lien holders, property owners and mortgage companies for various properties.

**FACTS/BACKGROUND:**

Cancel and/or transfer credits on multiple properties for various reasons per attached spreadsheet.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** N/A

**IMPACT STATEMENT:** N/A

**SUBJECT MATTER EXPERTS/ADVOCATES:** N/A

**COORDINATION:** N/A

Prepared by:

Lydia Laboy-Laracuate

Name

7003

LyLaracu@ci.camden.nj.us

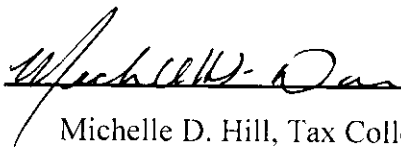
Phone/Email

City of Camden  
Finance Department  
Bureau of Revenue Collection

**CERTIFICATION BY  
THE TAX COLLECTOR**

I, as the Tax Collector, do certify that the following titled Resolution, that is attached, to be presented to Council for consideration, is correct to the best of my knowledge:

“RESOLUTION TO CANCEL/TRANSFER”

  
Michelle D. Hill, Tax Collector

9/13/2024

Date

October 8, 2024

**TITLE OF RESOLUTION/ORDINANCE:** Resolution to cancel/transfer.

**BRIEF DESCRIPTION OF ACTION:** Resolution authorizing the cancellation of liens/taxes and to transfer credits to various lien holders, property owners and mortgage companies for various properties. Please see attached.

Prepared by: \_\_\_\_\_ Lydia Laboy-Laracuente \_\_\_\_\_ 7003 \_\_\_\_\_

Contact Person: \_\_\_\_\_ Lydia Laboy-Laracuente \_\_\_\_\_ 7003 \_\_\_\_\_

Name	Reason
Fig 20, LLC PO Box 12225 Newark, NJ 07101	Cancel \$1759.67 of interest on Cert #22-00236 1032 Spruce St B/L 378/38 due to CCMUA calculating interest erroneously
County of Camden & NJDEP 520 Market ST Camden NJ 08102	Cancel billing for the 3 <sup>rd</sup> & 4 <sup>th</sup> qtrs. of 2023 due to NJDEP/County ownership of the following properties: 1091 N8th St B/L 748/5 \$3106.96 1121 N 8 <sup>th</sup> St B/L 748/7 \$3490.75 ES N 7 <sup>th</sup> 660 N of Erie B/L 748/8 \$1929.41
Camden City PO Box 951230 Camden NJ 08101	Cancel billing for 1 <sup>st</sup> -4 <sup>th</sup> qtrs. 2024 due to City ownership of SW Cooper & 2 <sup>nd</sup> Sts. B/L 72/9 totaling \$12960.29
County of Camden 520 Market St, 6 <sup>th</sup> Fl Camden NJ 08102	Cancel balance on 2 <sup>nd</sup> qtr. & 3 <sup>rd</sup> -4 <sup>th</sup> qtrs. of 2024 due to county ownership of 1424 Broadway B/L 345/36 totaling \$805.33
Jose Hernandez 2815 Hayes Ave Camden NJ 08105	Transfer credit of \$511.18 from 32 S 36 <sup>th</sup> St B/L 1061/50 to 30 S 26 <sup>th</sup> St B/L 1061/49 due to the lots being combined

Please note that the Contact Person is the point person for providing pertinent information regarding request.

If request is a walk-on, the Contact Person will be responsible for picking up the Council request(s) from the City Attorney's Office to make necessary copies for Council Meeting.

**\*\*\*Please attach all supporting documents\*\*\***

R-21

DB:dh  
10-08-24

**RESOLUTION TO CANCEL \$2,904,186.35 OF VARIOUS TRUST FUND BALANCES**

WHEREAS, there exists \$2,904,186.35 of various Trust Fund Balances that have been dormant for many years; and

WHEREAS, the City Auditor as well as the NJ Department of Community Affairs have recommended proper disposition of these funds; and

WHEREAS, upon examining these balances it is apparent that said prior year deposits in the Trust Fund should have been recorded as Current Fund Operating Revenue; and

WHEREAS, there is no statutory authority to create trust funds for these transactions nor is it proper to charge expenses against revenue; and

WHEREAS, \$2,904,186.35 remains as the unencumbered balances in the Trust Fund from various sources; now, therefore


Foreclosure Fees	332,902.02
Long Term Exemption Fees	54,223.90
Planning Administration Fees	1,547,724.43
Sub-Division Fees	636,879.62
Street Opening Fees	98,734.61
Outside Employment Fees	24,040.75
Bank Fee	70.01
Trust Other	2,694,575.34
Escrow Trust	209,611.01
<b>TOTAL</b>	<b>2,904,186.53</b>

BE IT RESOLVED by the City Council of the City of Camden, New Jersey, that the \$2,904,186.35 of unencumbered Trust Fund balances identified on above are hereby canceled and transferred into Current Fund, Fund Balance.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed and approved as to form.



DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 8, 2024

TO: City Council  
FROM: Gerald C. Seneski

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION - TO CANCEL \$2,904,186.35 OF VARIOUS TRUST FUND BALANCES**

Point of Contact: Gerald C. Seneski      Finance      Ext-7582      GeSenesk@ci.camden.nj.us

Name      Department-Division-

### ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	N			
Supporting Department Director (if necessary)	N			
Director of Grants Management	N			
Qualified Purchasing Agent	N			
Director of Finance	Y	<i>S.P.</i>	9/17/24	

Approved by: Business Administrator \_\_\_\_\_  
Signature      Date: 9/26

Attachments (list and attach all available):

#### Resolution

*“Walk-on” note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.*

Received by: City Attorney \_\_\_\_\_  
Signature      Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION: TO CANCEL \$2,904,186.35 OF VARIOUS TRUST FUND BALANCES**

### **FACTS/BACKGROUND:**

- The City has various trust funds not established & not approved by DCA that need to be closed out.
- How was the value of the transaction obtained? – DCA Trust Fund Listing

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: \$2,904,186.35**

### **IMPACT STATEMENT:**

- What will happen if the City Council approves this legislation?
  - Various trust funds will be closed
- Why Should the City Council approve this legislation?
  - To be complaint with State regulations

### **SUBJECT MATTER EXPERTS/ADVOCATES:**

- Gerald C. Seneski, City of Camden

Prepared by: Scott Z. Parker

(856) 757-6405

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Name

Phone/Email

**RESOLUTION - TO CANCEL \$2,904,186.35 OF  
VARIOUS TRUST FUND BALANCES**

**WHEREAS**, there exists \$2,904,186.35 of various Trust Fund Balances that have been dormant for many years; and

**WHEREAS**, the City Auditor as well as the NJ Department of Community Affairs have recommended proper disposition of these funds; and

**WHEREAS**, upon examining these balances it is apparent that said prior year deposits in the Trust Fund should have been recorded as Current Fund Operating Revenue; and

**WHEREAS**, there is no statutory authority to create trust funds for these transactions nor is it proper to charge expenses against revenue; and

**WHEREAS**, \$2,904,186.35 remains as the unencumbered balances in the Trust Fund from various sources

Foreclosure Fees	332,902.02
Long Term Exemption Fees	54,223.90
Planning Administration Fees	1,547,724.43
Sub-Division Fees	636,879.62
Street Opening Fees	98,734.61
Outside Employment Fees	24,040.75
Bank Fee	70.01
Trust Other	2,694,575.34
Escrow Trust	209,611.01
<b>TOTAL</b>	<b>2,904,186.53</b>

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Camden, New Jersey, that the \$2,904,186.35 of unencumbered Trust Fund balances identified on above are hereby canceled and transferred into Current Fund, Fund Balance.



R-22

DB:dh  
10-08-24

**RESOLUTION TO CANCEL HOUSING AND URBAN  
DEVELOPMENT GRANT FUND APPROPRIATIONS AND  
CORRESPONDING RECEIVABLE BALANCES**

WHEREAS, various Grant Fund Receivable and Appropriation balances dormant for many years have been recommended by the City Auditor for proper disposition; and

WHEREAS, \$4,071,814.63 of Grant Appropriations offset by \$4,096,542.28 of Grant Receivables were identified by the City Auditor for appropriate \$24,727.65 adjustment to be made to Current Fund Operations; now, therefore

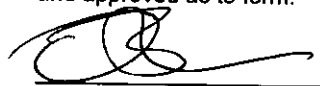
Account	Grant	Appropriation	Receivable	Due Current
25-BG	Community Development Block Grant	1,462,705.52	(1,602,416.60)	139,711.08
25-CV	Housing Opportunities for Persons with Aids - CARES Act	(1,821,664.23)	1,821,664.23	
25-ES	Emergency Solutions Grant	1,142,348.03	(1,120,693.41)	(21,654.62)
25-HM	HOME	3,313,397.30	(3,144,291.37)	(169,105.93)
25-HP	Housing Opportunities for Persons with Aids	35,336.58	(50,805.13)	15,468.55
25-HM	PROGRAM INCOME - HOME	(70,715.00)		70,715.00
	Due Bank	10,406.43		(10,406.43)
	Total Cancellations	4,071,814.63	(4,096,542.28)	24,727.65

BE IT RESOLVED by the City Council of the City of Camden, New Jersey, that the schedule of Grant Appropriation and Grant Revenue Cancellations presented by the City's CFO and included in this Resolution are hereby canceled and transferred into Current Fund Operations.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed and approved as to form.



DANIEL S. BLACKBURN  
City Attorney

ANGEL FUENTES  
President, City Council

ATTEST:

LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 8, 2024

TO: City Council  
FROM: Gerald C. Seneski

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION TO CANCEL HOUSING AND URBAN DEVELOPMENT GRANT FUND APPROPRIATIONS AND CORRESPONDING RECEIVABLE BALANCES**

Point of Contact: Gerald C. Seneski      Finance      Ext-7582      GeSenesk@ci.camden.nj.us

Name      Department-Division-

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	N			
Supporting Department Director (if necessary)	N			
Director of Grants Management	N			
Qualified Purchasing Agent	N			
Director of Finance	Y	<i>AS</i>	9/19/2024	

Approved by:  
Business Administrator

*[Signature]*      9/26  
Signature      Date

Attachments (list and attach all available):

Resolution

*“Walk-on” note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.*

Received by:  
City Attorney

Signature      Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION TO CANCEL HOUSING AND URBAN DEVELOPMENT GRANT FUND APPROPRIATIONS AND CORRESPONDING RECEIVABLE BALANCES**

### **FACTS/BACKGROUND:**

Grant Fund Receivable and Appropriation balances dormant for many years have been recommended by the City Auditor for proper disposition; and \$4,071,814.63 of Grant Appropriations offset by \$4,020,827.28 of Grant Receivables were identified by the City Auditor for appropriate adjustment to be made to Current Fund Operations.

- How was the value of the transaction obtained? – Amount Received

### **AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:**

### **IMPACT STATEMENT:**

- What will happen if the City Council approves this legislation?
  - The grant HUD Grant accounts balances will be adjusted
- Why Should the City Council approve this legislation?
  - To have accurate accounting records

### **SUBJECT MATTER EXPERTS/ADVOCATES:**

- Gerald C. Seneski, City of Camden

Prepared by: Scott Z. Parker

(856) 757-6405

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Name

Phone/Email

**RESOLUTION TO CANCEL HOUSING AND URBAN  
DEVELOPMENT GRANT FUND APPROPRIATIONS AND  
CORRESPONDING RECEIVABLE BALANCES**

**WHEREAS**, various Grant Fund Receivable and Appropriation balances dormant for many years have been recommended by the City Auditor for proper disposition; and

**WHEREAS**, \$4,071,814.63 of Grant Appropriations offset by \$4,020,827.28 of Grant Receivables were identified by the City Auditor for appropriate adjustment to be made to Current Fund Operations.

<b>Account</b>	<b>Grant</b>	<b>Appropriation</b>	<b>Receivable</b>	<b>Due Current</b>
25-BG	Community Development Block Grant	1,462,705.52	(1,602,416.60)	139,711.08
25-CV	Housing Opportunities for Persons with Aids – CARES Act	(1,821,664.23)	1,821,664.23	
25-ES	Emergency Solutions Grant	1,142,348.03	(1,120,693.41)	(21,654.62)
25-HM	HOME	3,242,682.30	(3,068,576.37)	(174,105.93)
25-HP	Housing Opportunities for Persons with Aids	35,336.58	(50,805.13)	15,468.55
	Due Bank	10,406.43		(10,406.43)
	<b>Total Cancelations</b>	<b>4,071,814.63</b>	<b>(4,020,827.28)</b>	<b>(50,987.35)</b>

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Camden, New Jersey, that the schedule of Grant Appropriation and Grant Revenue Cancelations presented by the City's CFO and included in this Resolution are hereby canceled and transferred into Current Fund Operations.

DB:dh  
10-08-24

R-23

**RESOLUTION AUTHORIZING A BUDGET AMENDMENT PURSUANT  
TO N.J.S.A. 40A:4-87 IN THE AMOUNT OF \$8,500.00 FROM THE  
UNITED STATES DEPARTMENT OF JUSTICE FOR A GRANT  
ENTITLED "FISCAL YEAR 2022 JUSTICE ASSISTANCE GRANT"**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services (Director) may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by any public or private funding source and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount to any such special item of revenue making same available for expenditure; and

WHEREAS, the United States Department of Justice awarded a Grant to the City of Camden in the amount of EIGHT THOUSAND FIVE HUNDRED DOLLARS (\$8,500.00) for the Fiscal Year 2022 Justice Assistance Grant; and

WHEREAS, pursuant to N.J.S.A. 40A:4-87, the Director may approve the insertion of the Grant Award as a special item of revenue in the Year 2024 Budget; now, therefore

BE IT RESOLVED, that the City Council of the City of Camden in the County of Camden, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of a special item of revenue in the Year 2024 Budget, in the amount of EIGHT THOUSAND FIVE HUNDRED DOLLARS (\$8,500.00) which is now available from the United States Department of Justice.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 8, 2024

TO: City Council  
FROM: Gerald C. Seneski

**TITLE OF ORDINANCE/RESOLUTION: Resolution authorizing a Budget Amendment pursuant to NJSA 40A:4-87 in the amount of \$8,500 from the US Department of Justice for a grant entitled "Fiscal Year 2022 Justice Assistance Grant"**

2022

Point of Contact:	Dorri Brown	Human Service	(856)757-7285	DoBrown@ci.camden.nj.us
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y			
Supporting Department Director (if necessary)	N			
Director of Grants Management	Y			
Qualified Purchasing Agent	N			
Director of Finance	Y	<i>AT</i>	9/18/2024	

Approved by: Business Administrator \_\_\_\_\_  
 Signature Date 9/26

Attachments (list and attach all available):  
 1. Grant Award Email.

**"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.**

Received by: \_\_\_\_\_  
 City Attorney Signature Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing a Budget Amendment pursuant to NJSA 40A:4-87 in the amount of \$8,500 from the US Department of Justice for a grant entitled "Fiscal Year 2022 Justice Assistance Grant"

### FACTS/BACKGROUND:

This resolution will provide funding for the department of human services to offer youth leadership programs to kids within the city

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$8,500

### IMPACT STATEMENT:

- What will happen if the City Council approves this legislation?
  - \$8,500 will be appropriated to spend for youth leadership programs
- Why Should the City Council approve this legislation?
  - A need was determined at the time when the application for this Grant was approved by Council.
- What will happen if the City Council does not approve this legislation?
  - \$8,500 will not be appropriated

### SUBJECT MATTER EXPERTS/ADVOCATES:

- Dorri Brown, City of Camden
- Janean L. Gooden, City of Camden

Prepared by: Scott Z. Parker

(856) 757-6405

---

Name

Phone/Email

**FY 2022 EDWARD BYRNES MEMORIAL JUSTICE ASSISTANCE GRANT**  
**MEMORANDUM OF UNDERSTANDING**

This MEMORANDUM OF UNDERSTANDING ("MOU" or "Agreement"), made and entered into this 20 day of July, 2022, is an agreement by and between the County ("County") a municipal corporation of the State of New Jersey having its principal place of business at 520 Market Street, Camden, New Jersey and the following municipalities and/or bodies public: the Camden County Department of Police Services, the Camden County Sheriff's Office, the Camden County Prosecutor's Office, the Borough of Lindenwold, the Cherry Hill Township Police Department, the Township of Pennsauken, and the City of Camden; collectively, hereinafter referred to as the "Parties."

**RECITALS**

WHEREAS, the Parties desire to apply to the U.S. Department of Justice ("DOJ") for Two Hundred One Thousand and Four Hundred Eighty dollars (\$201,480.00) in grant funding from the FY 2022 U.S. Department of Justice, Bureau of Justice Assistance's ("BJA") Edward Byrne Memorial Justice Assistance Grant ("JAG") to be utilized to provide a victim witness program and to purchase vehicles, laptops, and equipment to effectively execute local law enforcement initiatives, and to promote coordinated investigations within and across municipal and county boundaries; and

WHEREAS, pursuant to the FY 2022 Edward Byrne Memorial JAG Program Solicitation, municipalities that are identified by the BJA as disparate units of local government must select a fiscal agent/lead agency to submit an application for the



Township of Pennsauken	Equipment	\$14,016.00
City of Camden	Programming for Restorative & Transformative Justice HUB	<del>\$8,500.00</del>

2. RESPONSIBILITIES

- a. The Camden County Department of Police Services will be the fiscal agent/lead agency for the submission of the grant application and shall submit quarterly financial status and progress reports to the U.S. Department of Justice, Bureau of Justice Assistance in accordance with the requirements of the FY 2022 JAG Program. The Camden County Department of Police Services will be responsible for submitting quarterly financial status and progress reports to the U.S. Department of Justice, BJA.
- b. Each municipality, the Camden County Prosecutor's Office, and the Sheriff's Office will be responsible for establishing separate trust accounts. Each municipality, the Camden County Prosecutor's Office and the Sheriff's Office shall purchase their respective equipment and/or fund their victim witness program to effectuate the purpose of this grant and submit purchase orders/receipts, serial numbers and photographs of items submitted for reimbursement to the lead agency for the purposes of this grant.
- c. Reimbursement for allowable overtime and/or training initiatives must be submitted to the County and must include time keeping/payroll records and activity reports of all allowable overtime initiatives and/or training. The time

convenient and agreed upon by the Parties, for the purpose of assuring compliance with the terms of this Agreement.

6. CONSTRUCTION OF THIS AGREEMENT

The Parties acknowledge that this Agreement was prepared under New Jersey Law and shall, therefore, be interpreted under the Laws of the State of New Jersey and is binding upon all Parties hereto.

7. AMENDMENTS

This Agreement may not be amended, altered or modified in any manner except in writing signed by the Parties hereto.

8. FUNDING

This Agreement is contingent upon the County's successful application for \$201,480.00 of FY 2022 JAG Program funding.

9. ASSIGNABILITY

This Agreement and all rights, duties and obligations contained herein may not be assigned without all of the Parties' prior written permission.

10. WAIVER

It is understood and agreed by the Parties that a failure or delay in the enforcement of any of the provisions of this Agreement by any or all of the Parties shall not be construed as a waiver of those provisions.

11. ENTIRE AGREEMENT

This written Agreement represents the entire understanding of the Parties and sets forth all the promises, covenants and agreements between the Parties with respect to this

**ATTEST:**

**BOROUGH OF LINDENWOLD**

\_\_\_\_\_  
**Name:**  
**Title:**

\_\_\_\_\_  
**Name:**  
**Title:**

**ATTEST:**

**CHERRY HILL TWP. POLICE DEPARTMENT**

\_\_\_\_\_  
**Name:**  
**Title:**

\_\_\_\_\_  
**Name:**  
**Title:**

**ATTEST:**

**TOWNSHIP OF PENNSAUKEN**

\_\_\_\_\_  
**Name:**  
**Title:**

\_\_\_\_\_  
**Name:**  
**Title:**

**ATTEST:**

**CITY OF CAMDEN**

\_\_\_\_\_  
**Name:**  
**Title:**

  
\_\_\_\_\_  
**Name:**  
**Title:**

32. Resolution authorizing change orders #2, #3, and #4 to construction contract No. 09-21-142 with Lexa Concrete, LLC, in connection with various FY 2019 street resurfacing projects resulting in a net reduction of \$24,695.34
33. Resolution authorizing change orders #3 and #4 to construction contract No. 09-21-143 with Lexa Concrete, LLC, in connection with various FY 2020 street resurfacing projects resulting in a net reduction of \$67,704.70

**Department of Finance**

34. Resolution authorizing refunds to various lien holders, property owners, and mortgage companies for various properties
35. Resolution authorizing cancellation of liens/taxes and to transfer credits to various lien holders, property owners, and mortgage companies for properties

**Department of Public Works**

36. Resolution authorizing the refund of various overpayments for water and sewer charges in the City of Camden
37. Resolution authorizing a contract with Main Line Commercial Pools, Inc. to provide swimming pool improvement services
38. Resolution authorizing an agreement with Camden Greenways, Inc. for the installation of a bench at Cooper's Poynt Waterfront Park dedicated to Jean Kehner

**Office of the Mayor**

39. Resolution authorizing the City of Camden to enter into a memorandum of understanding (MOU) between the City of Camden and Camden County, Borough of Lindenwold, Cherry Hill township, and Pennsauken Twp. under the Edward Byrne Memorial Justice Assistance Grant (JAG) Program FY 2022 local solicitation

**Office of City Council**

40. Resolution congratulating Pastor Juan Salvador and the Iglesia De Dios E.C. Congregation in celebrating their second year church anniversary

**Department of Administration**

41. Resolution of support for an application for a recreational cannabis retail license submitted by Cannabista, LLC and requesting that the Cannabis Regulatory Commission issue a Recreational Cannabis Retail License to Cannabista, LLC for 2035 Admiral Wilson Blvd., Camden, New Jersey

**Office of City Council**

42. Resolution request recognizing for the Good brothers and Sisters CMD for their outstanding leadership and commitment to the City and its residents



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: MAY 9, 2023

TO: City Council  
FROM: Alex Darling, Mayor's Office

#139

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing the City of Camden to enter into a Memorandum of Understanding (MOU) between the City of Camden and Camden County, Borough of Lindenwold, Cherry Hill Township, and Pennsauken Twp. under the Edward Byrne Memorial Justice Assistance Grant (JAG) Program FY 2022 Local Solicitation.

Point of Contact:	Alex Darling	Mayor's Office	856-757-7200	aldarlin@ci.camden.nj.us
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y	<i>Alex Darling</i>	4/19/23	
Supporting Department Director (if necessary)	Y	<i>Darryl Brown</i>	4-19-23	
Director of Grants Management	Y	<i>[Signature]</i>	4/26/23	
Qualified Purchasing Agent				
Director of Finance				

Approved by:  
Business Administrator

Signature \_\_\_\_\_ Date \_\_\_\_\_

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

**"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.**

Received by:  
City Attorney

Signature \_\_\_\_\_ Date \_\_\_\_\_

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## **EXECUTIVE SUMMARY**

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing the City of Camden to enter into a Memorandum of Understanding (MOU) between the City of Camden and Camden County, Borough of Lindenwold, and Pennsauken Twp. under the Edward Byrne Memorial Justice Assistance Grant (JAG) Program FY 2022 Local Solicitation.

### **FACTS/BACKGROUND:**

The FY '22 Edward Byrne Memorial Justice Assistance Grant (JAG) is a multi-jurisdictional grant that provides funding to states and units of local government for law enforcement and criminal justice purposes. Under the terms of the MOU, the City of Camden will receive a total of \$8,500 in funding from the Edward Byrne Memorial Justice Assistance Grant (JAG) Program FY 2022 Local Solicitation.

The City of Camden will use these funds in accordance with all the requirements of the FY 2022 JAG Program as well as applicable federal and state law, as specified in the terms and conditions outlined in this Memorandum of Understanding. The City of Camden will be responsible for allocating these funds in accordance with the guidelines and restrictions set forth by the JAG Program. The Camden County Department of Police Services will serve as the lead agency and fiscal agent for the grant application, and will be responsible for submitting quarterly financial status and progress reports to the U.S. Department of Justice, Bureau of Justice Assistance, in accordance with the requirements of the FY 2022 JAG Program.

Funding can be used for any of the following program areas: Law Enforcement programs, Prosecution and court programs, Prevention and education programs, Corrections and community corrections programs, Drug treatment and enforcement programs, Planning, evaluation, and technology improvement programs, Crime victim and witness programs, and Mental health programs and related law enforcement and corrections programs, including behavioral programs and crisis intervention teams.

The \$8500.00 awarded to the City of Camden will be used to support the City of Camden Youth Leadership Academy, which is a program designed to foster initiatives for the benefit of and by youths residing in the City of Camden. Specifically, the funds will be used to support workshops, experiential learning opportunities, learning materials, and youth violence prevention initiatives.

The total grant amount awarded to the City of Camden is \$8500.00 and no match (cash/in-kind) is required.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: \$8500.00**

### **IMPACT STATEMENT:**

If approved by City Council, funding will be used to foster initiatives for the benefit of and by youths residing in the City of Camden, including but not limited to youth violence and crime prevention, youth development and mentoring, trauma-informed practices, and curriculum based on restorative and transformative justice. A cost breakdown is provided below:

**1. Workshops - \$3000**

- Hire guest speakers and facilitators to conduct workshops on various topics related to youth leadership, violence and crime prevention, restorative and transformative justice, and other relevant areas - \$3000

**2. Experiential Learning Opportunities - \$1500**

- Plan and organize educational field trips for youth to visit relevant organizations and institutions - \$1500

**3. Learning Materials - \$2000**

- Purchase of textbooks, workbooks, software, online resources and other educational materials for youth to use in-session - \$2000

**4. Youth Violence Prevention - \$2000**

- Plan and organize community-based youth violence prevention initiatives, such as workshops, seminars, and forums to teach youth about the impact of violence and how to prevent it - \$2000

**Total Budget: \$8500**

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- N/A

**COORDINATION:**

- Who is impacted/has action if the legislation is passed? Include Government and Non-Government entities

**Prepared by: Alex Darling**

**856-757-7200/aldarlin@ci.camden.nj.us**

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Name

Phone/Email

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing the City of Camden to enter into a Memorandum of Understanding (MOU) between the City of Camden and Camden County, Borough of Lindenwold, and Pennsauken Twp. under the Edward Byrne Memorial Justice Assistance Grant (JAG) Program FY 2022 Local Solicitation.

### FACTS/BACKGROUND:

The FY '22 Edward Byrne Memorial Justice Assistance Grant (JAG) is a multi-jurisdictional grant that provides funding to states and units of local government for law enforcement and criminal justice purposes. Under the terms of the MOU, the City of Camden will receive a total of \$8,500 in funding from the Edward Byrne Memorial Justice Assistance Grant (JAG) Program FY 2022 Local Solicitation.

The City of Camden will use these funds in accordance with all the requirements of the FY 2022 JAG Program as well as applicable federal and state law, as specified in the terms and conditions outlined in this Memorandum of Understanding. The City of Camden will be responsible for allocating these funds in accordance with the guidelines and restrictions set forth by the JAG Program. The Camden County Department of Police Services will serve as the lead agency and fiscal agent for the grant application, and will be responsible for submitting quarterly financial status and progress reports to the U.S. Department of Justice, Bureau of Justice Assistance, in accordance with the requirements of the FY 2022 JAG Program.

Funding can be used for any of the following program areas: Law Enforcement programs, Prosecution and court programs, Prevention and education programs, Corrections and community corrections programs, Drug treatment and enforcement programs, Planning, evaluation, and technology improvement programs, Crime victim and witness programs, and Mental health programs and related law enforcement and corrections programs, including behavioral programs and crisis intervention teams.

The \$8500.00 awarded to the City of Camden will be used to support the City of Camden Youth Leadership Academy, which is a program designed to foster initiatives for the benefit of and by youths residing in the City of Camden. Specifically, the funds will be used to support workshops, experiential learning opportunities, learning materials, and youth violence prevention initiatives.

The total grant amount awarded to the City of Camden is \$8500.00 and no match (cash/in-kind) is required.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL: \$8500.00**

### IMPACT STATEMENT:

If approved by City Council, funding will be used to foster initiatives for the benefit of and by youths residing in the City of Camden, including but not limited to youth violence and crime prevention, youth development and mentoring, trauma-informed practices, and curriculum based on restorative and transformative justice. A cost breakdown is provided below:



**1. Workshops - \$3000**

- Hire guest speakers and facilitators to conduct workshops on various topics related to youth leadership, violence and crime prevention, restorative and transformative justice, and other relevant areas - \$3000

**2. Experiential Learning Opportunities - \$1500**

- Plan and organize educational field trips for youth to visit relevant organizations and institutions - \$1500

**3. Learning Materials - \$2000**

- Purchase of textbooks, workbooks, software, online resources and other educational materials for youth to use in-session - \$2000

**4. Youth Violence Prevention - \$2000**

- Plan and organize community-based youth violence prevention initiatives, such as workshops, seminars, and forums to teach youth about the impact of violence and how to prevent it - \$2000

**Total Budget: \$8500**

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- N/A

**COORDINATION:**

- Who is impacted/has action if the legislation is passed? Include Government and Non-Government entities

Prepared by: **Alex Darling**

**856-757-7200/aldarlin@ci.camden.nj.us**

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Name


Phone/Email

Initial Report  Revised Report  Closing Report   
**Bureau of Grants Management Grant Summary Form**  
**Grant Status Code: G**  
(green - g; yellow - y; red - r)

Department: Mayor's Office

Grant Analyst: Alex Darling

Contact #: 856-757-7200

Grant/Project Name:		<i>JAG-MOU with the City of Camden and the County of Camden, Borough of Lindenwold, Cherry Hill Twp., and Pennsauken Twp.</i>						
Grant #:								
City Contract Date:		City Contract #:						
Application Resolution #:		Appropriation Code:						
Funding Source:		US Dept. of Justices - FY22 Edward Byrnes Memorial Justice Assistance Grant						
Pass Through:	<input type="checkbox"/>	N	Source:					
Amount of Grant:								
Local Match:	<input type="checkbox"/>	Y	<input type="checkbox"/>	N	Cash:		In-Kind:	
Budget Insertion Resolution # & Date:		Accepting Grant Resolution # MC:						
Term of Grant:		10-1-2022-9-30-25		Location of Activity:		Camden City		
Date of Analysis:		04-25-2023		Reviewed By:		Barbara Johnson 		

**Summary:** The Mayor's Office-Constitute Services is requesting a resolution authorizing the City of Camden to enter into a Memorandum of Understanding (MOU) between the City of Camden and Camden County, Borough of Lindenwold, Cherry Hill Twp., and Pennsauken Twp. Under the Edward Byrne Memorial Justice Assistance grant (JAG) Program FY 2022 Local Solicitation. The City of Camden will receive \$8,500.00 to support the Camden Youth Leadership Academy, which is a program designed to foster initiatives for the benefit of and by youth residing in the City of Camden. The funds will be used to support workshops, experiential learning opportunities, learning materials and youth violence prevention initiatives.

**Time Lines:** October 1, 2022 to September 30, 2025

**Problematic Areas/Recommendations**

**Award Letter**

9/30/22 - sent to Sonda for Commissioner info.

September 26, 2022

Dear Ross Angillella,

On behalf of Attorney General Merrick B. Garland, it is my pleasure to inform you the Office of Justice Programs (OJP) has approved the application submitted by CAMDEN, COUNTY OF for an award under the funding opportunity entitled 2022 BJA FY 22 Edward Byrne Memorial Justice Assistance Grant Program - Local Solicitation. The approved award amount is \$201,480.

Review the Award Instrument below carefully and familiarize yourself with all conditions and requirements before accepting your award. The Award Instrument includes the Award Offer (Award Information, Project Information, Financial Information, and Award Conditions) and Award Acceptance. For COPS Office and OVW funding the Award Offer also includes any Other Award Documents.

Please note that award requirements include not only the conditions and limitations set forth in the Award Offer, but also compliance with assurances and certifications that relate to conduct during the period of performance for the award. These requirements encompass financial, administrative, and programmatic matters, as well as other important matters (e.g., specific restrictions on use of funds). Therefore, all key staff should receive the award conditions, the assurances and certifications, and the application as approved by OJP, so that they understand the award requirements. Information on all pertinent award requirements also must be provided to any subrecipient of the award.

Should you accept the award and then fail to comply with an award requirement, DOJ will pursue appropriate remedies for non-compliance, which may include termination of the award and/or a requirement to repay award funds.

Prior to accepting the award, your Entity Administrator must assign a Financial Manager, Grant Award Administrator, and Authorized Representative(s) in the Justice Grants System (JustGrants). The Entity Administrator will need to ensure the assigned Authorized Representative(s) is current and has the legal authority to accept awards and bind the entity to the award terms and conditions. To accept the award, the Authorized Representative(s) must accept all parts of the Award Offer in the Justice Grants System (JustGrants), including by executing the required declaration and certification, within 45 days from the award date.

To access your funds, you will need to enroll in the Automated Standard Application for Payments (ASAP) system, if you haven't already completed the enrollment process in ASAP. The Entity Administrator should have already received an email from ASAP to initiate this process.

Congratulations, and we look forward to working with you.

Maureen Henneberg  
Deputy Assistant Attorney General

**Office for Civil Rights Notice for All Recipients**

The Office for Civil Rights (OCR), Office of Justice Programs (OJP), U.S. Department of Justice (DOJ) has been delegated the responsibility for ensuring that recipients of federal financial assistance from the OJP, the Office of Community Oriented Policing Services (COPS), and the Office on Violence Against Women (OVW) are not engaged in discrimination prohibited by law. Several federal civil rights laws, such as Title VI of the Civil Rights Act of 1964 and Section 504 of the

# RESOLUTION

Res-Pg 88-1

## RESOLUTION REQUESTING THE INSERTION OF A SPECIAL ITEM OF REVENUE IN THE 2022 CAMDEN COUNTY BUDGET

WHEREAS N.J.S. 40-41-4.47 Provides that the Director of the Division of Local Government Services may approve the insertion of any special items of revenue in the Budget of any County or Municipality when such items shall have been made available by law and the amount thereof was not determined at the time of the adoption of the 2022 Budget; and

WHEREAS, said Director may also approve the insertion of any item of appropriation for equal amount; NOW, THEREFORE, BE IT RESOLVED that the Camden County Board of Commissioners hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2022, in the sum of \$201,480.00 which is now available as a revenue from the US Department of Justice, Office of Justice Programs; and

BE IT FURTHER RESOLVED that a like sum of \$201,480.00 be and the same is hereby appropriated under the caption of "Federal Byrne Memorial Justice Assistance Grant-Program - OCHD FY 2022" and BE IT RESOLVED that the above is the result of a contract with the US Department of Justice, Office of Justice Programs.

DB:dh  
05-09-23

**RESOLUTION MC-23: 8977**  
*On Motion Of: Sheila Davis*  
**APPROVED: May 9<sup>th</sup>, 2023**

K-39

**RESOLUTION AUTHORIZING THE CITY OF CAMDEN TO ENTER INTO A MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE CITY OF CAMDEN AND CAMDEN COUNTY, BOROUGH OF LINDENWOLD, CHERRY HILL TOWNSHIP, AND PENNSAUKEN TWP. UNDER THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM FY 2022 LOCAL SOLICITATION**

WHEREAS, the City of Camden through the signing of a Memorandum of Understanding (MOU) with Camden County, Borough of Lindenwold, Cherry Hill Township, and Pennsauken Twp. agrees to establish the responsibilities between the parties as it relates to the Edward Byrne Memorial Justice Assistance Grant (JAG) Program; and

WHEREAS, it is necessary for the City of Camden to enter into a Memorandum of Understanding with the Camden County, Borough of Lindenwold, Cherry Hill Township, and Pennsauken Twp. to define the terms and conditions for the Edward Byrne Memorial Justice Assistance Grant (JAG) Program FY 2022 Local Solicitation; and

WHEREAS, the Mayor of the City of Camden and the Council of the City of Camden supports and deems it in the best interest of the City of Camden to enter into a Memorandum of Understanding with Camden County, Borough of Lindenwold, Cherry Hill Township, and Pennsauken Twp.; now, therefore

BE IT RESOLVED by the City of Camden that the proper officers be and are hereby authorized to enter into a Memorandum of Understanding for the above stated reasons.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: May 9, 2023

The above has been reviewed  
and approved as to form.

  
DANIEL S. BLACKBURN  
City Attorney

  
ANGEL FUENTES  
President, City Council

ATTEST:   
LUIS PASTORIZA  
Municipal Clerk

## **City of Camden – FY22 Edward Byrne Memorial Justice Assistance Grant Program**

### **Budget Summary**

#### **Workshops - \$3000:**

Hire guest speakers and facilitators to conduct workshops on various topics related to youth leadership, violence and crime prevention, restorative and transformative justice, and other relevant areas - \$3000

Explanation: The allocation of \$3000 will be used to hire experienced guest speakers and facilitators who will conduct workshops for the Youth Leadership Program. These workshops will cover a range of topics that are relevant to the program's goals, including youth leadership, violence and crime prevention, restorative and transformative justice, and other related areas. By bringing in experts in these fields, the program aims to provide valuable insights and education to the participating youth.

#### **Experiential Learning Opportunities - \$1500:**

Plan and organize educational field trips for youth to visit relevant organizations and institutions - \$1500

Explanation: The program recognizes the importance of experiential learning and aims to provide the youth with opportunities to visit relevant organizations and institutions. The allocation of \$1500 will be used to plan and organize educational field trips, allowing the youth to gain firsthand knowledge and exposure to various aspects of community engagement, restorative and transformative justice practices, and related fields. These experiential learning opportunities will enhance their understanding and provide them with valuable experiences.

#### **Learning Materials - \$2000:**

Purchase textbooks, workbooks, software, online resources, and other educational materials for youth to use in-session - \$2000

Explanation: To support the educational aspects of the Youth Leadership Program, \$2000 will be utilized to acquire learning materials. These materials may include textbooks, workbooks, software, online resources, and other relevant educational materials. By providing the necessary resources, the program ensures that the youth have access to up-to-date and comprehensive information, enabling them to engage in meaningful discussions and activities during program sessions.

#### **Youth Violence Prevention - \$2000:**

Plan and organize community-based youth violence prevention initiatives, such as workshops, seminars, and forums to teach youth about the impact of violence and how to prevent it - \$2000

Explanation: Addressing youth violence prevention is a significant aspect of the program. The allocation of \$2000 will be used to plan and organize community-based initiatives focused on preventing youth

violence. These initiatives may include workshops, seminars, forums, and similar activities that educate the youth about the impact of violence and empower them with preventive strategies. By raising awareness and providing guidance, the program aims to contribute to the reduction of youth violence in the City of Camden.

The Youth Leadership Program, managed by the City of Camden's Department of Human Services, aligns with the Restorative and Transformative Justice Hub's vision by incorporating principles of restorative and transformative justice into its curriculum and initiatives. The program's focus on youth development, violence and crime prevention, trauma-informed practices, and a curriculum based on restorative and transformative justice reflects a holistic approach to addressing the needs of the youth in the City of Camden.

R-24

DB:dh  
10-08-24

**RESOLUTION AUTHORIZING A BUDGET AMENDMENT PURSUANT  
TO N.J.S.A. 40A:4-87 IN THE AMOUNT OF \$83,175.70 FROM THE  
NATIONAL OPIOID SETTLEMENT FOR A GRANT ENTITLED  
"NATIONAL OPIOID SETTLEMENT"**

**WHEREAS**, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services (Director) may approve the insertion of any special item of revenue in the budget of any county or municipality, when such item is made available by any public or private funding source and the amount of the special item had not been determined at the time of the adoption of the budget; and

**WHEREAS**, the Director may also approve the insertion of an item of appropriation for equal amount to any such special item of revenue making same available for expenditure; and

**WHEREAS**, as part of the National Opioid Settlement the City of Camden was awarded EIGHTY-THREE THOUSAND ONE HUNDRED SEVENTY-FIVE DOLLARS AND SEVENTY CENTS (\$83,175.70) for the use of combating the Opioid Crisis; and

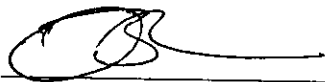
**WHEREAS**, pursuant to N.J.S.A.40A:4-87 the Director may approve the insertion of the Grant Award as a special item of revenue in the Year 2024 budget; now, therefore

**BE IT RESOLVED**, that the City Council of the City of Camden in the County of Camden, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of a special item of revenue in the Year 2024 budget, the amount of EIGHTY-THREE THOUSAND ONE HUNDRED SEVENTY-FIVE DOLLARS AND SEVENTY CENTS (\$83,175.70) which is now available from the National Opioid Settlement.

**BE IT FURTHER RESOLVED**, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk





# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 8, 2024

TO: City Council  
FROM: Gerald C. Seneski

**TITLE OF ORDINANCE/RESOLUTION: Resolution authorizing a Budget Amendment pursuant to NJSA 40A:4-87 in the amount of \$83,175.70 from National Opioid Settlement for a grant entitled "National Opioid Settlement."**

Point of Contact:	Gerald C. Seneski	Finance	(856)757-7582	GeSenesk@ci.camden.nj.us
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	N			
Supporting Department Director (if necessary)	N			
Director of Grants Management	N			
Qualified Purchasing Agent	N			
Director of Finance	Y	<i>S.T.</i>	9/17/2024	

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

Payment Summary

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

Signature

Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing a Budget Amendment pursuant to NJSA 40A:4-87 in the amount of \$83,175.70 from National Opioid Settlement for a grant entitled "National Opioid Settlement."

### FACTS/BACKGROUND:

- Nationwide settlements have been reached to resolve all opioid litigation brought by states and local political subdivisions against various pharmaceutical distributors and manufacturers. As part of the settlement, the City will be allocated funds for the use of combating the Opioid Crisis.
- How was the value of the transaction obtained? – Payment Summary

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$83,175.70

### IMPACT STATEMENT:

- What will happen if the City Council approves this legislation?
  - The City's budget will be amended
- Why Should the City Council approve this legislation?
  - The City will have fund to assist combat Opioid issues

### SUBJECT MATTER EXPERTS/ADVOCATES:

- Gerald Seneski, City of Camden

Prepared by: Scott Z. Parker

(856) 757-6405

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Name

Phone/Email

## VIEW TRANSACTION

<b>Transaction Date</b>	09/06/2024
<b>Account</b>	General - 4308903487
<b>Transaction Type</b>	Incoming Money Transfer
<b>Credit/Debit</b>	Credit
<b>Amount</b>	\$ 83,175.70
<b>Bank Reference</b>	700052286
<b>Customer Reference</b>	0
<b>Description</b>	MCKINSEY OPIOID QSF

DB:dh  
10-08-24

A-25

**RESOLUTION AUTHORIZING A BUDGET AMENDMENT PURSUANT  
TO N.J.S.A. 40A:4-87 IN THE AMOUNT OF \$460,500.00 FROM THE  
NEW JERSEY DEPARTMENT OF TRANSPORTATION FOR A GRANT ENTITLED  
"TRANSPORTATION TRUST FUND-LA 2024 LOCAL AID INFRASTRUCTURE  
FUND"**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services (Director) may approve the insertion of any special item of revenue in the budget of any county or municipality when such item is been made available by any public or private funding source and the amount had not be determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount to any such special item of revenue making same available for expenditure; and

WHEREAS, the New Jersey Department of Transportation awarded a grant to the City of Camden in the amount FOUR HUNDRED SIXTY THOUSAND FIVE HUNDRED DOLLARS (\$460,500.00) for the Transportation Trust Fund-LA- 2024 Local Aid Infrastructure Fund; and


WHEREAS, pursuant to N.J.S.A.40A:4-87 the Director may approve the insertion of the grant award as a special item of revenue in the 2024 budget; now, therefore

BE IT RESOLVED, that the City Council of the City of Camden in the County of Camden, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of a special item of revenue in the budget of the year 2024 in the amount of FOUR HUNDRED SIXTY THOUSAND FIVE HUNDRED DOLLARS (\$460,500.00) which is now available from the New Jersey Department of Transportation.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 8, 2024

TO: City Council  
FROM: Gerald C. Seneski

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing a Budget Amendment pursuant to NJSA 40A:4-87 in the amount of \$460,500.00 from NJ Department of Transportation for a grant entitled "Transportation Trust Fund – LA-2024 Local Aid Infrastructure Fund."

Point of Contact:	Gerald C. Seneski	Finance	(856)757-7582	GeSenesk@ci.camden.nj.us
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	N			
Supporting Department Director (if necessary)	N			
Director of Grants Management	N			
Qualified Purchasing Agent	N			
Director of Finance	Y	<i>A.P.</i>	9/17/24	

Approved by: Business Administrator \_\_\_\_\_

Signature

9/26

Date

Attachments (list and attach all available):

Grant Award Letter

**"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.**

Received by: City Attorney \_\_\_\_\_

Signature

Date

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing a Budget Amendment pursuant to NJSA 40A:4-87 in the amount of \$460,500.00 from NJ Department of Transportation for a grant entitled "Transportation Trust Fund – LA-2024 Local Aid Infrastructure Fund."

### FACTS/BACKGROUND:

- This Grant is to make improvements to South 10<sup>th</sup> Street & Arthur Avenue
- How was the value of the transaction obtained? – Grant Award Letter

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$460,500

### IMPACT STATEMENT:

- What will happen if the City Council approves this legislation?
  - The City's budget will be amended
- Why Should the City Council approve this legislation?
  - The City will have funds to Resurface of Norris Street & Various Streets

### SUBJECT MATTER EXPERTS/ADVOCATES:

- Gerald Seneski, City of Camden

Prepared by: Scott Z. Parker

(856) 757-6405

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Name

Phone/Email



*State of New Jersey*

DEPARTMENT OF TRANSPORTATION

P.O. Box 600

Trenton, New Jersey 08625-0600

PHILIP D. MURPHY  
*Governor*

TAHESHA L. WAY  
*Lt. Governor*

FRANCIS K. O'CONNOR  
*Commissioner*

August 29, 2024

The Honorable Victor Casstarphen  
Mayor, Camden City  
520 Market Street  
Camden City, NJ 08101

Dear Mayor Casstarphen:

I am pleased to inform you that Camden City will receive an allotment of \$460,500.00 from the Transportation Trust Fund for the LA-2024 LAIF Camden City Improvements to South 10th Street & Arthur Avenue 04 project. These funds are provided through the Local Aid Infrastructure Fund program.

The New Jersey Department of Transportation is in the process of fully executing your agreement for this project. Should you have any questions regarding your grant, please contact the NJDOT Local Aid District 4 Office at 856-414-8414.

The Transportation Trust Fund provides funding to communities throughout our state through grant programs that help local governments advance transportation projects without burdening local property taxpayers.

My best wishes for the successful completion of your project.

Sincerely,

A handwritten signature in black ink that reads "Francis K. O'Connor".

Francis K. O'Connor  
Commissioner

cc: Municipal Clerk  
Municipal Engineer

R-26

DB:dh  
10-08-24

**RESOLUTION AUTHORIZING A BUDGET AMENDMENT PURSUANT  
TO N.J.S.A. 40A:4-87 IN THE AMOUNT OF \$8,500.00 FROM THE  
UNITED STATES DEPARTMENT OF JUSTICE FOR A GRANT  
ENTITLED "FISCAL YEAR 2023 JUSTICE ASSISTANCE GRANT"**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services (Director) may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by any public or private funding source and the amount was not determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount to any such special item of revenue making same available for expenditure; and

WHEREAS, the United States Department of Justice awarded a Grant to the City of Camden in the amount of EIGHT THOUSAND FIVE HUNDRED DOLLARS (\$8,500.00) for the Fiscal Year 2023 Justice Assistance Grant; and

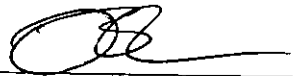
WHEREAS, pursuant to N.J.S.A. 40A:4-87, the Director may approve the insertion of the Grant Award as a special item of revenue in the Year 2024 Budget; now, therefore

BE IT RESOLVED, that the City Council of the City of Camden in the County of Camden, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of a special item of revenue in the Year 2024 Budget, in the amount of EIGHT THOUSAND FIVE HUNDRED DOLLARS (\$8,500.00) which is now available from the United States Department of Justice.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk





# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: ~~SEPTEMBER 10, 2024~~ <sup>October 8</sup>

TO: City Council  
FROM: Gerald C. Seneski

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing a Budget Amendment pursuant to NJSA 40A:4-87 in the amount of \$8,500 from the US Department of Justice for a grant entitled "Justice Assistance Grant"

2023

Point of Contact: Dorri Brown Human Service (856)757-7285 DoBrown@ci.camden.nj.us

Name Department-Division-Bureau Phone Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y			
Supporting Department Director (if necessary)	N			
Director of Grants Management	Y			
Qualified Purchasing Agent	N			
Director of Finance	Y	<i>D.P.</i>	9/19/24	

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

- Grant Award Email.

**"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.**

Received by:  
City Attorney

Signature

Date

SEP 23 2024

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing a Budget Amendment pursuant to NJSA 40A:4-87 in the amount of \$8,500 from the US Department of Justice for a grant entitled "Justice Assistance Grant"

### FACTS/BACKGROUND:

This resolution will provide funding for the department of human services to offer youth leaderships programs to kids within the city

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$8,500

### IMPACT STATEMENT:

- What will happen if the City Council approves this legislation?
  - \$8,500 will be appropriated to spend for youth leadership programs
- Why Should the City Council approve this legislation?
  - A need was determined at the time when the application for this Grant was approved by Council.
- What will happen if the City Council does not approve this legislation?
  - \$8,500 stays will not be appropriated

### SUBJECT MATTER EXPERTS/ADVOCATES:

- Dorri Brown, City of Camden
- Janean L. Gooden, City of Camden

Prepared by: Scott Z. Parker

(856) 757-6405

---

Name

Phone/Email

**FY 2023 EDWARD BYRNES MEMORIAL JUSTICE ASSISTANCE GRANT  
MEMORANDUM OF UNDERSTANDING**

This MEMORANDUM OF UNDERSTANDING ("MOU" or "Agreement"), made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2024, is an agreement by and between the County of Camden ("County") a municipal corporation of the State of New Jersey having its principal place of business at 520 Market Street, 6<sup>th</sup> Floor, Camden, New Jersey and the following municipalities and/or bodies public: the Camden County Department of Police Services, the Camden County Sheriff's Office, the Camden County Prosecutor's Office, the Borough of Lindenwold, the Cherry Hill Township Police Department, The Township of Pennsauken, the Township of Winslow, and the City of Camden; collectively, herein referred to as the "Parties":

RECITALS

WHEREAS, the Parties desire to apply to the U.S. Department of Justice ("DOJ") for Two Hundred Thirty-Seven Thousand Eight Hundred Twenty-Two dollars (\$237,822.00) in grant funding from the FY 2023 U.S. Department of Justice, Bureau of Justice Assistance's ("BJA") Edward Byrne Memorial Justice Assistance Grant ("JAG") to be utilized to provide a victim witness program and to purchase vehicles, laptops, and equipment to effectively execute local law enforcement initiatives, and to promote coordinated investigations within and across municipal and county boundaries; and

WHEREAS, pursuant to the FY 2023 Edward Byrne Memorial JAG Program Solicitation, municipalities that are identified by the BJA as disparate units of local government must select a fiscal agent/lead agency to submit an application for the allocation to include all disparate municipalities; and

WHEREAS, by Resolution adopted April 18, 2024, the Camden County Board of Commissioners authorized the Camden County Department of Police Services to enter into this Agreement;

NOWHEREFORE, in consideration of the principles, assurances, and promises contained herein, the Parties agree that the Camden County Department of Police Services shall act as the lead applicant and fiscal agent as required by the FY 2023 JAG solicitation rules and applicable federal law, and the Parties further agree on the following terms and conditions contained in this Memorandum of Understanding.

1. GRANT AWARD

By entering into this agreement and receiving FY 2023 JAG Program funds, the Parties understand and confirm that they are responsible to use grant funds in accordance with all the requirements of the FY 2023 JAG Program as well as applicable federal and state law upon approval of the Camden County Department of Police Services' application for Two Hundred Thirty-Seven Thousand and Eight Hundred Twenty-Two dollars (\$237,822.00) of JAG Program funds, the County shall allocate the funds as follows:

Camden County Dept. of Police Services	Vehicles	\$153,268.00
Camden County Sheriff's	Medic Kits	\$10,000.00
Camden County Prosecutor's Office	Victim & Witness Program	\$10,000.00
City of Camden	Youth Leadership Program	\$8,500.00

Borough of Lindenwold	Equipment	\$17,671.00
Cherry Hill Township Police	CAD/RMS System	\$12,107.00
Pennsauken Township Police	Equipment	\$15,817.00
Winslow Township Police	Equipment	\$10,459.00

2. RESPONSIBILITIES

- a. The Camden County Department of Police Services will be the fiscal agent/lead agency for the submission of the grant application and shall submit quarterly financial status and progress reports to the U.S. Department of Justice, Bureau of Justice Assistance in accordance with the requirements of the FY 2023 JAG Program. The Camden County Department of Police Services will be responsible for submitting quarterly financial status and progress reports to the U.S. Department of Justice, BJA.
- b. Each municipality, the Camden County Prosecutor's Office, and the Sheriff's Office will be responsible for establishing separate trust accounts. Each municipality, the Camden County Prosecutor's Office and the Sheriff's Office shall purchase their respective equipment and/or fund their victim witness program to effectuate the purpose of this grant and submit purchase orders/receipts, serial numbers and photographs of items submitted for reimbursement to the lead agency for the purposes of this grant.
- c. Reimbursement for allowable overtime and/or training initiatives must be submitted to the County and must include time keeping/payroll records and activity reports of all allowable overtime initiatives and/or training. The time

keeping/payroll records and activity reports for all related overtime must be maintained separately from unrelated overtime and training records.

- d. All Parties, law enforcement agencies, or other entities receiving JAG funds will ensure that vendors do not appear on the Excluded Parties List System ("EPLS") by searching the System for Award Management's ("SAM") website at <https://www.sam.gov/SAM/> before purchasing equipment and supplies.

### 3. ADHERENCE TO LOCAL PUBLIC CONTRACTS LAW

If any Party performing a service on behalf of another Party or Parties of this Agreement utilizes the services of a private contractor to perform all or most of such service, or all or most of a specific and separate segment of the services so contracted for, such Party shall be required to award the agreement for the work to be performed by a private contractor under such agreement in accordance with the Local Public Contracts Law (N.J.S.A.40:A:11-1 et seq.).

### 4. AUDIT

Pursuant to the Single Audit Act of 1984, 31 U.S.C. Chapter 75, the County agrees to permit the Parties and/or their agents to examine any and all records relevant to this Agreement and shall make the same available upon demand at a reasonable time and place for the purpose of auditing the relative records, reports and documents.

### 5. RIGHT TO INSPECT

The Parties shall permit the County or its authorized representative to make visits to the site or sites where the specified services are being provided, at a time convenient

and agreed upon by the Parties, for the purpose of assuring compliance with the terms of this Agreement.

6. CONSTRUCTION OF THIS AGREEMENT

The Parties acknowledge that this Agreement was prepared under New Jersey Law and shall, therefore, be interpreted under the Laws of the State of New Jersey and is binding upon all Parties hereto.

7. AMENDMENTS

This Agreement may not be amended, altered or modified in any manner except in writing signed by the Parties hereto.

8. FUNDING

This Agreement is contingent upon the County's successful application for \$237,822.00 of FY 2023 JAG Program funding.

9. ASSIGNABILITY

This Agreement and all rights, duties and obligations contained herein may not be assigned without all of the Parties' prior written permission.

10. WAIVER

It is understood and agreed by the Parties that a failure or delay in the enforcement of any of the provisions of this Agreement by any or all of the Parties shall not be construed as a waiver of those provisions.

11. ENTIRE AGREEMENT

This written Agreement represents the entire understanding of the Parties and sets forth all the promises, covenants and agreements between the Parties with respect to this Agreement, and hereby and supersedes all prior or contemporaneous agreements and inducements, express or implied, oral or written between the Parties hereto.

12. TERM

This Agreement shall be in effect for the life of the entire term of the FY 2023 JAG Grant Agreement, the content of which is incorporated by reference as though set forth fully herein at length.

IN WITNESS WHEREOF, the Parties have caused these present to be signed by its proper officers and sealed with its common or corporate seals, the day and year first aforesaid.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

**[signature page to follow]**



**ATTEST:**

**COUNTY OF CAMDEN**

\_\_\_\_\_  
**KARYN GILMORE, Clerk,  
Board of Commissioners**

\_\_\_\_\_  
**ROSS G. ANGILELLA  
County Administrator**

**ATTEST:**

**CAMDEN COUNTY DEPARTMENT  
OF POLICE SERVICES**

\_\_\_\_\_  
**Name:  
Title:**

\_\_\_\_\_  
**Name:  
Title:**

**ATTEST:**

**CAMDEN COUNTY OFFICE OF  
THE SHERIFF**

\_\_\_\_\_  
**Name:  
Title:**

\_\_\_\_\_  
**Name:  
Title:**

**ATTEST:**

**CAMDEN COUNTY OFFICE OF  
THE PROSECUTOR**

\_\_\_\_\_  
**Name:  
Title:**

\_\_\_\_\_  
**Name:  
Title:**

**ATTEST:**

**CITY OF CAMDEN**

\_\_\_\_\_  
**Name:  
Title:**

\_\_\_\_\_  
**Name:  
Title:**

**ATTEST:**

**BOROUGH OF LINDENWOLD**

\_\_\_\_\_  
**Name:**  
**Title:**

\_\_\_\_\_  
**Name:**  
**Title:**

**ATTEST:**

**CHERRY HILL TOWNSHIP POLICE**

\_\_\_\_\_  
**Name:**  
**Title:**

\_\_\_\_\_  
**Name:**  
**Title:**

**ATTEST:**

**PENNSAUKENTOWNSHIP POLICE**

\_\_\_\_\_  
**Name:**  
**Title:**

\_\_\_\_\_  
**Name:**  
**Title:**

**ATTEST:**

**WINSLOW TOWNSHIP POLICE**

\_\_\_\_\_  
**Name:**  
**Title:**

\_\_\_\_\_  
**Name:**  
**Title:**

R-27

DB:dh  
10-08-24

**RESOLUTION AUTHORIZING A BUDGET AMENDMENT PURSUANT  
TO N.J.S.A. 40A:4-87 IN THE AMOUNT OF \$125,000.00 FROM THE  
NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS FOR A GRANT  
ENTITLED "NEIGHBORHOOD PRESERVATION PROGRAM"**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services (Director) may approve the insertion of any special item of revenue in the budget of any county or municipality when such item is been made available by any public or private funding source and the amount had not be determined at the time of the adoption of the budget; and

WHEREAS, the Director may also approve the insertion of an item of appropriation for equal amount to any such special item of revenue making same available for expenditure; and

WHEREAS, the New Jersey Department of Community Affairs awarded a grant to the City of Camden in the amount ONE HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$125,000.00) for the Neighborhood Preservation Program; and

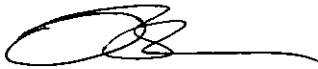
WHEREAS, pursuant to N.J.S.A.40A:4-87 the Director may approve the insertion of the grant award as a special item of revenue in the 2024 budget; now, therefore

BE IT RESOLVED, that the City Council of the City of Camden in the County of Camden, New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of a special item of revenue in the budget of the year 2024 in the amount of ONE HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$125,000.00) which is now available from the New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed  
and approved as to form.



DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

DB:dh  
10-08-24

R-28

**RESOLUTION AUTHORIZING AN AMENDMENT TO CONTRACT #01-24-002 WITH  
COMMUNITY FIRST FUNDS TO PROVIDE MANAGEMENT SERVICES FOR THE  
CITY OF CAMDEN'S CAMDEN STRONG REVOLVING LOAN FUND PROGRAM**

**WHEREAS**, the Council of the City of Camden by Resolution (MC:24-9728) adopted January 9, 2024 awarded a contract to **Community First Fund** to provide Management Services for the City of Camden's Camden Strong Revolving Loan Fund Program; and

**WHEREAS**, the contract price set forth in Resolution (MC:24-9728) as aforesaid was **THIRTY THOUSAND DOLLARS (\$30,000.00)**; and

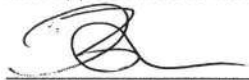
**WHEREAS**, it is now necessary to amend Contract #01-24-002 to extend the term until December 31, 2025 to administer and manage the Camden Strong Revolving Loan Fund Program; now, therefore

**BE IT RESOLVED** by the City Council of the City of Camden that Contract #01-24-002 with **Community First Fund** be amended to extend the term until December 31, 2025.

**BE IT FURTHER RESOLVED**, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed  
and approved as to form.



\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk





# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: ASAP

TO: City Council  
FROM: ~~Dr. Edward C. Williams, AICP, PP, CSI, Director~~ *finance*

**TITLE OF ORDINANCE/RESOLUTION:: RESOLUTION** AUTHORIZING amendment MC 24-9728 contract #01-24-002 with Community First Funds management fee to/thru to 12/31/2025 Total amount not to exceed \$30,000.000

Point of Contact:	Joe Thomas Planning and Development	968-3531	jothomas@ci.camden,nj.us
	Name	Department- Division- Bureau	Phone Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director		<i>[Signature]</i>	<i>9/18/24</i>	
Supporting Department Director (if necessary)		<i>[Signature]</i>	<i>9/18/24</i>	
Director of Grants Management		<i>[Signature]</i>		
Qualified Purchasing Agent		<i>[Signature]</i>		
Director of Finance		<i>[Signature]</i>		
Approved by: Business Administrator		<i>[Signature]</i>		

CITY OF CAMDEN  
FINANCE DEPARTMENT  
2024 SEP 18 AM 11:07

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

**“Walk-on” note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.**

<sup>1</sup> For Example: Form “A” - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form “D” - Contract Request, Form “E” - Creation/Extension of Services, Form “G” - Grant Approval, Form “H” - Bond Ordinance or Contract Request, Form “I”, “Best Price Insurance Contracting” Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

Received by:  
City Attorney

---

Signature

Date

**Bureau of Grants Management Grant Summary Form****Grant Status Code: G**

(green - g; yellow - y; red - r)

Department: Planning and Development

Grant Administrator: Joseph Thomas

Grant Administrator #: 968-3531

Grant/Project Name:		Camden City Revolving Loan Fund			
Grant #:		UEZA			
City Contract Date:		City Contract #:			
Application Resolution #:		Appropriation Code :		G-02-SB-666-230	
Funding Source:		Urban Enterprise Zone Authority			
Pass Through:	Y	N	Source:	City	
Amount of Grant:		\$350,000			
Local Match:	Y	N	Cash:		In-Kind:
Budget Insertion Resolution # & Date:		Accepting Grant Resolution # MC:			
Term of Grant:		5/1/24 – 12/31/25		Location of Activity:	
Date of Analysis:		2/25/22		Reviewed By:	Kelly Mobley

**Summary:**

16-Sep-24: The Department of Planning and Development Division of Housing Services Camden UEZA Office is requesting council authorization to extend the term of the agreement between the City and Community First. New Term: 5/21/24 – 12/31/25

6-Aug-24: The Department of Planning and Development Division of Housing Services Camden UEZA Office is processing RQ #R2401473 for Community First Fund in the amount of \$300,000 for the purpose of providing loans to eligible businesses. (5 -10 businesses between \$5,000 - \$50,000)

2-Aug-24: The Department of Planning and Development Division of Housing Services Camden UEZA Office is processing PO #23-02277 for Safe and Sound Stewards, LLC for services performed in June and July for approximately 21 UEZA Business. Amount: \$3,250.00

8-Mar-24: The Department of Planning and Development Division of Housing Services Camden UEZA Office is processing RQ #R2400561 for Community First Fund in the amount of \$30,000. **Please note that the funds expire 6/30/24. Contract term can not extend past 6/30/24**

16-Jan-24: The Department of Planning and Development Division of Housing Services Camden UEZA Office is processing PO #23-02277 for Safe and Sound Stewards, LLC for work performed in providing technical assistance to businesses in the City of Camden who are active members or potential members. This is the 2<sup>nd</sup> installment of payments under this contract which covers business that are participating in the Revolving Loan and Macro Capital UEZA Programs.

3-Jan-23: The Department of Planning and Development Division of Housing Services Camden UEZA Office is requesting council authorization to enter an agreement with Community First Fund to manage the Camden Strong Revolving Loan Fund Program in the amount of \$30,000.00. Project was re-advertised under RFP 23-15. Agency awarded as the lowest responsible bidder.

6-Nov-23: Resubmission. See 10/30/23.

30-Oct-23: The Department of Planning and Development Division of Housing Services Camden UEZA Office is requesting council authorization to enter an agreement with NW Financial Group LLC to manage the Camden Strong Revolving Loan Fund Program in the amount of \$30,000.00.

In accordance with P.L. 2021, CHAPTER 197 (which law governs the UEZA Fund) "At the end of a State fiscal year, if a municipality has not expended or otherwise committed a portion of its encumbered funds, then such amount may be carried forward to the next three succeeding State fiscal years. If at the end of the third State fiscal year any unexpended funds remain, then the funds shall be transferred to the UEZ Authority's account in the enterprise zone assistance fund." These funds are tied to the FY 22 allocation which began 7/1/21 and will expire 6/30/24. Any unused amount after 6/30/24 will not be eligible for reimbursement. All encumbered funds will need to be cancelled. However, under this five (5) year agreement, whatever funds are expended during the period will remain a part of the contract agreement.





Initial Report \_\_\_\_\_ Revised Report  Closing Report \_\_\_\_\_

## Bureau of Grants Management Grant Summary Form

Grant Status Code: G

(green - g; yellow - y; red - r)

8-May-23: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is processing requisition #23-01024 to process an RFP to administer a revolving loan fund program.

27-Feb-23: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is requesting council authorization to accept and insert a special item of revenue into the 2023 Budget in the amount of \$350,000 for the purpose of implementing the Revolving Loan Program through which the City intends to service 10-15 businesses with loans ranging from \$25,000 - \$50,000. **Because the City is in the process of adopting the 2023 Budget; both resolutions will need to be tabled for the April Meeting.**

25-Feb-22: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is requesting council authorization to submit an application for funding in the amount of \$350,000.00 to the NJ Urban Enterprise Zone Authority for the purpose of developing a revolving loan fund. Under the program, the City intends to service 10-15 businesses with loans ranging from \$25,000 - \$50,000.

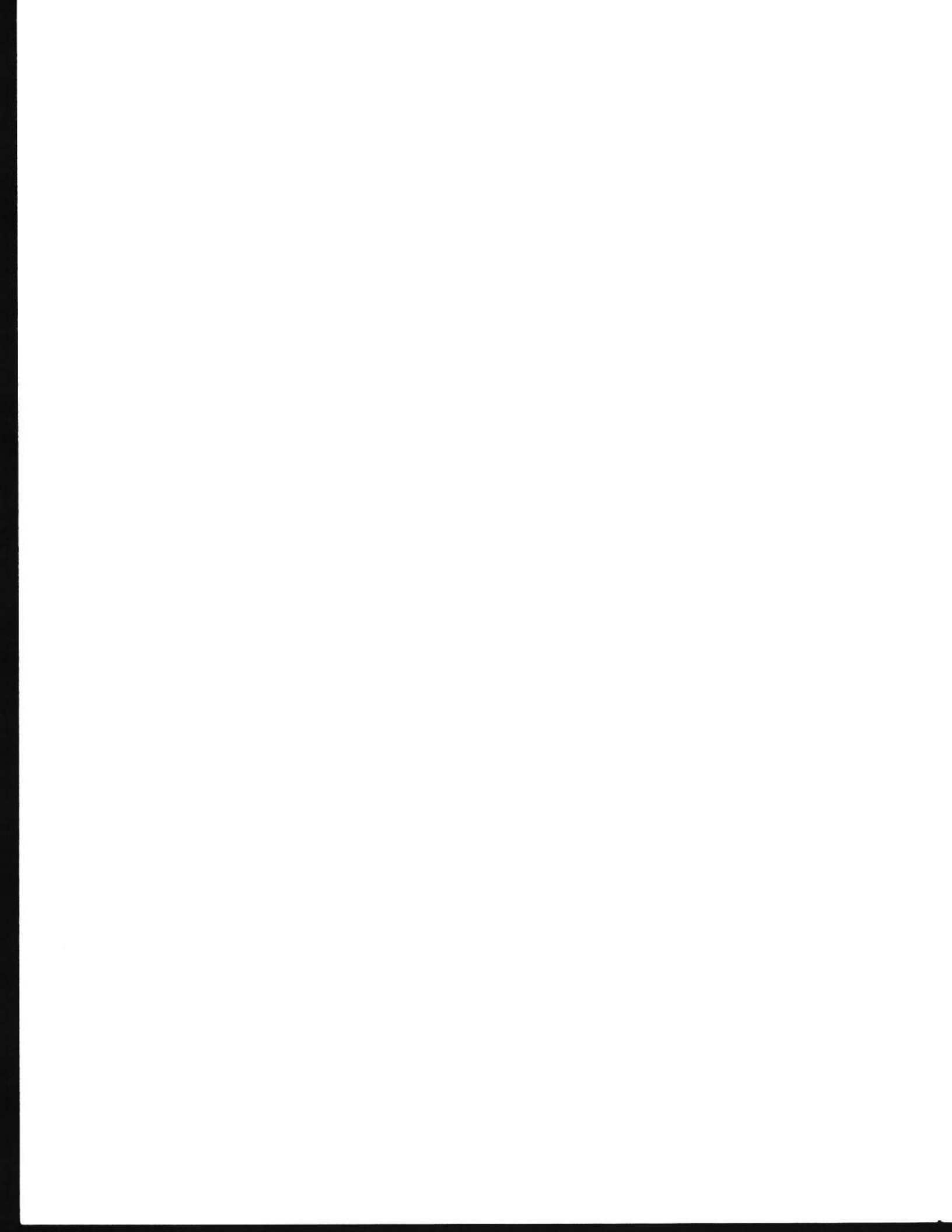
\$335,000 will be allocated to applicants at a maximum amount of \$25,000 - \$50,000 per applicant  
\$15,000 will be utilized for marketing (includes flyers, direct mail, advertisement, printer and signage)

The application will require uploading on SAGE.

**Time Lines:** Quarterly programmatic/financial reports are due for the following periods within 30 days after the quarter. Progress Reports (Attachment I) and Financial Reports (Attachment J). January – March: due April 30<sup>th</sup>; April – June: due July 31<sup>st</sup>; July – September: due October 31<sup>st</sup>; October – December: due January 31<sup>st</sup>

**Problematic Areas/Recommendations:**

NUZZA facade program



## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:: RESOLUTION :: RESOLUTION** AUTHORIZING amendment MC 24-9728 contract #01-24-002 with Community First Funds management fee to/thru to 12/31/2025 Total amount not to exceed \$30,000.000

**FACTS/BACKGROUND:** (Executive level details. Short, concise bullets)

- To allow the City of Camden to fund local business expansion and job creation

**Total amount not to exceed \$30,000.00**

**IMPACT STATEMENT:**

- Giving our smaller “Mom and Pops” shops funding opportunities

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Joe Thomas Planning & development Urban Enterprise Zone.

**COORDINATION:**

- The entire City of Camden is impacted

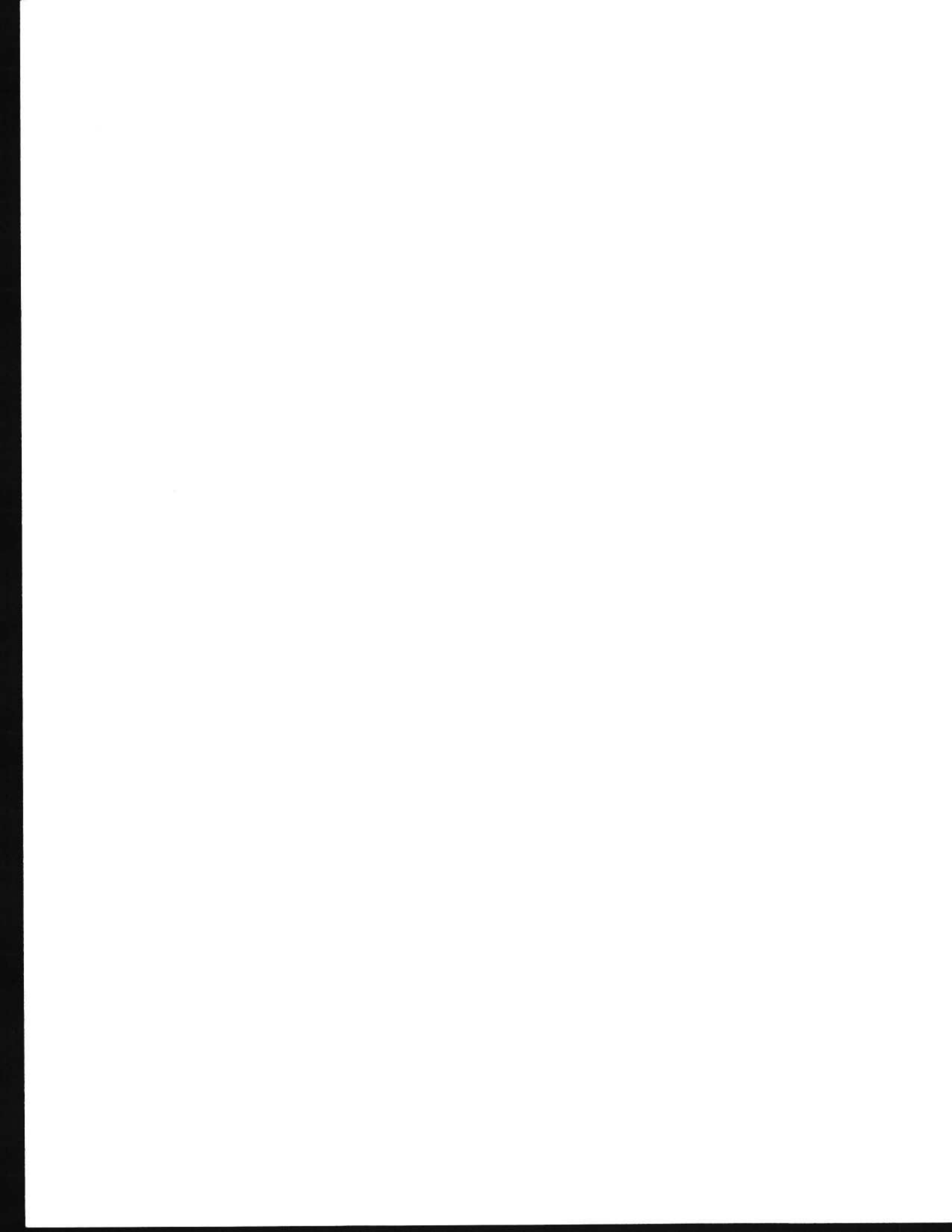
**Prepared by:**

**Joe Thomas 856-968-3531**

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Name

Phone/Email



Initial Report  Revised Report  Closing Report   
**Bureau of Grants Management Grant Summary Form**  
**Grant Status Code: G**  
(green - g; yellow - y; red - r)

Department: Development and Planning (Housing Services)

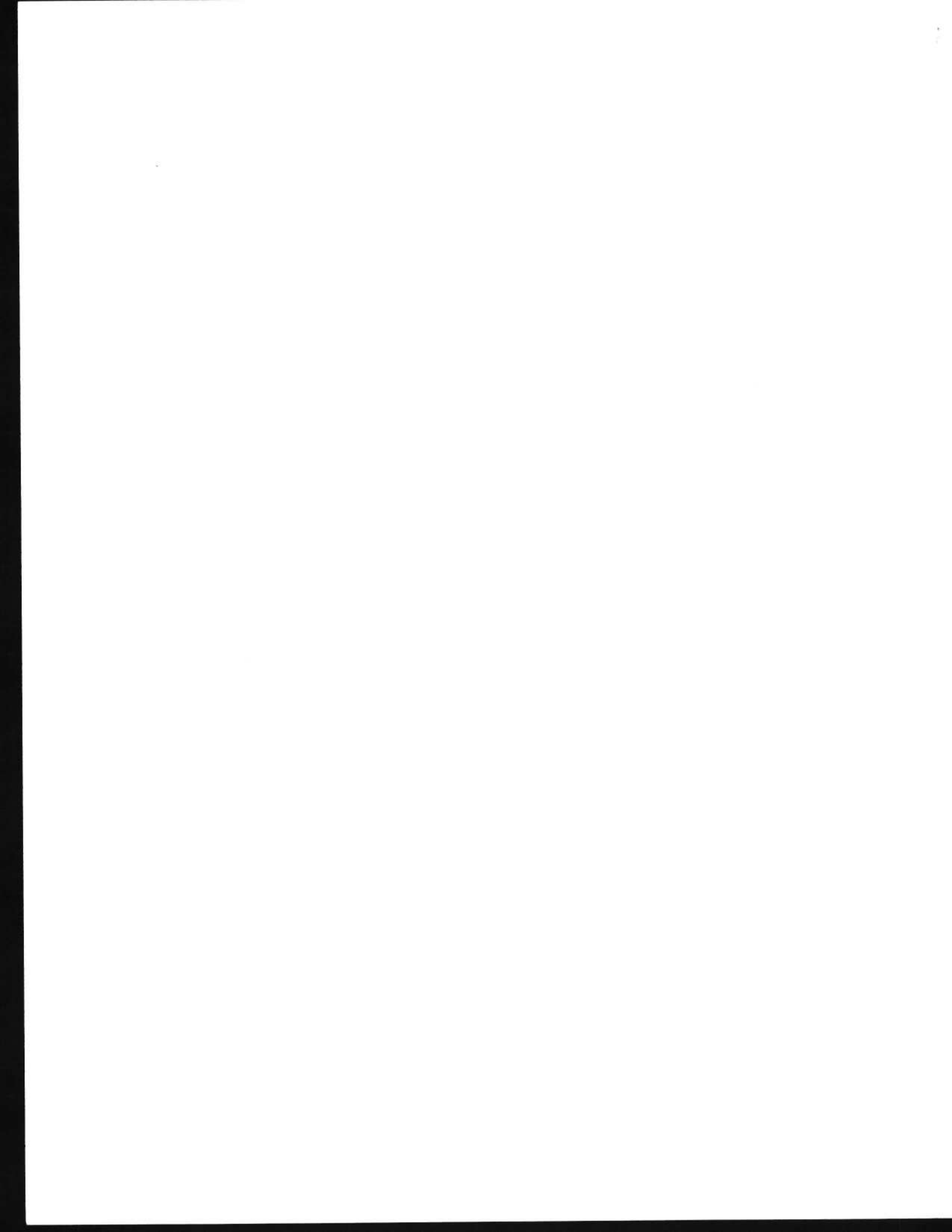
Grant Administrator: Joe Thomas

Grant Administrator #: 968-3531

Community De- v. Corp

Grant/Project Name:		Camden Strong Revolving Loan Fund \$350,000.00 RFP for CDFI \$350,000.00-\$30,000.00= \$320,000.00			
Grant #: 2002-8004-0999		UEZA			
City Contract Date:		5-10-22			
Application Resolution #: 9728			Appropriation Code :	G-02-41-667-023	
Funding Source:		UEZ			
Pass-Through:	Y	<u>N</u>	Source:	City Camden	
Amount of Grant:		\$350,000.00			
Local Match:	Y	<u>N</u>	Cash:		In-Kind:
Budget Insertion Resolution # & Date:			Accepting Grant Resolution # MC:	MC24-9728	
Term of Grant:		TBD	Location of Activity:		
Date of Analysis:		8/22//2024	Reviewed By:	Joe Thomas	

**Summary:** The Department of Development and Planning/UEZ requests contract extension of MC 24-9728 to 12/31/2025 for \$30,000.00 for the continuous management and underwriting of the Camden Strong Revolving Loan from the UEZAF fund  
 Total-**\$350,000.00-\$30,000.00= \$320,000.00**

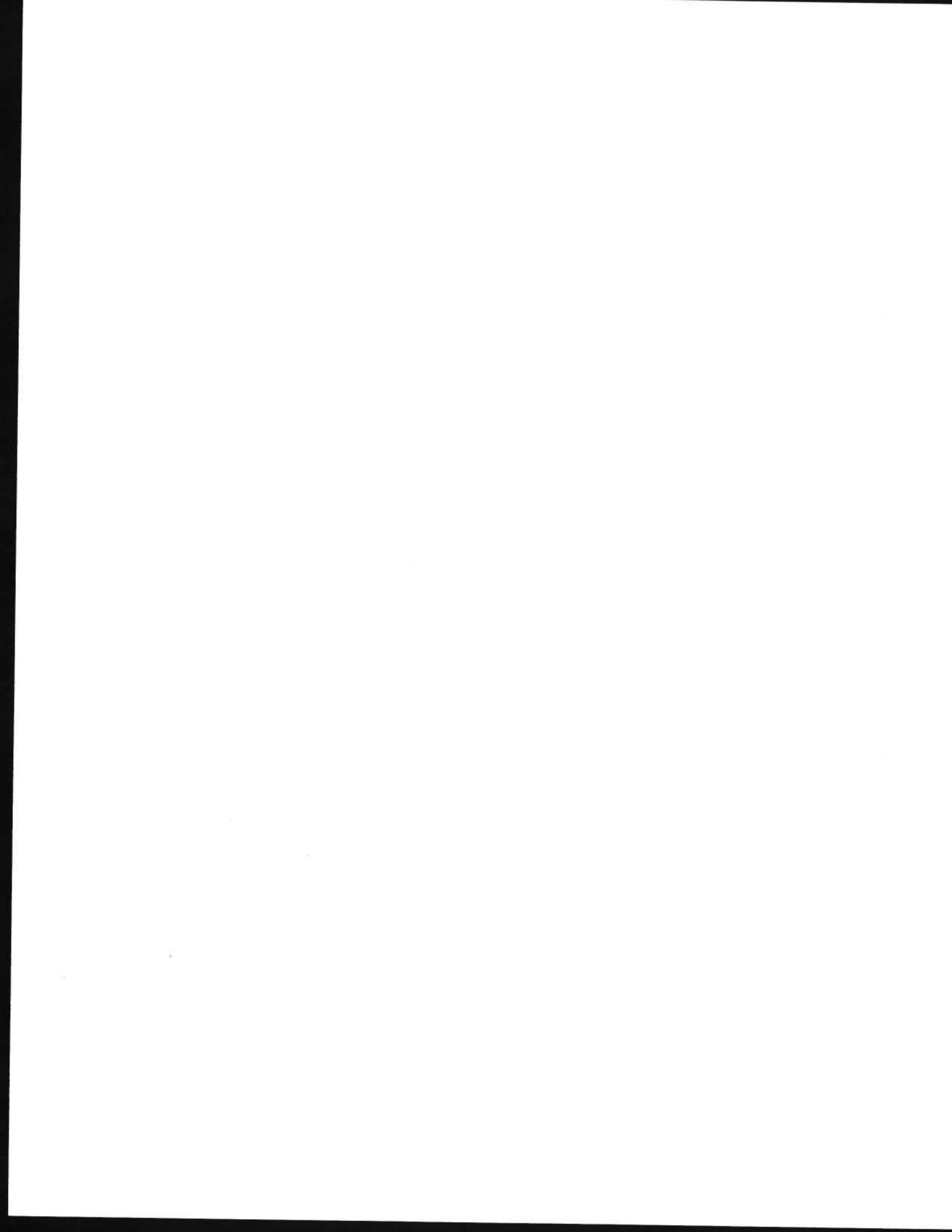


**Budget Detail**  
**City of Camden UEZ - Camden Revolving Loan Fund**

**APPENDIX 1**

Budget Category	UEZ Assistance	Anticipated UEZ Assistance	Municipal Funds	Other Funds	Total Budget
<b>Program -</b>					
Camden Strong Revolving Loan Fund					
admin	15,000.00				15,000.00
Minor Category Sub-Total	335,000.00				335,000.00
Major Category Sub-Total	335,000.00				335,000.00
<b>TOTAL</b>	<b>350,000.00</b>				<b>350,000.00</b>





**MEMORANDUM**

**TO:** Members of the Authority

**FROM:** James Simmons  
Acting Executive Director

**DATE:** October 12, 2022

**SUBJECT:** Camden Revolving Loan Fund

**REQUESTS:**

The Members of the Authority are asked to:

- 1) Adopt the recommended finding by staff that the Camden City Urban Enterprise Zone (Camden UEZ) is an Urban Enterprise Zone (UEZ) entity in good standing that is eligible for a distribution from its Zone Assistance Fund (ZAF) before submitting their updated preliminary Zone Development plan according to N.J.S.A. 52:27H-68(c).
- 2) Approve the proposed Camden City Urban Enterprise Zone (UEZ) Camden Revolving Loan Fund request for **\$350,000.00** for FY2022.

**STATUTORY EXCEPTION TO THE 5-YEAR DEVELOPMENT PLAN:**

Because of the COVID Pandemic and all the uncertainties that municipalities sustained within the various Urban Enterprise Zones (UEZs), local coordinators are delayed in requesting permission from the Urban Enterprise Zone Authority (UEZA) to begin formulating and submitting their updated preliminary Zone Development plans under the new UEZ law. UEZs will begin to submit their 5-year Zone Development plans to start in July 2022. N.J.S.A. 52:27H-68(c) provides that *"A zone development corporation or governing body of a municipality without a zone development plan in place, which can demonstrate to the UEZ Authority an actionable and feasible plan to carry out a project eligible for zone assistance funds and which can demonstrate reliance on zone assistance funding may petition the authority for distribution from that municipality's zone assistance fund account prior to the authority's approval of an updated preliminary zone development plan."*

Additionally, N.J.S.A. 52:27H-88(a)(2) requires local UEZs to be "in good standing with the UEZ Authority by rules adopted by the UEZ Authority" for Treasury to set up the zone account. While staff continues to work on proposed rules to implement this provision, staff proposes the following interim definition: "Good standing" means that the UEZ-designated entity is up-to-date on filing any State reports (required by law) and has or is in the process of obtaining any State licenses and permits required to execute the actions submitted in the application. If approved, the UEZ An entity must comply with all statutory rules concerning the execution of the proposed project.

**APPLICANT:**

Camden UEZ  
Joe Thomas, UEZ Coordinator

**PROJECT LOCATION:**

Camden City  
520 Market Street Suit 218  
Camden NJ 081030

**DESCRIPTION OF THE PROPOSED PROJECT:**

The goal of the loan fund is to create flexible financing that will allow improvements and growth in our business community. According to the lending institutions and federal index, the loan fund will be at the lowest rate possible. The loan program will service 10 – 15 businesses to reduce the rate of other loans they may have while increasing the overall portfolio.

Community Development Financial Institution (CDFI) hired thru an R.F.P. to administer/service the project. Camden Revolving Loan Fund will create much needed job opportunities.

The request 350k of 1,611,875 = 1,261,875 this will provide sustainable funding for the next 10 – 20 years.

**APPLICANT BACKGROUND:**

The Camden UEZ Continues to increase local employment, provide essential benefits for non-conventional projects, and provide resources to secure commercial corridors. The UEZ has become one of Camden's most important economic development tools. UEZ Resources are used to secure billions in past private, state, and federal investment in addition to leveraging millions of anticipated state and federal monies.

Camden UEZ funded programs like the Camden Special Service District "Clean Team," Broadway Main Street Program, Respond New Worker Job Development Center, and Police Technology Program have had a significant impact not only on the commercial corridors but have also made a positive impact citywide.

Camden UEZ will continue to collaborate with willing funders on various "brick and mortar," "clean and safe," and "Human Capital" projects. Camden's Zone Assistance Fund (ZAF) is a valuable but limited resource that must be leveraged with additional funding.

Despite the overwhelming situation in the economy, Camden has maintained its membership levels. Although several businesses have succumbed to the current economic climate, Camden continues to draw new businesses. Most of which were enticed by UEZ incentives and are now UEZ Members.

The UEZ will be unveiling a new Camden Strong advertising campaign. This program is a 50/50 co-op, which will provide UEZ Members much-desired advertising. The marketing program will help with business recruitment through the promotion of UEZ incentives. This campaign will expose participating Camden businesses to a much larger but strategically targeted market.

The Camden UEZ 2023 Administrative Budget used as a guide tool for the upcoming year. It sets the goals for 2023 and provides a benchmark to measure progress. Without N.J. UEZA's funding commitment, the Camden UEZ and the program will not be able to operate.

"Any individual, including an individual who is not directly employed by a municipality, with authority to administer, allocate, or approve the use of Zone Assistance Funds is subject to the "Local Government Ethics Law" P.L. 1991, c.29 (C.40A:9-22.1 et. seq.)".

Commerce regulation 12A:2A-3.1 provides for the payment of prevailing wage in connection with specific construction contracts funded in whole or in part with zone assistance funds. Any zone assistance funds approved for use in accordance with this proposal will not be utilized in a manner that would violate the said provision.

**PROJECT BACKGROUND:**

The Revolving Loan Program is a stable project that will give the city of Camden a boost in its overall economy. The Revolving Loan Program will be a first for UEZ and its members in the City of Camden. Based on other successful loan programs anchored by UEZ. Camden's success will be no different. The Revolving Loan Program will be necessary for economic growth, to attract new and expanding businesses.

**ESTIMATE OF THE TOTAL PROJECT COSTS & THE AMOUNTS OF FUNDING NECESSARY ANNUALLY FROM THE ENTERPRISE ZONE ASSISTANT FUND (Z.A.F.):**

The State of New Jersey has appropriated for FY2022 \$1,611,875 to the Camden City UEZ.

The total cost for the Camden Revolving Loan Fund is \$350,000.00.

The Camden UEZ is requesting \$350,000.00.

**ADDITIONAL (if applicable) REVENUE SOURCES USED TO FINANCE THE PROJECT:**

NA

**PREVIOUSLY AWARDED ZONE ASSISTANCE FUNDS (ZAFS):**

This request from Camden UEZ is their second request since the new law was enacted on August 18, 2021. Camden City has a concurrent application for \$67,430.00 for UEZ Administrative expenses. Camden Revolving Loan Fund \$350,000.00.

**TIME NECESSARY TO COMPLETE THE PROJECT:**

Project Timeframe: Start Date: ASAP

Completion Date: 16 months from the award date

**HOW DOES THE PROPOSED PROJECT FURTHER THE MUNICIPALITY'S POLICY AND INTENTIONS FOR ADDRESSING ECONOMIC DEVELOPMENT IN THE UEZ?**

The Camden Revolving Loan fund incentives local business and attracts outside businesses to establish a presence in Camden. The loan fund allows existing businesses to restructure depth, which will allow them to invest more into job creation.

**DESCRIPTION OF FINANCIAL AND PROGRAMMATIC CONTROLS AND REPORTING MECHANISMS USED TO GUARANTEE THAT FUNDS ARE SPENT IN ACCORDANCE WITH THE PLAN/ESTABLISHED GUIDELINES AND THAT THE PROJECT WILL ACCOMPLISH ITS PURPOSE:**

Financial and programmatic control relies on our financial administration approving the submitted budget. Our financial department will have oversight and requires additional approvals on our line items as stated in the budget. Additionally, the Bureau of Grants management will provide different leadership and guidelines according to the regulation on all funding used in the City of Camden.

**GOOD STANDING REVIEW:**

DCA staff confirms that they have reviewed the required UEZ reports and finds that the Camden UEZ is up-to-date with all the necessary information. Additionally, the project does not require any State licenses and permits to execute the project's actions, as they entail administrative and advertising activities. Thus, the staff recommends a finding that the Camden UEZ is in good standing.

**REQUESTS:**

Members of the Authority are asked to adopt the finding that the Camden UEZ is in good standing and to approve the proposed **\$350,000.00** Camden Revolving Loan Fund Urban Enterprise Zone Program's request for FY2022.

**CONDITIONS OF APPROVAL:**

N/A

**PROJECT REVIEW COMMITTEE LEAD:** Joyce Zayas; UEZ/DCA

**APPROVAL OFFICER:** James Simmons, Acting Executive Director, UEZ/DCA

**APPROVAL OFFICER:** Joseph Fusco, Financial, UEZ/DCA

**INCLUDED ANALYSIS:**

Appendix 1: Camden's Revolving Loan Fund Budget Detail

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James Simmons,  
Acting Executive Director, UEZ

**CONTRACT BETWEEN THE CITY OF CAMDEN AND  
COMMUNITY FIRST FUND  
FOR MANAGEMENT SERVICES  
FOR  
THE CAMDEN STRONG REVOLVING LOAN FUND PROGRAM 2**

THIS CONTRACT AND AGREEMENT # 01-24-002 is made and entered into this 21st day of May, in the year of Two Thousand Twenty-Four (2024) by and between the CITY OF CAMDEN, 520 Market Street, Camden, NJ 08102, a Municipal Corporation of the State of New Jersey, hereinafter referred to as "City", and COMMUNITY FIRST FUND, 1301 North 2<sup>nd</sup> Street, Philadelphia, PA 19122 hereinafter referred to as "Community First" or the "Contractor".

WHEREAS, the City has a need for Management Services for the Camden Strong Revolving Loan Fund Program 2 to provide financing measures in order to develop and expand businesses in the City's Urban Enterprise Zone ("UEZ") boundaries; and

WHEREAS, the City requested bid proposals, under RFP No.: 23-15; and

WHEREAS, the City received a Bid Proposal from Community First to provide Management Services for the Camden Strong Revolving Loan Fund Program for an amount not to exceed THIRTY THOUSAND DOLLARS (\$30,000.00) for a term of ONE (1) YEAR; and

WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the grant fund budget of the City of Camden under line item "G-02-SB-666-230", and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; and

WHEREAS, on January 9, 2024, the Council of the City of Camden approved Resolution R-14, MC- 24:9287, which authorized the award of the Contract to Community First for an amount not to exceed THIRTY THOUSAND DOLLARS (\$30,000.00).

NOW, THEREFORE, the City and Community First hereto agree as follows:

**ARTICLE ONE  
CONTRACT DOCUMENTS**

1.1 The Contract Documents consist of the following:

- 1.1.1 The Agreement between the City and Community First,
- 1.1.2 The City's RFP #23-13-Appendix 1,
- 1.1.3 Community First's Proposal-Appendix 2,
- 1.1.4 Camden City Council Resolution R-14, MC 24:9287, Certification of Funds-Appendix 3

- 1.1.5 Community First's Mandatory Certifications -Exhibit A
- 1.1.6 Community First's Certificate of Insurance -Exhibit B.

1.2 These documents form the entire Agreement between the parties and there are no other agreements between the parties. Any amendment or modification to this Agreement must be in writing and signed by an official with authority to bind the City.

## **ARTICLE TWO** **SCOPE OF SERVICES**

### **2.1 Program Description**

The primary goal of the Camden Strong Revolving Loan Fund Program (hereinafter, "RLF") is to provide financing measures in order to develop and expand businesses in the City's UEZ boundaries. The RLF is a self-replenishing pool of money which utilizes the interest and principal payments on old loans to issue new loans.

### **2.2 Program Budget**

The budget for the RLF is THREE HUNDRED THIRTY-FIVE THOUSAND DOLLARS (\$335,000.00) and the City anticipates funding approximately FIVE (5) to TEN (10) businesses with loans up to FIFTY THOUSAND DOLLARS (\$50,000.00). The RLF funding must generate enough of a return in equity that leverages the Award giving. Typical uses for the funds include:

- Operating Capital
- Acquisition of Land/Buildings
- New Building Construction/Equipment
- Façade and Building Renovation
- Landscape and Property Improvements
- Inventory

### **2.3 Program Eligibility Requirements**

Businesses must meet the following requirements in order to be eligible for the RLF Program:

- UEZ Membership
- Businesses must be established/operating in the last TWELVE (12) months
- No outstanding license or inspection violations
- Current with the payment of all outstanding tax obligations
- Business must maintain its location for the life of the loan and the UEZ will take a lien position on the Site until all reports are satisfied

Businesses must meet the Contractor's standard loan underwriting policies.

**2.4 RLF Program Loan Underwriting, Documentation and Servicing**

The Contractor will complete the due diligence and underwriting of all loans in the program in accordance with its Loan Policy. The Contractor will make decisions on loan approval or decline under its sole discretion and in accordance with its Loan Policy. The Contractor will follow its own loan documentation processes in accordance with its Loan Policy. The Contractor will follow its loan servicing procedures in accordance with its Loan Policy. The Contractor will follow its standard loan delinquency and loan collection procedures in accordance with its Loan Policy.

All borrowers will receive financial education and business technical assistance in accordance with the Contractor's standard practice.

**2.5 Limitation on RLF Program Participation**

The City, as a Public Entity, requires Eligibility Criteria which prohibits participation in the RLF Program by businesses engaged in the selling or providing products or services that are known to be injurious to the Public's Health, Safety or Welfare.

**2.6 Scope of Work**

The Seed Capital for the RLF is approximately THREE HUNDRED THIRTY-FIVE THOUSAND DOLLARS (\$335,000.00). Community First will administrate the RLF and charge Borrowers a subsidized Interest Rate of TWO PER CENT (2%) and will provide the following services:

- Prepare formal Camden Strong Revolving Loan Fund Guidelines, and ensure that the Applicants are aware of the Guidelines,
- Review each Application individually and in accordance with its Loan Policy
- Collect and review all documents to substantiate feasibility of the loan,
- Assess the creditworthiness of prospective Applicants, which may include a review of personal and business credit reports,
- Collect and issue application fees,
- Turnaround time for processing an Application and making the lending decision, which does not involve unusual circumstances, shall be SIXTY (60) BUSINESS DAYS,
- No information about Applicants shall be divulged to third-parties **without consent from the City and Contractor,**
- Follow normal collections procedures with respect to any delinquent Program Loan,
- Other relevant duties.

The RLF shall be co-branded between **Community First** and the City.



**2.6 Duration of Contract**

The Agreement will begin when the City issues a Notice to Proceed to Community First and the Agreement is for a ONE (1) year time period.

**2.7 Oversight of Contractor**

Community First will meet with the City at least quarterly to review the RLP Program, Lending Data, and to provide updates. The City will support marketing efforts as appropriate.

**ARTICLE THREE**  
**COMPENSATION**

**3.1** The City will pay Community First TEN PER CENT (10%) of the loan fund or an amount not to exceed THIRTY THOUSAND DOLLARS (\$30,000.00) for the provision of technical assistance, loan underwriting and servicing.

**3.2 Prompt Payment**

In accordance with the New Jersey Prompt Payment Act (P.L. 1987, Chapter 184), interest must be paid to any business concern that does not receive payment within 60 days from the date the City: 1) received goods or services, or 2) received a properly executed vendor invoice, whichever is later.

**ARTICLE FOUR**  
**NOTICE**

**4.1** All Reports and Invoices shall be sent to the following:

City

Joseph Thomas,  
Economic Development Rep., UEZ Coordinator  
City of Camden-Dept. of Planning, Department of Community Affairs  
520 Market Street-Suite 218A  
Camden, NJ 08102  
856-968-3531  
[JoThomas@ci.camden.nj.us](mailto:JoThomas@ci.camden.nj.us)

Community First

Lydia Walker  
Senior Vice President, Development and Impact  
Community First Fund

1301 North 2<sup>nd</sup> Street  
Philadelphia, PA 19122  
717-393-2351  
[lwalker@communityfirstfund.org](mailto:lwalker@communityfirstfund.org)

**ARTICLE FIVE**  
**GENERAL TERMS AND CONDITIONS**

**5.1 Restrictions on Certain Contracts**

**5.1.1** The City operates under a Transitional Aid to Localities Program Memorandum of Understanding ("MOU") with the State of New Jersey Department of Community Affairs, Division of Local Government Services ("DLGS"), as approved in advance by the City Council of the City for the current State Fiscal Year. Under the MOU, the City must obtain written approval of the Director of DLGS of certain contracts. The City must also obtain the DLGS Director's written approval for the hiring of consultants and professionals, either directly or knowingly through a sub-contract, regardless of cost. Contract renewals must also be approved by the DLGS Director in writing.

**5.1.2** Additionally, pursuant to the Municipal Rehabilitation and Economic Recovery Act, N.J.S.A. 52:27BBB-1 et seq., the State Commissioner of the Department of Community Affairs has authorization to veto any City resolution awarding, amending or renewing a City contract.

**5.2 Non-Allocation of Funding**

Each calendar year payment obligation of the City is conditioned upon the availability of City funds appropriated or allocated for the payment of such an obligation. If funds are not allocated and available for the continuance of any services performed by the Contractor hereunder, whether in whole or in part, the City at the end of any particular fiscal year may terminate such services. The City will notify the Contractor in writing immediately of any services that will be affected by a shortage of appropriated funds. This provision shall not be construed so as to permit the City to terminate this Agreement during the term, or any service hereunder, merely in order to acquire identical services from a third party contractor.

**5.3 State of New Jersey is not a party to this Agreement**

The funds for this Agreement are from the New Jersey Urban Enterprise Zone Authority ("UEZ Authority"). Neither the State of New Jersey, the UEZ Authority nor any of their departments, agencies or employees is, or will be, a party to this Contract or subcontract or any lower tier contract or subcontract.

**5.4 Independent Contractor**

Community First is an independent principal and not an agent or employee of the City. Neither party to the Agreement has the authority to bind or act on behalf of the other.

**5.5 Third Party Beneficiary Rights**

5.5.1 The parties to this Agreement, do not intend to create in any other individual or entity the status of third party beneficiary and this Contract shall not be construed so as to create such status. The rights, duties and obligations contained in this Contract shall operate only between the parties to this Contract, and shall inure solely to the benefit of the parties to this Contract.

5.5.2 The provisions of this Agreement are intended only to assist the parties in determining and performing their obligations under this Agreement. The parties to this Agreement intend and expressly agree that only signatories to this Agreement shall have any legal or equitable right to seek to enforce this Agreement, to seek any remedy arising out of a party's performance or failure to perform any term or condition of this Agreement, or to bring an action for the breach of this Agreement.

**5.6 Record Retention**

Pursuant to N.J.A.C. 17:44-2.2 the City and Community First shall maintain all documentation related to products, transactions or services under this Agreement for a period of five years from the date of final payment. Such records shall be made available to the New Jersey Office of State Comptroller upon request.

**5.7 Prior Consent of City and Contractor for Distribution of Information**

No information or material gathered under this Agreement shall be made available to any individual or organization without the prior written approval of the City and the Contractor.

**5.8 Open Public Records Act**

Community First shall work cooperatively with the City in providing documents and offering other support necessary in assisting the City to address and/or respond to an Open Public Records Act ("OPRA") request received by the City related to this Contract.

**5.9 Non-Assignability**

5.9.1 Community First shall not assign any interest or delegate any duty arising from this Agreement without the prior written consent of the City.

5.9.2 The City shall not assign any interest or delegate any duty arising from this Agreement without the prior written consent of Community First.

**5.10 Award of Related Contract**

The City may undertake or award supplemental or successor contracts for work related to this Contract, **Community First** shall cooperate fully with other consultants and the City in all such cases.

**5.11 Contract Termination**

- 5.11.1** The Agreement may be terminated for any of the following reasons: failure of either party to meet the performance requirements or any other terms or conditions stated herein or in the Agreement.
- 5.11.2** If, through any cause, either party shall fail to fulfill its obligations under the Agreement, the **City or Contractor** shall thereupon have the right to terminate the Agreement by giving prior written notice of such termination and specifying the effective date of termination.
- 5.11.3** In case of a default by either party, the other party may procure the services from other sources and hold the party in default responsible for any excess cost occasioned thereby.
- 5.11.4** Either party may terminate this Agreement at its convenience, at any time by giving written notice of such termination and specifying the effective date thereof at least **SIXTY (60)** days before the effective date of such termination.
- 5.11.5** If either party's termination of the Agreement pursuant to this Section herein or a provision in this Agreement, is found by a court or other legal forum to be legally improper, the termination of the Agreement shall be treated as if it had been a termination for convenience.

**5.12 Pay to Play**

Contractors are advised of their responsibility to file an annual disclosure statement on political contributions with the New Jersey Election Law Enforcement Commission ("ELEC") pursuant to N.J.S.A. 19:44A-20.26-20.27 (P.L. 2005, c.271, s.3) if a Contractor receives contracts in excess of \$50,000 from public entities in a calendar year. It is a **Contractor's** responsibility to determine if filing is necessary. Additional information on this requirement is available from ELEC at 888-313-3532 or at [www.elec.state.nj.us](http://www.elec.state.nj.us).

**5.13 Compliance with Federal and Local Laws**

**Contractor** hereby agrees and covenants that it will comply with all Federal, State and local laws, rules, regulations and ordinances applicable to this Agreement and to the goods delivered and/or services performed hereunder.

**5.14 Conflict of Interest**

**5.14.1** No officer, member or employee of the City and no member of its governing body and no other public official of the governing body of the locality or localities in which the Program is situated or being carried out who exercises any function or responsibilities in the review or approval in the undertaking or carrying out of this Program shall participate in any decision relating to this contract which affects his personal interest or the interest of any corporation, partnership or association in which it is, directly or indirectly, interested or have any personal pecuniary interest, direct or indirect, in this contract or the proceeds thereof.

**5.14.2** Contractor covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required under this contract. Contractor further covenants that in the performance of this contract no person having any such interest shall be employed.

**5.14.3** No members of or delegates to the Congress of the United States and no Resident Commissioner shall be admitted to any share or part of this contract or to any benefit arising from it.

**5.15 Disclosure of Investment Activities in Iran**

**5.15.1** N.J.S.A. 52:32-58, prohibits local public contracts with anyone whose name is on the List of Persons or Entities Engaging in Prohibited Investment Activities in Iran. Community First has certified that it has complied with this law.

**5.15.2** Pursuant to N.J.S.A. 40A:11-18, the City is required to notify the New Jersey Attorney General, if it determines that a False Certification has been submitted.

**5.16 Equal Employment Opportunity Requirement Pursuant to N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27**

Contractor certifies that it will comply with the Mandatory Requirements of N.J.S.A. 10:5-31 et seq., N.J.A.C. 17:27, Contractor's Certification is incorporated by reference and attached hereto as Exhibit B.

**5.17 New Jersey Anti-Discrimination Provisions**

Contractor certifies that it will comply with the New Jersey Anti-Discrimination Provisions that are contained in N.J.S.A. 10:2-1. Contractor's Certification is incorporated by reference and attached hereto as Exhibit B.

**5.18 Americans with Disabilities Act**

Contractor certifies that it will comply with the terms of the Americans with Disabilities Act. Contractor's Certification is incorporated by reference and attached hereto as Exhibit B.

**5.19 Reporting and Information Sharing**

The Contractor will provide the City with a quarterly report which has the following information:

**1. Lending Activity**

- a. Name(s) of Borrower(s) with Dollar amount of loan
- b. Related Impact Report Card
- c. Related Portfolio Performance Report

**2. Technical Assistance Provided**

- a. Hours of Technical Assistance provided

**5.20 Certificate of Registration**

Pursuant to N.J.S.A. 52:32-44, the City is prohibited from entering into a contract with an entity, unless the bidder/proposer/contractor and each subcontractor that is required by law to be named in the bid/proposal/contract has a valid Business Registration Certificate on file with the Division of Revenue and Enterprise Services within the Department of Treasury. The Contractor agrees to provide the City with the current Certificates of Registration for itself and each of its Subcontractors.

**5.21 Changes**

Either Party may from time to time request changes in the Scope of Services to be performed under this Agreement. Such changes must be mutually agreed upon between the City and the Contractor, shall be incorporated in written amendments to this Agreement.

**5.22 Severability**

If any provision or portion of this Agreement and/or attached Exhibits or the application thereof to any person or circumstance shall be rendered by applicable law or held by a court of competent jurisdiction to be illegal, invalid or unenforceable, the remaining provisions or portions shall remain in full force and effect.

**5.23 Insurance Requirements**

Community First acknowledges and agrees that during the term of this Agreement, it will maintain insurance in the amount that is specified in the City's Insurance Matrix which is included in RFP #23-15. Community First will provide to the City, a Certificate of Insurance which names the City as an additional insured with regard to the RLF.

**5.24 Indemnification**

The parties shall indemnify, defend and hold harmless the other party, its officials, officers, employees and/or agents, from and against any and all third party claims, losses, damages, expenses, costs or other liabilities, including reasonable attorney's fees, arising out of, or resulting from any breach of this Agreement and/or any act or omission of the other party, or any of their officials, officers, employees and/or agents or anyone directly or indirectly employed by them or anyone whose acts or omissions they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder.

**5.25 Governing Law, Jurisdiction and Venue**

This Agreement and all questions relating to its validity, interpretation, performance or enforcement shall be governed by and construed in accordance with the laws of the State of New Jersey. The parties each irrevocably agree that any dispute arising under, relating to or in connection with, directly or indirectly, this Agreement or related to any matter which is the subject of or incidental to this Agreement (whether or not such claim is based upon breach of contract or tort) shall be subject to the exclusive jurisdiction and venue of the Courts of the State of New Jersey.

**5.26 Headings, Construction**

The headings and captions appearing in this Agreement have been inserted for the purpose of convenience and ready reference, and do not purport to and shall not be deemed to define, limit or extend the scope or intent of the provisions to which they appertain.

**ARTICLE SIX  
ENTIRE UNDERSTANDING**

- 6.1 This written Agreement, including the documents specified in Section 1.1, represents the entire understanding of the parties with respect to the subject matter hereof and supersedes any prior agreement or communications between the Parties, whether written, oral, electronic or otherwise. No change, modification, amendment or addition of or to this Agreement or any part thereof shall be valid unless in writing and signed by authorized representatives of the Parties.
- 6.2 This Agreement may be executed electronically or in pen-and-ink and in multiple counterparts, each of which shall constitute an original, but all of which together shall constitute one Agreement.

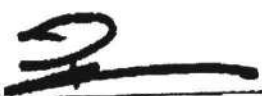
**(REMAINDER OF PAGE LEFT INTENTIONALLY BLANK—SIGNATURE PAGE TO FOLLOW)**

IN WITNESS WHEREOF, the party of the second part has caused these presents to be signed and sealed and the said CITY OF CAMDEN has caused these presents to be signed by its proper officers and sealed with its common or corporate seal, the date and year first aforesaid.

CITY OF CAMDEN

Signed, Sealed :  
and Delivered in :  
the presence of :


BY:  DATE: \_\_\_\_\_  
VICTOR CARSTARPHEN  
Mayor

ATTEST:   
LUIS PASTORIZA  
Municipal Clerk

Approved as to form:

  
DANIEL S. BLACKBURN  
CITY ATTORNEY

COMMUNITY FIRST FUND

BY:  DATE: 21 May 2024  
(Sign) Authorized Authority

Elizabeth Palmer Bennett  
Print Name

Senior Vice President; Chief Financial Officer  
Title



# APPENDIX 1

City's RFP #23-15

# City Of Camden



## New Jersey Request for Proposal

**RFP #23-15**  
**COMPETITIVE CONTRACTING:**  
**MANAGEMENT SERVICES FOR THE CITY OF CAMDEN'S CAMDEN**  
**STRONG REVOLVING LOAN FUND PROGRAM2**

### PRE PROPOSAL MEETING:

[Empty box for Pre Proposal Meeting details]

### DATE AND TIME FOR RECEIPT OF PROPOSALS:

**TUESDAY, SEPTEMBER 26, 2023 @ 11:00 AM**  
**PROPOSALS WILL NOT BE ACCEPTED AFTER THE TIME SPECIFIED**

Questions are due by 9:00 am on September 18, 2023

### LOCATION:

**CITY COUNCIL CHAMBERS**  
**SECOND FLOOR, CITY HALL**  
**520 MARKET STREET**  
**CAMDEN, NEW JERSEY 08101-5120**  
**856-757-7159 PHONE**  
**856-541-9668 FAX**

Any questions concerning technical issues with the City's Bids & Tenders electronic bidding system contact [support@bidsandtenders.ca](mailto:support@bidsandtenders.ca).

Lateefah Chandler  
Purchasing Agent  
856-757-7159  
September 1, 2023

- Maximum debt-to income ratio of 35 percent
- Income, employment, tax returns documentation
- Businesses must be established/operating in the last twelve (12) months
- Businesses cannot have any outstanding license or inspection violations
- Businesses must be current with payment of all outstanding tax obligations
- Business and personal collateral
- Financial Statement
- Other points of criteria will be determined by the City and the vendor.
- Business must maintain its location for the life of the loan. UEZ will take a lien position on the site until all reports are satisfied.

## 2. SCOPE OF SERVICES

The City is requesting the following revolving loan services for Camden Strong's Revolving Loan Fund Program:

- The selected vendor will receive approximately \$335,000 of seed capital for a revolving loan fund.
- The selected vendor will entirely administer the revolving loan fund program. Vendor will follow its normal collection procedures with respect to any delinquent program loan.
- Prepare formal Camden Strong Revolving Loan Fund guidelines and ensure applicants are aware of the RLF guidelines.
- Reviewing each application on a case-by-case basis.
- Collecting and reviewing all documents to substantiate project feasibility. This can include, but is not limited to evaluating historical trends, financial statements, personal and/or business tax returns, cash flow projections, management capabilities, market and industry conditions, bank statements, capital structure, and collateral analysis.
- Assessing creditworthiness of prospective applicants can include a review of personal and business financial statements and/or a review of personal and business credit reports.
- Collect and issue application fees
- Turnaround time for processing a file that does not involve unusual circumstances should not exceed forty-five (45) business days.
- The firm will not divulge information about the applicants to any third parties except as directed by the City and must agree not to cross-sell or engage the applicants in any manner other than as may be necessary to complete the contract application processing and/or underwriting.
- Other relevant duties
- The City is looking for a vendor partner that can provide opportunities for additional sources of lending capital, collaboration, education, consulting, and understands our desire to engage and provide business support to underserved entrepreneurs. All loans will be co-branded between the vendor and City of Camden.

As a public entity, the City intends to require eligibility criteria that prohibits participation in the program by certain businesses engaging in selling or providing products or services that are known to be injurious to the public's health, safety or welfare.

### Key Personnel

Prospective company (or firms) must have personnel with thorough experience in providing expertise in the scope of work proposed. Key personnel associated with the items provided in the above qualifications sections should provide a project schedule of a list of relevant projects completed in the last five (5) years.

#### **1. Project Team**

Provide a description of the proposed team including any sub consultants.

#### **2. Project Manager**

Designate a project manager who will be the primary contact with the City. The proposal must contain the qualifications and experience of the project manager, who should have the authority to make decisions for his/her organization. The project manager must have the ability to commit the necessary periods of time to conduct the work as described in the RFP.

#### **3. Staff Qualifications**

Provide a biography describing the key team members' individual qualifications and history and role of key staff that will be committed to this project. Include resumes of each of the members administering this program.

#### **4. Organizational Chart**

Briefly describe your firm's history, ownership, organizational structure, location of its management, and licenses to do business in the State of New Jersey.

### Technical Approach

Present a written Technical Approach, including methodologies to be used to accomplish the items as identified in the Scope of Services, and must demonstrate the company's clear understanding of the project.

1. Describe your firm's application processing and underwriting services your firm will provide. This description must detail your firm's proposed approach to the timely performance and completion of all the services requested in the Scope of Work.
2. Identify how you will meet all other aspects of the scope of work and related requirements listed in sections above, and list any items you cannot provide.
3. Describe the measurements/deliverables and/or assessments you will provide to allow the City to assess the services you will provide.
4. Provide information on any other pertinent services, if any, you can offer that will reduce costs or enhance your service.

### Management Approach

Present a management approach that include project organization, key personnel assignments, subcontractors' assignments, if any, report procedure, cost control and schedule monitoring, and demonstrate an ability to manage the project within the parameters of budget and schedule.

Consultants are responsible for submission of accurate, adequate, and clear descriptions of the information requested. Omissions, vagueness or inaccurate descriptions or responses shall not be interpreted in favor of the consultant and shall be grounds for rejection.

- c. How does this firm's proposal compare with other responses?
- 2. Management Criteria:
  - a. History and experience in performing the work - Did the Firm document a record of reliability of timely delivery (meeting deadlines)?
  - b. Availability of personnel and other resources - Are the available resources of the Firm sufficient to meet the needs of the City of Camden?
  - c. Qualifications and experience of personnel?
  - d. How does this firm's proposal compare with other responses?
- 3. Cost Criteria:
  - a. Relative cost - How does the cost compare to other similarly scored proposals?
- 4. Other Factors
  - a. Does the firm provide any additional information that clearly sets it apart from other responses?

The City of Camden shall not be obligated to explain the results of the evaluation process to any Respondent.

**d. Non-Allocation of Funding Termination**

Each calendar year payment obligation of the City is conditioned upon the availability of City funds appropriated or allocated for the payment of such an obligation. If funds are not allocated and available for the continuance of any services performed by the Contractor hereunder, whether in whole or in part, the City at the end of any particular fiscal year may terminate such services. The City will notify the Contractor in writing immediately of any services that will be affected by a shortage of appropriated funds. This provision shall not be construed so as to permit the City to terminate this Agreement during the term, or any service hereunder, merely in order to acquire identical services from a third party contractor.

**e. Mandatory EEO/Affirmative Action Compliance**

No firm may be issued a contract unless it complies with the affirmative action regulations of N.J.S.A. 10:5-31 et seq. (P.L. 1975, c.127) and N.J.A.C. 17:27-1 et seq. as administered by the Division of Purchase & Property Contract Compliance and Audit Unit (Division) and/or Department of Labor & Workforce Development provided below. The form shall be properly executed and uploaded along with Certified Employee Information Report or form AA302. The contract will include the language included in this specification.

**d. New Jersey Anti-Discrimination**

The contract for this bid shall require that the contractor agrees not to discriminate in employment and agrees to abide by all anti-discrimination laws including but not limited to N.J.S.A. 10:2-1.

**e. Americans with Disabilities Act of 1990**

Discrimination on the basis of disability in contracting for the delivery of services is prohibited. Respondents are required to read American with Disabilities language that is part of the documents attached hereto and agree that the provisions of Title II of the Act are made part of the contract. The contractor is obligated to comply with the Act and hold the City harmless.

**f. Prompt Payment of Goods and Services Contracts**

N.J.S.A. 40A:11-19.1 establishes a prompt payment requirement that applies to goods and services contracts a contracting unit awards to a "business concern" under the Local Public Contracts Law (LPCL)

**g. Ownership Disclosure**

Pursuant to N.J.S.A. 52:25-24.2, no corporation or partnership shall be awarded any contract for the performance of any work or the furnishing of any goods, unless, with receipt of the proposal of said corporation or partnership, there is submitted to the City a statement setting forth the names and addresses of all stockholders in the corporation or partnership who own ten (10) percent or greater interest therein. The Respondent shall complete and submit the form of statement that is included in this RFP

Only the execution of a written contract will obligate the City in accordance with the terms and conditions contained in such contract.

**l. Discrepancies in RFPs**

In the event that there is a discrepancy between the advertisement, as published, and the City supplied RFP documents, the RFP documents shall govern. If the amount shown in words and its equivalent in figures do not agree, the written words shall be binding. Ditto marks are not considered writing or printing and shall not be used.

**m. Maintenance of Documents**

Pursuant to N.J.A.C. 17:44-2.2, the City of Camden shall maintain all documentation related to products, transactions or services under this contract for a period of five years from the date of final payment. Such records shall be made available to the New Jersey Office of the State Comptroller upon request.

**n. NJ Election Law Enforcement Commission (ELEC)**

Contractors are advised of their responsibility to file an annual disclosure statement on political contributions with the New Jersey Election Law Enforcement Commission ("ELEC") pursuant to N.J.S.A. 19:44A-20.26-20.27 (P.L. 2005, c.271, s.3) if a Contractor receives contracts in excess of \$50,000 from public entities in a calendar year. It is a Contractor's responsibility to determine if filing is necessary. Additional information on this requirement is available from ELEC at 888-313-3532 or at [www.elec.state.nj.us](http://www.elec.state.nj.us)

**o. Termination of Contract**

The Contract may be terminated for any of the following circumstances: failure of the Contractor to meet the performance requirements or any other terms or conditions stated herein or in the Contract.

If, through any cause, the Contractor shall fail to fulfill its obligations under the Contract, the City shall thereupon have the right to terminate the Contract by giving prior written notice to the Contractor of such termination and specifying the effective date of termination.

The City may terminate the Contract at its convenience at any time by giving written notice to the Contractor of such termination and specifying the effective date thereof at least thirty (30) days before the effective date of such termination.

In case of default by the Contractor, the City may procure the services from other sources and hold the Contractor responsible for any excess cost occasioned thereby. Continuation of the terms of the Contract beyond the fiscal year is contingent on availability of funds in the following year's budget. In the event of unavailability of such funds, the City reserves the right to cancel the Contract.

If the City's termination of the contract pursuant to this Section herein or a provision in the contract, is found by a court or other legal forum to be legally improper, the termination of



## **NEW JERSEY BUSINESS REGISTRATION REQUIREMENTS – NON-CONSTRUCTION**

Pursuant to N.J.S.A. 52:32-44, The City of Camden is prohibited from entering into a contract with an entity unless the bidder/proposer/contractor, and each subcontractor that is required by law to be named in a bid/proposal/contract has a valid Business Registration Certificate on file with the Division of Revenue and Enterprise Services within the Department of the Treasury.

Prior to contract award or authorization, the contractor shall provide the Contracting Agency with its proof of business registration and that of any named subcontractor(s).

Subcontractors named in a bid or other proposal shall provide proof of business registration to the bidder, who in turn, shall provide it to the Contracting Agency prior to the time a contract, purchase order, or other contracting document is awarded or authorized.

During the course of contract performance:

- (1) the contractor shall not enter into a contract with a subcontractor unless the subcontractor first provides the contractor with a valid proof of business registration.
- (2) the contractor shall maintain and submit to the Contracting Agency a list of subcontractors and their addresses that may be updated from time to time.
- (3) the contractor and any subcontractor providing goods or performing services under the contract, and each of their affiliates, shall collect and remit to the Director of the Division of Taxation in the Department of the Treasury, the use tax due pursuant to the Sales and Use Tax Act, (N.J.S.A. 54:32B-1 et seq.) on all sales of tangible personal property delivered into the State. Direct any questions in this regard to the Division of Taxation at (609)292-6400.

Before final payment is made under the contract, the contractor shall submit to the Contracting Agency a complete and accurate list of all subcontractors used and their addresses.

Pursuant to N.J.S.A. 54:49-4.1, a business organization that fails to provide a copy of a business registration as required, or that provides false business registration information, shall be liable for a penalty of \$25 for each day of violation, not to exceed \$50,000, for each proof of business registration not properly provided under a contract with a contracting agency.

### **Emergency Purchases or Contracts**

For purchases of an emergent nature, the contractor shall provide its Business Registration Certificate within two weeks from the date of purchase or execution of the contract or prior to payment for goods or services, whichever is earlier.

A sample Business Registration Certificate is attached. Other forms, such as a Certificate of Authority to collect Sales and Use Taxes or a Certificate of Employee Information Report Approval, are **not** acceptable.

Any questions in this regard can be directed to the Division of Revenue & Enterprise Services at <https://www.state.nj.us/treasury/revenue/revgencode.shtml>. Form NJ-REG can be filed online at:

**<http://www.state.nj.us/treasury/revenue/busregcert.shtml>**

**STATEMENT OF OWNERSHIP DISCLOSURE**

N.J.S.A. 52:25-24.2 (P.L. 1977, c.33, as amended by P.L. 2016, c.43)

**This statement shall be completed, certified to, and included with all bid and proposal submissions. Failure to submit the required information is cause for automatic rejection of the bid or proposal.**

**Name of Organization:** \_\_\_\_\_

**Organization Address:** \_\_\_\_\_

**Part I Check the box that represents the type of business organization:**

- Sole Proprietorship (skip Parts II and III, execute certification in Part IV)
- Non-Profit Corporation (skip Parts II and III, execute certification in Part IV)
- For-Profit Corporation (any type)       Limited Liability Company (LLC)
- Partnership     Limited Partnership       Limited Liability Partnership (LLP)
- Other (be specific): \_\_\_\_\_

**Part II**

The list below contains the names and addresses of all stockholders in the corporation who own 10 percent or more of its stock, of any class, or of all individual partners in the partnership who own a 10 percent or greater interest therein, or of all members in the limited liability company who own a 10 percent or greater interest therein, as the case may be. **(COMPLETE THE LIST BELOW IN THIS SECTION)**

**OR**

No one stockholder in the corporation owns 10 percent or more of its stock, of any class, or no individual partner in the partnership owns a 10 percent or greater interest therein, or no member in the limited liability company owns a 10 percent or greater interest therein, as the case may be. **(SKIP TO PART IV)**

(Please attach additional sheets if more space is needed):

Name of Individual or Business Entity	Business Address

**NON-COLLUSION AFFIDAVIT**  
(N.J.S.A. 52-34-15)

STATE OF \_\_\_\_\_ )

ss:

COUNTY OF \_\_\_\_\_ )

RE: RFP# \_\_\_\_\_

I, \_\_\_\_\_ of full age, being duly sworn  
(Name of Affiant)  
according to law, on my oath depose and say: I am the \_\_\_\_\_  
(Title of Position)  
of \_\_\_\_\_, the vendor for the above named project, and  
(Name of Vendor/Firm)

that I executed the said proposal with full authority so to do; that said vendor has not, directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free, competitive proposal in connection with the above named project; and that all statements contained in the proposal and in this affidavit are true and correct, and made with full knowledge that the City of Camden relies upon the truth of the statements contained in the proposal and in the statements contained in this affidavit in awarding a contract for the said project.

I further warrant that no person or selling agency has been employed or retained to solicit or secure such contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, except bona fide employees or bona fide established commercial or sell agencies maintained by my firm for the purpose of securing business.

Signed: X \_\_\_\_\_

Business Name: \_\_\_\_\_

Tax ID #: \_\_\_\_\_

\*provide a fully completed W9 form

Subscribed and sworn to  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public of

My commission expires \_\_\_\_\_, 20\_\_\_\_\_.

The Contractor or Subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the applicable employment goals, the Contractor or Subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions. All successful prospects must submit, within seven (7) days after the receipt of the notice of intent to award that contract or the receipt of the contract, one of the following:

- i. A photo copy of a valid letter for an approved Federal Affirmative Action Plan (good for one year from the date of the letter), or
- ii. A photocopy of an approved Certificate of Employee Information Report, or
- iii. If the prospect has none of the above, the public agency is required to provide the prospects with an initial Affirmative Action Employee Information Report (AA-302)

The Contractor and its Subcontractors shall furnish such reports or other documents to the Division of Contract Compliance and EEO as may be requested by the Division from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Contract Compliance & EEO for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code at *N.J.A.C. 17:27*

**AMERICANS WITH DISABILITIES ACT OF 1990 - P.L 101-336**  
**Equal Opportunity for Individuals with Disability**

The contractor must comply with all provisions of the Americans with Disabilities Act (ADA), P.L 101-336, in accordance with 42 U.S.C. § 12101 et seq. Thus, pursuant to P.L 101-336 (42 U.S.C. § 12101 et seq. if awarded a contract, the proposer agrees that:

The PROPOSER and the OWNER do hereby agree that the provisions of Title II of the Americans with Disabilities Act of 1990 P.L 101-336 (the "Act") (42 U.S.C. §12101 et seq.), which prohibits discrimination on the basis of disability by public entities in all services, programs, and activities provided or made available by public entities, and the rules and regulations promulgated pursuant thereto, are made a part of this contract. In providing any aid, benefit, or service on behalf of the OWNER pursuant to this contract, the PROPOSER agrees that the performance shall be in strict compliance with the Act. In the event that the Proposer, its agents, servants, employees, or subcontractors violate or are alleged to have violated the Act during the performance of this contract, the PROPOSER shall defend the OWNER in any action or administrative proceeding commenced pursuant to this Act. The Proposer shall indemnify, protect, and save harmless the OWNER, its agents, servants, and employees from and against any and all suits, claims, losses, demands, or damages, of whatever kind or nature arising out of or claimed to arise out of the alleged violation. The PROPOSER shall at its own expense, appear, defend any pay any and all charges for legal services and any and all costs and other expenses arising from such action or administrative proceeding or incurred in connection therewith. In any and all complaints brought pursuant to the OWNER'S grievance procedure, the PROPOSER agrees to abide by any decision of the OWNER which is rendered pursuant to said grievance procedure. If any action or administrative proceeding results in an award of damages against the OWNER or if the OWNER incurs any expense to cure a violation of the ADA which has been brought pursuant to its grievance procedure, the PROPOSER shall satisfy and discharge the same at its grievance procedure, the PROPOSER shall satisfy and discharge the same at its own expense.

The OWNER shall, as soon as practicable after a claim has been made against it, give written notice thereof to the PROPOSER along with full and complete particulars of the claim. If any action or administrative proceedings is brought against the OWNER or any of its agents, servants, and employees, the OWNER shall expeditiously forward or have forwarded to the PROPOSER every demand, complaint, notice, summons, pleading or other process received by the OWNER or its representatives.

It is expressly agreed and understood that any approval by the OWNER of the services provided by the PROPOSER pursuant to this contract will not relieve the PROPOSER of the obligation to comply with the Act and to defend, indemnify, protect, and save harmless the OWNER pursuant to this paragraph.

It is further agreed and understood that the OWNER assumes no obligation to indemnify or save harmless the PROPOSER, its agents, servants, employees, and subcontractors for any claim which may arise out of their performance of this Agreement. Furthermore, the PROPOSER expressly understands and agrees that the provisions of this indemnification clause shall in no way limit the Proposer's obligations assumed in this Agreement, nor shall they be construed to relieve the PROPOSER from any liability, nor preclude the OWNER from taking any other actions available to it under any other provisions of the Agreement or otherwise at law.

**CITY OF CAMDEN – EQUAL EMPLOYMENT OPPORTUNITY QUESTIONNAIRE**

The following information is necessary for the City of Camden to evaluate its hiring/RFP practices and to prepare reports required by law for the State and Federal Government. This form will not accompany the application. The information contained will be confidential and will NOT be used to make a decision about your employment.

POSITION/RFP APPLIED FOR: \_\_\_\_\_

CHECK GENDER: MALE \_\_\_\_\_ FEMALE: \_\_\_\_\_

CHECK ETHNIC GROUP: WHITE \_\_\_\_\_ BLACK \_\_\_\_\_ HISPANIC \_\_\_\_\_  
AMERICAN INDIAN/ALASKAN NATIVE \_\_\_\_\_ ASIAN/PACIFIC ISLANDER \_\_\_\_\_

MINORITY STATUS: MBE \_\_\_\_\_ WMBE \_\_\_\_\_

The City of Camden is an Equal Opportunity Employer, does not discriminate on the basis of disabilities and is committed to providing reasonable accommodations.

PLEASE INDICATE ANY DISABILITIES YOU MAY HAVE:

Physical (Specify) \_\_\_\_\_

Mental (Specify) \_\_\_\_\_

If you have a disability requiring reasonable accommodation during the selection process, please inform Personnel (Employment) at (856) 757-7414 Purchasing Bureau (RFP's/Bids) at (856) 757-7159 at the time you are invited for an interview or bid opening.

HOW DID YOU LEARN OF THIS OPPORTUNITY?

Friend \_\_\_\_\_ Personal Inquiry \_\_\_\_\_ Courier Post \_\_\_\_\_ Star Ledger \_\_\_\_\_ Referral Service (Specify) \_\_\_\_\_

Dodge Report \_\_\_\_\_ Posted Bulletin (Where) \_\_\_\_\_ Internet (Specify Website) \_\_\_\_\_

Other (Specify) \_\_\_\_\_ Professional Publication (Specify) \_\_\_\_\_

**VETERAN'S PREFERENCE PROGRAM**

This program provides that in the event that a veteran has qualifications identical to those possessed by another applicant, based upon the veteran's and the other applicant's examinations, interviews, experience, education, training and work history, at the time of appointment, the City shall grant preference to the veteran.

The City of Camden defines Veteran using Government Code section 18973.

A Veteran means any person who has served full time for 30 days or more in the armed forces in time of war or in time of peace in a campaign or expedition for service in which a medal has been authorized by the government of the United States, or during the period September 16, 1940 to January 31, 1955, or who has served at least 181 consecutive days since January 31, 1955, and who served only in auxiliary or reserve components of the armed forces whose service therein did not exempt him or her from the operation of the Selective Training and Service Alert of 1940.

*Based on the definition provided, are you a veteran of the United States Service?*

\_\_\_\_\_ YES \_\_\_\_\_ NO

NAME: \_\_\_\_\_ DATE \_\_\_\_\_

The information obtained from this form assist the City of Camden in preparing reports required by law for the State and Federal government. The information contained will be confidential and will only be used in the final decision-making process regarding employment.

\*\*\*

**I HEREBY CERTIFY** the foregoing statements c made by me are true. I acknowledge that if same are willfully false, I am subject to punishment pursuant to law.

**BIDDER/PROPOSER:**

\_\_\_\_\_

\_\_\_\_\_  
Proposer/Bidder's Representative's

Signature

Print Name: \_\_\_\_\_

Print Title/Position: \_\_\_\_\_

Date: \_\_\_\_\_

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS DAY

\_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public of

\_\_\_\_\_  
My Commission Expires: \_\_\_\_\_ 20\_\_\_\_

**CITY OF CAMDEN  
DISCLOSURE OF INVESTMENT ACTIVITIES IN IRAN**

**PART 1:- CERTIFICATION**

**PROPOSERS MUST COMPLETE PART 1 BY CHECKING EITHER BOX BELOW. FAILURE TO CHECK ONE OF THE BOXES MAY RENDER VENDORS'S PROPOSAL NON-RESPONSIVE.**

Pursuant to N.J.S.A. 40A:11-2.1; N.J.S.A. 52:32-58, any person or entity that submits a bid or proposal or otherwise proposes to enter into or renew a contract must complete the certification below to attest, under penalty of perjury, that neither the person or entity, nor any of its parents, subsidiaries, or affiliates, is identified on the Department of Treasury's Chapter 25 list as a person or entity engaging in investment activities in Iran. The Chapter 25 list is found at: <http://www.state.nj.us/treasury/purchase/pdf/Chapter25List.pdf>. Proposer must review this List prior to completing the below certification. Failure to complete the certification may render a vendor's proposal non-responsive. If the Director finds a person or entity to be in violation of law, s/he shall take action as may be appropriate and provided by law, rule or contract, including but not limited to, imposing sanctions, seeking compliance, recovering damages, declaring the party in default and seeking debarment or suspension of the party

**PLEASE CHECK THE APPROPRIATE BOX:**

\_\_\_\_\_ I hereby certify, pursuant to N.J.S.A. 40A:11-2.1; N.J.S.A. 52:32-58, that neither the proposer listed above nor any of the proposer's parents, subsidiaries, or affiliates is listed on the N.J. Department of the Treasury's list of entities determined to be engaged in prohibited activities in Iran pursuant to N.J.S.A. 40A:11-2.1; N.J.S.A. 52:32-58 ("Chapter 25 List"). I further certify that I am the person listed above, or I am an officer or representative of the entity listed above and am authorized to make this certification on its behalf. **I will skip Part 2 and sign and complete the Certification below.**

**OR**

\_\_\_\_\_ I am unable to certify as above because the Proposer and/or one or more of its parents, subsidiaries, or affiliates is listed on the Department's Chapter 25 List. **I will provide a detailed, accurate and precise description of the activities in Part 2 below and sign and complete the Certification below.** FAILURE TO PROVIDE THE AFORESAID MAY RESULT IN THE PROPOSAL BEING RENDERED NON-COMPLIANT, NON-RESPONSIVE AND APPROPRIATE PENALTIES, FINES AND/OR SANCTIONS WILL BE ASSESSED AS PROVIDED BY LAW.

**PART 2: PLEASE PROVIDE FURTHER INFORMATION RELATED TO INVESTMENT ACTIVITIES IN IRAN**

You must provide a detailed, accurate and precise description of the activities of the bidding person/entity, or one of its parents, subsidiaries or affiliates, engaging in the investment activities in Iran outlined above by completing the boxes below.

**EACH BOX WILL PROMPT YOU TO PROVIDE INFORMATION RELATIVE TO THE ABOVE QUESTIONS. PLEASE PROVIDE THOROUGH ANSWERS TO EACH QUESTION. IF YOU NEED TO MAKE ADDITIONAL ENTRIES, PLEASE ATTACH ADDITIONAL SHEETS WITH THE PERTINENT INFORMATION.**

Name: \_\_\_\_\_  
Relationship to Bidder/Offeror: \_\_\_\_\_  
Description of Activities: \_\_\_\_\_





**ATTACHMENT A - 2023 City of Camden – Vendor Insurance Requirements**

Category	Description	Certificate of Insurance Required	Additional Insured* Required	
1	<b>Repair/Minor Contractors/Construction: Contracts up to \$50,000</b>			
	General Liability	\$500,000 (occurrence); \$1,000,000 (aggregate)	X	X
	Automobile Liability	\$500,000	X	
	Workers Compensation**	Statutory	X	
	Employer's Liability	\$500,000	X	
2a	<b>Building Contractors/Construction: Contracts up to \$1,000,000</b>			
	General Liability	\$1,000,000 (occurrence); \$3,000,000 (aggregate)	X	X
	Automobile Liability	\$1,000,000	X	
	Workers' Compensation**	Statutory	X	
	Employer's Liability	\$1,000,000	X	
	Professional Liability - if SOS includes architectural or engineering services	\$1,000,000	X	
Builder's Risk – if SOS includes constructing new structure or adding sq. footage to existing structure	Total value of completed structure	X		
2b	<b>Building Contractors/Construction: Contracts \$1,000,000 to \$5,000,000</b>			
	General Liability	\$1,000,000 (occurrence); \$3,000,000 (aggregate)	X	X
	Automobile Liability	\$1,000,000	X	
	Excess Liability/Umbrella	\$5,000,000 (occurrence); \$5,000,000 (aggregate)	X	X

\* Additional Insured shall include: City of Camden, all elected and appointed officials, employees, and volunteers.

\*\* Waiver of Subrogation required.



Category	Description		Certificate of Insurance Required	Additional Insured* Required
3 (CONT.)	Automobile Liability	\$1,000,000	X	
	Workers' Compensation**	Statutory	X	
	Employer's Liability	\$1,000,000	X	
	Installation Floater – If SOS includes installation of equipment/fixtures, etc.	Value of equipment/fixtures, etc.	X	
4	<b>Environmental Contractors / Consultants</b>			
	General Liability	\$1,000,000 (occurrence); \$2,000,000 (aggregate)	X	X
	Automobile Liability	\$1,000,000	X	
	Workers' Compensation**	Statutory	X	
	Employer's Liability	\$1,000,000	X	
	Professional Liability – If SOS including consulting	\$1,000,000	X	
	Environmental Impairment Liability (Pollution) - If SOS includes removal If removal is asbestos – evidence of asbestos liability is also required.	\$1,000,000 (occurrence); \$2,000,000 (aggregate)	X	X
Category	Description		Certificate of Insurance Required	Additional Insured* Required
5a	<b>Consultants/Professional Service Providers: Solicitor, Labor Attorney, Auditor, Engineer, Risk Management Consultant</b>			
	General Liability	\$1,000,000 (occurrence); \$2,000,000 (aggregate)	X	X
	Automobile Liability	\$1,000,000	X	
	Workers' Compensation**	Statutory	X	

\* Additional Insured shall include: City of Camden, all elected and appointed officials, employees, and volunteers.

\*\* Waiver of Subrogation required.



Category	Description	Certificate of Insurance Required	Additional Insured Required
6	<b>Vendors /Professional Services with access to City's funds (Payroll Company, TPA, etc.)</b>		
	General Liability	\$1,000,000	X
	Automobile Liability	\$1,000,000	X
	Workers' Compensation**	Statutory	X
	Employer's Liability	\$1,000,000	X
	Cyber Security and Privacy Liability	\$1,000,000	X
	Fidelity protecting client funds – dishonesty, depositor's forgery, computer & wire transfer theft	\$1,000,000	X
<b>Applicable to Categories 1 through 6 – Below is in addition to categories requirement</b>			
	Sexual Abuse or Molestation – If SOS includes working with or providing services to minors	\$1,000,000	X

<b>USE OF CITY OWNED, OPERATED BY or CONTROLLED BY THE CITY</b>			
	<b>Private Citizens, Organizations or Non-Business Groups (local citizen groups, sports associations, etc.)</b>		
	General Liability	\$1,000,000	X
	<b>All Others</b>		
	General Liability	\$1,000,000	X
	Workers' Compensation**	\$1,000,000	X
	Employer's Liability	\$1,000,000	X

\* Additional Insured shall include: City of Camden, all elected and appointed officials, employees, and volunteers.

\*\* Waiver of Subrogation required.

## **Instructions to Proposers and Statutory Requirements**

All proposals will be publicly opened and read by the Purchasing Agent of the City of Camden at the time and place indicated in the advertised notice to proposers/bidders. Remote Access is available for viewing. Vendors can also login to their account to view the results.

The terms: Request for Proposal, RFP, Proposal, Bid, Bidder, Proposer, Tender are all interchangeable within this document and are to be construed as the information for a respondent to prepare themselves to provide a response to the City.

### **I. INSTRUCTIONS FOR PROPOSERS**

- A. City of Camden, Camden County, New Jersey (hereinafter referred to as "City") invites sealed proposals/bidders pursuant to the published advertisement via the City's e-Procurement Portal Bids&Tenders.
- B. To obtain documents online please visit <https://camden.bidsandtenders.net/>. All potential proposers/bidders shall have a Bidding System Vendor account and be registered as a Plan Taker for this RFP opportunity, which will enable the Proposer to download the RFP/Bid Call Document, to receive Addenda email notifications and download all documents without the watermark "preview" on them.
- C. Electronic proposals submissions only, shall be received by the Bidding System. Documents are not provided in any other matter. Hardcopy submissions are not permitted.
- D. **The City will utilize a remote access provider, Zoom Video Communication, for a virtual opening. Refer to the advertisement and specifications for the Zoom meeting link and participation codes. Vendors can also login to their account to view the results.**
- E. Proposers are cautioned that the timing of their RFP Submission is based on when the RFP is RECEIVED by the Bidding System, not when a RFP is submitted, as RFP transmission can be delayed due to file transfer size, transmission speed, etc.
- F. For the above reasons, it is recommended that sufficient time to complete your RFP Submission and to resolve any issues that may arise. The closing time and date shall be determined by the Bidding System's web clock. The City encourages prospective proposers to submit their RFPs before the designated date and time of the opening via the City's Bidding System.
- G. Proposers should contact Bids&Tenders support listed below, at least twenty-four (24) hours prior to the closing time and date, if they encounter and problems. The Bidding System will send a confirmation email to the Proposer advising that their RFP was submitted successfully. If you do not receive a confirmation email, contact bids&tenders support at [support@bidsandtenders.ca](mailto:support@bidsandtenders.ca).
- H. Late RFP's are not permitted by the Bidding System. It is the Proposers' responsibility to submit RFPs prior to or at the time designated.
- I. To ensure receipt of the latest information and updates via email regarding this RFP, or if a Proposer has obtained this RFP document from a third party, the onus is on the Proposer to create a Bidding System Vendor account and register as a Plan Taker for the RFP opportunity.

### **II. SUBMISSION OF RFP (Request for Proposal)**

- Proposers may edit or withdraw their RFP Submission prior to the closing date and time. However, the proposer is solely responsible to ensure the re-submitted RFP is received by the Bidding System no later than the stated closing date and time.
- Proposer shall complete and sign the RFP's Checklist and include it in the RFP submission. This document serves as a guide to proposers of the documents that are required to be uploaded within the City's Bids&Tenders Bidding System.
- The Proposer understands and agrees that its bid is submitted on the basis of the specifications prepared by the City. The Proposer accepts the obligation to become familiar with these specifications.
- Potential respondents are cautioned that they are responding at their own risk if a third party supplied the specifications that may or may not be complete. The City is not responsible for third-party supplied documents. Respondents are urged to create a Bidding System Vendor account and register as a Plan Taker for the RFP opportunity.
- No oral interpretation of the meaning of the specifications will be made to any proposer. Questions related to this RFP are to be submitted to the Purchasing Representative through the Bidding System only by clicking on the "Submit a Question" button for this specific RFP opportunity. In order to be given consideration, written request for interpretation must be received by the date specified in the RFP opportunity. Any and all such interpretations and any supplemental instructions may be in the form of a written addenda to the specifications and will be distributed to all prospective proposers, in accordance with N.J.S.A. 40A:11-23C.1. Proposers shall acknowledge receipt of any addenda through the Bidding System by checking a box for each addenda and applicable attachment. The City's interpretations or corrections thereof shall be final.
- Each completed submission must give the full business address, business phone, fax, e-mail, the contact person of the proposer, and must contain the signature and designation of the president, secretary, or other person authorized to bind the company in the matter. When requested, satisfactory evidence of the authority of the officer signing shall be furnished.

**NJ Anti Discrimination Provisions - N.J.S.A. 10:2-1 et seq.**

**NEW JERSEY ANTI-DISCRIMINATION PROVISIONS**

**N.J.S.A. 10:2-1 ET SEQ.**

Pursuant to N.J.S.A. 10:2-1, if awarded a contract, the contractor agrees that:

a. In the hiring of persons for the performance of work under this contract or any subcontract hereunder, or for the procurement, manufacture, assembling or furnishing of any such materials, equipment, supplies or services to be acquired under this contract, no contractor, nor any person acting on behalf of such contractor or subcontractor, shall, by reason of race, creed, color, national origin, ancestry, marital status, gender identity or expression, affectional or sexual orientation or sex, discriminate against any person who is qualified and available to perform the work to which the employment relates;

b. No contractor, subcontractor, nor any person on his behalf shall, in any manner, discriminate against or intimidate any employee engaged in the performance of work under this contract or any subcontract hereunder, or engaged in the procurement, manufacture, assembling or furnishing of any such materials, equipment, supplies or services to be acquired under such contract, on account of race, creed, color, national origin, ancestry, marital status, gender identity or expression, affectional or sexual orientation or sex;

c. There may be deducted from the amount payable to the contractor by the contracting public agency, under this contract, a penalty of \$50.00 for each person for each calendar day during which such person is discriminated against or intimidated in violation of the provisions of the contract; and

d. This contract may be canceled or terminated by the contracting public agency, and all money due or to become due hereunder may be forfeited, for any violation of this section of the contract occurring after notice to the contractor from the contracting public agency of any prior violation of this section of the contract.

Line Item	Certification	Response - Bidder's Initials
1	By initialing this document, the contractor hereby declares and acknowledges that they have carefully examined and duly understands the New Jersey Anti-Discrimination Provisions and agree to furnish and deliver the goods and services, and in doing so, comply with this document.	

## Right to Extend - Time for Award

The City of Camden is required by The Local Public Contracts Law, N.J.S.A. 40A:11-24, to make an award on products or service within sixty (60) days of the bid opening date.

Should the City of Camden require an additional sixty (60) days extension to make an award of this bid, by signing this document you shall grant the City of Camden, NJ the right to extend this award up to one hundred twenty (120) days, if deemed necessary.

Certification	Bidder's Initials *
By initialing this document, the proposer consents to the above request to extend the time of award.	

## Documents

It is your responsibility to make sure the uploaded file(s) is/are not defective or corrupted and are able to be opened and viewed by the Owner. If the attached file(s) cannot be opened or viewed, your Bid submission may be rejected.

If you have any miscellaneous documents that would add value to your bid submission, please upload it in the last upload space titled "Upload Additional Document". This particular upload area is optional.

- Statement of Ownership Disclosure \* (mandatory)
- Non-Collusion Affidavit \* (mandatory)
- Affirmative Action Compliance Notice \* (mandatory)
- City of Camden - Equal Employment Opportunity Questionnaire (optional)
- State of New Jersey Debarred List and Ethics Compliant Affidavit \* (mandatory)
- Disclosure of Iran Investment Activities \* (mandatory)
- RESPONDENT'S PROPOSAL - ALL SECTION 3 - REQUIRED COMPONENTS OF THE RFP \* (mandatory)
- COST PROPOSAL - SECTION 4 \* (mandatory)
- Additional Document (optional)

**NON-COLLUSION AFFIDAVIT**

(N.J.S.A. 52-34-15)

STATE OF \_\_\_\_\_ )

ss:

COUNTY OF \_\_\_\_\_ )

RE: RFP# \_\_\_\_\_

I, \_\_\_\_\_ of full age, being duly sworn  
(Name of Affiant)  
according to law, on my oath depose and say: I am the \_\_\_\_\_  
(Title of Position)

of \_\_\_\_\_, the vendor for the above named project, and  
(Name of Vendor/Firm)

that I executed the said proposal with full authority so to do; that said vendor has not, directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free, competitive proposal in connection with the above named project; and that all statements contained in the proposal and in this affidavit are true and correct, and made with full knowledge that the City of Camden relies upon the truth of the statements contained in the proposal and in the statements contained in this affidavit in awarding a contract for the said project.

I further warrant that no person or selling agency has been employed or retained to solicit or secure such contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, except bona fide employees or bona fide established commercial or sell agencies maintained by my firm for the purpose of securing business.

Signed: X \_\_\_\_\_

Business Name: \_\_\_\_\_

Tax ID #: \_\_\_\_\_

\*provide a fully completed W9 form

Subscribed and sworn to  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public of

My commission expires \_\_\_\_\_, 20\_\_\_\_\_.

**Part III DISCLOSURE OF 10% OR GREATER OWNERSHIP IN THE STOCKHOLDERS, PARTNERS OR LLC MEMBERS LISTED IN PART II**

If a bidder or proposer has a direct or indirect parent entity which is publicly traded, and any person holds a 10 percent or greater beneficial interest in the publicly traded parent entity as of the last annual federal Security and Exchange Commission (SEC) or foreign equivalent filing, ownership disclosure can be met by providing links to the website(s) containing the last annual filing(s) with the federal Securities and Exchange Commission (or foreign equivalent) that contain the name and address of each person holding a 10% or greater beneficial interest in the publicly traded parent entity, along with the relevant page numbers of the filing(s) that contain the information on each such person. **Attach additional sheets if more space is needed.**

Website (URL) containing the last annual SEC (or foreign equivalent) filing	Page #'s

Please list the names and addresses of each stockholder, partner or member owning a 10 percent or greater interest in any corresponding corporation, partnership and/or limited liability company (LLC) listed in Part II other than for any publicly traded parent entities referenced above. The disclosure shall be continued until names and addresses of every noncorporate stockholder, and individual partner, and member exceeding the 10 percent ownership criteria established pursuant to N.J.S.A. 52:25-24.2 has been listed. **Attach additional sheets if more space is needed.**

Stockholder/Partner/Member and Corresponding Entity Listed in Part II	Business Address

**Part IV Certification**

I, being duly sworn upon my oath, hereby represent that the foregoing information and any attachments thereto to the best of my knowledge are true and complete. I acknowledge: that I am authorized to execute this certification on behalf of the bidder/proposer; that the City of Camden is relying on the information contained herein and that I am under a continuing obligation from the date of this certification through the completion of any contracts with City of Camden to notify the City of Camden in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification, and if I do so, I am subject to criminal prosecution under the law and that it will constitute a material breach of my agreement(s) with the City of Camden, permitting the City of Camden to declare any contract(s) resulting from this certification void and unenforceable.

Full Name (Print):		Title:	
Signature:		Date:	



**STATEMENT OF OWNERSHIP DISCLOSURE**

N.J.S.A. 52:25-24.2 (P.L. 1977, c.33, as amended by P.L. 2016, c.43)

**This statement shall be completed, certified to, and included with all bid and proposal submissions. Failure to submit the required information is cause for automatic rejection of the bid or proposal.**

**Name of**

**Organization:** \_\_\_\_\_

**Organization**

**Address:** \_\_\_\_\_

**Part I Check the box that represents the type of business organization:**

- Sole Proprietorship (skip Parts II and III, execute certification in Part IV)
- Non-Profit Corporation (skip Parts II and III, execute certification in Part IV)
- For-Profit Corporation (any type)     Limited Liability Company (LLC)
- Partnership     Limited Partnership     Limited Liability Partnership (LLP)
- Other (be specific): \_\_\_\_\_

**Part II**

- The list below contains the names and addresses of all stockholders in the corporation who own 10 percent or more of its stock, of any class, or of all individual partners in the partnership who own a 10 percent or greater interest therein, or of all members in the limited liability company who own a 10 percent or greater interest therein, as the case may be. **(COMPLETE THE LIST BELOW IN THIS SECTION)**  

**OR**
- No one stockholder in the corporation owns 10 percent or more of its stock, of any class, or no individual partner in the partnership owns a 10 percent or greater interest therein, or no member in the limited liability company owns a 10 percent or greater interest therein, as the case may be. **(SKIP TO PART IV)**

**(Please attach additional sheets if more space is needed):**

Name of Individual or Business Entity	Business Address

# **APPENDIX 2**

**Community First's Proposal**

# 23-15 - COMPETITIVE CONTRACTING: MANAGEMENT SERVICES FOR THE CITY OF CAMDEN'S CAMDEN STRONG REVOLVING LOAN FUND PROGRAM

Opening Date: November 24, 2023 9:00 AM

Closing Date: December 14, 2023 11:00 AM

## Vendor Details

Company Name: Community First Fund  
Does your company conduct  
business under any other name? If  
yes, please state: PA  
Address: 1301 North 2nd Street  
Philadelphia, PA 19122  
Contact: Lydia Walker  
Email: [walker@communityfirstfund.org](mailto:walker@communityfirstfund.org)  
Phone: 717-393-2351  
Fax: 717-393-2351  
HST#: 23-2689714

## Submission Details

Created On: Monday November 27, 2023 20:44:01  
Submitted On: Tuesday November 28, 2023 17:14:00  
Submitted By: Lydia Walker  
Email: [walker@communityfirstfund.org](mailto:walker@communityfirstfund.org)  
Transaction #: 8577ea39-889f-436c-b0f8-1ebfb10fda76  
Submitter's IP Address: 50.236.8.234

Bid Number: 23-15

Vendor Name: Community First Fund

**Proposal Checklist**

Respondent to initial all items submitted with the proposal. Failure to upload any of these items/documents may be cause for rejection of the proposal. Items that are MANDATORY SUBMISSION with proposal are denoted \*. Items that are Mandatory Submission Before Contract Award are denoted \*\*.

Any additional forms that you feel will help in evaluating your proposal and/or not explicitly stated in the Document Uploads section, please upload it in the last upload space titled "Upload Additional Document".

DOCUMENTS	RESPONDENT'S INITIALS *
STATEMENT OF OWNERSHIP DISCLOSURE FORM*	LW
NON-COLLUSION AFFIDAVIT**	LW
EQUAL EMPLOYMENT OPPORTUNITY QUESTIONNAIRE	LW
STATE OF NEW JERSEY DEBARRED LIST AND ETHICS COMPLAINT AFFIDAVIT**	LW
DISCLOSURE OF IRAN INVESTMENT ACTIVITIES**	LW
AFFIRMATIVE ACTION COMPLIANCE NOTICE	LW
W-9/BRC**	LW
SECTION 3 - REQUIRED COMPONENTS OF THE RFP*	LW
SECTION 4 - COST PROPOSAL*	LW
I HAVE REVIEWED THE ABOVE CHECKLIST AND HAVE PROVIDED ALL OF THE REQUESTED DOCUMENTS	LW

an \*. Items that are Mandatory Submission Before Contract Award are denoted with two \*\*.

- Statement of Ownership Disclosure Form\* - Statement of Ownership Disclosure.pdf - Tuesday November 28, 2023 15:33:42
- Section 3 - Required Components of the RFP\* - Camden Strong Revolving Loan Program - Community First Fund Proposal Sections 1-3 (1).pdf - Tuesday November 28, 2023 15:46:12
- Section 4 - Cost Proposal\* - Camden Strong Revolving Loan Program - Community First Fund Proposal Section 4 - Cost.pdf - Tuesday November 28, 2023 15:49:02
- Non-Collusion Affidavit\*\* - Non-Collusion Affidavit.pdf - Tuesday November 28, 2023 15:37:38
- Equal Employment Opportunity Questionnaire - Equal Employment Questionnaire.pdf - Tuesday November 28, 2023 15:37:52
- State of New Jersey Debarred List and Ethics Compliant Affidavit\*\* - Ethics Compliant Affidavit.pdf - Tuesday November 28, 2023 15:38:10
- Disclosure of Iran Investment Activities\*\* - Iran Disclosure.pdf - Tuesday November 28, 2023 15:38:27
- Affirmative Action Compliance Notice - Affirmative Action Compliance Notice.pdf - Tuesday November 28, 2023 15:38:38
- W-9/BRC\*\* - CFF W9 Form signed 10.31.2023.pdf - Tuesday November 28, 2023 15:53:08
- Additional Document (optional)

**Addenda, Terms and Conditions**

**Terms and Conditions**

The Bidder hereby acknowledges and agrees:

1. To provide all goods, services and construction, as more specifically set out and in accordance with the Owner's Bid Call Document, including but not limited to the scope of work, specifications, drawings, Addenda (if issued by the Owner), the terms and conditions, etc. stated therein, which are expressly acknowledged and made part of this Contract.
2. This Bid is made without any connections, knowledge, comparison of figures or arrangements with any other company, firm or person making a Bid for the same Work and is in all respects fair and without collusion or fraud.
3. I/WE do hereby Bid and offer to enter into a Contract to do all the Work as specified in the Bid Call Document(s) which shall include all costs but not limited to; freight, duty, currency, etc. in accordance with the prices and terms as submitted by the Bidder herein.
4. If I/WE withdraw this Bid before the formal Contract is executed by the Awarded Bidder for the said Work or One Hundred and Twenty (120) Calendar Days, whichever event first occurs, the amount of the Bid Deposit accompanying this Bid (if applicable to this bid) shall be forfeited to the Owner.
5. If the Bid is accepted, I/WE agree to furnish all required documentation, as required by the Bid Call Document(s) within Ten (10) Calendar Days after notification of Award.
6. I/WE acknowledge and agree that any issued Addendum/Addenda forms part of the Bid Call Document.
7. I/WE (including any related or affiliated entities and any principal thereof) have no unresolved litigation with the Owner.

Bidder hereby declares and acknowledges that they have carefully examined and fully understands the specifications, Instructions to Bidders and form of Advertisement in connection herewith and is familiar with conditions thereof.

- Lydia Walker, Senior Vice President, Development and Impact, Community First Fund

Identify any material arrangements, relationships, associations, employment or other contacts that may cause a conflict of interest or the appearance of a conflict of interest when responding to the solicitation. Do you have a conflict or potential conflict of interest?

Yes    No

The Bidder acknowledges and agrees that the addendum/addenda below form part of the Bid Document

Please check the box in the column "I have reviewed this addendum" below to acknowledge each of the addenda.

File Name	I have reviewed the below addendum and attachments (if applicable)	Pages
There have not been any addenda issued for this bid.		

**Exhibit A - Mandatory Equal Employment Opportunity Language**

Please confirm that you have read and agree with the Exhibit A - Mandatory Equal Employment Opportunity Language Notice.

Agreement	Respondent's Initials *
<p>Exhibit A</p> <p>MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE</p> <p>N.J.S.A. 10:5-31 and N.J.A.C. 17:27</p> <p>Goods, Professional Services and General Service Contracts (Mandatory Affirmative Action Language)</p> <p>During the performance of this contract, the Contractor agrees as follows:</p> <p>The Contractor or Subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex. Except with respect to affectional or sexual orientation, the Contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting for the provisions of this nondiscrimination clause.</p> <p>The Contractor or Subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex.</p> <p>The Contractor or Subcontractor, where applicable, will send to each labor union or representative or workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of the Contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment. The Contractor or Subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.</p> <p>The Contractor or Subcontractor agrees to make good faith efforts to employ minority and women workers consistent with the applicable county employment goals established in accordance with N.J.A.C. 17:27-5.2 or a binding determination of the applicable county employment goals determined by the Division, pursuant to N.J.A.C. 17:27-5.2.</p> <p>The Contractor or Subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.</p> <p>The Contractor or Subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.</p> <p>In conforming with the applicable employment goals, the Contractor or Subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions. All successful prospects must submit, within seven (7) days after the receipt of the notice of intent to award that contract or the receipt of the contract, one of the following:</p> <p>A photocopy of a valid letter for an approved Federal Affirmative Action Plan (good for one year from the date of the letter), or A photocopy of an approved Certificate of Employee Information Report, or If the prospect has none of the above, the public agency is required to provide the prospects with an initial Affirmative Action Employee Information Report (AA-302)</p> <p>The Contractor and its Subcontractors shall furnish such reports or other documents to the Division of Contract Compliance and EEO as may be requested by the Division from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Contract Compliance &amp; EEO for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code at N.J.A.C. 17:27</p> <p>By initialing this document, the respondent hereby declares and acknowledges that they have carefully examined and dully understands Exhibit A - Mandatory Equal Employment Opportunity Language and agree to furnish and/or deliver the goods and service in connection herewith.</p>	<p>LW</p>

NJ Anti Discrimination Provisions - N.J.S.A. 10:2-1 et seq.

NEW JERSEY ANTI-DISCRIMINATION PROVISIONS

N.J.S.A. 10:2-1 ET SEQ.

Pursuant to N.J.S.A. 10:2-1, if awarded a contract, the contractor agrees that:

a. In the hiring of persons for the performance of work under this contract or any subcontract hereunder, or for the procurement, manufacture, assembling or furnishing of any such materials, equipment, supplies or services to be acquired under this contract, no contractor, nor any person acting on behalf of such contractor or subcontractor, shall, by reason of race, creed, color, national origin, ancestry, marital status, gender identity or expression, affectional or sexual orientation or sex, discriminate against any person who is qualified and available to perform the work to which the employment relates;

b. No contractor, subcontractor, nor any person on his behalf shall, in any manner, discriminate against or intimidate any employee engaged in the performance of work under this contract or any subcontract hereunder, or engaged in the procurement, manufacture, assembling or furnishing of any such materials, equipment, supplies or services to be acquired under such contract, on account of race, creed, color, national origin, ancestry, marital status, gender identity or expression, affectional or sexual orientation or sex;

c. There may be deducted from the amount payable to the contractor by the contracting public agency, under this contract, a penalty of \$50.00 for each person for each calendar day during which such person is discriminated against or intimidated in violation of the provisions of the contract; and

d. This contract may be canceled or terminated by the contracting public agency, and all money due or to become due hereunder may be forfeited, for any violation of this section of the contract occurring after notice to the contractor from the contracting public agency of any prior violation of this section of the contract.

Certification	Response - Bidder's Initials
By initialing this document, the contractor hereby declares and acknowledges that they have carefully examined and duly understands the New Jersey Anti-Discrimination Provisions and agree to furnish and deliver the goods and services, and in doing so, comply with this document.	LW



**Americans with Disabilities Act of 1990**

**AMERICANS WITH DISABILITIES ACT OF 1990**

**Equal Opportunity for Individuals with Disability**

The CONTRACTOR and the OWNER do hereby agree that the provisions of Title II of the Americans with Disabilities Act of 1990 (the "Act") (42 U.S.C. S12101 et seq.), which prohibits discrimination on the basis of disability by public entities in all services, programs, and activities provided or made available by public entities, and the rules and regulations promulgated pursuant thereunto, are made a part of this contract. In providing any aid, benefit, or service on behalf of the OWNER pursuant to this contract, the CONTRACTOR agrees that the performance shall be in strict compliance with the Act. In the event that the Contractor, its agents, servants, employees, or subcontractors violate or are alleged to have violated the Act during the performance of this contract, the CONTRACTOR shall defend the OWNER in any action or administrative proceeding commenced pursuant to this Act. The Contractor shall indemnify, protect, and save harmless the OWNER, its agents, servants, and employees from and against any and all suits, claims, losses, demands, or damages, of whatever kind or nature arising out of or claimed to arise out of the alleged violation. The CONTRACTOR shall at its own expense, appear, defend any pay any and all charges for legal services and any and all costs and other expenses arising from such action or administrative proceeding or incurred in connection therewith. In any and all complaints brought pursuant to the OWNER'S grievance procedure, the CONTRACTOR agrees to abide by any decision of the OWNER which is rendered pursuant to said grievance procedure. If any action or administrative proceeding results in an award of damages against the OWNER or if the OWNER incurs any expense to cure a violation of the ADA which has been brought pursuant to its grievance procedure, the CONTRACTOR shall satisfy and discharge the same at its grievance procedure, the CONTRACTOR shall satisfy and discharge the same at its own expense.

The OWNER shall, as soon as practicable after a claim has been made against it, give written notice thereof to the CONTRACTOR along with full and complete particulars of the claim. If any action or administrative proceedings is brought against the OWNER or any of its agents, servants, and employees, the OWNER shall expeditiously forward or have forwarded to the CONTRACTOR every demand, complaint, notice, summons, pleading or other process received by the OWNER or its representatives.

It is expressly agreed and understood that any approval by the OWNER of the services provided by the CONTRACTOR pursuant to this contract will not relieve the CONTRACTOR of the obligation to comply with the Act and to defend, indemnify, protect, and save harmless the OWNER pursuant to this paragraph.

It is further agreed and understood that the OWNER assumes no obligation to indemnify or save harmless the CONTRACTOR, its agents, servants, employees, and subcontractors for any claim which may arise out of their performance of this Agreement. Furthermore, the CONTRACTOR expressly understands and agrees that the provisions of this indemnification clause shall in no way limit the Contractor's obligations assumed in this Agreement, nor shall they be construed to relieve the CONTRACTOR from any liability, nor preclude the OWNER from taking any other actions available to it under any other provisions of the Agreement or otherwise at law.

Certification	Response - Bidder's Initials *
By initialing this document, the contractor hereby declares and acknowledges that they have carefully examined and duly understands the Americans with Disabilities Act of 1990 and agree to furnish and deliver the goods and services, and in doing so, comply with this document.	LW

**Right to Extend - Time for Award**

The City of Camden is required by The Local Public Contracts Law, N.J.S.A. 40A:11-24, to make an award on products or service within sixty (60) days of the bid opening date.

Should the City of Camden require an additional sixty (60) days extension to make an award of this bid, by signing this document you shall grant the City of Camden, NJ the right to extend this award up to one hundred twenty (120) days, if deemed necessary.

Certification	Bidder's Initials *
By initialing this document, the proposer consents to the above request to extend the time of award.	LW

**Documents**

It is your responsibility to make sure the uploaded file(s) is/are not defective or corrupted and are able to be opened and viewed by the Owner. If the attached file(s) cannot be opened or viewed, your Bid submission may be rejected.

If you have any miscellaneous documents that would add value to your bid submission, please upload it in the last upload space titled "Upload Additional Document". This particular upload area is optional.

The City prefers to have all of the requested documents submitted. However, items that are MANDATORY SUBMISSION with proposal are denoted with

**AFFIRMATIVE ACTION COMPLIANCE NOTICE**  
**N.J.S.A. 10:5-31 and N.J.A.C. 17:27**

**GOODS AND SERVICES CONTRACTS**  
**(INCLUDING PROFESSIONAL SERVICES)**

This form is a summary of the successful proposer/bidder's requirement to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27-1 et seq.

The successful bidder/proposer shall submit to the public agency, after notification of award but prior to execution of this contract, one of the following three documents as forms of evidence:

(a) A photocopy of a valid letter that the contractor is operating under an existing Federally approved or sanctioned affirmative action program (good for one year from the date of the letter);

OR

(b) A photocopy of a Certificate of Employee Information Report approval, issued in accordance with N.J.A.C. 17:27-4;

OR

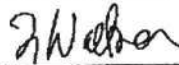
(c) A photocopy of an Employee Information Report (Form AA302) provided by the Division and distributed to the public agency to be completed by the contractor in accordance with N.J.A.C. 17:27-4.

The successful vendor may obtain the Affirmative Action Employee Information Report (AA302) from the contracting unit during normal business hours.

The successful vendor(s) must submit the copies of the AA302 Report to the Division of Contract Compliance and Equal Employment Opportunity in Public Contracts (Division). The Public Agency copy is submitted to the public agency, and the vendor copy is retained by the vendor.

The undersigned vendor certifies that he/she is aware of the commitment to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27.1 et seq. and agrees to furnish the required forms of evidence.

The undersigned vendor further understands that his/her bid/proposal shall be rejected as non-responsive if said contractor fails to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27-1 et seq.

COMPANY: Community First Fund SIGNATURE: 

PRINT NAME: Lydia Walker TITLE: Senior Vice President, Development and Impact

DATE: 9/1/2023

**Exhibit A - Mandatory Equal Employment Opportunity Language**

Please confirm that you have read and agree with the Exhibit A - Mandatory Equal Employment Opportunity Language Notice.

Agreement	Respondent's Initials *
<p>Exhibit A</p> <p><b>MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE</b></p> <p>N.J.S.A. 10:5-31 and N.J.A.C. 17:27</p> <p>Goods, Professional Services and General Service Contracts (Mandatory Affirmative Action Language)</p> <p>During the performance of this contract, the Contractor agrees as follows:</p> <p>The Contractor or Subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex. Except with respect to affectional or sexual orientation, the Contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting for the provisions of this nondiscrimination clause.</p> <p>The Contractor or Subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex.</p> <p>The Contractor or Subcontractor, where applicable, will send to each labor union or representative or workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of the Contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment. The Contractor or Subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.</p> <p>The Contractor or Subcontractor agrees to make good faith efforts to employ minority and women workers consistent with the applicable county employment goals established in accordance with N.J.A.C. 17:27-5.2 or a binding determination of the applicable county employment goals determined by the Division, pursuant to N.J.A.C. 17:27-5.2.</p> <p>The Contractor or Subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.</p> <p>The Contractor or Subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.</p> <p>In conforming with the applicable employment goals, the Contractor or Subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions. All successful prospects must submit, within seven (7) days after the receipt of the notice of intent to award that contract or the receipt of the contract, one of the following:</p> <p>A photocopy of a valid letter for an approved Federal Affirmative Action Plan (good for one year from the date of the letter), or A photocopy of an approved Certificate of Employee Information Report, or If the prospect has none of the above, the public agency is required to provide the prospects with an initial Affirmative Action Employee Information Report (AA-302)</p> <p>The Contractor and its Subcontractors shall furnish such reports or other documents to the Division of Contract Compliance and EEO as may be requested by the Division from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Contract Compliance &amp; EEO for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code at N.J.A.C. 17:27</p> <p>By initialing this document, the respondent hereby declares and acknowledges that they have carefully examined and dully understands Exhibit A - Mandatory Equal Employment Opportunity Language and agree to furnish and/or deliver the goods and service in connection herewith.</p>	<p>LW</p>

# Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.  
**Community First Fund**

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

Individual/sole proprietor or single-member LLC

C Corporation

S Corporation

Partnership

Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ \_\_\_\_\_

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶ \_\_\_\_\_

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee codes (if any) \_\_\_\_\_

Exemption from FATCA reporting code (if any) \_\_\_\_\_

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.  
**51 South Duke Street, Suite 300**

6 City, state, and ZIP code  
**Lancaster, PA 17602**

7 List account number(s) here (optional)

Requester's name and address (optional)

Print or type.  
See Specific Instructions on page 3.

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			-					
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OR

Employer identification number

2	3	-	2	6	8	9	7	1	4
---	---	---	---	---	---	---	---	---	---

## Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of U.S. person ▶ 

Date ▶ 10/31/23

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

## Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

**STATEMENT OF OWNERSHIP DISCLOSURE**  
 N.J.S.A. 52:25-24.2 (P.L. 1977, c.33, as amended by P.L. 2016, c.43)

This statement shall be completed, certified to, and included with all bid and proposal submissions. Failure to submit the required information is cause for automatic rejection of the bid or proposal.

**Name of Organization:** Community First Fund

**Organization Address:** 1301 North 2nd Street, Philadelphia, PA 19122

**Part I** Check the box that represents the type of business organization:

- Sole Proprietorship (skip Parts II and III, execute certification in Part IV)
- Non-Profit Corporation (skip Parts II and III, execute certification in Part IV)
- For-Profit Corporation (any type)     Limited Liability Company (LLC)
- Partnership     Limited Partnership     Limited Liability Partnership (LLP)
- Other (be specific): \_\_\_\_\_

**Part II**

- The list below contains the names and addresses of all stockholders in the corporation who own 10 percent or more of its stock, of any class, or of all individual partners in the partnership who own a 10 percent or greater interest therein, or of all members in the limited liability company who own a 10 percent or greater interest therein, as the case may be. **(COMPLETE THE LIST BELOW IN THIS SECTION)**

**OR**

- No one stockholder in the corporation owns 10 percent or more of its stock, of any class, or no individual partner in the partnership owns a 10 percent or greater interest therein, or no member in the limited liability company owns a 10 percent or greater interest therein, as the case may be. **(SKIP TO PART IV)**

(Please attach additional sheets if more space is needed):

Name of Individual or Business Entity	Home Address (for Individuals) or Business Address

**Part III** DISCLOSURE OF 10% OR GREATER OWNERSHIP IN THE STOCKHOLDERS, PARTNERS OR LLC MEMBERS LISTED IN PART II

If a bidder or proposer has a direct or indirect parent entity which is publicly traded, and any person holds a 10 percent or greater beneficial interest in the publicly traded parent entity as of the last annual federal Security and Exchange Commission (SEC) or foreign equivalent filing, ownership disclosure can be met by providing links to the website(s) containing the last annual filing(s) with the federal Securities and Exchange Commission (or foreign equivalent) that contain the name and address of each person holding a 10% or greater beneficial interest in the publicly traded parent entity, along with the relevant page numbers of the filing(s) that contain the information on each such person. **Attach additional sheets if more space is needed.**

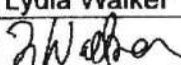
Website (URL) containing the last annual SEC (or foreign equivalent) filing	Page #'s

Please list the names and addresses of each stockholder, partner or member owning a 10 percent or greater interest in any corresponding corporation, partnership and/or limited liability company (LLC) listed in Part II **other than for any publicly traded parent entities referenced above.** The disclosure shall be continued until names and addresses of every noncorporate stockholder, and individual partner, and member exceeding the 10 percent ownership criteria established pursuant to N.J.S.A. 52:25-24.2 has been listed. **Attach additional sheets if more space is needed.**

Stockholder/Partner/Member and Corresponding Entity Listed in Part II	Home Address (for Individuals) or Business Address

**Part IV Certification**

I, being duly sworn upon my oath, hereby represent that the foregoing information and any attachments thereto to the best of my knowledge are true and complete. I acknowledge: that I am authorized to execute this certification on behalf of the bidder/proposer; that the City of Camden is relying on the information contained herein and that I am under a continuing obligation from the date of this certification through the completion of any contracts with City of Camden to notify the City of Camden in writing of any changes to the information contained herein; that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification, and if I do so, I am subject to criminal prosecution under the law and that it will constitute a material breach of my agreement(s) with the City of Camden, permitting the City of Camden to declare any contract(s) resulting from this certification void and unenforceable.

Full Name (Print):	Lydia Walker	Title:	SVP, Development and Impact
Signature:		Date:	9/1/2023



## COMMUNITY FIRST FUND®

### City of Camden's Camden Strong Revolving Loan Fund Community First Fund – Proposal

#### Sections 1-3

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##### **Proposal Summary**

Community First respectfully submits the proposal to manage and administer the Camden Strong Revolving Loan Fund Program. We will apply our 30 years of lending experience to underwrite, complete documentation, close and manage the portfolio of loans including following our collection processes (as necessary). In addition, as part of our standard practice, Community First will provide business technical assistance and financial coaching to potential borrowers and throughout the life of the loan. Community First Fund has a 30-year track record as a federally certified, non-profit Community Development Financial Institution (CDFI) successfully serving small and emerging businesses operating in some of the most distressed urban communities in the nation. We operate in a 20-county region in central and southeastern Pennsylvania. The vast majority of the businesses we serve are owned by Black and Latino entrepreneurs and are located in or serving low-income neighborhoods.

Our mission is to create financial equity through wealth building opportunities for individuals, families, and business owners, especially Persons of Color, women, and immigrants. We align capital, knowledge, and advocacy to advance access to financial services, business ownership, housing, and community development.

##### **Technical Approach**

We will work with the City of Camden to confirm the parameters of the small businesses and entrepreneurs to whom the Loan Fund was designed to support.

Community First Fund will apply our standard due diligence and underwriting policies to complete the assessment of potential borrowers. We will make the lending decisions as aligned with our current lending and risk management policies. All decisions will be communicated with the City in an agreed upon methodology. Upon approval, Community First will utilize our standard documentation and closing practices. Once closed, loans will be serviced in our portfolio. Any loans that become delinquent will be managed by our Loan Administration Teams and if need be, moved into our standard collections practices. Repaid loans will be revolved back into the Camden City market and available for financing other small businesses.

Community First Fund will provide the City of Camden reports on fund usage, demographics of borrowers and business profiles, impacts of the lending activity including number of jobs created/retained, number of businesses supported, and other industry specific information such as number of daycare seats financed. Report format and frequency will be provided in an agreed upon manner.

##### **Company Qualifications**

Community First, headquartered in Philadelphia, is a Community Development Financial Institution with approximately 200 million in capital under management, with a strong Aerie Rating (the independent industry rating firm) of AA, putting us in the top quartile of rated CDFIs. We focus on creating



## COMMUNITY FIRST FUND®

sustainable prosperity for low-wealth communities and individuals in 20 counties in eastern Pennsylvania, Delaware, and New Jersey.

We pursue a comprehensive Cities and Neighborhoods Strategy to create healthy communities by staunching and ultimately reversing the economic decline in these cities, now in further distress as with the uncertain economic environment. Our strategy focuses on the creation of thriving neighborhoods and prioritizes our financing to a) support businesses that provide living-wage jobs for low-income residents; b) develop quality affordable housing; and c) increase access to fresh food, quality healthcare opportunities, and educational services and facilities. We work to ensure that our efforts benefit the cities' low-income communities and people, especially Black, Latino, and other People of Color who face the greatest barriers to accessing mainstream financial resources.

We have routinely financed un-bankable borrowers, and do so at favorable rates and terms. We pride ourselves on our flexibility that helps to make high-impact projects financially feasible. In many cases, we have helped fledgling entrepreneurs translate their ideas into stable, profitable businesses. We have also successfully supported established businesses that are ready to move into the next phase of business growth.

We work with a wide variety of start-up and emerging companies. Most (89%) of our small business clients have owners who qualify as low income, with the average owner earning only 80% of area median income (AMI); as a point of reference, that is \$28,000 in Reading. Approximately 76% of the business owners are People of Color, predominantly Hispanics or Blacks, and 49% are women. Thirteen percent of our clients have been in business for less than 2 years, and many are still learning best practices for managing the financial aspects of business development and operations.

Over the past 30 years, we have provided more than \$487 million worth of financing in support of over 11,000 small businesses, nonprofit service providers, and commercial and mixed-use real estate projects in small cities throughout our combined market. We have also provided around 500 families with mortgages and first time home buyer services. Since inception we have supported the creation/retention of around 70,000 jobs.

In addition to our lending activity, we provide clients with extensive business technical assistance (TA). On average we provide each borrower with 20 hours of TA. TA offerings include business planning, financial training, credit building, and business model assistance. Through our unique Affinity Group Lending program (a unique microloan program that uses a group guarantee "peer lending" model, helping clients build credit, and recent immigrants gain exposure to America's credit culture) participants receive robust business and financial training including monthly classroom trainings during the 12-month loan program.

We have partners that support our technical assistance efforts. We have formed close and long-term relationships with other technical assistance providers, such as Temple University's branch of the SBA's Small Business Development Center. The SBDC's robust entrepreneur training program allows our lender to refer clients for additional business counseling, improving their business acumen in preparation of our capital.





## COMMUNITY FIRST FUND®

### Management Approach

We have a staff of 75 employees. With our centralized back-office functions, our Lancaster office handles underwriting, loan documentation, collections, financial management, compliance, marketing, and fundraising. Currently we have 28 experienced lenders, lender support, and technical assistance providers overseen by our Chief Lending Officer to drive community outreach and our lending and technical assistance activity. We have four small business lenders dedicated to the Greater Philadelphia area and the City of Camden as well as our entire Affinity Group Lending team of nine staff. Each of our lenders is responsible for market outreach, building relationships with community stakeholders, technical assistance provision and loan origination in their respective technical assistance and training workshops.

We have a centralized team that administers our lending activities; this team includes two underwriters, a credit officer, three loan documentation specialists, and seven portfolio servicers including our collections team – all overseen by our VP of Loan Administration and our Chief Credit Officer.

Our strong and experienced staff, sound systems and policies ensures our ability to successfully administer the Camden Strong's Revolving Loan Fund. Our solid lending and portfolio management processes and skilled team provides the needed safeguards and check points, ensuring that we are managing our portfolio and financial position to the prudent standards of our industry.

### Key Personnel

#### Project Manager:

- Jorge Zambrano – Philadelphia Team Lead and Vice President of Lending

#### Project Team:

- Claudy Geraldino – Vice President, Community Lending, Philadelphia
- Ilya Golubtsov - Vice President, Community Lending, Philadelphia
- Franklin Baez - Senior Community Lender, Philadelphia

#### Executive Staff:

- Daniel Betancourt, President and CEO

Start Date: 1999

Daniel has been President and CEO of Community First Fund since May 1999. He has more than twenty five years' experience in small business and community economic development, built on a solid banking base including the management of a portfolio of deposits and loans over \$100 million as an Assistant Vice-President of commercial lending. Under Dan's leadership, Community First Fund has grown into a successful Community Development Financial Institution attracting multi-million dollar investments, including New Markets Tax Credits. He holds a B.S. in Business Administration from Millersville University.

- Joan Brodhead, Senior Executive Vice President, Chief Strategic Initiatives Officer and Interim Chief Credit Officer

Start date: 2004

Joan has more than 30 years of experience in finance and community development lending. Her previous experience includes seventeen years in commercial banking where she was vice



## COMMUNITY FIRST FUND®

president for a regional bank, focusing on small business and community development lending, credit underwriting and loan administration. In addition she has more than seven years' experience as a business owner, providing consulting services for the community development industry. Her background includes consumer and commercial lending, as well as management of community reinvestment activities for a multi-state market. She holds a Bachelor of Arts degree from Cedar Crest College.

- Lloyd Shields, Senior Vice President, Chief Financial Officer

Start Date: 2016

Lloyd has over 30 years of experience in banking and financial management. He joined CFF in 2016 as Chief Financial Officer. Lloyd is responsible for managing the financial wellbeing of our organization and in strategizing its long-term financial health. Lloyd previously served as the CFO for the national CDFI IFF as well as the CFO of Corporate Real Estate & Security and JP Morgan Chase. Lloyd has a Bachelor of Business Administration – Finance & Accounting from Loyola University of Chicago.

- Dragan Dodik, Senior Vice President, Chief Lending Officer

Start date: 2022

Dragan Dodik has over 11 years of experience as a Commercial Lender working at Mid Penn, Centric, and Pennian Banks. In his last position, he was the market executive for four counties in Central Pennsylvania. Dragan consistently exceeded performance goals and maintained customer satisfaction levels at 100%. He has earned his Certified Commercial Investment Member designation. Dragan has a Bachelors of Science in Finance from Penn State University, and a Master of Business Administration from Shippensburg University.

- Cindy Stewart, Chief Human Resources Officer

Start Date: 2018

Cindy has over 40 years executive level experience having served as a CEO of a Community Health Center located in Northeast Lancaster County, a social work organization serving all of Lancaster County, and a large public health organization that served 28 counties in Central Pennsylvania. She has vast experience in all areas of executive management but has chosen to focus on human resources in her retirement. She has provided consultation to many not-for-profit organizations on governance, organizational culture, change management, succession planning, and organizational structure.



**COMMUNITY FIRST FUND<sup>®</sup>**

**City of Camden's Camden Strong Revolving Loan Fund  
Community First Fund – Proposal**

**Section 4**

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**Cost Proposal**

**Program Expense**

- 10% of the loan fund; \$30,000 for the provision of technical assistance, loan underwriting and servicing.

**Interest Rates**

- We would charge borrowers a subsidized interest rate of 2% during the life of the loan.

**NON-COLLUSION AFFIDAVIT**

(N.J.S.A. 52-34-15)

STATE OF PA )

SS:

COUNTY OF Philadelphia )

RE: RFP# 23-15

I, Lydia Walker of full age, being duly sworn  
(Name of Affiant)

according to law, on my oath depose and say: I am the SVP, Development and Impact  
(Title of Position)

of Community First Fund, the vendor for the above named project, and  
(Name of Vendor/Firm)

that I executed the said proposal with full authority so to do; that said vendor has not, directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free, competitive proposal in connection with the above named project; and that all statements contained in the proposal and in this affidavit are true and correct, and made with full knowledge that the City of Camden relies upon the truth of the statements contained in the proposal and in the statements contained in this affidavit in awarding a contract for the said project.

I further warrant that no person or selling agency has been employed or retained to solicit or secure such contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, except bona fide employees or bona fide established commercial or sell agencies maintained by my firm for the purpose of securing business.

Signed: X 

Business Name: Lydia Walker

Tax ID #: 23-2689714

\*provide a fully completed W9 form

Subscribed and sworn to  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public of \_\_\_\_\_

My commission expires \_\_\_\_\_, 20\_\_\_\_\_.

**CITY OF CAMDEN - EQUAL EMPLOYMENT OPPORTUNITY QUESTIONNAIRE**

The following information is necessary for the City of Camden to evaluate its hiring/RFP practices and to prepare reports required by law for the State and Federal Government. This form will not accompany the application. The information contained will be confidential and will NOT be used to make a decision about your employment.

POSITION/RFP APPLIED FOR: Camden Strong Revolving Loan Fund

CHECK GENDER: MALE \_\_\_\_\_ FEMALE: Yes

CHECK ETHNIC GROUP: WHITE Yes BLACK \_\_\_\_\_ HISPANIC \_\_\_\_\_

AMERICAN INDIAN/ALASKAN NATIVE \_\_\_\_\_ ASIAN/PACIFIC ISLANDER \_\_\_\_\_

MINORITY STATUS: MBE \_\_\_\_\_ WMBE \_\_\_\_\_

The City of Camden is an Equal Opportunity Employer, does not discriminate on the basis of disabilities and is committed to providing reasonable accommodations.

PLEASE INDICATE ANY DISABILITIES YOU MAY HAVE:

Physical (Specify) None

Mental (Specify) None

If you have a disability requiring reasonable accommodation during the selection process, please inform Personnel (Employment) at (856) 757-7414 Purchasing Bureau (RFP's/Bids) at (856) 757-7159 at the time you are invited for an interview or bid opening.

HOW DID YOU LEARN OF THIS OPPORTUNITY?

Friend \_\_\_\_\_ Personal Inquiry \_\_\_\_\_ Courier Post \_\_\_\_\_ Star Ledger \_\_\_\_\_ Referral Service (Specify) \_\_\_\_\_

Dodge Report \_\_\_\_\_ Posted Bulletin (Where) \_\_\_\_\_ Internet (Specify Website) \_\_\_\_\_

Other (Specify) Referral, Nathan McCann Professional Publication (Specify) \_\_\_\_\_

**VETERAN'S PREFERENCE PROGRAM**

This program provides that in the event that a veteran has qualifications identical to those possessed by another applicant, based upon the veteran's and the other applicant's examinations, interviews, experience, education, training and work history, at the time of appointment, the City shall grant preference to the veteran.

The City of Camden defines Veteran using Government Code section 18973.

A Veteran means any person who has served full time for 30 days or more in the armed forces in time of war or in time of peace in a campaign or expedition for service in which a medal has been authorized by the government of the United States, or during the period September 16, 1940 to January 31, 1955, or who has served at least 181 consecutive days since January 31, 1955, and who served only in auxiliary or reserve components of the armed forces whose service therein did not exempt him or her from the operation of the Selective Training and Service Alert of 1940.

Based on the definition provided, are you a veteran of the United States Service?

\_\_\_\_\_ YES \_\_\_\_\_ NO

NAME: \_\_\_\_\_ DATE \_\_\_\_\_

The information obtained from this form assist the City of Camden in preparing reports required by law for the State and Federal government. The information contained will be confidential and will only be used in the final decision-making process regarding employment.

**STATE OF NEW JERSEY DEBARRED LIST AND  
ETHICS COMPLAINT AFFIDAVIT**

**STATE OF NEW JERSEY:**

SS

**COUNTY OF** Camden (Print County):

I, Lydia Walker (print Bidder's corporate officer's name), the duly authorized representative of Community First Fund (print Bidder's corporate name), with a business address at 1301 North 2nd Street, Philadelphia, PA 19122 (print Bidder's corporate office address) in the County of Philadelphia (print Bidder's county), and the State of Pennsylvania (print Bidder's state) being of full age and duly sworn according to law upon my oath, depose and say

1. I am an officer of the above firm, the Bidder, making the proposal for the \_\_\_\_\_  
Camden Strong Revolving Loan Fund (insert project description) work;  
and
2. I executed the proposal with full authority from said Bidder to do so; and
3. Bidder, at the time of making of its proposal, **is not included** on the State of New Jersey, State Treasurer's List of Debarred, Suspended and Disqualified Bidders, or any other similar state or federal list, as a result of action by any state (including that of other states) or federal agency; and
4. Bidder **does not** have any current formal ethics complaint against it or any other action pending with any state agency (including that of other states), including, without limitation, being subject to an investigation; charged; found non-compliant; voluntarily excluded; or determined ineligible..

I hereby acknowledge on behalf of the Bidder that the aforesaid statements are made with the full knowledge that the City of Camden, as the owner, relies upon the truth of the statements contained in said proposal and in the statements contained in this affidavit in awarding the contract for the aforesaid work.

I, on behalf of the Bidder, further warrant that after bid submissions or during the contract term should the above firm's status change with regards to statements 3 and 4 above, I or another authorized officer of the Bidder shall immediately notify the City of Camden of such change.

\*\*\*

I HEREBY CERTIFY the foregoing statements c made by me are true. I acknowledge that if same are willfully false, I am subject to punishment pursuant to law.

BIDDER/PROPOSER:

*Lydia Walker*

Proposer/Bidder's Representative's Signature

Print Name: Lydia Walker

Print Title/Position: Senior Vice President, Development and Impact

Date: 9/1/2023

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS DAY

\_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public of

My Commission Expires: \_\_\_\_\_ 20\_\_\_\_

# **Disclosure of Prohibited Russia-Belarus Activities & Iran Investment Activities**



**CITY OF CAMDEN**  
**DISCLOSURE OF PROHIBITED RUSSIA-BELARUS ACTIVITIES & IRAN INVESTMENT**  
**ACTIVITIES**

**PART 1:- CERTIFICATION**

**PROPOSERS MUST COMPLETE PART 1 BY CHECKING ONE OF THE BOXES BELOW. FAILURE TO CHECK ONE OF THE BOXES MAY RENDER VENDOR'S PROPOSAL NON-RESPONSIVE.**

Pursuant to law, any person or entity that is a successful bidder or proposer, or otherwise proposes to enter into or renew a contract, for goods or services must complete the certification below prior to contract award to attest, under penalty of perjury, that neither the person or entity, nor any parent entity, subsidiary, or affiliate, is identified on the Department of Treasury's Russia-Belarus list or Chapter 25 list as a person or entity engaging in prohibited activities in Russia, Belarus or Iran. Before a contract for goods or services can be amended or extended, a person or entity must certify that neither the person or entity, nor any parent entity, subsidiary, or affiliate, is identified on the Department of Treasury's Russia-Belarus list. Both lists are found on Treasury's website at the following web addresses:

<https://www.nj.gov/treasury/administration/pdf/RussiaBelarusEntityList.pdf>  
[www.state.nj.us/treasury/purchase/pdf/Chapter25List.pdf](http://www.state.nj.us/treasury/purchase/pdf/Chapter25List.pdf)

As applicable to the type of contract, the above-referenced lists must be reviewed prior to completing the below certification.

A person or entity unable to make the certification must provide a detailed, accurate, and precise description of the activities of the person or entity, or of a parent entity, subsidiary, or affiliate, engaging in prohibited activities in Russia or Belarus and/or investment activities in Iran. The person or entity must cease engaging in any prohibited activities and provide an updated certification before the contract can be entered into.

If a vendor or contractor is found to be in violation of law, action may be taken as appropriate and as may be provided by law, rule, or contract, including but not limited to imposing sanctions, seeking compliance, recovering damages, declaring the party in default, and seeking debarment or suspension of the party.

**PLEASE CHECK THE APPROPRIATE BOX:**

**CONTRACT AWARDS AND RENEWALS**

\_\_\_\_\_ I certify, pursuant to law, that neither the person or entity listed above, nor any parent entity, subsidiary, or affiliate appears on the N.J. Department of Treasury's lists of entities engaged in prohibited activities in Russia or Belarus pursuant to P.L. 2022, c. 3 or in investment activities in Iran pursuant to P.L. 2012, c. 25 ("Chapter 25 List"). I further certify that I am the person listed above, or I am an officer or representative of the entity listed above and am authorized to make this certification on its behalf. **I will skip Part 2 and sign and complete the Certification below.**

**CONTRACT AMENDMENTS AND EXTENSIONS**

\_\_\_\_\_ I certify, pursuant to law, that neither the person or entity listed above, nor any parent entity, subsidiary, or affiliate is listed on the N.J. Department of the Treasury's lists of entities determined to be engaged in prohibited activities in Russia or Belarus pursuant to P.L. 2022, c. 3. I further certify that I am the person listed above, or I am an officer or representative of the entity listed above and am authorized to make this certification on its behalf. **I will skip Part 2 and sign and complete the Certification below.**

OR

\_\_\_\_\_ I am unable to certify as above because the person or entity and/or a parent entity, subsidiary, or affiliate is listed on the Department's Russia-Belarus list and/or Chapter 25 Iran list. I will provide a detailed, accurate, and precise description of the activities as directed in Part 2 below, and sign and complete the Certification below. FAILURE TO PROVIDE THE AFORESAID MAY RESULT IN THE PROPOSAL BEING RENDERED NON-COMPLIANT, NON-RESPONSIVE AND WILL PREVENT THE AWARD OF THE CONTRACT TO THE PERSON OR ENTITY AND APPROPRIATE PENALTIES, FINES AND/OR SANCTIONS WILL BE ASSESSED AS PROVIDED BY LAW.

**PART 2: PLEASE PROVIDE FURTHER INFORMATION RELATED TO PROHIBITED ACTIVITIES IN RUSSIA OR BELARUS AND/OR INVESTMENT ACTIVITIES IN IRAN**

You must provide a detailed, accurate, and precise description of the activities of the person or entity, or of a parent entity, subsidiary, or affiliate, engaging in prohibited activities in Russia or Belarus and/or investment activities in Iran by completing the boxes below and, if needed, on additional sheets provided by you.

**EACH BOX WILL PROMPT YOU TO PROVIDE INFORMATION RELATIVE TO THE ABOVE QUESTIONS. PLEASE PROVIDE THOROUGH ANSWERS TO EACH QUESTION. IF YOU NEED TO MAKE ADDITIONAL ENTRIES, PLEASE ATTACH ADDITIONAL SHEETS WITH THE PERTINENT INFORMATION.**

Name: \_\_\_\_\_

Relationship to Bidder/Offeror: \_\_\_\_\_

Description of Activities: \_\_\_\_\_

Duration of Engagement \_\_\_\_\_ Anticipated Cessation Date \_\_\_\_\_

Bidder/Offerer Contact Name: \_\_\_\_\_ Contact Phone Number: \_\_\_\_\_

**CERTIFICATION**

I, being duly sworn upon my oath, hereby represent and state that the foregoing information and any attachments there, to the best of my knowledge, are true and complete. I attest that I am authorized to execute this certification on behalf of the above-referenced person or entity.

I acknowledge that the City of Camden is relying on the information contained herein and hereby acknowledge that I am under a continuing obligation from the date of this certification through the completion of any contracts with the City of Camden to notify the City of Camden in writing of any changes to the answers of information contained herein.

I acknowledge that I am aware that it is a criminal offense to make a false statement or misrepresentation in this certification. If I do so, I recognize that I am subject to criminal prosecution under the law and that it will also constitute a material breach of my agreement with the City of Camden and that the City of Camden at its option may declare any contract resulting from this certification void and unenforceable.

**PROPOSER:**

*Lydia Walker*

Proposer's Representative's Signature

Print Name: Lydia Walker

Print Title/Position: Senior Vice President, Development and Impact

Date: 9/1/2023

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS DAY

\_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Notary Public of

My Commission Expires: \_\_\_\_\_ 20\_\_\_\_

# **APPENDIX 3**

**Resolution R-14, MC-24:9287, Waiver and Certification of Funds**

RESOLUTION MC-24: 9287  
On Motion Of: Sheila Davis  
APPROVED: January 17<sup>th</sup>, 2024

R-14

DB:dh  
01-09-24

**RESOLUTION AUTHORIZING A CONTRACT TO COMMUNITY FIRST FUND TO PROVIDE MANAGEMENT SERVICES FOR THE CITY OF CAMDEN'S CAMDEN STRONG REVOLVING LOAN FUND PROGRAM**

WHEREAS, there exists a need to provide Management Services for the City of Camden's Camden Strong Revolving Loan Fund Program; and

WHEREAS, pursuant to an advertised Request for Proposals, (RFP# 23-15), a proposal was received by **Community First Fund** to provide the services to manage and administer the Camden Strong Revolving Loan Fund Program to assist with financing measures for the development and expansion of small businesses and startup companies in the Urban Enterprise Zone (UEZ) commercial corridors; and

WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the adopted budget of the City of Camden under line item "G-02-SB-666-230", and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden, that the proper City Officials of the City of Camden are hereby authorized to execute a contract with **Community First Fund** for an amount not to exceed THIRTY THOUSAND DOLLARS (\$30,000.00), to administer and manage the Camden Strong Revolving Loan Fund Program in the City of Camden for the term of (1) one year, according to Public Contracts Law, P.L. 1971, Chapter 198, and that the Mayor and the City Clerk shall execute said contract on behalf of the City of Camden.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: January 9, 2024

The above has been reviewed and approved as to form.



DANIEL S. BLACKBURN  
City Attorney



ANGEL FUENTES  
President, City Council

ATTEST:



LUIS PASTORIZA  
Municipal Clerk

**CITY OF CAMDEN**

**CERTIFICATION AS TO THE AVAILABILITY OF FUNDS**

I CERTIFY, DIRECTOR FOR THE FINANCE DEPARTMENT FOR THE CITY OF CAMDEN, THAT WITH RESPECT TO THE AWARD OF A CONTRACT OR EXPENDITURE OF FUNDS TO: COMMUNITY FIRST FUND

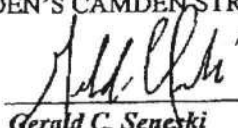
THAT THE FUNDS ARE AVAILABLE AS OF THE DATE OF THIS RESOLUTION/CERTIFICATION, FROM ONE OF THE FOLLOWING:

- BUDGET APPROPRIATION: G-02-SB-666-230  
AMOUNT: \$30,000.00
- DEDICATED BY RIDER:  
AMOUNT:\$
- TEMPORARY RESERVE FOR STATE AND FEDERAL GRANT:  
AMOUNT:\$
- CAPITAL ORDINANCE  
AMOUNT:\$
- TRUST ACCOUNT:  
AMOUNT: \$

**DETERMINATION OF VALUE CERTIFICATION**

I CERTIFY, AS CHIEF FINANCIAL OFFICER, THAT THE ANTICIPATED VALUE OF THE CONTRACT, OVER THE FULL LIFE, WILL BE: \$30,000.00

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING A CONTRACT TO COMMUNITY FIRST FUND TO PROVIDE MANAGEMENT SERVICES FOR THE CITY OF CAMDEN'S CAMDEN STRONG REVOLVING LOAN FUND PROGRAM

  
\_\_\_\_\_  
Gerald C. Seneski

Director of Finance

Date: 1/3/24

CAM 2024-3  
1-9-24  
R-14

ATTACHMENT D

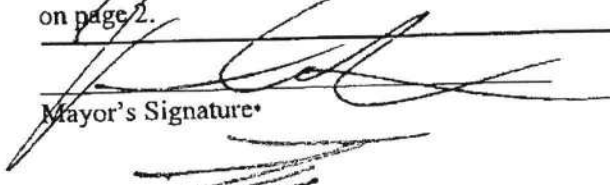
STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	CITY OF CAMDEN
Professional Service or EUS Type	N/A
Name of Vendor	COMMUNITY FIRST FUND
Purpose or Need for service:	MANAGEMENT SERVICES FOR THE CITY OF CAMDEN'S CAMDEN STRONG REVOLVING LOAN FUND PROGRAM
Contract Award Amount	\$30,000.00
Term of Contract	5 YEARS
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	YES
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	RFP 23-15
Were other proposals received? If so, please attach the names and amounts for each proposal received?	YES NW FINANCIAL COMMUNITY FIRST FUND

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

  
Mayor's Signature

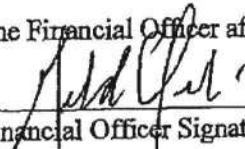
Date \_\_\_\_\_

Business Administrator/Manager Signature

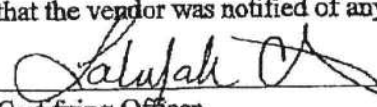
Date 1-11-24

\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

The Financial Officer affirms that there is adequate funding available for this action.

  
Financial Officer Signature

I certify that the vendor selected is in compliance with the adopted Pay to Play Ordinance and that the vendor was notified of any restrictions with respect to campaign contributions.

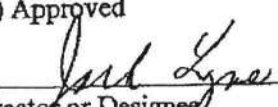
  
Certifying Officer

Date 1/3/2024

**For LGS use only:**

Approved

Denied

  
Director or Designee  
Division of Local Government Services

Date 1/12/24

Number Assigned \_\_\_\_\_



# **EXHIBIT A**

**Community First's Mandatory Certifications**

**AFFIRMATIVE ACTION COMPLIANCE NOTICE**  
**N.J.S.A. 10:5-31 and N.J.A.C. 17:27**

**GOODS AND SERVICES CONTRACTS**  
**(INCLUDING PROFESSIONAL SERVICES)**

This form is a summary of the successful proposer/bidder's requirement to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27-1 et seq.

The successful bidder/proposer shall submit to the public agency, after notification of award but prior to execution of this contract, one of the following three documents as forms of evidence:

(a) A photocopy of a valid letter that the contractor is operating under an existing Federally approved or sanctioned affirmative action program (good for one year from the date of the letter);

OR

(b) A photocopy of a Certificate of Employee Information Report approval, issued in accordance with N.J.A.C. 17:27-4;

OR

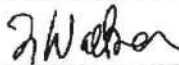
(c) A photocopy of an Employee Information Report (Form AA302) provided by the Division and distributed to the public agency to be completed by the contractor in accordance with N.J.A.C. 17:27-4.

The successful vendor may obtain the Affirmative Action Employee Information Report (AA302) from the contracting unit during normal business hours.

The successful vendor(s) must submit the copies of the AA302 Report to the Division of Contract Compliance and Equal Employment Opportunity in Public Contracts (Division). The Public Agency copy is submitted to the public agency, and the vendor copy is retained by the vendor.

The undersigned vendor certifies that he/she is aware of the commitment to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27.1 et seq. and agrees to furnish the required forms of evidence.

The undersigned vendor further understands that his/her bid/proposal shall be rejected as non-responsive if said contractor fails to comply with the requirements of N.J.S.A. 10:5-31 and N.J.A.C. 17:27-1 et seq.

COMPANY: Community First Fund SIGNATURE: 

PRINT NAME: Lydia Walker TITLE: Senior Vice President, Development and Impact

DATE: 9/1/2023

**Exhibit A - Mandatory Equal Employment Opportunity Language**

Please confirm that you have read and agree with the Exhibit A - Mandatory Equal Employment Opportunity Language Notice.

Agreement	Respondent's Initials *
<p>Exhibit A</p> <p><b>MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE</b></p> <p>N.J.S.A. 10:5-31 and N.J.A.C. 17:27</p> <p>Goods, Professional Services and General Service Contracts</p> <p>(Mandatory Affirmative Action Language)</p> <p>During the performance of this contract, the Contractor agrees as follows:</p> <p>The Contractor or Subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex. Except with respect to affectional or sexual orientation, the Contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting for the provisions of this nondiscrimination clause.</p> <p>The Contractor or Subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex.</p> <p>The Contractor or Subcontractor, where applicable, will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of the Contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment. The Contractor or Subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.</p> <p>The Contractor or Subcontractor agrees to make good faith efforts to employ minority and women workers consistent with the applicable county employment goals established in accordance with N.J.A.C. 17:27-5.2 or a binding determination of the applicable county employment goals determined by the Division, pursuant to N.J.A.C. 17:27-5.2.</p> <p>The Contractor or Subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.</p> <p>The Contractor or Subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.</p> <p>In conforming with the applicable employment goals, the Contractor or Subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, affectional or sexual orientation or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions. All successful prospects must submit, within seven (7) days after the receipt of the notice of intent to award that contract or the receipt of the contract, one of the following:</p> <p>A photocopy of a valid letter for an approved Federal Affirmative Action Plan (good for one year from the date of the letter), or  A photocopy of an approved Certificate of Employee Information Report, or  If the prospect has none of the above, the public agency is required to provide the prospects with an initial Affirmative Action Employee Information Report (AA-302)</p> <p>The Contractor and its Subcontractors shall furnish such reports or other documents to the Division of Contract Compliance and EEO as may be requested by the Division from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Contract Compliance &amp; EEO for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code at N.J.A.C. 17:27</p> <p>By initialing this document, the respondent hereby declares and acknowledges that they have carefully examined and duly understands Exhibit A - Mandatory Equal Employment Opportunity Language and agree to furnish and/or deliver the goods and service in connection herewith.</p>	<p>LW</p>

NJ Anti Discrimination Provisions - N.J.S.A. 10:2-1 et seq.

NEW JERSEY ANTI-DISCRIMINATION PROVISIONS

N.J.S.A. 10:2-1 ET SEQ.

Pursuant to N.J.S.A. 10:2-1, if awarded a contract, the contractor agrees that:

a. In the hiring of persons for the performance of work under this contract or any subcontract hereunder, or for the procurement, manufacture, assembling or furnishing of any such materials, equipment, supplies or services to be acquired under this contract, no contractor, nor any person acting on behalf of such contractor or subcontractor, shall, by reason of race, creed, color, national origin, ancestry, marital status, gender identity or expression, affectional or sexual orientation or sex, discriminate against any person who is qualified and available to perform the work to which the employment relates;

b. No contractor, subcontractor, nor any person on his behalf shall, in any manner, discriminate against or intimidate any employee engaged in the performance of work under this contract or any subcontract hereunder, or engaged in the procurement, manufacture, assembling or furnishing of any such materials, equipment, supplies or services to be acquired under such contract, on account of race, creed, color, national origin, ancestry, marital status, gender identity or expression, affectional or sexual orientation or sex;

c. There may be deducted from the amount payable to the contractor by the contracting public agency, under this contract, a penalty of \$50.00 for each person for each calendar day during which such person is discriminated against or intimidated in violation of the provisions of the contract; and

d. This contract may be canceled or terminated by the contracting public agency, and all money due or to become due hereunder may be forfeited, for any violation of this section of the contract occurring after notice to the contractor from the contracting public agency of any prior violation of this section of the contract.

Certification	Response - Bidder's Initials *
By initialing this document, the contractor hereby declares and acknowledges that they have carefully examined and duly understands the New Jersey Anti-Discrimination Provisions and agree to furnish and deliver the goods and services, and in doing so, comply with this document.	LW

**Americans with Disabilities Act of 1990**

**AMERICANS WITH DISABILITIES ACT OF 1990  
Equal Opportunity for Individuals with Disability**

The CONTRACTOR and the OWNER do hereby agree that the provisions of Title II of the Americans with Disabilities Act of 1990 (the "Act") (42 U.S.C. S12101 et seq.), which prohibits discrimination on the basis of disability by public entities in all services, programs, and activities provided or made available by public entities, and the rules and regulations promulgated pursuant thereto, are made a part of this contract. In providing any aid, benefit, or service on behalf of the OWNER pursuant to this contract, the CONTRACTOR agrees that the performance shall be in strict compliance with the Act. In the event that the Contractor, its agents, servants, employees, or subcontractors violate or are alleged to have violated the Act during the performance of this contract, the CONTRACTOR shall defend the OWNER in any action or administrative proceeding commenced pursuant to this Act. The Contractor shall indemnify, protect, and save harmless the OWNER, its agents, servants, and employees from and against any and all suits, claims, losses, demands, or damages, of whatever kind or nature arising out of or claimed to arise out of the alleged violation. The CONTRACTOR shall at its own expense, appear, defend any pay any and all charges for legal services and any and all costs and other expenses arising from such action or administrative proceeding or incurred in connection therewith. In any and all complaints brought pursuant to the OWNER'S grievance procedure, the CONTRACTOR agrees to abide by any decision of the OWNER which is rendered pursuant to said grievance procedure. If any action or administrative proceeding results in an award of damages against the OWNER or if the OWNER incurs any expense to cure a violation of the ADA which has been brought pursuant to its grievance procedure, the CONTRACTOR shall satisfy and discharge the same at its grievance procedure, the CONTRACTOR shall satisfy and discharge the same at its own expense.

The OWNER shall, as soon as practicable after a claim has been made against it, give written notice thereof to the CONTRACTOR along with full and complete particulars of the claim. If any action or administrative proceedings is brought against the OWNER or any of its agents, servants, and employees, the OWNER shall expeditiously forward or have forwarded to the CONTRACTOR every demand, complaint, notice, summons, pleading or other process received by the OWNER or its representatives.

It is expressly agreed and understood that any approval by the OWNER of the services provided by the CONTRACTOR pursuant to this contract will not relieve the CONTRACTOR of the obligation to comply with the Act and to defend, indemnify, protect, and save harmless the OWNER pursuant to this paragraph.

It is further agreed and understood that the OWNER assumes no obligation to indemnify or save harmless the CONTRACTOR, its agents, servants, employees, and subcontractors for any claim which may arise out of their performance of this Agreement. Furthermore, the CONTRACTOR expressly understands and agrees that the provisions of this indemnification clause shall in no way limit the Contractor's obligations assumed in this Agreement, nor shall they be construed to relieve the CONTRACTOR from any liability, nor preclude the OWNER from taking any other actions available to it under any other provisions of the Agreement or otherwise at law.

Certification	Response - Bidder's Initials *
By initialing this document, the contractor hereby declares and acknowledges that they have carefully examined and duly understands the Americans with Disabilities Act of 1990 and agree to furnish and deliver the goods and services, and in doing so, comply with this document.	LW

**Right to Extend - Time for Award**

The City of Camden is required by The Local Public Contracts Law, N.J.S.A. 40A:11-24, to make an award on products or service within sixty (60) days of the bid opening date.

Should the City of Camden require an additional sixty (60) days extension to make an award of this bid, by signing this document you shall grant the City of Camden, NJ the right to extend this award up to one hundred twenty (120) days, if deemed necessary.

Certification	Bidder's Initials *
By initialing this document, the proposer consents to the above request to extend the time of award.	LW

**Documents**

It is your responsibility to make sure the uploaded file(s) is/are not defective or corrupted and are able to be opened and viewed by the Owner. If the attached file(s) cannot be opened or viewed, your Bid submission may be rejected.

If you have any miscellaneous documents that would add value to your bid submission, please upload it in the last upload space titled "Upload Additional Document". This particular upload area is optional.

The City prefers to have all of the requested documents submitted. However, items that are MANDATORY SUBMISSION with proposal are denoted with

Contract No.: 01-24-002

# **EXHIBIT B**

**Community First's Certificate of Insurance**



A-29

DB:dh  
10-08-23

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF A GRANT ENTITLED  
"NEIGHBORHOOD PRESERVATION PROGRAM" FROM THE  
NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS  
IN THE AMOUNT OF \$125,000.00**

WHEREAS, the New Jersey Department of Community Affairs, Division of Community Resources has issued the City of Camden a Neighborhood Preservation Grant for the Parkside Haddon Avenue Business Corridor Revitalization Year 3 from January 2024 through December 31, 2024; and

WHEREAS, it is in the best interest of the City of Camden to accept said grant; now, therefore

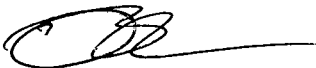
BE IT RESOLVED, by the City Council of the City of Camden that the City of Camden is hereby authorized to accept a grant in the amount of ONE HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$125,000.00) from the New Jersey Department of Community Affairs, for the Parkside Haddon Avenue Business Corridor Revitalization Year 3; and

BE IT FURTHER RESOLVED that the proper officers of the City of Camden are hereby authorized to execute the necessary documents in order to accept said grant.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed  
and approved as to form.



DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk





# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 8, 2024

TO: City Council  
FROM: Dr. Edward C. Williams, PP, AICP, CSI, AHP, CZO  
Director

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE ACCEPTANCE OF A GRANT ENTITLED NEIGHBORHOOD PRESERVATION PROGRAM FROM THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS IN THE AMOUNT OF \$125,000**

Point of Contact:	Candice Walker	Planning & Development	X3542	Cajeffe@ci.camden.nj.us
	Name	Department-Division-Bureau	Phone	Email

### ENDORSEMENTS

Responsible	Recommend Approval (Y/N)	Signature	Date	Comments
Department Director	Y		9/24	
Supporting Department Director (if necessary)				
Director of Grants Management	Y	Barbara P. [unclear]	9-26-24	for km
Qualified Purchasing Agent				
Director of Finance	Y	A.P.	9/26/24	

Approved by:  
Business Administrator

Signature \_\_\_\_\_ Date \_\_\_\_\_

CITY OF CAMDEN  
GRANTS MANAGEMENT  
2024 SEP 20 AM 9:26

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:

SEP 23 2024

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

**City Attorney**

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**Signature**

**Date**

**Bureau of Grants Management Grant Summary Form**

**Grant Status Code: G**

(green - g; yellow - y; red - r)

Department: Department of Planning – Housing Services

Grant Analyst: Candice Jefferson

Contact #: 856-757-7344

Grant/Project Name:		<i>FY 2024 NPP – Parkside Haddon Avenue Business Corridor Revitalization - Accept – (3<sup>rd</sup> Year)</i>					
Grant #:							
City Contract Date:				City Contract #:			
Application Resolution #:				Appropriation Code:			
Funding Source:		New Jersey Dept. of Community Affairs					
Pass Through:	Y	N	Source:				
Amount of Grant:		\$ 125,000.00					
Local Match:	Y	N	Cash:	\$25,000.00 (Grant Funded) - UEZ	In-Kind:		
Budget Insertion Resolution # & Date:				Accepting Grant Resolution # MC:			
Term of Grant:				Location of Activity:		Camden City Census Tract - 6103	
Date of Analysis:	9-25-24		Reviewed By:		Barbara Bellamy-Johnson		

**Summary:** (Year 3) The Department of Planning/Division of Housing Servicers is requesting a resolution to accept FY 2024 NPP Grant for the Parkside Haddon Avenue Business Corridor Revitalization in the amount of \$125,000.00. The grant has a local match in the amount of \$25,000.00 that will be funded by Urban Enterprise Zone Façade Program.

This is Grant Period Year 3 of this grant and the period of the grant covers January 2024 to December 2024.

The Purpose of the Grant: This award will provide funding to implement a revitalization plan that specifies investment in façade improvement, clean streets, building rehab and business development efforts that deliver sustained small business and residential vitality along Haddon Avenue corridor. The grant agreement is attached will all requirements and stipulations. The budget is attached with a breakdown of how the funds will be expended and section c includes the scope of services for the grant.

**Time Lines:**

Initial Report  Revised Report  Closing Report   
**Bureau of Grants Management Grant Summary Form**  
**Grant Status Code: G**  
(green - g; yellow - y; red - r)

**Problematic Areas/Recommendations**

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE ACCEPTANCE OF A GRANT ENTITLED NEIGHBORHOOD PRESERVATION PROGRAM FROM THE NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS IN THE AMOUNT OF \$125,000**

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- City of Camden in partnership with PBCIP was awarded a 5 year NPP grant for the Parkside Commercial Corridor – currently we are in year 3
- Acceptance of the funding is critical to the continuation of the program.

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$125,000.00

**IMPACT STATEMENT:**

- Will allow the City and PBCIP to continue the progress of revitalizing the Haddon Avenue Corridor.
- What changes and by how much if the City Council approves this proposal? N/A
  - Council has approved previous years' grant

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Bridget Phifer, Executive Director of PBCIP
  - Attendance: (Y/N/Tentative). Confirmed?
- Name, Organization 2.
  - Attendance: (Y/N/Tentative). Confirmed?
- Additional as required...

**COORDINATION:**

- Those impacted are City of Camden Businesses, City of Camden Government, Parkside Businesses and residents

Prepared by: Candice Walker

x3542/cajeffer@ci.camden.nj.us

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Name

Phone/Email

STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS

DIVISION OF LOCAL GOVERNMENT SERVICES  
PRE-APPROVAL OF GRANT APPLICATION FORM

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

**PLEASE EXPLAIN THE JUSTIFICATION FOR THE GRANT. PLEASE FULLY EXPLAIN COSTS ASSOCIATED WITH THE AWARD OF THE GRANT AS WELL AS ANY MATCHING FUNDS OR EMPLOYMENT OBLIGATIONS AS A TERM OF THE GRANT. PLEASE EXPLAIN THE BENEFITS OF THE GRANT FOR THE MUNICIPALITY AND THE RESIDENTS. ATTACH THE GRANT APPLICATION.**

Neighborhood Preservation Program (NPP) Grant was awarded to the City of Camden in partnership with PBCIP for the revitalization of Haddon Avenue Commercial Corridor in the Parkside Neighborhood in the amount of \$125k for Year 3 of grant. The award of this grant is paramount to the continued revitalization of Parkside Neighborhood. This collaboration is focused on elevating Parkside through cooperative partnerships, equitable community development practices and implementing transparent community engagement strategies. These core components evolved from Parkside approved Neighborhood Strategic Plan.

City's cost toward this grant/endeavor is \$25k for inkind/matching funding, which is being provided through the City's existing Urban Enterprise Zone Commercial Façade Program.

Grant Period Year 3 – January 2024 thru December 2024

Budget: See attached

Information of key municipal employee or agent applying for grant and responsible for its use:

Name	Candice Walker
Title	Chief Clerk
Telephone Number	856-968-3542
Email	CaJeffer@ci.camden.nj.us

If the grant is received and fully expended, what will the continuing financial obligations of the municipality be with respect to staffing, insurance, liability, operations, and/or maintenance?

N/A

What will the source of funds be for the staffing, insurance, liability, operations, and/or maintenance?

N/A

\_\_\_\_\_  
Mayor's Signature

Date \_\_\_\_\_

\_\_\_\_\_  
Business Administrator/Manager Signature

Date \_\_\_\_\_

Name, email and fax of contact person for this form:

\_\_\_\_\_

---

*For LGS use only:*

Approved

Denied

\_\_\_\_\_  
Director or Designee, Division of Local Government Services

Date \_\_\_\_\_

Number Assigned \_\_\_\_\_

Organization Name: Parkside Business & Community In Partnership  
 Project Name: NPP Budget - Haddon Avenue the Right Place

Project	NPP Yr 1 2022	NPP Yr 2 2023	NPP Yr 3 2024	Leverage 2024	Funding Source	Municipal Match
<b>Goal 1: PROG DEV: Small Business Support</b>						
Facade Grants (\$5K w/10% match required)	\$20,000	\$0	\$25,000	\$75,000	**NRTC and local UEZ	\$25,000
Technical Support	\$500	\$0	\$0	\$30,000	**NRTC, RF	
Business Procurement Training	\$5,000	\$0	\$0			
Mixed-Use Development	\$0	\$0	\$0			
Marketing	\$4,500	\$5,000	\$5,000	\$10,000	**NRTC, RF	
Infill Vacant Lots/Buildings		\$15,000	\$0	\$17,133,710	**NRTC, Fulton, UEZ, ARP,	
Co-Op Business Space	\$0	\$5,000	\$0	\$25,000	NMTC, HRSA, Aspire, TRF	
Acquisitions along Haddon Ave	\$0	\$0	\$0		**PNC	
<b>Section Subtotal</b>	<b>\$30,000</b>	<b>\$25,000</b>	<b>\$30,000</b>	<b>\$17,273,710</b>		
<b>Goal 2: PROG Other: Parkside Story</b>						
Community Events - Street Festival, Learning Garden & Small Business Saturday	\$17,500	\$15,000	\$15,000	\$70,000	**NRTC, local sponsors	
Signage & Imagery	\$5,000	\$0	\$0			
Public Art Exhibits	\$0	\$30,000	\$30,000	\$50,000	**NRTC, local sponsors	
Uniform Design Standards along Business Corridor	\$9,500	\$0	\$0			
Clean Streets	\$17,500	\$15,000	\$15,000	\$35,000	**NRTC	
NPP Implementation Plan	\$5,500	\$0	\$0			
<b>Section Subtotal</b>	<b>\$55,000</b>	<b>\$60,000</b>	<b>\$60,000</b>	<b>\$155,000</b>		
<b>Goal 3: PROG PURCHASED SVCS: Haddon Avenue Corridor Enhancements</b>						
Landscape treatments - "Light the Way" Yr1	\$0	\$0	\$0			
New Plaza & Open Space Areas (1224 Haddon)	\$15,000	\$15,000	\$10,000	\$60,000	NRTC	
<b>Section Subtotal</b>	<b>\$15,000</b>	<b>\$15,000</b>	<b>\$10,000</b>	<b>\$60,000</b>		
<b>Goal 4: ADMIN OTHER: Leadership for Moving Forward</b>						
Corridor Biz Coordinator	\$25,000	\$25,000	\$25,000	\$5,000	**PBCIP	
Mixed-Use Development	\$0	\$0	\$0			
Fostering food entrepreneurs	\$0	\$0	\$0			
Establish Local Business Association	\$0	\$0	\$0			
Alternative green spaces	\$0	\$0	\$0			
In-Kind Contribution - Admin	\$0	\$0	\$0	\$37,500	**PBCIP and Camden city	\$12,500
<b>Section Subtotal</b>	<b>\$25,000</b>	<b>\$25,000</b>	<b>\$25,000</b>	<b>\$42,500</b>		
<b>TOTAL:</b>	<b>\$125,000</b>	<b>\$125,000</b>	<b>\$125,000</b>	<b>\$17,531,210</b>		<b>\$37,500</b>

\$5K Architect fee





PHILIP D. MURPHY  
*Governor*

TAHESHA L. WAY  
*Lieutenant Governor*

**State of New Jersey**  
DEPARTMENT OF COMMUNITY AFFAIRS  
101 SOUTH BROAD STREET  
PO BOX 811  
TRENTON, NJ 08625-0811

JACQUELYN A. SUÁREZ  
*Commissioner*

September 19, 2024

Candice Jefferson  
Camden City  
520 Market Street  
Camden, NJ 08101

Dear Ms. Jefferson,

I am pleased to share with you our confirmation that the City of Camden's 2024 Neighborhood Preservation Program (NPP) Implementation Plan Update has been approved.

We'll now work with you to amend your NPP grant to add \$125,000 in funding, for year three of NPP activities through December 31, 2024. Reimbursement of grant expenditures will be made upon approval of a Financial Status Report (FSR).

We thank you, the Town, and your NPP Camden City Stakeholder Team for your collective and successful work with NPP since 2022.

Please do not hesitate to contact me or our team with any questions or ideas you may have as we continue this journey of supporting the Parkside NPP District to further reach its potential. Our email address is [NPP@dca.nj.gov](mailto:NPP@dca.nj.gov).

Sincerely,

Brad Harrington  
Administrator, Neighborhood Programs



*New Jersey is an Equal Opportunity Employer • Printed on Recycled paper and Recyclable*

R-30

MBS:dh  
10-08-24

**RESOLUTION AUTHORIZING A REIMBURSABLE LOAN TO ARIES FILTER WORKS IN AN AMOUNT NOT TO EXCEED \$200,000.00 AND AUTHORIZING THE EXECUTION OF LOAN DOCUMENTS IN CONNECTION WITH THE CAMDEN STRONG MACRO CAPITAL IMPROVEMENT PROGRAM**

WHEREAS, the Department of Development and Planning, Division of Housing Services, Camden UEZA Office has implemented the Macro Capital Improvement program to assist commercial businesses with expansion and job creation in the City of Camden; and

WHEREAS, the City of Camden was awarded funding through the New Jersey Urban Enterprise Zone Authority in the amount of \$1,200,000.00 for the Camden Strong Macro Capital Improvement Program; and

WHEREAS, the City of Camden desires to make a reimbursable loan to Aries Filter Works in an amount not to exceed Two Hundred Thousand Dollars (\$200,000.00) as part of Macro Capital Improvement program for funding to purchase and install racking systems in their newly renovated warehouse to allow for more raw materials and goods to be stored onsite at their property located at 1801 Federal Street, Block 1188, 1189, Lot 3,2; and

WHEREAS, the borrower will be responsible for obtaining the funds to make the improvements; and

WHEREAS, upon completion of the improvements and submission of properly executed and notarized contractor's statements showing the full costs of the work, the City will issue borrower a reimbursement payment not to exceed \$200,000.00; and

WHEREAS, the loan will be evidenced by a note and secured by a mortgage to be forgiven on a pro-rata basis in five yearly installments so long as the conditions of the loan are met; and

WHEREAS, the loan is conditioned upon the borrower maintaining ownership of the property; maintaining membership in the UEZ; submitting requisition forms/contractor statements in a form satisfactory to the City and completing the Scope of Work and maintaining business operations within the City of Camden; and

WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the reserve for state and federal grant budget of the City of Camden under line item "G-02-SB-667-230" and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

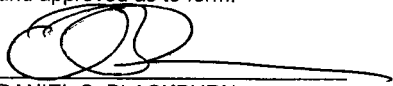
BE IT RESOLVED by the City Council of the City of Camden that the proper City Officers be and are hereby authorized to make a reimbursable loan to Aries Filter Works for an amount not to exceed Two Hundred Thousand Dollars (\$200,000.00).

BE IT FURTHER RESOLVED, that the Mayor or his designee is hereby authorized to execute such documents as are necessary to make this loan.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed and approved as to form.

  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

CITY OF CAMDEN

CERTIFICATION AS TO THE AVAILABILITY OF FUNDS

I CERTIFY, DIRECTOR FOR THE FINANCE DEPARTMENT FOR THE CITY OF CAMDEN, THAT WITH RESPECT TO THE AWARD OF A CONTRACT OR EXPENDITURE OF FUNDS TO: ARIES FILTER WORKS

THAT THE FUNDS ARE AVAILABLE AS OF THE DATE OF THIS RESOLUTION/CERTIFICATION, FROM ONE OF THE FOLLOWING:

• BUDGET APPROPRIATION:  
AMOUNT: \$

• DEDICATED BY RIDER:  
AMOUNT:\$

• RESERVE FOR STATE AND FEDERAL GRANT: G-02-SB-667-230  
AMOUNT:\$ 200,000.00

• CAPITAL ORDINANCE  
AMOUNT:\$

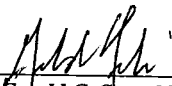
• TRUST ACCOUNT:  
AMOUNT: \$

DETERMINATION OF VALUE CERTIFICATION

I CERTIFY, AS CHIEF FINANCIAL OFFICER, THAT THE ANTICIPATED VALUE OF THE CONTRACT, OVER THE FULL LIFE, WILL BE:\$ 200,000.00

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING FUNDING IN THE AMOUNT OF \$200,000.00 TO THE APPLICANT ARIES FILTER WORKS ON HE BEHALF OF THE CAMDEN STRONG UEZ AND THE ZONE ASSISTANCE FUND OF THE MACRO CAPITAL IMPROVEMENT PROGRAM

MC-8603

  
\_\_\_\_\_  
Gerald C. Seneski  
Chief Financial Officer  
Date: 9/18



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: ASAP

TO: City Council  
FROM: Dr. Edward C. Williams, AICP, PP, CSI, Director

**TITLE OF ORDINANCE/RESOLUTION:: RESOLUTION** AUTHORIZING Funding in the amount of \$ 200,000.00 to the applicant Aries Filter Works on the Behalf of The Camden Strong UEZ and the zone assistance fund of The MACRO capital Improvement Program MC-8603

Point of Contact:	Joe Thomas Planning and Development	968-3531	jothomas@ci.camden,nj.us
	Name	Department- Division- Bureau	Phone Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y		9/24	
Supporting Department Director (if necessary)				
Director of Grants Management	Y		9/18/24	
Qualified Purchasing Agent				
Director of Finance				
Approved by: Business Administrator			9/26	

CITY OF CAMDEN  
FINANCE DEPARTMENT  
2024 SEP 18 AM 11:07

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** :: **RESOLUTION** AUTHORIZING Funding in the amount of \$ 200,000.00 to the applicant Aries Filter Works on the Behalf of The Camden Strong UEZ and the zone assistance fund of The MACRO capital Improvement Program MC-8603

**FACTS/BACKGROUND:** (Executive level details. Short, concise bullets)

- To allow the City of Camden to fund local business expansion and job creation

**Total amount not to exceed \$200,000.00**

**IMPACT STATEMENT:**

- Giving our smaller business shops funding opportunities

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Joe Thomas Planning & development Urban Enterprise Zone.

**COORDINATION:**

- The entire City of Camden is impacted

**Prepared by:**

Joe Thomas 856-968-3531

Name

Phone/Email

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	<b>CITY OF CAMDEN</b>
--------------	-----------------------

Professional Service or EUS Type	<b>Neutroelectric</b>
<b>Neutroelectric</b>	<b>Neutroelectric</b>
Purpose or Need for service:	Contract award for the development a new business on Federal street
Contract Award Amount	\$200,000.00
Term of Contract	1 year ending 6/31/2025
Temporary or Seasonal	n/a
Grant Funded (attach appropriate documentation allowing for service through grant funds)	Yes
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	Application process through City website
Were other proposals received? If so, please attach the names and amounts for each proposal received?	11 total applicants

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature\*

Date \_\_\_\_\_

\_\_\_\_\_  
Business Administrator/Manager Signature

Date \_\_\_\_\_

\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

The Chief Financial Officer affirms that there is adequate funding available for this personnel action.  
\_\_\_\_\_ Funding Source for this action

\_\_\_\_\_  
Chief Financial Officer Signature

I certify that the vendor selected is in compliance with the adopted Pay to Play Ordinance and that the vendor was notified of any restrictions with respect to campaign contributions.

\_\_\_\_\_  
Certifying Officer

Date \_\_\_\_\_

\_\_\_\_\_  
***For LGS use only:***

Approved

Denied

\_\_\_\_\_  
Date \_\_\_\_\_

Director or Designee,  
Division of Local Government Services

Number Assigned \_\_\_\_\_

**Term Sheet**  
**City of Camden Urban Enterprise Zone**

**Camden Strong Macro Capital Improvement Program**

**Lender:** The City of Camden (the "City")

**Borrower:** Aries Filterworks Inc. (the "Borrower")

**Borrower NJ Tax ID Number:** ██████████

**Address:** 1801 Federal Street  
Camden, NJ USA 08105

**Loan Amount:** \$200,000 (the "Loan")

**Interest Rate:** 0%

**Purpose of Loan/Scope of Work:** Aries Filter Works plans to use the funding to install 1950 racking systems in their newly renovated warehouse (the "Scope of Work"). These systems are shelving to store thousands of pallets of materials. According to the application, this racking will enable the storage of more raw materials and goods onsite, which is expected to streamline operations and enhance efficiency. This also will allow for decreased shipping downtimes. Additionally, this expansion will create new job opportunities within the company, supporting local employment and contributing to the community's economic growth. The cost of the entire racking system is estimated to be \$533,000. Based on the information provided in the application, these improvements will create 4 new jobs for Camden residents.

**Disbursement of Loan Proceeds:** The Camden Strong Macro Capital Improvement Program is a reimbursable loan program. The Borrower shall submit to the City properly executed and notarized contractor





statements showing the full cost of the work as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials, or equipment necessary to complete the scope of work. In addition, the Borrower shall submit to the City proof of payment of the contract cost pursuant to the contractor's statement. The City shall, within forty-five (45) days of receipt of the contractor's statement and proof of payment, issue a check to the Borrower as reimbursement for the not-to-exceed amount of the loan or the actual project cost, whichever is less.

**City Lien:**

When the reimbursement is issued, a lien will also be placed on the property by the City for an amount equal to the reimbursement. If there is no change in ownership of the property or the business, and if there are no unauthorized changes to the improvements or violations of the Conditions, as described herein, for the five years following the date of the lien, the lien will be extinguished as described below.

Should there be a change in ownership of the property or the business, or an incurable violation of the Conditions, then the Loan, or a portion thereof may not be extinguished and the Borrower will have to reimburse the City for the unforgivable amount before the City will release the lien. The forgivable amount of the Loan will be decreased as described in the "Loan Forgiveness" section below.

**Loan Forgiveness:**

Subject to the conditions listed below (the "Conditions"), the Loan will be forgiven on a pro-rata basis in five yearly installments as shown below:

- 1 year after completion: 20% forgiven
- 2 years after completion: 40% forgiven
- 3 years after completion: 60% forgiven
- 4 years after completion: 80% forgiven
- 5 years after completion: 100% forgiven

**Conditions:**

In order for the Loan to be forgiven and the Lien on the property extinguished, the following conditions must be satisfied by the Borrower:

- Borrower must maintain ownership of the property



- Borrower must maintain UEZ membership with the City
- Borrower must submit requisition forms/contractor statements in a form satisfactory to the City and complete the Scope of Work
- Borrower must maintain business operations within the City of Camden



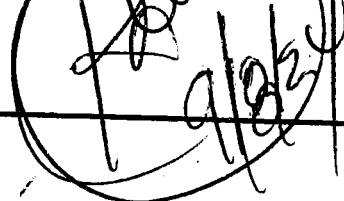
**CAMDEN CITY**  
 520 MARKET STREET  
 P O BOX 95120  
 CAMDEN, NJ 08101-5120  
 TEL (856)757-7000

REQUISITION	
NO.	R2401798

SHIP TO	PLANNING & DEVELOPMENT 520 MARKET STREET RM 222, CITY HALL CAMDEN, NJ 08101
VENDOR	UNKNOWN VENDOR , NJ VENDOR #: UNK01

ORDER DATE: 09/09/24  
 DELIVERY DATE:  
 STATE CONTRACT:  
 F.O.B. TERMS:

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	MACRO Not to exceed \$ 200,000.00 Electrical Upgrades \$50,000.00 Plumbing Upgrades \$50,000.00 Roof Upgrades \$65,000.00 Layout Changes \$45,000.00 Interior Demo and Clean up \$40,000.00	G-02-SB-667-230	200,000.0000	200,000.00
			TOTAL	200,000.00

Approved:  

I hereby certify that the work or supplies specified are necessary for the proper transaction of the business of this Department or office.

Department Head \_\_\_\_\_ Date \_\_\_\_\_  
 Receiver of Goods \_\_\_\_\_ Date 9/2/24

2024 SEP -9 AM 10:21  
 GRANTS MANAGEMENT  
 CITY OF CAMDEN

**FORWARD THIS COPY OF THE REQUISITION TO THE PURCHASING BUREAU**

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	<b>CITY OF CAMDEN</b>
--------------	-----------------------

Professional Service or EUS Type	<b>Areis Filter Work</b>
Name of Vendor	<b>Areis Filter Work</b>
Purpose or Need for service:	Contract award for the development a new business on 1801Federal street
Contract Award Amount	\$200,000.00
Term of Contract	1 year ending 6/31/2025
Temporary or Seasonal	n/a
Grant Funded (attach appropriate documentation allowing for service through grant funds)	Yes
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	Application process through City website
Were other proposals received? If so, please attach the names and amounts for each proposal received?	11 total applicants

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature\*

Date \_\_\_\_\_

\_\_\_\_\_  
Business Administrator/Manager Signature

Date \_\_\_\_\_

\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

Initial Report \_\_\_\_\_ Revised Report  Closing Report \_\_\_\_\_

## Bureau of Grants Management Grant Summary Form

**Grant Status Code: G**  
(green - g; yellow - y; red - r)

Department: Planning and Development

Grant Administrator: Joseph Thomas

Grant Administrator #: 968-3531

Grant/Project Name:			Camden Strong Macro Capital Improvement Program			
Grant #:			UEZA			
City Contract Date:			City Contract #:			
Application Resolution #:			Appropriation Code :		G-02-SB-667-230	
Funding Source:			Urban Enterprise Zone Authority			
Pass Through:	Y	N	Source:	City		
Amount of Grant:			\$1,200,000.00			
Local Match:	Y	N	Cash:		In-Kind:	
Budget Insertion Resolution # & Date:			Accepting Grant Resolution # MC:			
Term of Grant:			1/1/2023 – 2/2/2025		Location of Activity: City Wide	
Date of Analysis:			8/2/2022		Reviewed By: Kelly Mobley	

**Summary:**

18-Sep-24: The Department of Planning and Development – Camden UEZA Office is seeking council authorization to award a contract to a UEZ businesses in the City of Camden that has qualified for the MACRO Capital Improvement Program per NW Financial LLC who has vetted the application and performed the underwriting:

- Aries Filter Works – 1801 Federal Street
  - Amount not to exceed \$200,000 (R2401798)

This applicant is working in conjunction with its partner ResiTech. Separate EIN Numbers and different work is being performed.

16-Sep-24: The Department of Planning and Development – Camden UEZA Office is seeking council authorization to award the following contracts to UEZ businesses in the City of Camden that have qualified for the MACRO Capital Improvement Program per NW Financial LLC that has vetted the applications and performed the underwriting:

- Red Square Innovations LLC – 1566 Mt Ephraim Avenue (separate locations/applications)
  - Amount not to exceed \$110,000 (R2401856)
- Red Square Innovations LLC – 1568 Mt Ephraim Avenue
  - Amount not to exceed \$75,000 (R2401857)

9-Sep-24: The Department of Planning and Development – Camden UEZA Office is seeking council authorization to award the following contracts to UEZ businesses in the City of Camden that have qualified for the MACRO Capital Improvement Program per NW Financial LLC that has vetted the applications and performed the underwriting:

- YC Home LLC – 39 North 4<sup>th</sup> Street
  - Amount not to exceed \$105,000 (R2401782)
- ResiTech Inc. – 1801 Federal Street
  - Amount not to exceed \$185,000 R2401784
- Neutroelectric- 2079-2081 Federal Street
  - Amount not to exceed \$200,000 (R2401785)

3-Jan-23: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is seeking council authorization to enter into an agreement with NW Financial Group LLC for underwriting services for the UEZA "Camden Strong Macro Capital Improvement Program. Contract award not to exceed

Initial Report \_\_\_\_\_ Revised Report  Closing Report \_\_\_\_\_

**Bureau of Grants Management Grant Summary Form**  
**Grant Status Code: G**  
(green - g; yellow - y; red - r)

\$40,000.00. Entity was awarded the contract through a competitive bidding process (RFP#23-13)  
8-May-23: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is seeking an underwriter for the UEZ Macro program. Individual/firm will be responsible for evaluating cost as well as reviewing and examining applicants. For more details see Underwriting Scope of Services.  
27-Feb-23: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is requesting council authorization to accept and insert a special item of revenue into the 2023 Budget in the amount of \$1,200,000 for the purpose of implementing the Macro Capital Improvement Project which has been designed to assist 5 – 10 commercial investors with funds for working capital, equipment, inventory and business purchase. Qualifying investors will match the funds dollar for dollar. Because the City is in the process of adopting the 2023 Budget; both resolutions will need to be tabled for the April Meeting.  
19-Jul-22: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is requesting council authorization to submit an application for funding in the amount of \$1,200,000.00 to the NJ Urban Enterprise Zone Authority for the purpose of developing Macro Capital Improvement Program designed to assist 5-10 commercial investors with funds for working capital, equipment, inventory and business purchase. These funds will be matched dollar for dollar and will range from \$51,000 - \$250,000 Funding will be on a reimbursable.

**Budget:**

\$1,155,000 (applicant loan)

\$45,000 (administrative)

The application will require uploading on SAGE.

**Time Lines:** Quarterly programmatic/financial reports are due for the following periods within 30 days after the quarter. Progress Reports (Attachment I) and Financial Reports (Attachment J). January – March: due April 30<sup>th</sup>; April – June: due July 31<sup>st</sup>; July – September: due October 31<sup>st</sup>; October – December: due January 31<sup>st</sup>

**Problematic Areas/Recommendations:**

NUEZA Camden Strong Micro Capital Improvement Program

Initial Report  Revised Report  Closing Report   
**Bureau of Grants Management Grant Summary Form**  
**Grant Status Code: G**  
(green - g; yellow - y; red - r)

Department: Development and Planning

Grant Administrator: Joe Thomas

Grant Administrator #: 757-7344

Grant/Project Name:		Camden Strong MACRO Capital Improvement \$1,200,000.00-\$9,625.00= \$1,190,375.00- \$6,500.00=1,183,750.00- \$6,000.00=1,177,750.00- \$5,000.00=\$1,172,750.00-\$60,000.00=1,112,750.00- \$200,000 = \$912,750-200,000.00=\$712,750.00					
Grant #:		Urban Enterprise Zone					
City Contract Date:		ASAP					
Application Resolution #:				Appropriation Code		G-02-sb-667-230	
Funding Source:		UEZ					
Pass-Through:	Y	N	Source:	City			
Amount of Grant:		Camden Strong MACRO Capital Improvement \$1,200,000.00					
Local Match:	Y	N	Cash:		In-Kind:		
Budget Insertion Resolution # & Date:		N/A		Accepting Grant Resolution # MC:		N/A	
Term of Grant:		8/2022-8/2025/		Location of Activity:		Camden City	
Date of Analysis:		9/04/2024		Reviewed By:		Joe Thomas	

**Summary:**

**Payment 7**

The Department of Development and Planning requests a requisition payment for Aries Filter Works of \$200,000.00 from the Urban Enterprise Zone. Total 912,750-200,000.00=\$712,750.00

**Payment 6**

The Department of Development and Planning requests a requisition payment for Glassy Neutroelectric of \$200,000.00 from the Urban Enterprise Zone. Total 1,112,750.00-\$200,000 = \$912,750

**Payment 5**

The Department of Development and Planning requests a requisition payment for Glassy Neutroelectric of \$200,000.00 from the Urban Enterprise Zone. Total \$, 172,750.00-\$60,000.00=1,112,750.00



NW FINANCIAL GROUP, LLC  
*Exceeding Expectations*

522 Broad Street  
Bloomfield, NJ 07003

Tel (201) 656-0115  
Fax (201) 656-4905  
www.nwfinancial.com

**City of Camden Urban Enterprise Zone**  
**Camden Strong Macro Capital Improvement Program**

**To:** Joseph E. Thomas, Jr., UEZ Coordinator, City of Camden  
**From:** Timothy S. Eismeier, Managing Director, NW Financial Group, LLC  
**Date:** August 30, 2024  
**RE:** Underwriting Recommendation for Aries Filter Works

---

Mr. Thomas,

The following memorandum highlights pertinent information related to the review of the application for **Aries Filter Works** for the Camden Strong Macro Capital Improvement Program.

**Applicant:** **Aries Filter Works**  
1801 Federal Street  
Camden, NJ USA 08105  
Tax ID: 101026725

**Background of Company:** Aries Filter Works is a global leader in the field of ion exchange for water and fluid purification. Aries Filter Works (under the ResinTech family of companies) has been operating out of Camden since 2020. They have been in business since 1986. Aries Filter Works/ResinTech employs 360 full time employees, 1/3 of which are Camden residents.

**Estimated Jobs Created:** 4

**Amount Awarded:** \$200,000

**Scope of Work:** Aries Filter Works plans to use the MACRO funding to install racking systems in their newly renovated warehouse. Per the application, this racking would allow for more raw materials and goods to be stored onsite. The entire racking system would total \$533,000. Based on the information provided in the application, these improvements will create **4 new jobs** for Camden residents.





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Bloomfield, NJ 07003

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**UEZ Member:** Yes

**UTD on utility and tax bills:** Yes

**Recommendation:** Approved. The applicant has submitted all required documentation and meets the criteria of the program. NW Financial recommends a loan in the amount of \$200,000 for Aries Filter Works.

**Sources and Uses for Applicant Project:** The applicant will be using cashflow to complete the project in addition to funding received from this program.

<b>Sources of Funding:</b>	
Cash on Hand	\$333,000
UEZ Macro Forgivable Loan	200,000
<b>Total</b>	<b>\$533,000</b>
<b>Uses of Funding:</b>	
Equipment	\$533,000
<b>Total</b>	<b>\$533,000</b>

# City of Camden Urban Enterprise Zone

Camden Strong Macro Capital Improvement Program

**All fields require a response.**

## Part A - Business Information

Please identify the name of the business, street address, block and lot of the business below.

<b>Business Name</b>	Aries Filterworks Inc
<b>NJ Tax ID Number</b>	0101026725
<b>Address</b>	1801 Federal Street Camden, NJ, 08105
<b>Block Number</b>	1188, 1189
<b>Lot Number</b>	3, 2

## Section 2 - Business Overview

Please provide the following information in as much detail as possible with respect to the business.

<b>Business Name</b>	Aries Filterworks Inc
<b>Type of Business</b>	Manufacturing
<b>Business Ownership Type</b>	S Corporation
<b>Number of employees</b>	61
<b>Number of employees who are Camden residents</b>	35
<b>Number of years in operation</b>	14

## Part B - Project Information

Section 1 – Project Description Please provide the following information in as much detail as possible with respect to the project:

### Nature of the project

Aries Filterworks is expanding its building to meet increased demand for its products. When the expansion is done, Aries would also benefit from having additional racking, which would allow it to store more raw items and finished goods. This capacity will allow it grow sales even further by having more inventory available to ship at reduced lead times.

## **Camden Economic impact statement Aeries Fireworks,**

Aeries Fireworks, located at 1801 Federal Street in Camden, is leveraging \$200,000 in funding to generate \$533,000 in economic growth. This investment will not only sustain 61 jobs, with 33 held by Camden residents, but also create 4 new positions. The economic impact extends beyond the company, as employees commute five days a week, contributing to local businesses and fueling growth within the Urban Enterprise Zone (UEZ) through their everyday spending in the area.

Account No: G-02-SB-667-230  
 Description: UEZ- Camden Strong Captial Improvement Type: Line Control Account  
 Starting Date: 09/20/23 Ending Date: 09/06/24 Po Transactions: Summarized  
 \* Transaction is included in Previous and/or Opening Balance \*\* Transaction is not included in Balance  
 En = PO Line Item First Encumbrance Date BC = Blanket Control BS = Blanket Sub

Date	Description	Trans Amount	Balance
	OPENING BALANCE		1,183,875.00
01/26/24	PO 23-02277 2 Paid Ck142787 INV#1 1/10/24 Vn SAF19 SAFE & SOUND STEWARDS, LLC En 07/31/23	6,500.00-*	1,183,875.00
02/02/24	PO 23-03840 5 Paid Ck142880 Rate for the program \$65/hr, Vn ORP01 ORPICAL GROUP En 10/18/23	200.00-	1,183,675.00
03/28/24	PO 23-03840 8 Paid Ck143379 INV#3697 2/5/24 Vn ORP01 ORPICAL GROUP En 10/18/23	4,800.00-	1,178,875.00
04/26/24	Expenditure To Charge correct UEZ Admin Account Post Ref: B 11837 4	2,406.25	1,181,281.25
05/02/24	PO 24-02340 1 Open UNDERWRITING FOR CAMDEN STRONG Vn NWF01 NW FINANCIAL GROUP, LLC	40,000.00-	1,141,281.25
05/08/24	PO 23-01890 2 Chg Amt Videographer will create Vn GOO16 HUMANITY PICTURES En 05/10/23	7,218.75	1,148,500.00
05/10/24	PO 23-01890 6 Paid Ck143718 INV#185 FEB-APRIL 2024 Vn GOO16 HUMANITY PICTURES En 05/09/24	9,625.00-	1,138,875.00

Initial Report  Revised Report  Closing Report   
**Bureau of Grants Management Grant Summary Form**  
**Grant Status Code: G**  
(green - g; yellow - y; red - r)

Department: Development and Planning

Grant Administrator: Joe Thomas

Grant Administrator #: 757-7344

Grant/Project Name:		Camden Strong MACRO Capital Improvement \$1,200,000.00-\$9,625.00= \$1,190,375.00- \$6,500.00=1,183,750.00- \$6,000.00=1,177,750.00- \$5,000.00=\$1,172,750.00-\$60,000.00=1,112,750.00- \$200,000 = \$912,750-200,000.00===\$712,750.00-			
Grant #:		Urban Enterprise Zone			
City Contract Date:		ASAP			
Application Resolution #:			Appropriation Code	G-02-sb-667-230	
Funding Source:		UEZ			
Pass-Through:	Y	N	Source:	City	
Amount of Grant:		Camden Strong MACRO Capital Improvement \$1,200,000.00			
Local Match:	Y	N	Cash:		In-Kind:
Budget Insertion Resolution # & Date:	N/A		Accepting Grant Resolution # MC:	N/A	
Term of Grant:	8/2022-8/2025/		Location of Activity:	Camden City	
Date of Analysis:	9/04/2024		Reviewed By:	Joe Thomas	

**Summary:**

**Payment 5**

The Department of Development and Planning requests a requisition payment for Neutroelectric of \$200,000.00 from the Urban Enterprise Zone. Total \$, 172,750.00-  
\$60,000.00=1,112,750.00

**Payment # 4**

The Department of Development and Planning requests payment of \$5,000.00 for a social media consultant for the Urban Enterprise Zone. Total 1,177,750.00-  
\$5,000.00=\$1,172,750.00

**Payment # 3**

The Department of Development and Planning requests payment for a Bill Board Marketing of \$6,000.00 for the Urban Enterprise Zone. Planning



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**City of Camden Urban Enterprise Zone**  
**Camden Strong Macro Capital Improvement Program**

**To:** Joseph E. Thomas, Jr., UEZ Coordinator, City of Camden  
**From:** Timothy S. Eismeier, Managing Director, NW Financial Group, LLC  
**Date:** September 6, 2024  
**RE:** Underwriting Recommendation for Neutroelectric

---

Mr. Thomas,

The following memorandum highlights pertinent information related to the review of the application for **Neutroelectric** for the Camden Strong Macro Capital Improvement Program.

**Applicant:** **Neutroelectric**  
2079-2081 Federal Street  
Camden NJ, 08103  
Tax ID: 814217358

**Background of Company:** Neutroelectric currently does nuclear material prototyping and testing between their lab in Tennessee and North Jersey. They are looking to utilize their space in Camden to centralize all their testing. The building was purchased to make the company's headquarters.

**Estimated Jobs Created:** 11

**Amount Awarded:** \$200,000

**Scope of Work:** Neutroelectric plans to use the MACRO funding to renovate their newly acquired headquarters. Per the application, these improvements would help their business be a centralized locale. They will need to outfit the space to be granted their DOD contract that is currently pending. The acquisition and renovation of this previously vacant building will invigorate an otherwise underutilized space, generating revenue and activity within the City limits. It will provide a small materials engineering company with the opportunity to expand and



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flourish within Camden's vibrant metropolis. Based on the information provided in the application, these improvements will create **11 new jobs** within Camden.

**UEZ Member:** Yes

**UTD on utility and tax bills:** Yes

**Recommendation:** Approved. The applicant has submitted all required documentation and meets the criteria of the program. NW Financial recommends a loan in the amount of \$200,000 for Neutroelectric.

**Sources and Uses for Applicant Project:** The applicant will be using cashflow to complete the project in addition to funding received from this program.

<b>Sources of Funding:</b>	
Cash on Hand	\$310,000
UEZ Macro Forgivable Loan	200,000
<b>Total</b>	<b>\$510,000</b>
<b>Uses of Funding:</b>	
Acquisition	\$260,000
Hard Costs	210,000
Equipment	40,000
<b>Total</b>	<b>\$510,000</b>



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## **Appendix A**

## **Application**

---

NEW JERSEY •

PENNSYLVANIA •

TEXAS •

OHIO



2079-2081 Federal Street

**Breakdown of Project Costs**

Completed	Task	Cost
<input type="checkbox"/>	Acquisition	\$260,000.00
<input type="checkbox"/>	Electrical Upgrades	\$50,000.00
<input type="checkbox"/>	Plumbing Upgrades	\$35,000.00
<input type="checkbox"/>	Roof Upgrades	\$65,000.00
<input type="checkbox"/>	Minor layout changes	\$45,000.00
<input type="checkbox"/>	Interior demolition and cleanup	\$15,000.00
<input type="checkbox"/>	Materials Testing Equipment	\$40,000.00
		\$510,000.00

## **Camden Economic impact statement Neutroelectric**

Neutroelectric, located in Camden, is leveraging \$200,000 in funding to generate \$510,000 in economic growth. This investment will sustain 11 jobs, including positions for Camden residents. Employees commute five days a week, supporting local businesses and driving growth within the Urban Enterprise Zone (UEZ) through their daily commerce, ultimately expanding the local tax base and contributing to the city's long-term economic stability.

MBS:dh  
10-08-24

R-31

**RESOLUTION AUTHORIZING A REIMBURSABLE LOAN TO NEUTROELECTRIC IN AN AMOUNT NOT TO EXCEED \$200,000.00 AND AUTHORIZING THE EXECUTION OF LOAN DOCUMENTS IN CONNECTION WITH THE CAMDEN STRONG MACRO CAPITAL IMPROVEMENT PROGRAM**

WHEREAS, the Department of Development and Planning, Division of Housing Services, Camden UEZA Office has implemented the Macro Capital Improvement program to assist commercial businesses with expansion and job creation in the City of Camden; and

WHEREAS, the City of Camden was awarded funding through the New Jersey Urban Enterprise Zone Authority in the amount of \$1,200,000.00 for the Camden Strong Macro Capital Improvement Program; and

WHEREAS, the City of Camden desires to make a reimbursable loan to Neutroelectric in an amount not to exceed Two Hundred Thousand Dollars (\$200,000.00) as part of Macro Capital Improvement program for funding the renovation of their newly acquired headquarters located at 2079-2081 Federal Street, Block 1145, Lot 24-25; and

WHEREAS, the borrower will be responsible for obtaining the funds to make the improvements; and

WHEREAS, upon completion of the improvements and submission of properly executed and notarized contractor's statements showing the full costs of the work, the City will issue borrower a reimbursement payment not to exceed \$200,000.00; and

WHEREAS, the loan will be evidenced by a note and secured by a mortgage to be forgiven on a pro-rata basis in five yearly installments so long as the conditions of the loan are met; and

WHEREAS, the loan is conditioned upon the borrower maintaining ownership of the property; maintaining membership in the UEZ; submitting requisition forms/contractor statements in a form satisfactory to the City and completing the Scope of Work and maintaining business operations within the City of Camden; and

WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the reserve for state and federal grant budget of the City of Camden under line item "G-02-SB-667-230" and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

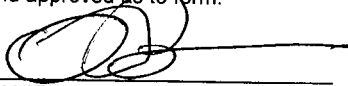
BE IT RESOLVED by the City Council of the City of Camden that the proper City Officers be and are hereby authorized to make a reimbursable loan to Neutroelectric for an amount not to exceed Two Hundred Thousand Dollars (\$200,000.00).

BE IT FURTHER RESOLVED, that the Mayor or his designee is hereby authorized to execute such documents as are necessary to make this loan.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed  
and approved as to form.

  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**CITY OF CAMDEN**

**CERTIFICATION AS TO THE AVAILABILITY OF FUNDS**

I CERTIFY, DIRECTOR FOR THE FINANCE DEPARTMENT FOR THE CITY OF CAMDEN, THAT WITH RESPECT TO THE AWARD OF A CONTRACT OR EXPENDITURE OF FUNDS TO: NEUTROELECTRIC

THAT THE FUNDS ARE AVAILABLE AS OF THE DATE OF THIS RESOLUTION/CERTIFICATION, FROM ONE OF THE FOLLOWING:

- BUDGET APPROPRIATION:
- AMOUNT: \$

- DEDICATED BY RIDER:
- AMOUNT:\$

- RESERVE FOR STATE AND FEDERAL GRANT: G-020SB-667-230
- AMOUNT:\$ 200,000.00


- CAPITAL ORDINANCE
- AMOUNT:\$

- TRUST ACCOUNT:
- AMOUNT: \$

**DETERMINATION OF VALUE CERTIFICATION**

I CERTIFY, AS CHIEF FINANCIAL OFFICER, THAT THE ANTICIPATED VALUE OF THE CONTRACT, OVER THE FULL LIFE, WILL BE:\$ 200,000.00

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING FUNDING IN THE AMOUNT OF \$200,000.00 TO THE APPLICANT NEUTROELECTRIC ON THE BEHALF OF THE CAMDEN STRONG UEZ AND THE ZONE ASSISTANCE FUND OF THE MACRO CAPITAL IMPROVEMENT PROGRAM MC8603

  
\_\_\_\_\_  
*Gerald C. Seneski*  
Chief Financial Officer  
Date: 9/18



**CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM**  
**CITY OF CAMDEN**  
**FINANCE DEPARTMENT**

2024 SEP -9 PM 2: 46

COUNCIL MEETING DATE: ASAP

TO: City Council  
 FROM: Dr. Edward C. Williams, AICP, PP, CSI, Director

**TITLE OF ORDINANCE/RESOLUTION:: RESOLUTION** AUTHORIZING Funding in the amount of \$ 200,000.00 to the applicant Neutroelectric on the Behalf of The Camden Strong UEZ and the zone assistance fund of The MACRO capital Improvement Program MC-8603

Point of Contact:	Joe Thomas Planning and Development	968-3531	jothomas@ci.camden,nj.us
	Name	Department- Division- Bureau	Phone Email

**ENDORSEMENTS**

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y	<i>[Signature]</i>	9/4	
Supporting Department Director (if necessary)				
Director of Grants Management	Y	<i>[Signature]</i>	9/9/24	
Qualified Purchasing Agent				
Director of Finance	Y	<i>[Signature]</i>	9/12/24	

Approved by:  
 Business Administrator

\_\_\_\_\_  
 Signature Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:: RESOLUTION** AUTHORIZING Funding in the amount of \$ 200,000.00 to the applicant Neutroelectric on the Behalf of The Camden Strong UEZ and the zone assistance fund of The MACRO capital Improvement Program MC-8603

**FACTS/BACKGROUND:** (Executive level details. Short, concise bullets)

- To allow the City of Camden to fund local business expansion and job creation

**Total amount not to exceed \$200,000.00**

**IMPACT STATEMENT:**

- Giving our smaller business shops funding opportunities

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Joe Thomas Planning & development Urban Enterprise Zone.

**COORDINATION:**

- The entire City of Camden is impacted

**Prepared by:**

**Joe Thomas 856-968-3531**

---

Name

Phone/Email

**CAMDEN CITY**

520 MARKET STREET  
 P O BOX 95120  
 CAMDEN, NJ 08101-5120  
 TEL (856)757-7000

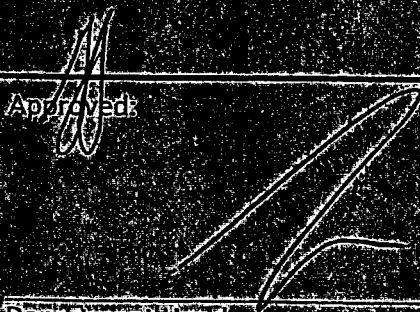
**CITY OF CAMDEN  
 FINANCE DEPARTMENT**

REQUISITION	
NO.	R2401785

S H I P T O	PLANNING & DEVELOPMENT 520 MARKET STREET RM 222, CITY HALL CAMDEN, NJ 08101	2024 SEP -9 PM 2:06
	V E N D O R	UNKNOW VENDOR NO <i>Neuro Electric</i>

ORDER DATE: 09/06/24  
 DELIVERY DATE:  
 STATE CONTRACT:  
 F.O.B. TERMS:

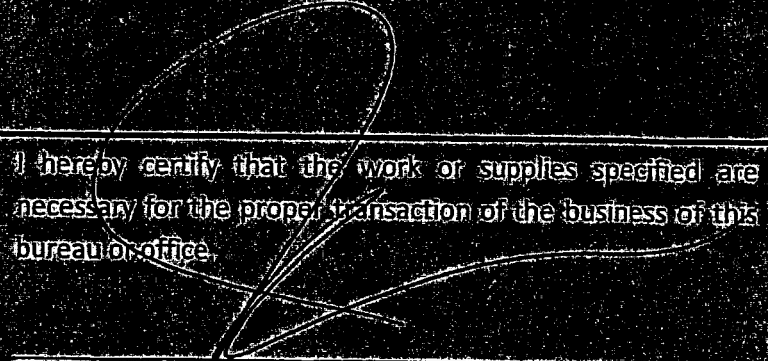
QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	Camden Strong MACRO install tracking system that will help mark main goods and produce the total cost is \$533,000.00 \$200,000.00 from MACRO STRONG UEZ	G-02-SB-667-230	200,000.0000	200,000.00
			TOTAL	200,000.00

Approved: 

Department Head

Date

I hereby certify that the work or supplies specified are  
 necessary for the proper transaction of the business of this  
 bureau or office.



Receiver of Goods

Date

**FORWARD THIS COPY OF THE REQUISITION TO THE PURCHASING BUREAU**

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	<b>CITY OF CAMDEN</b>
--------------	-----------------------

Professional Service or EUS Type	<b>NEUTROELECTRIC</b>
Name of Vendor	<b>NEUTROELECTRIC</b>
Purpose or Need for service:	Contract award for the development a new business on 1000 Federal street
Contract Award Amount	\$200,000.00
Term of Contract	1 year ending 6/31/2025
Temporary or Seasonal	n/a
Grant Funded (attach appropriate documentation allowing for service through grant funds)	Yes
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	Application process through City website
Were other proposals received? If so, please attach the names and amounts for each proposal received?	11 total applicants

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature\* Date \_\_\_\_\_

\_\_\_\_\_  
Business Administrator/Manager Signature Date \_\_\_\_\_

\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.



The Chief Financial Officer affirms that there is adequate funding available for this personnel action.  
\_\_\_\_\_ Funding Source for this action

A.P.  
\_\_\_\_\_  
Chief Financial Officer Signature

I certify that the vendor selected is in compliance with the adopted Pay to Play Ordinance and that the vendor was notified of any restrictions with respect to campaign contributions.

\_\_\_\_\_  
Certifying Officer

Date \_\_\_\_\_

***For LGS use only:***

Approved  Denied

\_\_\_\_\_  
Date \_\_\_\_\_

Director or Designee,  
Division of Local Government Services

Number Assigned \_\_\_\_\_

**Term Sheet**  
**City of Camden Urban Enterprise Zone**

**Camden Strong Macro Capital Improvement Program**

**Lender:** The City of Camden (the "City")

**Borrower:** Neutroelectric, LLC (the "Borrower")

**Borrower NJ Tax ID Number:** [REDACTED]

**Address:** 2079-2081 Federal Street  
Camden, NJ, USA 08102

**Loan Amount:** \$200,000 (the "Loan")

**Interest Rate:** 0%

**Purpose of Loan/Scope of Work:** Neutroelectric, LLC plans to use the funding to renovate and outfit their newly acquired headquarters location (the "Scope of Work"). These enhancements will allow Neutroelectric, LLC offices to be in one centralized locale. The outfitting of this space will also allow the company to be granted a Department of Defense contract. Additionally, this expansion will create new job opportunities within the company, supporting local employment and contributing to the community's economic growth. Based on the information provided in the application these improvements will create 11 new jobs for Camden residents.

**Disbursement of Loan Proceeds:** The Camden Strong Macro Capital Improvement Program is a reimbursable loan program. The Borrower shall submit to the City properly executed and notarized contractor statements showing the full cost of the work as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials, or equipment necessary to complete the scope of



work. In addition, the Borrower shall submit to the City proof of payment of the contract cost pursuant to the contractor's statement. The City shall, within forty-five (45) days of receipt of the contractor's statement and proof of payment, issue a check to the Borrower as reimbursement for the not-to-exceed amount of the loan or the actual project cost, whichever is less.

**City Lien:**

When the reimbursement is issued, a lien will also be placed on the property by the City for an amount equal to the reimbursement. If there is no change in ownership of the property or the business, and if there are no unauthorized changes to the improvements or violations of the Conditions, as described herein, for the five years following the date of the lien, the lien will be extinguished as described below.

Should there be a change in ownership of the property or the business, or an incurable violation of the Conditions, then the Loan, or a portion thereof may not be extinguished, and the Borrower will have to reimburse the City for the unforgivable amount before the City will release the lien. The forgivable amount of the Loan will be decreased as described in the "Loan Forgiveness" section below.

**Loan Forgiveness:**

Subject to the conditions listed below (the "Conditions"), the Loan will be forgiven on a pro-rata basis in five yearly installments as shown below:

- 1 year after completion: 20% forgiven
- 2 years after completion: 40% forgiven
- 3 years after completion: 60% forgiven
- 4 years after completion: 80% forgiven
- 5 years after completion: 100% forgiven

**Conditions:**

In order for the Loan to be forgiven and the Lien on the property extinguished, the following conditions must be satisfied by the Borrower:

- Borrower must maintain ownership of the property
- Borrower must maintain UEZ membership with the City
- Borrower must submit requisition forms/contractor statements in a form satisfactory to the City and complete the Scope of Work



-Borrower must maintain business operations within the City of Camden



Initial Report \_\_\_\_\_ Revised Report  Closing Report \_\_\_\_\_  
**Bureau of Grants Management Grant Summary Form**

**Grant Status Code: G**

(green - g; yellow - y; red - r)

Department: Planning and Development

Grant Administrator: Joseph Thomas

Grant Administrator #: 968-3531

Grant/Project Name:		Camden Strong Macro Capital Improvement Program			
Grant #:		UEZA			
City Contract Date:		City Contract #:			
Application Resolution #:		Appropriation Code :		G-02-SB-667-230	
Funding Source:		Urban Enterprise Zone Authority			
Pass Through:	Y	N	Source:	City	
Amount of Grant:		\$1,200,000.00			
Local Match:	Y	N	Cash:		In-Kind:
Budget Insertion Resolution # & Date:		Accepting Grant Resolution # MC:			
Term of Grant:	1/1/2023 – 2/2/2025		Location of Activity:	City Wide	
Date of Analysis:	8/2/2022		Reviewed By:	Kelly Mobley	

**Summary:**

9-Se-24: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is seeking council authorization to award the following contracts to UEZA Businesses in the City of Camden that have qualified for the MACRO Capital Improvement Program per NW Financial Group LLC that has vetted the applications and performed the underwriting:

- **YCS Home LLC – 39 North 4<sup>th</sup> Street**
  - Amount not to exceed \$105,000 R2401782
- **ResiTech Inc. – 1801 Federal Street**
  - Amount not to exceed \$185,000 R2401784
- **Neutroelectric - 2079-2081 Federal Street**
  - Amount not to exceed \$200,000 R2401785

3-Jan-23: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is seeking council authorization to enter into an agreement with NW Financial Group LLC for underwriting services for the UEZA "Camden Strong Macro Capital Improvement Program. Contract award not to exceed \$40,000.00. Entity was awarded the contract through a competitive bidding process (RFP#23-13)

8-May-23: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is seeking an underwriter for the UEZ Macro program. Individual/firm will be responsible for evaluating cost as well as reviewing and examining applicants. For more details see Underwriting Scope of Services.

27-Feb-23: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is requesting council authorization to accept and insert a special item of revenue into the 2023 Budget in the amount of \$1,200,000 for the purpose of implementing the Macro Capital Improvement Project which has been designed to assist 5 – 10 commercial investors with funds for working capital, equipment, inventory and business purchase. Qualifying investors will match the funds dollar for dollar. Because the City is in the process of adopting the 2023 Budget; both resolutions will need to be tabled for the April Meeting.

19-Jul-22: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is requesting council authorization to submit an application for funding in the amount of \$1,200,000.00 to the NJ Urban Enterprise Zone Authority for the purpose of developing Macro Capital Improvement Program designed to assist 5-10 commercial investors with funds for working capital, equipment, inventory and business purchase. These funds will be matched dollar for dollar and will range from \$51,000 - \$250,000 Funding will be on a reimbursable.

Budget:

\$1,155,000 (applicant loan)

Initial Report \_\_\_\_\_ Revised Report  Closing Report \_\_\_\_\_  
**Bureau of Grants Management Grant Summary Form**

Grant Status Code: G

(green - g; yellow - y; red - r)

\$45,000 (administrative)

The application will require uploading on SAGE.

**Time Lines:** Quarterly programmatic/financial reports are due for the following periods within 30 days after the quarter. Progress Reports (Attachment I) and Financial Reports (Attachment J). January – March: due April 30<sup>th</sup>; April – June: due July 31<sup>st</sup>; July – September: due October 31<sup>st</sup>; October – December: due January 31<sup>st</sup>

**Problematic Areas/Recommendations:**

NUEZA Camden Strong Micro Capital Improvement Program

Initial Report  Revised Report  Closing Report   
**Bureau of Grants Management Grant Summary Form**

**Grant Status Code: G**  
(green - g; yellow - y; red - r)

Department: Development and Planning

Grant Administrator: Joe Thomas

Grant Administrator #: 757-7344

Grant/Project Name:		Camden Strong MACRO Capital Improvement \$1,200,000.00-\$9,625.00= \$1,190,375.00- \$6,500.00=1,183,750.00- \$6,000.00=1,177,750.00- \$5,000.00=\$1,172,750.00-\$60,000.00=1,112,750.00- \$200,000 =\$912,750					
Grant #:		Urban Enterprise Zone					
City Contract Date:		ASAP					
Application Resolution #:				Appropriation Code		G-02-sb-667-230	
Funding Source:		UEZ					
Pass-Through:	Y	N	Source:	City			
Amount of Grant:		Camden Strong MACRO Capital Improvement \$1,200,000.00					
Local Match:	Y	N	Cash:		In-Kind:		
Budget Insertion Resolution # & Date:		N/A		Accepting Grant Resolution # MC:		N/A	
Term of Grant:		8/2022-8/2025/		Location of Activity:		Camden City	
Date of Analysis:		9/04/2024		Reviewed By:		Joe Thomas	

**Summary:**

**Payment 6**

The Department of Development and Planning requests a requisition payment for Glassy Neutroelectric of \$200,000.00 from the Urban Enterprise Zone. Total 1,112,750.00-  
\$200,000 =\$912,750

**Payment 5**

The Department of Development and Planning requests a requisition payment for Glassy Neutroelectric of \$200,000.00 from the Urban Enterprise Zone. Total \$, 172,750.00-  
\$60,000.00=1,112,750.00

**Payment # 4**

The Department of Development and Planning requests payment of \$5,000.00 for a social media consultant for the Urban Enterprise Zone. Total 1,177,750.00-  
\$5,000.00=\$1,172,750.00

## **Camden Economic impact statement Neutroelectric**

Neutroelectric, located in Camden, is leveraging \$200,000 in funding to generate \$510,000 in economic growth. This investment will sustain 11 jobs, including positions for Camden residents. Employees commute five days a week, supporting local businesses and driving growth within the Urban Enterprise Zone (UEZ) through their daily commerce, ultimately expanding the local tax base and contributing to the city's long-term economic stability.





**City of Camden Urban Enterprise Zone**  
**Camden Strong Macro Capital Improvement Program**

**To:** Joseph E. Thomas, Jr., UEZ Coordinator, City of Camden  
**From:** Timothy S. Eismeier, Managing Director, NW Financial Group, LLC  
**Date:** August 30, 2024  
**RE:** Underwriting Recommendation for Neutroelectric

---

Mr. Thomas,

The following memorandum highlights pertinent information related to the review of the application for Neutroelectric for the Camden Strong Macro Capital Improvement Program.

**Applicant:** **Neutroelectric**  
2079-2081 Federal Street  
Camden NJ, 08103  
Tax ID: 814217358

**Background of Company:** Neutroelectric currently does nuclear material prototyping and testing between their lab in Tennessee and North Jersey. They are looking to utilize their space in Camden to centralize all their testing. The building was purchased to make the company's headquarters.

**Estimated Jobs Created:** 11

**Amount Awarded:** \$200,000

**Scope of Work:** Neutroelectric plans to use the MACRO funding to renovate their newly acquired headquarters. Per the application, these improvements would help their business be a centralized locale. They will need to outfit the space to be granted their DOD contract that is currently pending. Based on the information provided in the application, these improvements will create **11 new jobs** within Camden.

Thursday, June 13, 2024

**City of Camden Urban Enterprise Zone**  
Camden Strong Macro Capital Improvement Program

**All fields require a response.**

**Part A - Business Information**

Please identify the name of the business, street address, block and lot of the business below.

<b>Business Name</b>	Neutroelectric, LLC
<b>NJ Tax ID Number</b>	81-4217358
<b>Address</b>	2079-2081 Federal Street Camden, NJ, 08102
<b>Block Number</b>	1145
<b>Lot Number</b>	24-25

**Section 2 - Business Overview**

Please provide the following information in as much detail as possible with respect to the business.

<b>Business Name</b>	Neutroelectric, LLC
<b>Type of Business</b>	Materials Engineering
<b>Business Ownership Type</b>	LLC
<b>Number of employees</b>	7
<b>Number of employees who are Camden residents</b>	0
<b>Number of years in operation</b>	8

**Part B - Project Information**

Section 1 – Project Description Please provide the following information in as much detail as possible with respect to the project:

**Nature of the project**

Neutroelectric LLC will utilize matching funds to complete interior renovations and partial reimbursement of the acquisition costs of the property.

Initial Report  Revised Report  Closing Report   
**Bureau of Grants Management Grant Summary Form**  
**Grant Status Code: G**  
(green - g; yellow - y; red - r)

Department: Development and Planning

Grant Administrator: Joe Thomas

Grant Administrator #: 757-7344

Grant/Project Name:		Camden Strong MACRO Capital Improvement \$1,200,000.00-\$9,625.00= \$1,190,375.00- \$6,500.00=1,183,750.00- \$6,000.00=1,177,750.00- \$5,000.00=\$1,172,750.00-\$60,000.00=1,112,750.00- \$200,000 = \$912,750-200,000.00=\$712,750.00					
Grant #:		Urban Enterprise Zone					
City Contract Date:		ASAP					
Application Resolution #:				Appropriation Code		G-02-sb-667-230	
Funding Source:		UEZ					
Pass-Through:	Y	N	Source:	City			
Amount of Grant:		Camden Strong MACRO Capital Improvement \$1,200,000.00					
Local Match:	Y	N	Cash:		In-Kind:		
Budget Insertion Resolution # & Date:		N/A		Accepting Grant Resolution # MC:		N/A	
Term of Grant:		8/2022-8/2025/		Location of Activity:		Camden City	
Date of Analysis:		9/04/2024		Reviewed By:		Joe Thomas	

**Summary:**

**Payment 7**

The Department of Development and Planning requests a requisition payment for Aries Filter Works of \$200,000.00 from the Urban Enterprise Zone. Total 912,750-200,000.00=\$712,750.00

**Payment 6**

The Department of Development and Planning requests a requisition payment for Glassy Neutroelectric of \$200,000.00 from the Urban Enterprise Zone. Total 1,112,750.00-\$200,000 = \$912,750

**Payment 5**

The Department of Development and Planning requests a requisition payment for Glassy Neutroelectric of \$200,000.00 from the Urban Enterprise Zone. Total \$, 172,750.00-\$60,000.00=1,112,750.00

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** :: **RESOLUTION** AUTHORIZING Funding in the amount of \$ 200,000.00 to the applicant Aries Filter Works on the Behalf of The Camden Strong UEZ and the zone assistance fund of The MACRO capital Improvement Program MC-8603

**FACTS/BACKGROUND:** (Executive level details. Short, concise bullets)

- To allow the City of Camden to fund local business expansion and job creation

**Total amount not to exceed \$200,000.00**

**IMPACT STATEMENT:**

- Giving our smaller business shops funding opportunities

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Joe Thomas Planning & development Urban Enterprise Zone.

**COORDINATION:**

- The entire City of Camden is impacted

**Prepared by:**

**Joe Thomas 856-968-3531**

---

Name

Phone/Email

Account No: G-02-SB-667-230  
 Description: UEZ- Camden Strong Captial Improvement    Type: Line Control Account  
 Starting Date: 09/20/23    Ending Date: 09/06/24    Po Transactions: Summarized  
 \* Transaction is included in Previous and/or Opening Balance    \*\* Transaction is not included in Balance  
 En = PO Line Item First Encumbrance Date    BC = Blanket Control    BS = Blanket Sub

Date	Description	Trans Amount	Balance
	OPENING BALANCE		1,183,875.00
01/26/24	PO 23-02277 2 Paid Ck142787    INV#1 1/10/24 Vn SAF19    SAFE & SOUND STEWARDS, LLC    En 07/31/23	6,500.00-*	1,183,875.00
02/02/24	PO 23-03840 5 Paid Ck142880    Rate for the program \$65/hr, Vn ORP01    ORPICAL GROUP    En 10/18/23	200.00-	1,183,675.00
03/28/24	PO 23-03840 8 Paid Ck143379    INV#3697 2/5/24 Vn ORP01    ORPICAL GROUP    En 10/18/23	4,800.00-	1,178,875.00
04/26/24	Expenditure To Charge correct UEZ Admin Account Post Ref: B 11837 4	2,406.25	1,181,281.25
05/02/24	PO 24-02340 1 Open    UNDERWRITING FOR CAMDEN STRONG Vn NWF01    NW FINANCIAL GROUP, LLC	40,000.00-	1,141,281.25
05/08/24	PO 23-01890 2 Chg Amt    Videographer will create Vn GOO16    HUMANITY PICTURES    En 05/10/23	7,218.75	1,148,500.00
05/10/24	PO 23-01890 6 Paid Ck143718    INV#185 FEB-APRIL 2024 Vn GOO16    HUMANITY PICTURES    En 05/09/24	9,625.00-	1,138,875.00

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	CITY OF CAMDEN
--------------	----------------

Professional Service or EUS Type	Areis Filter Work
Name of Vendor	Areis Filter Work
Purpose or Need for service:	Contract award for the development a new business on 1801 Fedral street
Contract Award Amount	\$200,000.00
Term of Contract	1 year ending 6/31/2025
Temporary or Seasonal	n/a
Grant Funded (attach appropriate documentation allowing for service through grant funds)	Yes
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	Application process through City website
Were other proposals received? If so, please attach the names and amounts for each proposal received?	11 total applicants

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature\* Date \_\_\_\_\_

\_\_\_\_\_  
Business Administrator/Manager Signature Date \_\_\_\_\_

\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.



NW FINANCIAL GROUP, LLC  
*Exceeding Expectations*

522 Broad Street  
Bloomfield, NJ 07003

Tel (201) 656-0115  
Fax (201) 656-4905  
www.nwfinancial.com

**City of Camden Urban Enterprise Zone**  
**Camden Strong Macro Capital Improvement Program**

**To:** Joseph E. Thomas, Jr., UEZ Coordinator, City of Camden  
**From:** Timothy S. Eismeier, Managing Director, NW Financial Group, LLC  
**Date:** September 6, 2024  
**RE:** Underwriting Recommendation for Aries Filter Works

---

Mr. Thomas,

The following memorandum highlights pertinent information related to the review of the application for **Aries Filter Works** for the Camden Strong Macro Capital Improvement Program.

**Applicant:** **Aries Filter Works**  
1801 Federal Street  
Camden, NJ USA 08105  
Tax ID: 101026725

**Background of Company:** Aries Filter Works is a global leader in the field of ion exchange for water and fluid purification. Aries Filter Works (under the ResinTech family of companies) has been operating out of Camden since 2020. They have been in business since 1986. Aries Filter Works/ResinTech employs 360 full time employees, 1/3 of which are Camden residents.

**Estimated Jobs Created:** 4

**Amount Awarded:** \$200,000

**Scope of Work:** Aries Filter Works plans to use the MACRO funding to install racking systems in their newly renovated warehouse. According to the application, this racking will enable the storage of more raw materials and goods onsite, which is expected to streamline operations and enhance efficiency. Additionally, this expansion will create new job opportunities within the company, supporting local employment and contributing to the community's economic growth.



**NW FINANCIAL GROUP, LLC**  
*Exceeding Expectations*

522 Broad Street.  
Bloomfield, NJ 07003

Tel (201) 656-0115  
Fax (201) 656-4905  
www.nwfinancial.com

The entire racking system would total \$533,000. Based on the information provided in the application, these improvements will create **4 new jobs** for Camden residents.

**UEZ Member:** Yes

**UTD on utility and tax bills:** Yes

**Recommendation:** Approved. The applicant has submitted all required documentation and meets the criteria of the program. NW Financial recommends a loan in the amount of \$200,000 for Aries Filter Works.

**Sources and Uses for Applicant Project:** The applicant will be using cashflow to complete the project in addition to funding received from this program.

<b>Sources of Funding:</b>	
Cash on Hand	\$333,000
UEZ Macro Forgivable Loan	200,000
<b>Total</b>	<b>\$533,000</b>
<b>Uses of Funding:</b>	
Equipment	\$533,000
<b>Total</b>	<b>\$533,000</b>



**Camden Economic impact statement Aeries Fireworks,**

Aeries Fireworks, located at 1801 Federal Street in Camden, is leveraging \$200,000 in funding to generate \$533,000 in economic growth. This investment will not only sustain 61 jobs, with 33 held by Camden residents, but also create 4 new positions. The economic impact extends beyond the company, as employees commute five days a week, contributing to local businesses and fueling growth within the Urban Enterprise Zone (UEZ) through their everyday spending in the area.



NW FINANCIAL GROUP, LLC  
*Exceeding Expectations*

522 Broad Street.  
Bloomfield, NJ 07003

Tel (201) 656-0115  
Fax (201) 656-4905  
[www.nwfinancial.com](http://www.nwfinancial.com)

## **Appendix A Application**

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NEW JERSEY

• PENNSYLVANIA

▪ TEXAS

• OHIO

# City of Camden Urban Enterprise Zone

Camden Strong Macro Capital Improvement Program

**All fields require a response.**

## Part A - Business Information

Please identify the name of the business, street address, block and lot of the business below.

<b>Business Name</b>	Aries Filterworks Inc
<b>NJ Tax ID Number</b>	0101026725
<b>Address</b>	1801 Federal Street Camden, NJ, 08105
<b>Block Number</b>	1188, 1189
<b>Lot Number</b>	3, 2

## Section 2 - Business Overview

Please provide the following information in as much detail as possible with respect to the business.

<b>Business Name</b>	Aries Filterworks Inc
<b>Type of Business</b>	Manufacturing
<b>Business Ownership Type</b>	S Corporation
<b>Number of employees</b>	61
<b>Number of employees who are Camden residents</b>	35
<b>Number of years in operation</b>	14

## Part B - Project Information

Section 1 – Project Description Please provide the following information in as much detail as possible with respect to the project:

### Nature of the project

Aries Filterworks is expanding its building to meet increased demand for its products. When the expansion is done, Aries would also benefit from having additional racking, which would allow it to store more raw items and finished goods. This capacity will allow it grow sales even further by having more inventory available to ship at reduced lead times.

MBS:dh  
10-08-24

R-32

**RESOLUTION AUTHORIZING A REIMBURSABLE LOAN TO RED SQUARE INNOVATIONS LLC IN AN AMOUNT NOT TO EXCEED \$110,000.00 AND AUTHORIZING THE EXECUTION OF LOAN DOCUMENTS IN CONNECTION WITH THE CAMDEN STRONG MACRO CAPITAL IMPROVEMENT PROGRAM**

WHEREAS, the Department of Development and Planning, Division of Housing Services, Camden UEZA Office has implemented the Macro Capital Improvement program to assist commercial businesses with expansion and job creation in the City of Camden; and

WHEREAS, the City of Camden was awarded funding through the New Jersey Urban Enterprise Zone Authority in the amount of \$1,200,000.00 for the Camden Strong Macro Capital Improvement Program; and

WHEREAS, the City of Camden desires to make a reimbursable loan to Red Square Innovations LLC in an amount not to exceed One Hundred Ten Thousand Dollars (\$110,000.00) as part of Macro Capital Improvement program for funding the restoration; complete rehabilitation; interior and exterior upgrades on their property located at 1566 Mt. Ephraim Avenue, Block 1351, Lot 4; and

WHEREAS, the borrower will be responsible for obtaining the funds to make the improvements; and

WHEREAS, upon completion of the improvements and submission of properly executed and notarized contractor's statements showing the full costs of the work, the City will issue borrower a reimbursement payment not to exceed \$110,000.00; and

WHEREAS, the loan will be evidenced by a note and secured by a mortgage to be forgiven on a pro-rata basis in five yearly installments so long as the conditions of the loan are met; and

WHEREAS, the loan is conditioned upon the borrower maintaining ownership of the property; maintaining membership in the UEZ; submitting requisition forms/contractor statements in a form satisfactory to the City and completing the Scope of Work and maintaining business operations within the City of Camden; and

WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the reserve for state and federal grant budget of the City of Camden under line item "G-02-SB-671-230" and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

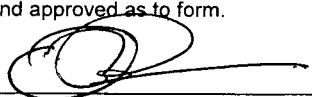
BE IT RESOLVED by the City Council of the City of Camden that the proper City Officers be and are hereby authorized to make a reimbursable loan to Red Square Innovations LLC for an amount not to exceed One Hundred Ten Thousand Dollars (\$110,000.00).

BE IT FURTHER RESOLVED, that the Mayor or his designee is hereby authorized to execute such documents as are necessary to make this loan.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**CITY OF CAMDEN**

**CERTIFICATION AS TO THE AVAILABILITY OF FUNDS**

I CERTIFY, DIRECTOR FOR THE FINANCE DEPARTMENT FOR THE CITY OF CAMDEN, THAT WITH RESPECT TO THE AWARD OF A CONTRACT OR EXPENDITURE OF FUNDS TO: RED SQUARE INNOVATIONS LLC

THAT THE FUNDS ARE AVAILABLE AS OF THE DATE OF THIS RESOLUTION/CERTIFICATION, FROM ONE OF THE FOLLOWING:

• BUDGET APPROPRIATION:  
AMOUNT: \$

• DEDICATED BY RIDER:  
AMOUNT:\$

• RESERVE FOR STATE AND FEDERAL GRANT: G-02-SB-671-230  
AMOUNT:\$ 110,000.00

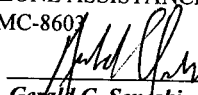
• CAPITAL ORDINANCE  
AMOUNT:\$

• TRUST ACCOUNT:  
AMOUNT: \$

**DETERMINATION OF VALUE CERTIFICATION**

I CERTIFY, AS CHIEF FINANCIAL OFFICER, THAT THE ANTICIPATED VALUE OF THE CONTRACT, OVER THE FULL LIFE, WILL BE:\$ 110,000.00

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING FUNDING IN THE AMOUNT OF \$110,000.00 TO THE APPLICANT RED SQUARE INNOVATIONS LLC LOCATED ON 1556 MT EMPHRIAM AVENUE ON THE BEHALF OF THE CAMDEN STRONG UEZ AND THE ZONE ASSISTANCE FUND OF THE MACRO CAPITAL IMPROVEMENT PROGRAM MC-8603

  
\_\_\_\_\_  
Gerald C. Seneski  
Chief Financial Officer  
Date: 9/17



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

CITY OF CAMDEN  
FINANCE DEPARTMENT

2024 SEP 17 AM 10:13

COUNCIL MEETING DATE: ASAP

TO: City Council  
FROM: Dr. Edward C. Williams, AICP, PP, CSI, Director

**TITLE OF ORDINANCE/RESOLUTION:: RESOLUTION** AUTHORIZING Funding in the amount of \$ 110,000.00 to the applicant Red Square Innovations LLC located on 1556 MT Ephraim Avenue on the Behalf of The Camden Strong UEZ and the zone assistance fund of The MACRO capital Improvement Program MC-8603

Point of Contact:	Joe Thomas Planning and Development	968-3531	jothomas@ci.camden,nj.us
	Name	Department- Division- Bureau	Phone Email

**ENDORSEMENTS**

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y	<i>[Signature]</i>	<i>[Date]</i>	
Supporting Department Director (if necessary)				
Director of Grants Management	Y	<i>[Signature]</i>	9/16/24	
Qualified Purchasing Agent				
Director of Finance		<i>A.P.</i>	9/17/24	

Approved by: \_\_\_\_\_  
 Business Administrator

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Signature \_\_\_\_\_ Date \_\_\_\_\_

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:: RESOLUTION N** AUTHORIZING Funding in the amount of \$ 110,000.00 to the applicant Red Square Innovations LLC located on 1556 MT Ephraim Avenue on the Behalf of The Camden Strong UEZ and the zone assistance fund of The MACRO capital Improvement Program MC-8603

on the Behalf of The Camden Strong UEZ and the zone assistance fund of The MACRO capital Improvement Program MC-8603

**FACTS/BACKGROUND:** (Executive level details. Short, concise bullets)

- To allow the City of Camden to fund local business expansion and job creation

**Total amount not to exceed \$110,000.00**

**IMPACT STATEMENT:**

- Giving our smaller business shops funding opportunities

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Joe Thomas Planning & development Urban Enterprise Zone.

**COORDINATION:**

- The entire City of Camden is impacted

**Prepared by:**

**Joe Thomas 856-968-3531**

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Name

Phone/Email

**CAMDEN CITY**

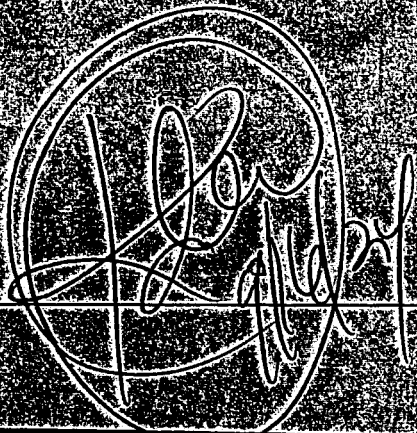
520 MARKET STREET  
 P.O. BOX 95120  
 CAMDEN, NJ 08101-5120  
 TEL: (856) 757-7000

REQUISITION	
NO.	R2401856

S H I P I N G T O	PLANNING & DEVELOPMENT 520 MARKET STREET RM 222, CITY HALL CAMDEN, NJ 08101
	V E N D O R

ORDER DATE: 09/16/24  
 DELIVERY DATE:  
 STATE CONTRACT:  
 F.O.B. TERMS:

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	MACRO Red Square Innovations, 1566 Mt. Ephraim AVE Restoration, Repairs, Revitalize  Job Creation Must be approved in advance Reimbursed upon paid invoice and completion	6-02-SB-671-230	110,000.0000	110,000.00
			TOTAL	110,000.00



Approved:

I hereby certify that the work or supplies specified are necessary for the proper transaction of the business of this bureau or office.

Department Head

Date

Receiver of Goods

Date

**FORWARD THIS COPY OF THE REQUISITION TO THE PURCHASING BUREAU**



**Term Sheet**  
**City of Camden Urban Enterprise Zone**

**Camden Strong Macro Capital Improvement Program**

**Lender:** The City of Camden (the "City")

**Borrower:** Red Square Innovations LLC (the "Borrower")

**Borrower NJ Tax ID Number:** [REDACTED]

**Address:** 1566 Mt. Ephraim Avenue  
Camden, NJ USA 08104

**Loan Amount:** \$110,000 (the "Loan")

**Interest Rate:** 0%

**Purpose of Loan/Scope of Work:** Red Square Innovations plans to use the MACRO funding to convert a vacant 4,610 square foot building into a 5-unit multi-family, rental property. The scope of work includes a complete restoration and rehabilitation of the interior and exterior of the property including:

- Landscaping and fencing
- Demolition
- Exterior Repairs - Roofing, stucco, gutters and painting
- Window replacement and framing
- Systems – HVAC, electrical, plumbing and fire sprinklers
- Interior – Drywall, insulation, flooring and lighting
- Appliances
- Finishes – Cabinets, doors, countertops and shelving
- Soft Costs (design, financing)



**Loan Forgiveness:**

Subject to the conditions listed below (the "Conditions"), the Loan will be forgiven on a pro-rata basis in five yearly installments as shown below:

- 1 year after completion: 20% forgiven
- 2 years after completion: 40% forgiven
- 3 years after completion: 60% forgiven
- 4 years after completion: 80% forgiven
- 5 years after completion: 100% forgiven

**Conditions:**

In order for the Loan to be forgiven and the Lien on the property extinguished, the following conditions must be satisfied by the Borrower:

- Borrower must maintain ownership of the property
- Borrower must maintain UEZ membership with the City
- Borrower must submit requisition forms/contractor statements in a form satisfactory to the City and complete the Scope of Work
- Borrower must maintain business operations within the City of Camden



**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	<b>CITY OF CAMDEN</b>
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Professional Service or EUS Type	<b>Red Square Innovation LLC</b>
Name of Vendor	<b>Red Square Innovation LLC</b>
Purpose or Need for service:	Contract award for the development a new business on 1801Federal street
Contract Award Amount	\$110,000.00
Term of Contract	1 year ending 6/31/2025
Temporary or Seasonal	n/a
Grant Funded (attach appropriate documentation allowing for service through grant funds)	Yes
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	Application process through City website
Were other proposals received? If so, please attach the names and amounts for each proposal received?	11 total applicants

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature\*

Date \_\_\_\_\_

\_\_\_\_\_  
Business Administrator/Manager Signature

Date \_\_\_\_\_

\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

Initial Report  Revised Report  Closing Report   
**Bureau of Grants Management Grant Summary Form**

**Grant Status Code: G**  
(green - g; yellow - y; red - r)

Department: Development and Planning

Grant Administrator: Joe Thomas

Grant Administrator #: 757-7344

Grant/Project Name:		Camden Strong MACRO Capital Improvement $\$1,200,000.00 - \$9,625.00 = \$1,190,375.00 -$ $\$6,500.00 = 1,183,750.00 - \$6,000.00 = 1,177,750.00 -$ $\$5,000.00 = \$1,172,750.00 - \$60,000.00 = 1,112,750.00 -$ $\$200,000 = \$912,750 - 200,000.00 = \$712,750.00 -$ $\$110,000 = \$602,750.00$			
Grant #:		Urban Enterprise Zone			
City Contract Date:		ASAP			
Application Resolution #:			Appropriation Code	G-02-sb-667-230	
Funding Source:		UEZ			
Pass-Through:	Y	N	Source:	City	
Amount of Grant:		Camden Strong MACRO Capital Improvement $\$1,200,000.00$			
Local Match:	Y	N	Cash:		In-Kind:
Budget Insertion Resolution # & Date:	N/A		Accepting Grant Resolution # MC:	N/A	
Term of Grant:	8/2022-8/2025/		Location of Activity:	Camden City	
Date of Analysis:	9/04/2024		Reviewed By:	Joe Thomas	

**Summary:**

**Payment 8**

The Department of Development and Planning requests a requisition payment for Red Square Innovations LLC of \$110,000.00 from the Urban Enterprise Zone. Total  $=\$712,750.00 - \$110,000 = \$602,750.00$

**Payment 7**

The Department of Development and Planning requests a requisition payment for Aries Filter Works of \$200,000.00 from the Urban Enterprise Zone. Total  $912,750 - 200,000.00 = \$712,750.00$

**Payment 6**

The Department of Development and Planning requests a requisition payment for Glassy Neutroelectric of \$200,000.00 from the Urban Enterprise Zone. Total  $1,112,750.00 - \$200,000 = \$912,750$



**City of Camden Urban Enterprise Zone  
Camden Strong Macro Capital Improvement Program**

**To:** Joseph E. Thomas, Jr., UEZ Coordinator, City of Camden  
**From:** Timothy S. Eismeier, Managing Director, NW Financial Group, LLC  
**Date:** August 30, 2024  
**RE:** Underwriting Recommendation for Red Square Innovations LLC

---

Mr. Thomas,

The following memorandum highlights pertinent information related to the review of the application for **Red Square Innovations LLC** for the Camden Strong Macro Capital Improvement Program.

**Applicant:** **Red Square Innovations LLC**  
1566 Mt. Ephraim Avenue  
Camden, NJ USA 08104  
Tax ID: 85-3345207/001

**Background of Company:** Red Square Innovations LLC. is a Camden-based company led by Reginald Davis that purchases distressed and foreclosed residential, commercial, and mixed-use properties. Since 2005, Reginald Davis has been actively learning, investing and participating in the field of real estate.

The company increases the value of these properties through repairs, upgrades and sustainability enhancements. The company then converts them into income producing rental and resale homes. Income from the profitable rental and resale of renovated properties has provided capital for the acquisition and renovation of additional properties, and coverage of operating expenses while generating an attractive return on investment.

# City of Camden Urban Enterprise Zone

Camden Strong Macro Capital Improvement Program

**All fields require a response.**

## Part A - Business Information

Please identify the name of the business, street address, block and lot of the business below.

<b>Business Name</b>	Red Square Innovations LLC
<b>NJ Tax ID Number</b>	85-3345207/001
<b>Address</b>	1566 Mt Ephraim Ave Camden, NJ, 08104
<b>Block Number</b>	1351
<b>Lot Number</b>	4

## Section 2 - Business Overview

Please provide the following information in as much detail as possible with respect to the business.

<b>Business Name</b>	Red Square Innovations LLC
<b>Type of Business</b>	Real Estate
<b>Business Ownership Type</b>	LLC
<b>Number of employees</b>	5
<b>Number of employees who are Camden residents</b>	5
<b>Number of years in operation</b>	6

## Part B - Project Information

Section 1 – Project Description Please provide the following information in as much detail as possible with respect to the project:

### Nature of the project

Property Restoration; Complete Rehabilitation; Interior and Exterior Upgrades.

### Breakdown of project costs

See Attachment.

**Camden Economic impact statement** Red Square Innovations

Red Square Innovations, located on Mt. Ephraim Avenue in Camden, is leveraging \$110,000 in funding to generate \$305,000 in economic growth. This investment will stimulate local economic activity, support job creation, and contribute to the revitalization of the surrounding area. Through daily operations and employee engagement with local businesses, Red Square Innovations will help strengthen the city's economy and enhance growth within the Urban Enterprise Zone (UEZ).

Initial Report \_\_\_\_\_ Revised Report  Closing Report \_\_\_\_\_  
**Bureau of Grants Management Grant Summary Form**  
**Grant Status Code: G**  
(green - g; yellow - y; red - r)

Department: Planning and Development

Grant Administrator: Joseph Thomas

Grant Administrator #: 968-3531

Grant/Project Name:		Camden Strong Macro Capital Improvement Program			
Grant #:		UEZA			
City Contract Date:		City Contract #:			
Application Resolution #:		Appropriation Code :		G-02-SB-667-230	
Funding Source:		Urban Enterprise Zone Authority			
Pass Through:	Y	N	Source:	City	
Amount of Grant:		\$1,200,000.00			
Local Match:	Y	N	Cash:		In-Kind:
Budget Insertion Resolution # & Date:		Accepting Grant Resolution # MC:			
Term of Grant:		1/1/2023 – 2/2/2025		Location of Activity: City Wide	
Date of Analysis:		8/2/2022		Reviewed By: Kelly Mobley	

**Summary:**

16-Sep-24: The Department of Planning and Development – Camden UEZA Office is seeking council authorization to award the following contracts to UEZ businesses in the City of Camden that have qualified for the MACRO Capital Improvement Program per NW Financial LLC that has vetted the applications and performed the underwriting:

- Red Square Innovations LLC – 1566 Mt Ephraim Avenue (separate locations/applications)
  - Amount not to exceed \$110,000 (R2401856)
- Red Square Innovations LLC – 1568 Mt Ephraim Avenue
  - Amount not to exceed \$75,000 (R2401857)

9-Sep-24: The Department of Planning and Development – Camden UEZA Office is seeking council authorization to award the following contracts to UEZ businesses in the City of Camden that have qualified for the MACRO Capital Improvement Program per NW Financial LLC that has vetted the applications and performed the underwriting:

- YC Home LLC – 39 North 4<sup>th</sup> Street
  - Amount not to exceed \$105,000 (R2401782)
- ResiTech Inc. – 1801 Federal Street
  - Amount not to exceed \$185,000 R2401784
- Neutroelectric- 2079-2081 Federal Street
  - Amount not to exceed \$200,000 (R2401785)

3-Jan-23: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is seeking council authorization to enter into an agreement with NW Financial Group LLC for underwriting services for the UEZA "Camden Strong Macro Capital Improvement Program. Contract award not to exceed \$40,000.00. Entity was awarded the contract through a competitive bidding process (RFP#23-13)

8-May-23: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is seeking an underwriter for the UEZ Macro program. Individual/firm will be responsible for evaluating cost as well as reviewing and examining applicants. For more details see Underwriting Scope of Services.

27-Feb-23: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is requesting council authorization to accept and insert a special item of revenue into the 2023 Budget in the amount of \$1,200,000 for the purpose of implementing the Macro Capital Improvement Project which has been designed to assist 5 – 10 commercial investors with funds for working capital, equipment, inventory



Initial Report \_\_\_\_\_ Revised Report  Closing Report \_\_\_\_\_  
**Bureau of Grants Management Grant Summary Form**

**Grant Status Code: G**

(green - g; yellow - y; red - r)

and business purchase. Qualifying investors will match the funds dollar for dollar. Because the City is in the process of adopting the 2023 Budget; both resolutions will need to be tabled for the April Meeting.  
19-Jul-22: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is requesting council authorization to submit an application for funding in the amount of \$1,200,000.00 to the NJ Urban Enterprise Zone Authority for the purpose of developing Macro Capital Improvement Program designed to assist 5-10 commercial investors with funds for working capital, equipment, inventory and business purchase. These funds will be matched dollar for dollar and will range from \$51,000 - \$250,000 Funding will be on a reimbursable.

Budget:

\$1,155,000 (applicant loan)

\$45,000 (administrative)

The application will require uploading on SAGE.

**Time Lines:** Quarterly programmatic/financial reports are due for the following periods within 30 days after the quarter. Progress Reports (Attachment I) and Financial Reports (Attachment J). January – March: due April 30<sup>th</sup>; April – June: due July 31<sup>st</sup>; July – September: due October 31<sup>st</sup>; October – December: due January 31<sup>st</sup>

**Problematic Areas/Recommendations:**

NUEZA Camden Strong Micro Capital Improvement Program

Initial Report  Revised Report  Closing Report   
**Bureau of Grants Management Grant Summary Form**  
**Grant Status Code: G**  
(green - g; yellow - y; red - r)

Department: Development and Planning

Grant Administrator: Joe Thomas

Grant Administrator #: 757-7344

Grant/Project Name:		Camden Strong MACRO Capital Improvement \$1,200,000.00-\$9,625.00= \$1,190,375.00- \$6,500.00=1,183,750.00- \$6,000.00=1,177,750.00- \$5,000.00=\$1,172,750.00-\$60,000.00=1,112,750.00- \$200,000 = \$912,750-200,000.00== \$712,750.00- \$110,000=\$602,750.00					
Grant #:		Urban Enterprise Zone					
City Contract Date:		ASAP					
Application Resolution #:				Appropriation Code		G-02-sb-667-230	
Funding Source:		UEZ					
Pass-Through:	Y	N	Source:	City			
Amount of Grant:		Camden Strong MACRO Capital Improvement \$1,200,000.00					
Local Match:	Y	N	Cash:			In-Kind:	
Budget Insertion Resolution # & Date:		N/A		Accepting Grant Resolution # MC:		N/A	
Term of Grant:		8/2022-8/2025/		Location of Activity:		Camden City	
Date of Analysis:		9/04/2024		Reviewed By:		Joe Thomas	

**Summary:**

**Payment 8**

The Department of Development and Planning requests a requisition payment for Red Square Innovations LLC of \$110,000.00 from the Urban Enterprise Zone. Total = \$712,750.00-\$110,000=\$602,750.00

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The Department of Development and Planning requests a requisition payment for Aries Filter Works of \$200,000.00 from the Urban Enterprise Zone. Total 912,750-200,000.00=\$712,750.00

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The Department of Development and Planning requests a requisition payment for Glassy Neutroelectric of \$200,000.00 from the Urban Enterprise Zone. Total 1,112,750.00-\$200,000 = \$912,750

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION** AUTHORIZING Funding for \$110,000.00 to the applicant Red Square Innovation on Behalf of The Camden Strong UEZ and the zone assistance fund of The MACRO Capital Improvement Program MC-8603

**FACTS/BACKGROUND:** (Executive level details. Short, concise bullets)

- To allow the City of Camden to fund local business expansion and job creation

**Total amount not to exceed \$110,000.00**

**IMPACT STATEMENT:**

- Giving our smaller business shops funding opportunities

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Joe Thomas Planning & development Urban Enterprise Zone.

**COORDINATION:**

- The entire City of Camden is impacted

**Prepared by:**

**Joe Thomas 856-968-3531**

---

Name

Phone/Email



NW FINANCIAL GROUP, LLC  
*Exceeding Expectations*

522 Broad Street  
Bloomfield, NJ 07003

Tel (201) 656-0115  
Fax (201) 656-4905  
www.nwfinancial.com

**City of Camden Urban Enterprise Zone  
Camden Strong Macro Capital Improvement Program**

**To:** Joseph E. Thomas, Jr., UEZ Coordinator, City of Camden  
**From:** Timothy S. Eismeier, Managing Director, NW Financial Group, LLC  
**Date:** September 6, 2024  
**RE:** Underwriting Recommendation for Red Square Innovations LLC

---

Mr. Thomas,

The following memorandum highlights pertinent information related to the review of the application for **Red Square Innovations LLC** for the Camden Strong Macro Capital Improvement Program.

**Applicant:** **Red Square Innovations LLC**  
1566 Mt. Ephraim Avenue  
Camden, NJ USA 08104  
Tax ID: 85-3345207/001

**Background of Company:** Red Square Innovations LLC. is a Camden-based company led by Reginald Davis that purchases distressed and foreclosed residential, commercial, and mixed-use properties. Since 2005, Reginald Davis has been actively learning, investing and participating in the field of real estate.

The company increases the value of these properties through repairs, upgrades and sustainability enhancements. The company then converts them into income producing rental and resale homes. Income from the profitable rental and resale of renovated properties has provided capital for the acquisition and renovation of additional properties, and coverage of operating expenses while generating an attractive return on investment.



**NW FINANCIAL GROUP, LLC**  
*Exceeding Expectations*

522 Broad Street.  
Bloomfield, NJ 07003

Tel (201) 656-0115  
Fax (201) 656-4905  
www.nwfinancial.com

To date, Mr. Davis has purchased and rented out 30 plus units, including apartments, houses, and mixed-use developments that combine housing and commercial functions. Through his experience purchasing, renovating and renting out both residential and commercial real estate in Camden, Mr. Davis has gained a wide network of experienced municipal, real estate, and construction contacts, all of whom will provide vital support for his continuing efforts to invest in and improve Camden's properties.

**Estimated Jobs Created:** 15

**Amount Awarded:** \$110,000

**Scope of Work:** Red Square Innovations plans to use the MACRO funding to convert a vacant 4,610 square foot building into a 5-unit multi-family, rental property. The scope of work includes a complete restoration and rehabilitation of the interior and exterior of the property including:

- Landscaping and fencing
- Demolition
- Exterior Repairs - Roofing, stucco, gutters and painting
- Window replacement and framing
- Systems – HVAC, electrical, plumbing and fire sprinklers
- Interior – Drywall, insulation, flooring and lighting
- Appliances
- Finishes – Cabinets, doors, countertops and shelving
- Soft Costs (design, financing)

In addition to the multi-family rental property units, there is also a 497sq ft. commercial space on the ground floor of the building. Pretty Unique Balloons, a local business owner, is secured and ready to occupy this space which will be used for a lounge and event space.

As a result, the Company's operations will directly further the revitalization of Camden, and in particular the Whitman Park neighborhood at a time when the City works to break its cycle of disinvestment and poverty. The entire project is estimated to be \$300,645. Per the application, the improvements will create **15 new jobs** for Camden residents.

**UEZ Member:** Yes

**UTD on utility and tax bills:** Yes

**Recommendation:** Approved. The applicant has submitted all required documentation and meets the criteria of the program. NW Financial recommends a loan in the amount of \$110,000 for Red Square Innovations.



**NW FINANCIAL GROUP, LLC**  
*Exceeding Expectations*

522 Broad Street.  
Bloomfield, NJ 07003

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Fax (201) 656-4905  
www.nwfinancial.com

**Sources and Uses for Applicant Project:** The applicant will be using equity and a bank loan to complete the project in addition to funding received from this program.

<b>Sources of Funding:</b>	
Cash on Hand	\$40,645
Bank Loan	150,000
UEZ Macro Forgivable Loan	110,000
<b>Total</b>	<b>\$300,645</b>
<b>Uses of Funding:</b>	
Hard Costs	\$283,045
Soft Costs	17,600
<b>Total</b>	<b>\$300,645</b>



NW FINANCIAL GROUP, LLC  
*Exceeding Expectations*

522 Broad Street.  
Bloomfield, NJ 07003

Tel (201) 656-0115  
Fax (201) 656-4905  
[www.nwfinancial.com](http://www.nwfinancial.com)

# Appendix A

## Application

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NEW JERSEY

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PENNSYLVANIA

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TEXAS

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OHIO

# Construction Budget Submission Form

Lay out the details of your project here.

Version 4.3

**Step 1:** Fill out a description of the entire construction project.

Status: Initial Budget

<b>Scope of Work:</b> 1566 Mt Ephraim Ave Camden NJ 08104 Complete Rehabilitation. Full Upgrades Through-out. Kitchen and Bathroom Improvements. Interior and Exterior Improvements.		Start Date: 9/1/24 Estimated Completion Date: 9/1/25 Expected Draws: 4	<b>Total Budget:</b> <b>\$300,645.00</b>
<b>Total Square Feet:</b>	Current 4610	<b>Projected</b>	
<b>Rooms/Units:</b>	5		
<b>Bedrooms:</b>	8		
<b>Bathrooms:</b>	4		
<b>Kitchens:</b>	4		

**Step 2:** Fill in each line item with the description of the construction cost, the amount, the estimated date of completion, and the draw item name (if necessary).

Item Number	Category / Draw Item	Description	Amount	Estimated Completion Date
1000-2	Temp Gas*			
1000-3	Temp Power*			
1000-4	Temp Dumpster		1,500.00	
1000-5	Temp Toilet			
1000-6	Architectural Fees			
1000-7	Engineering Fees		7,500.00	
1000-8	Building Permit*		4,500.00	
1000-9	Impact Fees		4,100.00	
1000-10	Survey/Drawings/Plans*			
1000-11	Erosion Fence			
1000-12	(Enter your line item here)			
1000-13	(Enter your line item here)			
<b>Total Soft Costs</b>			<b>17,600.00</b>	
2000-1	Demolition*			
2000-2	Trashout		8,500.00	
2000-3	Dumpster			
2000-4	Demolition Phase II		5,000.00	
2000-5	(Enter your line item here)			
<b>Total Trashout</b>			<b>13,500.00</b>	
3000-1	Grading*			
3000-2	Underground *			
3000-3	Conduit			
3000-4	Water Lines*			
3000-5	Septic *			
3000-6	Sewer Lines*			
3000-7	Landscape			
3000-8	Fence		3,450.00	
3000-9	Concrete		4,900.00	
3000-10	Asphalt			
3000-11	Pavers-Hardscape			
3000-12	Deck			
3000-13	Sod-Plants			
3000-14	Rock		1,400.00	
3000-15	Sidewalks			
3000-16	Pool			
3000-17	Spa			
3000-18	(Enter your line item here)			
3000-19	(Enter your line item here)			
<b>Total Yard-Landscape</b>			<b>9,650.00</b>	
4000-1	Footings*			
4000-2	Pre-Test			
4000-3	Foundation - Post Tension Cables			
4000-4	Foundation *			
4000-5	Excavation*			
4000-6	Pour			
4000-7	Repair			
4000-8	(Enter your line item here)			
4000-9	(Enter your line item here)			
<b>Total Foundation</b>				
5000-1	Framing *			
5000-2	Roof Trusses		16,000.00	
5000-3	Windows			
5000-4	Window Installation		9,500.00	
			<b>7,500.00</b>	



Item Number	Category / Draw Item	Description	Amount	Estimated Completion Date
5000-5	Joist System			
5000-6	(Enter your line item here)			
5000-7	(Enter your line item here)			
Total Structure			33,000.00	
6000-1	Roofing*			
6000-2	Flashing		9,500.00	
6000-3	Siding			
6000-4	Suozze			
6000-5	Garage Door			
6000-6	Gutters			
6000-7	Solar		1,500.00	
6000-8	Deck			
6000-9	Driveway			
6000-10	Masonry Veneer			
6000-11	Painting - Exterior		4,800.00	
6000-12	Front & side porchs		5,000.00	
6000-13	(Enter your line item here)			
6000-14	(Enter your line item here)			
Total Exterior			20,800.00	
7000-1	Rough HVAC*			
7000-2	Trim HVAC		18,000.00	
7000-3	Final HVAC		875.00	
7000-4	Under slab Plumbing		800.00	
7000-5	Rough Plumbing*			
7000-6	Trim Plumbing		13,500.00	
7000-7	Plumbing - Fixtures		740.00	
7000-8	Finish Plumbing		900.00	
7000-9	Fire Sprinklers Rough		870.00	
7000-10	Fire Sprinklers Trim		20,000.00	
7000-11	Under slab Electrical		3,200.00	
7000-12	Rough Electrical*			
7000-13	Trim Electrical		13,500.00	
7000-14	Electrical Fixtures		800.00	
7000-15	Finish Electrical		560.00	
7000-16	HVAC Total		300.00	
7000-17	Water Heater			
7000-18	(Enter your line item here)		12,000.00	
Total Systems			82,745.00	
8000-1	Fireplace			
8000-2	Fireplace Surround			
8000-3	Insulation			
8000-4	Drywall*		3,800.00	
8000-5	Tape-Texture		16,500.00	
8000-6	Paint-Interior		7,500.00	
8000-7	Lighting		4,800.00	
8000-8	(Enter your line item here)			
8000-9	(Enter your line item here)			
Total Interior			34,600.00	
9000-1	Finish Carpentry - base, shelving			
9000-2	Interior Doors		750.00	
9000-3	Finish Hardware		2,300.00	
9000-4	Exterior Doors			
9000-5	Mirrors		2,500.00	
9000-6	Shower Doors		500.00	
9000-7	Accessories- Towel bars, TP MC			
9000-8	Cabinets		700.00	
9000-9	Countertops		9,000.00	
9000-10	Crown Molding		6,500.00	
9000-11	(Enter your line item here)			
9000-12	(Enter your line item here)			
Total Finishes			22,250.00	
10000-1	Tile			
10000-2	Marble		9,000.00	
10000-3	Wood Flooring			
10000-4	Carpet			
10000-5	Wing			
10000-6	Trim/Baseboard		15,000.00	
10000-7	Tile for bathroom, walk, floors		8,200.00	
10000-8	(Enter your line item here)		8,600.00	
10000-9	(Enter your line item here)			
Total Flooring			40,800.00	
11000-1	Range			
11000-2	Cooktop			
11000-3	Microwave		6,500.00	
11000-4	Dishwasher			
11000-5	Refrigerator		3,600.00	
11000-6	Package		12,600.00	
11000-7	Gas Appliances*			

Item Number	Category / Draw Item	Description	Amount	Estimated Completion Date
11000-8	(Enter your line item here)			
11000-9	(Enter your line item here)			
	<b>Total Appliances</b>		<b>22,100.00</b>	
12000-1	<b>Exterior Clean-up</b>			
12000-2	<b>Interior Cleaning</b>		<b>1,800.00</b>	
12000-3	<b>Staging</b>		<b>1,800.00</b>	
12000-4	(Enter your line item here)			
12000-5	(Enter your line item here)			
	<b>Total Misc.</b>		<b>3,600.00</b>	

\*THESE ITEMS REQUIRE PERMITS IN MOST JURISDICTIONS. BORROWERS ARE REQUIRED TO ADHERE TO ALL LOCAL LAWS, CODES, REGULATIONS AND REQUIREMENTS AS EXPRESSED IN YOUR LOAN DOCUMENTS.

MBS:dh  
10-08-24

R-33

**RESOLUTION AUTHORIZING A REIMBURSABLE LOAN TO RED SQUARE INNOVATIONS LLC IN AN AMOUNT NOT TO EXCEED \$75,000.00 AND AUTHORIZING THE EXECUTION OF LOAN DOCUMENTS IN CONNECTION WITH THE CAMDEN STRONG MACRO CAPITAL IMPROVEMENT PROGRAM**

WHEREAS, the Department of Development and Planning, Division of Housing Services, Camden UEZA Office has implemented the Macro Capital Improvement program to assist commercial businesses with expansion and job creation in the City of Camden; and

WHEREAS, the City of Camden was awarded funding through the New Jersey Urban Enterprise Zone Authority in the amount of \$1,200,000.00 for the Camden Strong Macro Capital Improvement Program; and

WHEREAS, the City of Camden desires to make a reimbursable loan to Red Square Innovations LLC in an amount not to exceed Seventy-Five Thousand Dollars (\$75,000.00) as part of Macro Capital Improvement program for funding the restoration; complete rehabilitation; interior and exterior upgrades on their property located at 1568 Mt. Ephraim Avenue, Block 1351, Lot 5; and

WHEREAS, the borrower will be responsible for obtaining the funds to make the improvements; and

WHEREAS, upon completion of the improvements and submission of properly executed and notarized contractor's statements showing the full costs of the work, the City will issue borrower a reimbursement payment not to exceed \$75,000.00; and

WHEREAS, the loan will be evidenced by a note and secured by a mortgage to be forgiven on a pro-rata basis in five yearly installments so long as the conditions of the loan are met; and

WHEREAS, the loan is conditioned upon the borrower maintaining ownership of the property; maintaining membership in the UEZ; submitting requisition forms/contractor statements in a form satisfactory to the City and completing the Scope of Work and maintaining business operations within the City of Camden; and

WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the reserve for state and federal grant budget of the City of Camden under line item "G-02-SB-671-230" and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

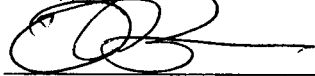
BE IT RESOLVED by the City Council of the City of Camden that the proper City Officers be and are hereby authorized to make a reimbursable loan to Red Square Innovations LLC for an amount not to exceed Seventy-Five Thousand Dollars (\$75,000.00).

BE IT FURTHER RESOLVED, that the Mayor or his designee is hereby authorized to execute such documents as are necessary to make this loan.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed and approved as to form.



DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**CITY OF CAMDEN**

**CERTIFICATION AS TO THE AVAILABILITY OF FUNDS**

I CERTIFY, DIRECTOR FOR THE FINANCE DEPARTMENT FOR THE CITY OF CAMDEN, THAT WITH RESPECT TO THE AWARD OF A CONTRACT OR EXPENDITURE OF FUNDS TO: RED SQUARE INNOVATIONS LLC

THAT THE FUNDS ARE AVAILABLE AS OF THE DATE OF THIS RESOLUTION/CERTIFICATION, FROM ONE OF THE FOLLOWING:

• BUDGET APPROPRIATION:  
AMOUNT: \$

• DEDICATED BY RIDER:  
AMOUNT:\$

• RESERVE FOR STATE AND FEDERAL GRANT: G-02-S8-671-230  
AMOUNT:\$ 75,000.00

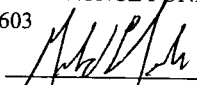
• CAPITAL ORDINANCE  
AMOUNT:\$

• TRUST ACCOUNT:  
AMOUNT: \$

**DETERMINATION OF VALUE CERTIFICATION**

I CERTIFY, AS CHIEF FINANCIAL OFFICER, THAT THE ANTICIPATED VALUE OF THE CONTRACT, OVER THE FULL LIFE, WILL BE:\$ 75,000.00

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING FUNDING IN THE AMOUNT OF \$75,000.00 TO THE APPLICANT RED SQUARE INNOVATIONS LLC LOCATED ON 1568 MT EPHRIAM AVENUE ON THE BEHALF OF CAMDEN STRONG UEZ AND THE ZONE ASSIATNCE FUND OF THE MACRO CAPITAL IMPROVEMENT PROGRAM MC-8603

  
\_\_\_\_\_  
*Gerald C. Seneski*  
Chief Financial Officer  
Date: 9/17



CITY OF CAMDEN CITY COUNCIL ACTION REQUEST FORM
FINANCE DEPARTMENT

2024 SEP 17 AM 10:13

COUNCIL MEETING DATE: ASAP

TO: City Council
FROM: Dr. Edward C. Williams, AICP, PP, CSI, Director

TITLE OF ORDINANCE/RESOLUTION:: RESOLUTION AUTHORIZING Funding in the amount of \$ 75,000.00 to the applicant Red Square Innovations LLC located on 1568 MT Ephraim Avenue on the Behalf of The Camden Strong UEZ and the zone assistance fund of The MACRO capital Improvement Program MC-8603

Point of Contact: Joe Thomas Planning and Development 968-3531 jothomas@ci.camden,nj.us
Name Department- Phone Email
Division- Bureau

ENDORSEMENTS

Table with 5 columns: Responsible, Recommend Approval (Y/N), Signature, Date, Comments. Includes handwritten signatures and dates for Department Director, Director of Finance, and Business Administrator.

Attachments (list and attach all available):

- 1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)1
2. Certification of Funds2
3. Addition supporting documents.

1 For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance
2 Mandatory for any financial commitment to the City or expenditure of City Funds.

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:: RESOLUTION** AUTHORIZING Funding in the amount of \$ 75,000.00 to the applicant Red Square Innovations LLC located on 1568 MT Ephraim Avenue on the Behalf of The Camden Strong UEZ and the zone assistance fund of The MACRO capital Improvement Program MC-8603

**FACTS/BACKGROUND:** (Executive level details. Short, concise bullets)

- To allow the City of Camden to fund local business expansion and job creation

**Total amount not to exceed \$75,000.00**

**IMPACT STATEMENT:**

- Giving our smaller business shops funding opportunities

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Joe Thomas Planning & development Urban Enterprise Zone.

**COORDINATION:**

- The entire City of Camden is impacted

**Prepared by:**

**Joe Thomas 856-968-3531**

---

Name

Phone/Email

**Term Sheet**  
**City of Camden Urban Enterprise Zone**

**Camden Strong Macro Capital Improvement Program**

**Lender:** The City of Camden (the "City")

**Borrower:** Red Square Innovations LLC (the "Borrower")

**Borrower NJ Tax ID Number:** [REDACTED]

**Address:** 1568 Mt. Ephraim Avenue  
Camden, NJ USA 08104

**Loan Amount:** \$75,000 (the "Loan")

**Interest Rate:** 0%

**Purpose of Loan/Scope of Work:** Red Square Innovations plans to use the MACRO funding to convert a vacant 2,900 square foot building into a 3-unit multi-family, rental property. The scope of work includes a complete restoration and rehabilitation of the interior and exterior of the property including:

- Landscaping and fencing
- Demolition
- Exterior Repairs - Roofing, stucco, gutters and painting
- Window replacement and framing
- Systems – HVAC, electrical, plumbing and fire sprinklers
- Interior – Drywall, insulation, flooring and lighting
- Appliances
- Finishes – Cabinets, doors, countertops and shelving
- Soft Costs (design, financing)



In addition to the multi-family rental property units, there is also a 361sq ft. commercial space on the ground floor of the building. Dibor African Grill, a local business owner, is secured and ready to occupy this space which will be used as a restaurant.

As a result, the Company's operations will directly further the revitalization of Camden, and in particular the Whitman Park neighborhood at a time when the City works to break its cycle of disinvestment and poverty. The entire project would total \$202,550. Per the application, the improvements will create 20 new jobs for Camden residents.

**Disbursement of Loan Proceeds:** The Camden Strong Macro Capital Improvement Program is a reimbursable loan program. The Borrower shall submit to the City properly executed and notarized contractor statements showing the full cost of the work as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials, or equipment necessary to complete the scope of work. In addition, the Borrower shall submit to the City proof of payment of the contract cost pursuant to the contractor's statement. The City shall, within forty-five (45) days of receipt of the contractor's statement and proof of payment, issue a check to the Borrower as reimbursement for the not-to-exceed amount of the loan or the actual project cost, whichever is less.

**City Lien:** When the reimbursement is issued, a lien will also be placed on the property by the City for an amount equal to the reimbursement. If there is no change in ownership of the property or the business, and if there are no unauthorized changes to the improvements or violations of the Conditions, as described herein, for the five years following the date of the lien, the lien will be extinguished as described below.

Should there be a change in ownership of the property or the business, or an incurable violation of the Conditions, then the Loan, or a portion thereof may not be extinguished and the Borrower will have to reimburse the City for the unforgivable amount before the City will release the lien. The forgivable amount of the Loan will be decreased as described in the "Loan Forgiveness" section below.





**Loan Forgiveness:**

Subject to the conditions listed below (the "Conditions"), the Loan will be forgiven on a pro-rata basis in five yearly installments as shown below:

- 1 year after completion: 20% forgiven
- 2 years after completion: 40% forgiven
- 3 years after completion: 60% forgiven
- 4 years after completion: 80% forgiven
- 5 years after completion: 100% forgiven

**Conditions:**

In order for the Loan to be forgiven and the Lien on the property extinguished, the following conditions must be satisfied by the Borrower:

- Borrower must maintain ownership of the property
- Borrower must maintain UEZ membership with the City
- Borrower must submit requisition forms/contractor statements in a form satisfactory to the City and complete the Scope of Work
- Borrower must maintain business operations within the City of Camden



**CAMDEN CITY**


520 MARKET STREET  
 P.O. BOX 95120  
 CAMDEN, NJ 08101-5120  
 TEL (856)757-7000

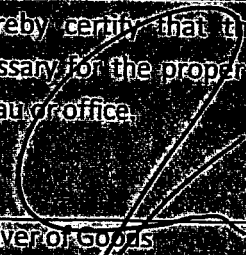
REQUISITION	
NO.	RZ401857

SHIP TO	PLANNING & DEVELOPMENT 520 MARKET STREET RM 222, CITY HALL CAMDEN, NJ 08101
	VENDOR # UNK01 VENDOR NO <b>Red Square Innovations</b>

ORDER DATE: 09/16/24  
 DELIVERY DATE:  
 STATE CONTRACT:  
 F.O.B. TERMS:

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1-00	MACRO 1568 Mt Ephraim Ave Red Square Innovations Restoration, Repairs, Revitalisation Job Creation Must Be Approved in advance Reimbursed upon paid invoice	G-02-SB-671-230	75,000.0000	75,000.00
			TOTAL	75,000.00

Approved:   
 Department Head: \_\_\_\_\_  
 Date: 9/16/24

I hereby certify that the work or supplies specified are necessary for the proper transaction of the business of this bureau or office.  
 Receiver of Goods:   
 Date: 9/16/24

**FORWARD THIS COPY OF THE REQUISITION TO THE PURCHASING BUREAU**

Initial Report  Revised Report  Closing Report   
**Bureau of Grants Management Grant Summary Form**  
**Grant Status Code: G**  
(green - g; yellow - y; red - r)

Department: Development and Planning

Grant Administrator: Joe Thomas

Grant Administrator #: 757-7344

Grant/Project Name:		Camden Strong MACRO Capital Improvement \$1,200,000.00-\$9,625.00= \$1,190,375.00- \$6,500.00=1,183,750.00- \$6,000.00=1,177,750.00- \$5,000.00=\$1,172,750.00-\$60,000.00=1,112,750.00- \$200,000 =\$912,750-200,000.00===\$712,750.00- \$110,000=\$602,750.00-\$75,000=\$527,750.00			
Grant #:		Urban Enterprise Zone			
City Contract Date:		ASAP			
Application Resolution #:			Appropriation Code	G-02-sb-667-230	
Funding Source:		UEZ			
Pass-Through:	Y	N	Source:	City	
Amount of Grant:		Camden Strong MACRO Capital Improvement \$1,200,000.00			
Local Match:	Y	N	Cash:		In-Kind:
Budget Insertion Resolution # & Date:	N/A		Accepting Grant Resolution # MC:	N/A	
Term of Grant:	8/2022-8/2025/		Location of Activity:	Camden City	
Date of Analysis:	9/04/2024		Reviewed By:	Joe Thomas	

**Summary:**

**Payment 9**

The Department of Development and Planning requests a requisition payment for Red Square Innovations LLC of \$75,000.00 from the Urban Enterprise Zone. Total = \$602,750.00-\$75,000=\$527,750.00

**Payment 8**

The Department of Development and Planning requests a requisition payment for Red Square Innovations LLC of \$110,000.00 from the Urban Enterprise Zone. Total = \$712,750.00-\$110,000=\$602,750.00

**Payment 7**

The Department of Development and Planning requests a requisition payment for Aries Filter Works of \$200,000.00 from the Urban Enterprise Zone. Total 912,750-



NW FINANCIAL GROUP, LLC  
*Exceeding Expectations*

522 Broad Street  
Bloomfield, NJ 07003

Tel (201) 656-0115  
Fax (201) 656-4905  
www.nwfinancial.com

**City of Camden Urban Enterprise Zone**  
**Camden Strong Macro Capital Improvement Program**

**To:** Joseph E. Thomas, Jr., UEZ Coordinator, City of Camden  
**From:** Timothy S. Eismeier, Managing Director, NW Financial Group, LLC  
**Date:** August 30, 2024  
**RE:** Underwriting Recommendation for Red Square Innovations LLC

---

Mr. Thomas,

The following memorandum highlights pertinent information related to the review of the application for **Red Square Innovations LLC** for the Camden Strong Macro Capital Improvement Program.

**Applicant:** **Red Square Innovations LLC**  
1568 Mt. Ephraim Avenue  
Camden, NJ USA 08104  
Tax ID: 85-3345207/002

**Background of Company:** Red Square Innovations LLC. is a Camden-based company led by Reginald Davis that purchases distressed and foreclosed residential, commercial, and mixed-use properties. Since 2005, Reginald Davis has been actively learning, investing and participating in the field of real estate.

The company increases the value of these properties through repairs, upgrades and sustainability enhancements. The company then converts them into income producing rental and resale homes. Income from the profitable rental and resale of renovated properties has provided capital for the acquisition and renovation of additional properties, and coverage of operating expenses while generating an attractive return on investment.

As a result, the Company's operations will directly further the revitalization of Camden, and in particular the Whitman Park neighborhood at a time when the City works to break its cycle of disinvestment and poverty.



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To date, Mr. Davis has purchased and rented out 30 plus units, including apartments, houses, and mixed-use developments that combine housing and commercial functions. Through his experience purchasing, renovating and renting out both residential and commercial real estate in Camden, Mr. Davis has gained a wide network of experienced municipal, real estate, and construction contacts, all of whom will provide vital support for his continuing efforts to invest in and improve Camden's properties.

**Estimated Jobs Created:** 20

**Amount Awarded:** \$75,000

**Scope of Work:** Red Square Innovations plans to use the MACRO funding for property restoration; complete rehabilitation; and interior and exterior upgrades. The entire project would total \$202,550. Per the application, the improvements will create **20 new jobs** for Camden residents.

**UEZ Member:** Yes

**UTD on utility and tax bills:** Yes

**Recommendation:** APPROVED. The applicant has submitted all required documentation and meets the criteria of the program. NW Financial recommends a loan in the amount of: \$75,000 for Red Square Innovations.

**Sources and Uses for Applicant Project:** The applicant will be using equity and a bank loan to complete the project in addition to funding received from this program.

<b>Sources of Funding:</b>	
Cash on Hand	\$27,550
Bank Loan	100,000
UEZ Macro Forgivable Loan	75,000
<b>Total</b>	<b>\$202,550</b>
<b>Uses of Funding:</b>	
Hard Costs	\$191,250
Soft Costs	11,300
<b>Total</b>	<b>\$202,550</b>



**NW FINANCIAL GROUP, LLC**  
*Exceeding Expectations*

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Bloomfield, NJ 07003

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[www.nwfinancial.com](http://www.nwfinancial.com)

# **Appendix A**

## **Application**

## City of Camden Urban Enterprise Zone

Camden Strong Macro Capital Improvement Program

**All fields require a response.**

### Part A - Business Information

Please identify the name of the business, street address, block and lot of the business below.

<b>Business Name</b>	Red Square Innovations LLC
<b>NJ Tax ID Number</b>	85-3345207/002
<b>Address</b>	1568 Mt Ephraim Ave Camden, NJ, 08104
<b>Block Number</b>	1351
<b>Lot Number</b>	5

### Section 2 - Business Overview

Please provide the following information in as much detail as possible with respect to the business.

<b>Business Name</b>	Red Square Innovations LLC
<b>Type of Business</b>	Real Estate
<b>Business Ownership Type</b>	LLC
<b>Number of employees</b>	5
<b>Number of employees who are Camden residents</b>	5
<b>Number of years in operation</b>	6

### Part B - Project Information

Section 1 – Project Description Please provide the following information in as much detail as possible with respect to the project:

#### Nature of the project

Property Restoration; Complete Rehabilitation; Interior and Exterior Upgrades.

#### Breakdown of project costs


See Attachment...

**Breakdown of Project costs attachment upload section**

 1568 Mt Ephraim Ave Budget... .pdf

**Sources and uses of funding**  
See Attachment...

**Sources and uses of funding attachment upload section**

 41k Account Overview.pdf

 May 2024 Bank Statement.pdf

 Red Square Innovations LLC -... .pdf

**Estimated number of additional jobs created** 20

## **Part C – Eligibility Questionnaire and Required Documents**

**Are you a UEZ member?**

Yes

**Are you up to date on all property tax and utility payments?**

Yes

**Do you have any outstanding license or inspection violations?**

No

**Do you operate a registered, licensed and permitted use at named premises?**

Yes

**Are there liens of the property/business?**

No


**Please provide forward looking/projected operating financial statements for the project**

 1568 Mt Ephraim Ave Project... .pdf

**Are there any liens on the property/business**

No

**Please provide an up to date credit report for the principal owner of the business if applicable.**

 Credit Report June 2024 Part 1.pdf



**Camden Economic impact statement Red Square Innovations**

Red Square Innovations, located on Mt. Ephraim Avenue in Camden, is leveraging \$75,000 in funding to generate \$202,000 in economic growth. This investment will stimulate local economic activity, support job creation, and contribute to the revitalization of the surrounding area. By creating 5 jobs for Camden residents and engaging with local businesses through daily operations, Red Square Innovations will help strengthen the city's economy and foster growth within the Urban Enterprise Zone (UEZ).

Initial Report \_\_\_\_\_ Revised Report  Closing Report \_\_\_\_\_  
**Bureau of Grants Management Grant Summary Form**  
**Grant Status Code: G**  
 (green - g; yellow - y; red - r)

Department: Planning and Development

Grant Administrator: Joseph Thomas

Grant Administrator #: 968-3531

Grant/Project Name:		Camden Strong Macro Capital Improvement Program			
Grant #:		UEZA			
City Contract Date:		City Contract #:			
Application Resolution #:		Appropriation Code :		G-02-SB-667-230	
Funding Source:		Urban Enterprise Zone Authority			
Pass Through:	Y	N	Source:	City	
Amount of Grant:		\$1,200,000.00			
Local Match:	Y	N	Cash:		In-Kind:
Budget Insertion Resolution # & Date:		Accepting Grant Resolution # MC:			
Term of Grant:	1/1/2023 – 2/2/2025		Location of Activity:	City Wide	
Date of Analysis:	8/2/2022		Reviewed By:	Kelly Mobley	

**Summary:**

16-Sep-24: The Department of Planning and Development – Camden UEZA Office is seeking council authorization to award the following contracts to UEZ businesses in the City of Camden that have qualified for the MACRO Capital Improvement Program per NW Financial LLC that has vetted the applications and performed the underwriting:

- Red Square Innovations LLC – 1566 Mt Ephraim Avenue (separate locations/applications)
  - Amount not to exceed \$110,000 (R2401856)
- Red Square Innovations LLC – 1568 Mt Ephraim Avenue
  - Amount not to exceed \$75,000 (R2401857)

9-Sep-24: The Department of Planning and Development – Camden UEZA Office is seeking council authorization to award the following contracts to UEZ businesses in the City of Camden that have qualified for the MACRO Capital Improvement Program per NW Financial LLC that has vetted the applications and performed the underwriting:

- YC Home LLC – 39 North 4<sup>th</sup> Street
  - Amount not to exceed \$105,000 (R2401782)
- ResiTech Inc. – 1801 Federal Street
  - Amount not to exceed \$185,000 R2401784
- Neutroelectric- 2079-2081 Federal Street
  - Amount not to exceed \$200,000 (R2401785)

3-Jan-23: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is seeking council authorization to enter into an agreement with NW Financial Group LLC for underwriting services for the UEZA "Camden Strong Macro Capital Improvement Program. Contract award not to exceed \$40,000.00. Entity was awarded the contract through a competitive bidding process (RFP#23-13)

8-May-23: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is seeking an underwriter for the UEZ Macro program. Individual/firm will be responsible for evaluating cost as well as reviewing and examining applicants. For more details see Underwriting Scope of Services.

27-Feb-23: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is requesting council authorization to accept and insert a special item of revenue into the 2023 Budget in the amount of \$1,200,000 for the purpose of implementing the Macro Capital Improvement Project which has been designed to assist 5 – 10 commercial investors with funds for working capital, equipment, inventory

Initial Report \_\_\_\_\_ Revised Report  Closing Report \_\_\_\_\_  
**Bureau of Grants Management Grant Summary Form**  
**Grant Status Code: G**  
(green - g; yellow - y; red - r)

and business purchase. Qualifying investors will match the funds dollar for dollar. Because the City is in the process of adopting the 2023 Budget; both resolutions will need to be tabled for the April Meeting.

19-Jul-22: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is requesting council authorization to submit an application for funding in the amount of \$1,200,000.00 to the NJ Urban Enterprise Zone Authority for the purpose of developing Macro Capital Improvement Program designed to assist 5-10 commercial investors with funds for working capital, equipment, inventory and business purchase. These funds will be matched dollar for dollar and will range from \$51,000 - \$250,000 Funding will be on a reimbursable.

**Budget:**

\$1,155,000 (applicant loan)

\$45,000 (administrative)

The application will require uploading on SAGE.

**Time Lines:** Quarterly programmatic/financial reports are due for the following periods within 30 days after the quarter. Progress Reports (Attachment I) and Financial Reports (Attachment J). January – March: due April 30<sup>th</sup>; April – June: due July 31<sup>st</sup>; July – September: due October 31<sup>st</sup>; October – December: due January 31<sup>st</sup>

**Problematic Areas/Recommendations:**

NUZZA Camden Strong Micro Capital Improvement Program

Initial Report  Revised Report  Closing Report   
**Bureau of Grants Management Grant Summary Form**  
**Grant Status Code: G**  
(green - g; yellow - y; red - r)

Department: Development and Planning

Grant Administrator: Joe Thomas

Grant Administrator #: 757-7344

Grant/Project Name:		Camden Strong MACRO Capital Improvement \$1,200,000.00-\$9,625.00= \$1,190,375.00- \$6,500.00=1,183,750.00- \$6,000.00=1,177,750.00- \$5,000.00=\$1,172,750.00-\$60,000.00=1,112,750.00- \$200,000 =\$912,750-200,000.00===\$712,750.00- \$110,000=\$602,750.00-\$75,000.00=\$527,750.00					
Grant #:		Urban Enterprise Zone					
City Contract Date:		ASAP					
Application Resolution #:				Appropriation Code		G-02-sb-667-230	
Funding Source:		UEZ					
Pass-Through:	Y	N	Source:	City			
Amount of Grant:		Camden Strong MACRO Capital Improvement \$1,200,000.00					
Local Match:	Y	N	Cash:		In-Kind:		
Budget Insertion Resolution # & Date:		N/A		Accepting Grant Resolution # MC:		N/A	
Term of Grant:		8/2022-8/2025/		Location of Activity:		Camden City	
Date of Analysis:		9/04/2024		Reviewed By:		Joe Thomas	

**Summary:**

**Payment 9**

The Department of Development and Planning requests a requisition payment for Red Square Innovations LLC, 1568 Mt Ephraim Avenue \$75,000.00 from the Urban Enterprise Zone. Total =\$602,750.00-\$75,000.00=\$527,750.00

**Payment 8**

The Department of Development and Planning requests a requisition payment for Red Square Innovations LLC of \$110,000.00 from the Urban Enterprise Zone. Total =\$712,750.00-\$110,000=\$602,750.00

**Payment 7**

The Department of Development and Planning requests a requisition payment for Aries Filter Works of \$200,000.00 from the Urban Enterprise Zone. Total 912,750-

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION** AUTHORIZING Funding for \$75,000.00 to the applicant Red Square Innovation on Behalf of The Camden Strong UEZ and the zone assistance fund of The MACRO Capital Improvement Program MC-8603

**FACTS/BACKGROUND:** (Executive level details. Short, concise bullets)

- To allow the City of Camden to fund local business expansion and job creation

**Total amount not to exceed \$75,000.00**

**IMPACT STATEMENT:**

- Giving our smaller business shops funding opportunities

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Joe Thomas Planning & development Urban Enterprise Zone.

**COORDINATION:**

- The entire City of Camden is impacted

**Prepared by:**

**Joe Thomas 856-968-3531**

---

Name

Phone/Email



NW FINANCIAL GROUP, LLC  
*Exceeding Expectations*

522 Broad Street  
Bloomfield, NJ 07003

Tel (201) 656-0115  
Fax (201) 656-4905  
www.nwfinancial.com

**City of Camden Urban Enterprise Zone**  
**Camden Strong Macro Capital Improvement Program**

**To:** Joseph E. Thomas, Jr., UEZ Coordinator, City of Camden  
**From:** Timothy S. Eismeier, Managing Director, NW Financial Group, LLC  
**Date:** September 6, 2024  
**RE:** Underwriting Recommendation for Red Square Innovations LLC

---

Mr. Thomas,

The following memorandum highlights pertinent information related to the review of the application for **Red Square Innovations LLC** for the Camden Strong Macro Capital Improvement Program.

**Applicant:** **Red Square Innovations LLC**  
1568 Mt. Ephraim Avenue  
Camden, NJ USA 08104  
Tax ID: 85-3345207/002

**Background of Company:** Red Square Innovations LLC. is a Camden-based company led by Reginald Davis that purchases distressed and foreclosed residential, commercial, and mixed-use properties. Since 2005, Reginald Davis has been actively learning, investing and participating in the field of real estate.

The company increases the value of these properties through repairs, upgrades and sustainability enhancements. The company then converts them into income producing rental and resale homes. Income from the profitable rental and resale of renovated properties has provided capital for the acquisition and renovation of additional properties, and coverage of operating expenses while generating an attractive return on investment.



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To date, Mr. Davis has purchased and rented out 30 plus units, including apartments, houses, and mixed-use developments that combine housing and commercial functions. Through his experience purchasing, renovating and renting out both residential and commercial real estate in Camden, Mr. Davis has gained a wide network of experienced municipal, real estate, and construction contacts, all of whom will provide vital support for his continuing efforts to invest in and improve Camden's properties.

**Estimated Jobs Created: 20**

**Amount Awarded: \$75,000**

**Scope of Work:** Red Square Innovations plans to use the MACRO funding to convert a vacant 2,900 square foot building into a 3-unit multi-family, rental property. The scope of work includes a complete restoration and rehabilitation of the interior and exterior of the property including:

- Landscaping and fencing
- Demolition
- Exterior Repairs - Roofing, stucco, gutters and painting
- Window replacement and framing
- Systems – HVAC, electrical, plumbing and fire sprinklers
- Interior – Drywall, insulation, flooring and lighting
- Appliances
- Finishes – Cabinets, doors, countertops and shelving
- Soft Costs (design, financing)

In addition to the multi-family rental property units, there is also a 361sq ft. commercial space on the ground floor of the building. Dibor African Grill, a local business owner, is secured and ready to occupy this space which will be used as a restaurant.

As a result, the Company's operations will directly further the revitalization of Camden, and in particular the Whitman Park neighborhood at a time when the City works to break its cycle of disinvestment and poverty. The entire project would total \$202,550. Per the application, the improvements will create **20 new jobs** for Camden residents.

**UEZ Member: Yes**

**UTD on utility and tax bills: Yes**

**Recommendation: APPROVED.** The applicant has submitted all required documentation and meets the criteria of the program. NW Financial recommends a loan in the amount of: \$75,000 for **Red Square Innovations.**



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**Sources and Uses for Applicant Project:** The applicant will be using equity and a bank loan to complete the project in addition to funding received from this program.

<b>Sources of Funding:</b>	
Cash on Hand	\$27,550
Bank Loan	100,000
UEZ Macro Forgivable Loan	75,000
<b>Total</b>	<b>\$202,550</b>
<b>Uses of Funding:</b>	
Hard Costs	\$191,250
Soft Costs	11,300
<b>Total</b>	<b>\$202,550</b>





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# Appendix A

## Application

# Construction Budget Submission Form

Lay out the details of your project here.

Version 4.3

**Step 1:** Fill out a description of the entire construction project.

Status: Initial Budget

<b>Scope of Work:</b> 1568 Mt Ephraim Ave Camden NJ 08104 Complete Rehabilitation. Full Upgrades Through-out. Kitchen and Bathroom Improvements. Interior and Exterior Improvements.	Start Date: 9/1/24 Estimated Completion Date: 9/1/25 Expected Draws: 4	Total Budget: <b>\$202,550.00</b>
	Total Square Feet: 2900 Rooms/Units: 3 Bedrooms: 6 Bathrooms: 3 Kitchens: 2	Projected

**Step 2:** Fill in each line item with the description of the construction cost, the amount, the estimated date of completion, and the draw item name (if necessary).

Item Number	Category / Draw Item	Description	Amount	Estimated Completion Date
1000-2	Temp Gas*			
1000-3	Temp Power*			
1000-4	Temp Dumpster		500.00	
1000-5	Temp Toilet			
1000-6	Architectural Fees			
1000-7	Engineering Fees		5,500.00	
1000-8	Building Permit*		3,500.00	
1000-9	Impact Fees		1,800.00	
1000-10	Survey/Drawings/Plans*			
1000-11	Erosion Fence			
1000-12	(Enter your line item here)			
1000-13	(Enter your line item here)			
Total Soft Costs			11,300.00	
2000-1	Demolition*			
2000-2	Trashout		4,500.00	
2000-3	Dumpster		2,400.00	
2000-4	Demolition Phase II		2,500.00	
2000-5	(Enter your line item here)			
Total Trashout			9,400.00	
3000-1	Grading*			
3000-2	Underground *			
3000-3	Conduit			
3000-4	Water Lines*			
3000-5	Septic *			
3000-6	Sewer Lines*			
3000-7	Landscape			
3000-8	Fences		1,500.00	
3000-9	Concrete		3,500.00	
3000-10	Asphalt			
3000-11	Pavers-Hardscape			
3000-12	Deck			
3000-13	Sod-Plants			
3000-14	Rock		400.00	
3000-15	Sidewalks			
3000-16	Pool			
3000-17	Spa			
3000-18	(Enter your line item here)			
3000-19	(Enter your line item here)			
Total Yard-Landscape			5,400.00	
4000-1	Footings*			
4000-2	PreTreat			
4000-3	Foundation - Post Tension Cables			
4000-4	Foundation *			
4000-5	Excavation*			
4000-6	Pour			
4000-7	Repair			
4000-8	(Enter your line item here)			
4000-9	(Enter your line item here)			
Total Foundation				
5000-1	Framing *			
5000-2	Roof Trusses		7,800.00	
5000-3	Windows			
5000-4	Window Installation		5,400.00	
			3,900.00	

Item Number	Category / Draw Item	Description	Amount	Estimated Completion Date
5000-5	Joist System			
5000-6	(Enter your line item here)			
5000-7	(Enter your line item here)			
<b>Total Structure</b>			<b>17,000.00</b>	
6000-1	Roofing*			
6000-2	Flashing		9,500.00	
6000-3	Siding			
6000-4	Stucco			
6000-5	Garage Door		11,000.00	
6000-6	Gutters			
6000-7	Solar		1,300.00	
6000-8	Deck			
6000-9	Driveway			
6000-10	Masonry Veneer			
6000-11	Painting - Exterior			
6000-12	Front & side porch		4,500.00	
6000-13	(Enter your line item here)			
6000-14	(Enter your line item here)			
<b>Total Exterior</b>			<b>26,300.00</b>	
7000-1	Rough HVAC*			
7000-2	Trim HVAC		12,000.00	
7000-3	Final HVAC		650.00	
7000-4	Underslab Plumbing		700.00	
7000-5	Rough Plumbing*			
7000-6	Trim Plumbing		8,300.00	
7000-7	Plumbing - Fixtures		600.00	
7000-8	Finish Plumbing		500.00	
7000-9	Fire Sprinklers Rough		870.00	
7000-10	Fire Sprinklers Trim		13,000.00	
7000-11	Underslab Electrical		2,500.00	
7000-12	Rough Electrical*			
7000-13	Trim Electrical		11,500.00	
7000-14	Electrical Fixtures		450.00	
7000-15	Finish Electrical		350.00	
7000-16	HVAC Total		400.00	
7000-17	Water Heater			
7000-18	(Enter your line item here)		7,500.00	
<b>Total Systems</b>			<b>59,600.00</b>	
8000-1	Fireplace			
8000-2	Fireplace Surround			
8000-3	Insulation			
8000-4	Drywall*		2,300.00	
8000-5	Tape-Texture		13,000.00	
8000-6	Paint-Interior			
8000-7	Lighting		3,500.00	
8000-8	(Enter your line item here)		1,700.00	
8000-9	(Enter your line item here)			
<b>Total Interior</b>			<b>20,500.00</b>	
9000-1	Finish Carpentry - base, shelving			
9000-2	Interior Doors		750.00	
9000-3	Finish Hardware		1,800.00	
9000-4	Exterior Doors			
9000-5	Mirrors		2,500.00	
9000-6	Shower Doors		500.00	
9000-7	Accessories- Towel bars, TP MC			
9000-8	Cabinets		700.00	
9000-9	Countertops		3,000.00	
9000-10	Crown Molding		4,000.00	
9000-11	(Enter your line item here)			
9000-12	(Enter your line item here)			
<b>Total Finishes</b>			<b>15,250.00</b>	
10000-1	Tile			
10000-2	Marble		3,000.00	
10000-3	Wood Flooring			
10000-4	Carpet			
10000-5	Vinyl			
10000-6	Trim/Baseboard		12,000.00	
10000-7	Tile for bathroom, walls, floors		5,800.00	
10000-8	(Enter your line item here)		6,500.00	
10000-9	(Enter your line item here)			
<b>Total Flooring</b>			<b>27,300.00</b>	
11000-1	Range			
11000-2	Cooktop			
11000-3	Microwave		1,700.00	
11000-4	Dishwasher			
11000-5	Refrigerator		1,600.00	
11000-6	Package		3,600.00	
11000-7	Gas Appliances*			

Item Number	Category / Draw Item	Description	Amount	Estimated Completion Date
11000-8	(Enter your line item here)			
11000-9	(Enter your line item here)			
Total Appliances			6,900.00	
12000-1	Exterior Clean-up			
12000-2	Interior Cleaning		1,800.00	
12000-3	Staging		1,800.00	
12000-4	(Enter your line item here)			
12000-5	(Enter your line item here)			
Total Misc.			3,600.00	

\*THESE ITEMS REQUIRE PERMITS IN MOST JURISDICTIONS. BORROWERS ARE REQUIRED TO ADHERE TO ALL LOCAL LAWS, CODES, REGULATIONS AND REQUIREMENTS AS EXPRESSED IN YOUR LOAN DOCUMENTS.

**RESOLUTION AUTHORIZING A REIMBURSABLE LOAN TO RESINTECH INC. IN AN AMOUNT NOT TO EXCEED \$185,000.00 AND AUTHORIZING THE EXECUTION OF LOAN DOCUMENTS IN CONNECTION WITH THE CAMDEN STRONG MACRO CAPITAL IMPROVEMENT PROGRAM**

WHEREAS, the Department of Development and Planning, Division of Housing Services, Camden UEZA Office has implemented the Macro Capital Improvement program to assist commercial businesses with expansion and job creation in the City of Camden; and

WHEREAS, the City of Camden was awarded funding through the New Jersey Urban Enterprise Zone Authority in the amount of \$1,200,000.00 for the Camden Strong Macro Capital Improvement Program; and

WHEREAS, the City of Camden desires to make a reimbursable loan to ResinTech Inc. in an amount not to exceed One Hundred Eighty-Five Thousand Dollars (\$185,000.00) as part of Macro Capital Improvement program for funding to purchase and install additional equipment to increase its manufacturing capacity for their property located at 1801 Federal Street, Block 1188, 1189, Lot 3,2; and

WHEREAS, the borrower will be responsible for obtaining the funds to make the improvements; and

WHEREAS, upon completion of the improvements and submission of properly executed and notarized contractor's statements showing the full costs of the work, the City will issue borrower a reimbursement payment not to exceed \$185,000.00; and

WHEREAS, the loan will be evidenced by a note and secured by a mortgage to be forgiven on a pro-rata basis in five yearly installments so long as the conditions of the loan are met; and

WHEREAS, the loan is conditioned upon the borrower maintaining ownership of the property; maintaining membership in the UEZ; submitting requisition forms/contractor statements in a form satisfactory to the City and completing the Scope of Work and maintaining business operations within the City of Camden; and

WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the reserve for state and federal grant budget of the City of Camden under line item "G-02-SB-667-230" and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

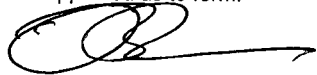
BE IT RESOLVED by the City Council of the City of Camden that the proper City Officers be and are hereby authorized to make a reimbursable loan to ResinTech Inc. for an amount not to exceed One Hundred Eighty-Five Thousand Dollars (\$185,000.00).

BE IT FURTHER RESOLVED, that the Mayor or his designee is hereby authorized to execute such documents as are necessary to make this loan.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed and approved as to form.



DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

CITY OF CAMDEN

**CERTIFICATION AS TO THE AVAILABILITY OF FUNDS**

I CERTIFY, DIRECTOR FOR THE FINANCE DEPARTMENT FOR THE CITY OF CAMDEN, THAT WITH RESPECT TO THE AWARD OF A CONTRACT OR EXPENDITURE OF FUNDS TO: RESIN TECH INC

THAT THE FUNDS ARE AVAILABLE AS OF THE DATE OF THIS RESOLUTION/CERTIFICATION, FROM ONE OF THE FOLLOWING:

• BUDGET APPROPRIATION:  
AMOUNT: \$

• DEDICATED BY RIDER:  
AMOUNT:\$

• RESERVE FOR STATE AND FEDERAL GRANT: G-02-SB667-230  
AMOUNT:\$

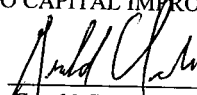
• CAPITAL ORDINANCE  
AMOUNT:\$ 185,000.00

• TRUST ACCOUNT:  
AMOUNT: \$

**DETERMINATION OF VALUE CERTIFICATION**

I CERTIFY, AS CHIEF FINANCIAL OFFICER, THAT THE ANTICIPATED VALUE OF THE CONTRACT, OVER THE FULL LIFE, WILL BE:\$ 185,000.00

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING funding in the amount of \$185,000.00 TO THE APPLICANT RESITECH INC LOCATED ON 1801 FEDERAL STREET ON BEHALF OF THE CAMDEN STRONG UEZ AND THE ZONE ASSSITANCE FUND OF THE MACRO CAPITAL IMPROVEMENT PROGRAM MC-8603

  
\_\_\_\_\_

Gerald C. Seneski

Director of Finance

Date: 9/16



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM  
CITY OF CAMDEN  
FINANCE DEPARTMENT

2024 SEP -9 PM 2:46

COUNCIL MEETING DATE: ASAP

TO: City Council  
FROM: Dr. Edward C. Williams, AICP, PP, CSI, Director

**TITLE OF ORDINANCE/RESOLUTION:: RESOLUTION** AUTHORIZING Funding in the amount of \$ 185,000.00 to the applicant ResiTech Inc. located on 1801 Federal street on the Behalf of The Camden Strong UEZ and the zone assistance fund of The MACRO capital Improvement Program MC-8603

Point of Contact:	Joe Thomas Planning and Development	968-3531	jothomas@ci.camden,nj.us
	Name	Department- Division- Bureau	Phone Email

**ENDORSEMENTS**

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y	<i>[Signature]</i>	9/6/24	
Supporting Department Director (if necessary)	Y	<i>[Signature]</i>	9/9/24	
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance		<i>[Signature]</i>	9/12/24	

Approved by: \_\_\_\_\_  
 Business Administrator \_\_\_\_\_  
 Signature \_\_\_\_\_ Date 9/24

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance  
<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

**RESOLUTION** AUTHORIZING Funding in the amount of \$ 185,000.00 to the applicant ResiTech Inc. located on 1801 Federal street on the Behalf of The Camden Strong UEZ and the zone assistance fund of The MACRO capital Improvement Program MC-8603

**FACTS/BACKGROUND:** (Executive level details. Short, concise bullets)

- To allow the City of Camden to fund local business expansion and job creation

**Total amount not to exceed \$185,000.00**

**IMPACT STATEMENT:**

- Giving our smaller business shops funding opportunities

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Joe Thomas Planning & development Urban Enterprise Zone.

**COORDINATION:**

- The entire City of Camden is impacted

**Prepared by:**

**Joe Thomas 856-968-3531**

---

Name

Phone/Email



**CAMDEN CITY**

520 MARKET STREET  
 P O BOX 95120  
 CAMDEN, NJ 08101-5120  
 TEL (856)757-7000

**CITY OF CAMDEN  
 FINANCE DEPARTMENT**

REQUISITION	
NO.	R2401784

S H I P T O	PLANNING & DEVELOPMENT 2024 SEP -9 PM 2:46 520 MARKET STREET RM 222, CITY HALL CAMDEN, NJ 08101
	V E N D O R
	VENDOR #: UNK01 <del>UNKNOWN VENDOR</del> , NJ <b>RESIN TECH</b>

ORDER DATE: 09/06/24  
 DELIVERY DATE:  
 STATE CONTRACT:  
 F.O.B. TERMS:

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	Camden Strong MACRO Not exceed \$185,000.00  Filter Press \$50,000.00 Steam Lnockdown pot \$25,000.00 Wash Box \$32,500.00 Disc Flop Pump \$32,500.00 Two Bed Vessel \$32,500.00 Mixed Bed Vessel \$25,000.00 Metering Pump \$32,500.00	G-02-SB-667-230	185,000.0000	185,000.00
			TOTAL	185,000.00

CITY OF CAMDEN  
 GRANTS MANAGEMENT

2024 SEP -6 PM 2:50

Approved:

I hereby certify that the work or supplies specified are necessary for the proper transaction of the business of this bureau or office.

Department Head

Date

Receiver of Goods

Date

**FORWARD THIS COPY OF THE REQUISITION TO THE PURCHASING BUREAU**

**Term Sheet**  
**City of Camden Urban Enterprise Zone**

**Camden Strong Macro Capital Improvement Program**

**Lender:** The City of Camden (the "City")

**Borrower:** ResinTech Inc. (the "Borrower")

**Borrower NJ Tax ID Number:** [REDACTED]

**Address:** 1801 Federal Street  
Camden, NJ USA 08105

**Loan Amount:** \$185,000 (the "Loan")

**Interest Rate:** 0%

**Purpose of Loan/Scope of Work:** ResinTech plans to use the Macro funding to purchase and install a new resin re-packaging system and additional equipment to increase its manufacturing capacity. Per the application, this would allow for more raw materials and goods to be stored onsite.

ResinTech employs 360 full-time employees, approximately 1/3 of which are Camden residents. Per the applicant, the additional equipment will increase production and enable them to grow sales and create 7 new jobs for Camden residents, further solidifying ResinTech's commitment to Camden. The entire project is estimated to be \$509,506.

**Disbursement of Loan Proceeds:** The Camden Strong Macro Capital Improvement Program is a reimbursable loan program. The Borrower shall submit to the City properly executed and notarized contractor statements showing the full cost of the work as well as each separate component amount due to the contractor and each



and every subcontractor involved in furnishing labor, materials, or equipment necessary to complete the scope of work. In addition, the Borrower shall submit to the City proof of payment of the contract cost pursuant to the contractor's statement. The City shall, within forty-five (45) days of receipt of the contractor's statement and proof of payment, issue a check to the Borrower as reimbursement for the not-to-exceed amount of the loan or the actual project cost, whichever is less.

**City Lien:**

When the reimbursement is issued, a lien will also be placed on the property by the City for an amount equal to the reimbursement. If there is no change in ownership of the property or the business, and if there are no unauthorized changes to the improvements or violations of the Conditions, as described herein, for the five years following the date of the lien, the lien will be extinguished as described below.

Should there be a change in ownership of the property or the business, or an incurable violation of the Conditions, then the Loan, or a portion thereof may not be extinguished and the Borrower will have to reimburse the City for the unforgivable amount before the City will release the lien. The forgivable amount of the Loan will be decreased as described in the "Loan Forgiveness" section below.

**Loan Forgiveness:**

Subject to the conditions listed below (the "Conditions"), the Loan will be forgiven on a pro-rata basis in five yearly installments a shown below:

- 1 year after completion: 20% forgiven
- 2 years after completion: 40% forgiven
- 3 years after completion: 60% forgiven
- 4 years after completion: 80% forgiven
- 5 years after completion: 100% forgiven

**Conditions:**

In order for the Loan to be forgiven and the Lien on the property extinguished, the following conditions must be satisfied by the Borrower:

- Borrower must maintain ownership of the property
- Borrower must maintain UEZ membership with the City



-Borrower must submit requisition forms/contractor statements in a form satisfactory to the City and complete the Scope of Work

-Borrower must maintain business operations within the City of Camden



**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	<b>CITY OF CAMDEN</b>
--------------	-----------------------

Professional Service or EUS Type	<b>ResinTech Inc.</b>
Name of Vendor	<b>ResinTech Inc.</b>
Purpose or Need for service:	Contract award for the development a new business on Fedral street
Contract Award Amount	\$185,000.00
Term of Contract	1 year ending 6/31/2025
Temporary or Seasonal	n/a
Grant Funded (attach appropriate documentation allowing for service through grant funds)	Yes
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	Application process through City website
Were other proposals received? If so, please attach the names and amounts for each proposal received?	11 total applicants

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature\*

Date \_\_\_\_\_

\_\_\_\_\_  
Business Administrator/Manager Signature

Date \_\_\_\_\_

\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

Initial Report \_\_\_\_\_ Revised Report  Closing Report \_\_\_\_\_  
**Bureau of Grants Management Grant Summary Form**  
**Grant Status Code: G**  
 (green - g; yellow - y; red - r)

Department: Planning and Development

Grant Administrator: Joseph Thomas

Grant Administrator #: 968-3531

Grant/Project Name:		Camden Strong Macro Capital Improvement Program			
Grant #:		UEZA			
City Contract Date:		City Contract #:			
Application Resolution #:		Appropriation Code :		G-02-SB-667-230	
Funding Source:		Urban Enterprise Zone Authority			
Pass Through:	Y	N	Source:	City	
Amount of Grant:		\$1,200,000.00			
Local Match:	Y	N	Cash:		In-Kind:
Budget Insertion Resolution # & Date:		Accepting Grant Resolution # MC:			
Term of Grant:	1/1/2023 – 2/2/2025		Location of Activity:	City Wide	
Date of Analysis:	8/2/2022		Reviewed By:	Kelly Mobley	

**Summary:**

9-Se-24: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is seeking council authorization to award the following contracts to UEZA Businesses in the City of Camden that have qualified fro the MACRO Capital Improvement Program per NW Financial Group LLC that has vetted the applications and performed the underwriting:

- **YCS Home LLC – 39 North 4<sup>th</sup> Street**
  - Amount not to exceed \$105,000 R2401782
- **ResiTech Inc. – 1801 Federal Street**
  - Amount not to exceed \$185,000 R2401784
- **Neutroelectric - 2079-2081 Federal Street**
  - Amount not to exceed \$200,000 R2401785

3-Jan-23: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is seeking council authorization to enter into an agreement with NW Financial Group LLC for underwriting services for the UEZA "Camden Strong Macro Capital Improvement Program. Contract award not to exceed \$40,000.00. Entity was awarded the contract through a competitive bidding process (RFP#23-13)

8-May-23: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is seeking an underwriter for the UEZ Macro program. Individual/firm will be responsible for evaluating cost as well as reviewing and examining applicants. For more details see Underwriting Scope of Services.

27-Feb-23: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is requesting council authorization to accept and insert a special item of revenue into the 2023 Budget in the amount of \$1,200,000 for the purpose of implementing the Macro Capital Improvement Project which has been designed to assist 5 – 10 commercial investors with funds for working capital, equipment, inventory and business purchase. Qualifying investors will match the funds dollar for dollar. Because the City is in the process of adopting the 2023 Budget; both resolutions will need to be tabled for the April Meeting.

19-Jul-22: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is requesting council authorization to submit an application for funding in the amount of \$1,200,000.00 to the NJ Urban Enterprise Zone Authority for the purpose of developing Macro Capital Improvement Program designed to assist 5-10 commercial investors with funds for working capital, equipment, inventory and business purchase. These funds will be matched dollar for dollar and will range from \$51,000 - \$250,000 Funding will be on a reimbursable.

Budget:  
\$1,155,000 (applicant loan)

Initial Report \_\_\_\_\_ Revised Report  Closing Report \_\_\_\_\_  
**Bureau of Grants Management Grant Summary Form**  
**Grant Status Code: G**  
(green - g; yellow - y; red - r)

\$45,000 (administrative)

The application will require uploading on SAGE.

**Time Lines:** Quarterly programmatic/financial reports are due for the following periods within 30 days after the quarter. Progress Reports (Attachment I) and Financial Reports (Attachment J). January – March: due April 30<sup>th</sup>; April – June: due July 31<sup>st</sup>; July – September: due October 31<sup>st</sup>; October – December: due January 31<sup>st</sup>

**Problematic Areas/Recommendations:**

NUZZA Camden Strong Micro Capital Improvement Program

Initial Report  Revised Report  Closing Report   
**Bureau of Grants Management Grant Summary Form**

**Grant Status Code: G**  
(green - g; yellow - y; red - r)

Department: Development and Planning

Grant Administrator: Joe Thomas

Grant Administrator #: 757-7344

Grant/Project Name:		Camden Strong MACRO Capital Improvement \$1,200,000.00-\$9,625.00= \$1,190,375.00- \$6,500.00=1,183,750.00- \$6,000.00=1,177,750.00- \$5,000.00=\$1,172,750.00-\$60,000.00=1,112,750.00- \$200,000 =\$912,750-200,000.00===\$712,750.00- \$110,000=\$602,750.00-\$75,000=\$527,750.00- \$185,000.00=\$342,750.00			
Grant #:		Urban Enterprise Zone			
City Contract Date:		ASAP			
Application Resolution #:			Appropriation Code	G-02-sb-667-230	
Funding Source:		UEZ			
Pass-Through:	Y	N	Source:	City	
Amount of Grant:		Camden Strong MACRO Capital Improvement \$1,200,000.00			
Local Match:	Y	N	Cash:		In-Kind:
Budget Insertion Resolution # & Date:		N/A		Accepting Grant Resolution # MC:	N/A
Term of Grant:		8/2022-8/2025/		Location of Activity:	Camden City
Date of Analysis:		9/04/2024		Reviewed By:	Joe Thomas

**Summary:**

**Payment 9**

The Department of Development and Planning requests a requisition payment for ResinTech Inc of \$185,000.00 from the Urban Enterprise Zone. Total =\$527,750.00-\$185,000.00=\$342,750.00

**Payment 8**

The Department of Development and Planning requests a requisition payment for Red Square Innovations LLC of \$110,000.00 from the Urban Enterprise Zone. Total =\$712,750.00-\$110,000=\$602,750.00

**Payment 7**

The Department of Development and Planning requests a requisition payment for Aries Filter Works of \$200,000.00 from the Urban Enterprise Zone. Total 912,750-





**NW FINANCIAL GROUP, LLC**  
*Exceeding Expectations*

522 Broad Street  
Bloomfield, NJ 07003

Tel (201) 656-0115  
Fax (201) 656-4905  
www.nwfinancial.com

**City of Camden Urban Enterprise Zone**  
**Camden Strong Macro Capital Improvement Program**

**To:** Joseph E. Thomas, Jr., UEZ Coordinator, City of Camden  
**From:** Timothy S. Eismeier, Managing Director, NW Financial Group, LLC  
**Date:** August 30, 2024  
**RE:** Underwriting Recommendation for ResinTech Inc.

---

Mr. Thomas,

The following memorandum highlights pertinent information related to the review of the application for ResinTech for the Camden Strong Macro Capital Improvement Program.

**Applicant:** **ResinTech Inc.**  
1801 Federal Street  
Camden, NJ USA 08105  
Tax ID: 01-00302889

**Background of Company:** ResinTech has been a global leader in the field of ion exchange for water purification since its founding in 1986. The company has since expanded to manufacture water purification cartridges and lab water systems, provide resin regeneration and wastewater treatment services, reverse osmosis membrane restoration, and provide world-class lab services for resin and water analysis.

ResinTech has been operating out of Camden since 2020. They have been in business since 1986. ResinTech employs 360 full-time employees, approximately 1/3 of which are Camden residents.

As part of the New Jersey Economic Development Authority's Grow NJ award to move to Camden, the ResinTech Family of Companies promised to provide 265 full-time jobs with a minimum of 251 required. All of these jobs provide a living wage, including providing retirement benefits and health benefits from the first day of employment. Resintech also provides an opportunity for entry-level employees to grow within the company and earn a very high standard of living. As an example, the supervisor of the manufacturing of product for the single largest customer is a Camden resident. He started as a general production laborer. In his current role, he is the number two person in operations for that division, supervises approximately 40 employees and earns more than \$70,000 per year, which is higher than average American household. His is just one of the many lives impacted through Resintech's growth in Camden.



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**Estimated Jobs Created:** 7

**Amount Awarded:** \$185,000

**Scope of Work:** ResinTech plans to use the MACRO funding to purchase and install additional equipment to increase its manufacturing capacity. Per the application, this racking would allow for more raw materials and goods to be stored onsite. The entire project would total \$509,506. Per the applicant, the increased production equipment will enable them to grow sales and create **7 new jobs** for Camden residents.

**UEZ Member:** Yes

**UTD on utility and tax bills:** Yes

**Recommendation:** Approved. The applicant has submitted all required documentation and meets the criteria of the program. NW Financial recommends a loan in the amount of \$185,000 for ResinTech.

**Sources and Uses for Applicant Project:** The applicant will be using cashflow to complete the project in addition to funding received from this program.

<b>Sources of Funding:</b>	
Cash on Hand	\$324,506
UEZ Macro Forgivable Loan	185,000
<b>Total</b>	<b>\$509,506</b>
<b>Uses of Funding:</b>	
Equipment	\$509,506
<b>Total</b>	<b>\$509,506</b>



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[www.nwfinancial.com](http://www.nwfinancial.com)

# Appendix A

## Application

**City of Camden Urban Enterprise Zone**  
Camden Strong Macro Capital Improvement Program

**All fields require a response.**

**Part A - Business Information**

Please identify the name of the business, street address, block and lot of the business below.

<b>Business Name</b>	ResinTech Inc
<b>NJ Tax ID Number</b>	0100302889
<b>Address</b>	1801 Federal Street Camden, NJ, 08105
<b>Block Number</b>	1188, 1189
<b>Lot Number</b>	3, 2

**Section 2 - Business Overview**

Please provide the following information in as much detail as possible with respect to the business.

<b>Business Name</b>	ResinTech Inc
<b>Type of Business</b>	Manufacturing
<b>Business Ownership Type</b>	S Corporation
<b>Number of employees</b>	164
<b>Number of employees who are Camden residents</b>	39
<b>Number of years in operation</b>	38

**Part B - Project Information**

Section 1 – Project Description Please provide the following information in as much detail as possible with respect to the project:

**Nature of the project**

ResinTech will be purchasing and installing additional equipment to increase its manufacturing capacity. As part of this plan, ResinTech will also be increasing its employee count to operate the machinery. This investment will continue ResinTech's history of bringing jobs to Camden and reversing the offshoring trend by global manufacturers over the past few decades.

**Breakdown of project costs**

Area 3000 Filter Press -	\$100,000
Area 7000 Steam Knockdown Pot -	\$50,000
Area 7000 Wash Box -	\$75,000
Area 7000 DiscFlo Pump -	\$75,000
Area 8000 Two Bed Vessels (2) -	\$75,000
Area 8000 Mixed Bed Vessel (1) -	\$50,000
Area 8000 Burt System Metering Pumps (8) -	\$75,000

**Sources and uses of funding**

Sources of Funding:  
\$250,000 Cash  
\$250,000 UEZ Macro Loan

Estimated number of additional jobs created 7

**Part C – Eligibility Questionnaire and Required Documents**

Are you a UEZ member?

Yes

Are you up to date on all property tax and utility payments?

Yes

Do you have any outstanding license or inspection violations?

No

Do you operate a registered, licensed and permitted use at named premises?

Yes

Are there liens of the property/business?

No

Are there any liens on the property/business

No

Please provide audited financial statements or the most recent tax returns for the business/principal owners as applicable.



2023 ResinTech, Inc. and Acti....pdf

Please provide proof of UEZ Membership



RES UZ-4 expires 11-15-24.pdf



RES UZ-5 expires 11-15-24.pdf

## **Economic Impact Report for ResinTech**

### **Project Overview:**

ResinTech, a leading ion exchange resin technology manufacturer, has leveraged \$185,000 in funding to generate a significant economic impact for Camden. This investment has stimulated \$509,000 in economic growth while creating new job opportunities and maintaining a stable employment base for Camden residents.

### **Economic Growth:**

The \$185,000 investment has directly catalyzed \$509,000 in economic growth. This impressive return highlights ResinTech's role as a key driver in Camden's industrial economy. Through this leverage, ResinTech is expanding its operational capacity and contributing to the broader economic ecosystem by increasing demand for local goods and services, further enhancing Camden's economic vitality.

### **Job Creation and Employment Impact:**

As a result of this investment, ResinTech has created 7 new jobs, further strengthening the local labor market. These jobs span across various roles in the manufacturing process, providing stable employment and opportunities for career advancement.

In addition to the new jobs created, ResinTech continues to sustain 164 current employees. Of these, 39 are Camden residents, reflecting the company's commitment to supporting local talent and contributing to the community's economic wellbeing. By maintaining a large percentage of local employees, ResinTech is directly improving the livelihood of Camden households and helping reduce unemployment rates in the region.

### **Conclusion:**

ResinTech's ability to leverage \$185,000 into \$509,000 of economic growth, while creating 7 new jobs and sustaining 164 employees, showcases the company's pivotal role in Camden's economic development. This initiative not only demonstrates their dedication to operational success but also highlights their contribution to the city's ongoing revitalization efforts. With 39 Camden residents among their workforce, ResinTech continues to be a strong partner in promoting economic stability and growth for the local community.

Account No: G-02-SB-667-230  
 Description: UEZ- Camden Strong Captial Improvement    Type: Line Control Account  
 Starting Date: 09/20/23    Ending Date: 09/06/24    Po Transactions: Summarized  
 \* Transaction is included in Previous and/or Opening Balance    \*\* Transaction is not included in Balance  
 En = PO Line Item First Encumbrance Date    BC = Blanket Control    BS = Blanket Sub

Date	Description	Trans Amount	Balance
	OPENING BALANCE		1,183,875.00
01/26/24	PO 23-02277 2 Paid Ck142787    INV#1 1/10/24 Vn SAF19    SAFE & SOUND STEWARDS, LLC    En 07/31/23	6,500.00-*	1,183,875.00
02/02/24	PO 23-03840 5 Paid Ck142880    Rate for the program \$65/hr, Vn ORP01    ORPICAL GROUP    En 10/18/23	200.00-	1,183,675.00
03/28/24	PO 23-03840 8 Paid Ck143379    INV#3697 2/5/24 Vn ORP01    ORPICAL GROUP    En 10/18/23	4,800.00-	1,178,875.00
04/26/24	Expenditure To Charge correct UEZ Admin Account Post Ref: B 11837 4	2,406.25	1,181,281.25
05/02/24	PO 24-02340 1 Open    UNDERWRITING FOR CAMDEN STRONG Vn NWF01    NW FINANCIAL GROUP, LLC	40,000.00-	1,141,281.25
05/08/24	PO 23-01890 2 Chg Amt    Videographer will create Vn GOO16    HUMANITY PICTURES    En 05/10/23	7,218.75	1,148,500.00
05/10/24	PO 23-01890 6 Paid Ck143718    INV#185 FEB-APRIL 2024 Vn GOO16    HUMANITY PICTURES    En 05/09/24	9,625.00-	1,138,875.00

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	<b>CITY OF CAMDEN</b>
Professional Service or EUS Type	<b>ResinTech Inc.</b>
Name of Vendor	<b>ResinTech Inc.</b>
Purpose or Need for service:	Contract award for the development a new business on Fedral street
Contract Award Amount	\$185,000.00
Term of Contract	1 year ending 6/31/2025
Temporary or Seasonal	n/a
Grant Funded (attach appropriate documentation allowing for service through grant funds)	Yes
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	Application process through City website
Were other proposals received? If so, please attach the names and amounts for each proposal received?	11 total applicants

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature\*

Date \_\_\_\_\_

\_\_\_\_\_  
Business Administrator/Manager Signature

Date \_\_\_\_\_

\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.



**Bureau of Grants Management Grant Summary Form**Grant Status Code: G

(green - g; yellow - y; red - r)

Department: Development and PlanningGrant Administrator: Joe ThomasGrant Administrator #: 757-7344

Grant/Project Name:		Camden Strong MACRO Capital Improvement \$1,200,000.00-\$9,625.00= \$1,190,375.00- \$6,500.00=1,183,750.00- \$6,000.00=1,177,750.00- \$5,000.00=\$1,172,750.00-\$60,000.00=1,112,750.00- \$200,000 = \$912,750-200,000.00== \$712,750.00- \$110,000=\$602,750.00-\$75,000=\$527,750.00- \$185,000.00=\$342,750.00			
Grant #:		Urban Enterprise Zone			
City Contract Date:		ASAP			
Application Resolution #:		Appropriation Code		G-02-sb-667-230	
Funding Source:		UEZ			
Pass-Through:	Y	N	Source:	City	
Amount of Grant:		Camden Strong MACRO Capital Improvement \$1,200,000.00			
Local Match:	Y	N	Cash:		In-Kind:
Budget Insertion Resolution # & Date:	N/A		Accepting Grant Resolution # MC:	N/A	
Term of Grant:	8/2022-8/2025/		Location of Activity:	Camden City	
Date of Analysis:	9/04/2024		Reviewed By:	Joe Thomas	

**Summary:****Payment 9**

The Department of Development and Planning requests a requisition payment for ResinTech Inc of \$185,000.00 from the Urban Enterprise Zone. Total = \$527,750.00- \$185,000.00= \$342,750.00

**Payment 8**

The Department of Development and Planning requests a requisition payment for Red Square Innovations LLC of \$110,000.00 from the Urban Enterprise Zone. Total = \$712,750.00- \$110,000= \$602,750.00

**Payment 7**

The Department of Development and Planning requests a requisition payment for Aries Filter Works of \$200,000.00 from the Urban Enterprise Zone. Total 912,750-

## **Economic Impact Report for ResinTech**

### **Project Overview:**

ResinTech, a leading ion exchange resin technology manufacturer, has leveraged \$185,000 in funding to generate a significant economic impact for Camden. This investment has stimulated \$509,000 in economic growth while creating new job opportunities and maintaining a stable employment base for Camden residents.

### **Economic Growth:**

The \$185,000 investment has directly catalyzed \$509,000 in economic growth. This impressive return highlights ResinTech's role as a key driver in Camden's industrial economy. Through this leverage, ResinTech is expanding its operational capacity and contributing to the broader economic ecosystem by increasing demand for local goods and services, further enhancing Camden's economic vitality.

### **Job Creation and Employment Impact:**

As a result of this investment, ResinTech has created 7 new jobs, further strengthening the local labor market. These jobs span across various roles in the manufacturing process, providing stable employment and opportunities for career advancement.

In addition to the new jobs created, ResinTech continues to sustain 164 current employees. Of these, 39 are Camden residents, reflecting the company's commitment to supporting local talent and contributing to the community's economic wellbeing. By maintaining a large percentage of local employees, ResinTech is directly improving the livelihood of Camden households and helping reduce unemployment rates in the region.

### **Conclusion:**

ResinTech's ability to leverage \$185,000 into \$509,000 of economic growth, while creating 7 new jobs and sustaining 164 employees, showcases the company's pivotal role in Camden's economic development. This initiative not only demonstrates their dedication to operational success but also highlights their contribution to the city's ongoing revitalization efforts. With 39 Camden residents among their workforce, ResinTech continues to be a strong partner in promoting economic stability and growth for the local community.



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**City of Camden Urban Enterprise Zone**  
**Camden Strong Macro Capital Improvement Program**

**To:** Joseph E. Thomas, Jr., UEZ Coordinator, City of Camden  
**From:** Timothy S. Eismeier, Managing Director, NW Financial Group, LLC  
**Date:** September 6, 2024  
**RE:** Underwriting Recommendation for ResinTech Inc.

---

Mr. Thomas,

The following memorandum highlights pertinent information related to the review of the application for ResinTech for the Camden Strong Macro Capital Improvement Program.

**Applicant:** ResinTech Inc.  
1801 Federal Street  
Camden, NJ USA 08105  
Tax ID: 01-00302889

**Background of Company:** ResinTech has been a global leader in the field of ion exchange for water purification since its founding in 1986 and has been operating out of Camden since 2020. The company has since expanded to manufacture water purification cartridges and lab water systems, provide resin regeneration and wastewater treatment services, reverse osmosis membrane restoration, and provide world-class lab services for resin and water analysis.

As part of the New Jersey Economic Development Authority's Grow NJ award to move to Camden, the ResinTech Family of Companies promised to provide 265 full-time jobs with a minimum of 251 required. All of these jobs provide a living wage, including providing retirement benefits and health benefits from the first day of employment. Resintech also provides an opportunity for entry-level employees to grow within the company and earn a very high standard of living. As an example, the supervisor of the manufacturing of product for the single largest customer is a Camden resident. He started as a general production laborer. In his current role, he is the number two person in operations for that division, supervises approximately 40 employees and earns more than \$70,000 per year, which is higher than average American household. His is just one of the many lives impacted through Resintech's growth in Camden.

**Estimated Jobs Created:** 7

**Amount Awarded:** \$185,000



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Fax (201) 656-4905  
www.nwfinancial.com

**Scope of Work:** ResinTech plans to use the MACRO funding to purchase and install a new resin re-packaging system and additional equipment to increase its manufacturing capacity. Per the application, this would allow for more raw materials and goods to be stored onsite.

ResinTech employs 360 full-time employees, approximately 1/3 of which are Camden residents. Per the applicant, the additional equipment will increase production and enable them to grow sales and create **7 new jobs** for Camden residents, further solidifying ResinTech's commitment to Camden. The entire project would total \$509,506.

**UEZ Member:** Yes

**UTD on utility and tax bills:** Yes

**Recommendation:** Approved. The applicant has submitted all required documentation and meets the criteria of the program. NW Financial recommends a loan in the amount of \$185,000 for ResinTech.

**Sources and Uses for Applicant Project:** The applicant will be using cashflow to complete the project in addition to funding received from this program.

<b>Sources of Funding:</b>	
Cash on Hand	\$324,506
UEZ Macro Forgivable Loan	185,000
<b>Total</b>	<b>\$509,506</b>
<b>Uses of Funding:</b>	
Equipment	\$509,506
<b>Total</b>	<b>\$509,506</b>

# City of Camden Urban Enterprise Zone

Camden Strong Macro Capital Improvement Program

**All fields require a response.**

## Part A - Business Information

Please identify the name of the business, street address, block and lot of the business below.

<b>Business Name</b>	ResinTech Inc
<b>NJ Tax ID Number</b>	0100302889
<b>Address</b>	1801 Federal Street Camden, NJ, 08105
<b>Block Number</b>	1188, 1189
<b>Lot Number</b>	3, 2

## Section 2 - Business Overview

Please provide the following information in as much detail as possible with respect to the business.

<b>Business Name</b>	ResinTech Inc
<b>Type of Business</b>	Manufacturing
<b>Business Ownership Type</b>	S Corporation
<b>Number of employees</b>	164
<b>Number of employees who are Camden residents</b>	39
<b>Number of years in operation</b>	38

## Part B - Project Information

Section 1 – Project Description Please provide the following information in as much detail as possible with respect to the project:

### Nature of the project

ResinTech will be purchasing and installing additional equipment to increase its manufacturing capacity. As part of this plan, ResinTech will also be increasing its employee count to operate the machinery. This investment will continue ResinTech's history of bringing jobs to Camden and reversing the offshoring trend by global manufacturers over the past few decades.

MBS:dh  
10-08-24

R-35

**RESOLUTION AUTHORIZING A REIMBURSABLE LOAN TO YCS HOME LLC IN AN AMOUNT NOT TO EXCEED \$105,000.00 AND AUTHORIZING THE EXECUTION OF LOAN DOCUMENTS IN CONNECTION WITH THE CAMDEN STRONG MACRO CAPITAL IMPROVEMENT PROGRAM**

WHEREAS, the Department of Development and Planning, Division of Housing Services, Camden UEZA Office has implemented the Macro Capital Improvement program to assist commercial businesses with expansion and job creation in the City of Camden; and

WHEREAS, the City of Camden was awarded funding through the New Jersey Urban Enterprise Zone Authority in the amount of \$1,200,000.00 for the Camden Strong Macro Capital Improvement Program; and

WHEREAS, the City of Camden desires to make a reimbursable loan to YCS Home LLC in an amount not to exceed One Hundred Five Thousand Dollars (\$105,000.00) as part of Macro Capital Improvement program for funding the repair and restoration of the commercial property located at 39 N. 4<sup>th</sup> Street, Block 77, Lot 15; and

WHEREAS, the borrower will be responsible for obtaining the funds to make the improvements; and

WHEREAS, upon completion of the improvements and submission of properly executed and notarized contractor's statements showing the full costs of the work, the City will issue borrower a reimbursement payment not to exceed \$105,000.00; and

WHEREAS, the loan will be evidenced by a note and secured by a mortgage to be forgiven on a pro-rata basis in five yearly installments so long as the conditions of the loan are met; and

WHEREAS, the loan is conditioned upon the borrower maintaining ownership of the property; maintaining membership in the UEZ; submitting requisition forms/contractor statements in a form satisfactory to the City and completing the Scope of Work and maintaining business operations within the City of Camden; and

WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the reserve for state and federal grant budget of the City of Camden under line item "G-02-SB-667-230" and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

BE IT RESOLVED by the City Council of the City of Camden that the proper City Officers be and are hereby authorized to make a reimbursable loan to YCS Home LLC for an amount not to exceed One Hundred Five Thousand Dollars (\$105,000.00).

BE IT FURTHER RESOLVED, that the Mayor or his designee is hereby authorized to execute such documents as are necessary to make this loan.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed  
and approved as to form.



DANIEL S. BLACKBURN  
City Attorney

ANGEL FUENTES  
President, City Council

ATTEST:

LUIS PASTORIZA  
Municipal Clerk

CITY OF CAMDEN

**CERTIFICATION AS TO THE AVAILABILITY OF FUNDS**

I CERTIFY, DIRECTOR FOR THE FINANCE DEPARTMENT FOR THE CITY OF CAMDEN, THAT WITH RESPECT TO THE AWARD OF A CONTRACT OR EXPENDITURE OF FUNDS TO: YCS HOME LLC

THAT THE FUNDS ARE AVAILABLE AS OF THE DATE OF THIS RESOLUTION/CERTIFICATION, FROM ONE OF THE FOLLOWING:

• BUDGET APPROPRIATION:  
AMOUNT: \$

• DEDICATED BY RIDER:  
AMOUNT:\$

• RESERVE FOR STATE AND FEDERAL GRANT: G-02-SB667230  
AMOUNT:\$ 105,000

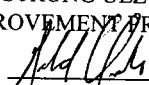
• CAPITAL ORDINANCE  
AMOUNT:\$

• TRUST ACCOUNT:  
AMOUNT: \$

**DETERMINATION OF VALUE CERTIFICATION**

I CERTIFY, AS CHIEF FINANCIAL OFFICER, THAT THE ANTICIPATED VALUE OF THE CONTRACT, OVER THE FULL LIFE, WILL BE:\$ 105,000.00

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING FUNDING FOR THE \$105,000.00 TO THE APPLICANT YCS HOME LLC ON 39 N 4<sup>TH</sup> STREET ON BEHALF OF THE CAMDEN STRONG UEZ AND THE ZONE ASSISTANCE FUND OF THE MACRO CAPITAL IMPROVEMENT PROGRAM MC-8603

  
\_\_\_\_\_  
Gerald C. Seneski

Director of Finance

Date: 7/16



CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM  
FINANCE DEPARTMENT

2024 SEP -9 PM 2:46

COUNCIL MEETING DATE: ASAP

TO: City Council  
FROM: Dr. Edward C. Williams, AICP, PP, CSI, Director

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION** AUTHORIZING Funding for \$ 105,000.00 to the applicant YCS Home LLC. Located on 39 n 4<sup>th</sup> Street on Behalf of The Camden Strong UEZ and the zone assistance fund of The MACRO Capital Improvement Program MC-8603

Point of Contact:	Joe Thomas Planning and Development	968-3531	jothomas@ci.camden,nj.us
	Name	Department- Division- Bureau	Phone Email

**ENDORSEMENTS**

Responsible	Recommend Approval (Y/N)	Signature	Date	Comments
Department Director	Y	[Signature]	2/26	
Supporting Department Director (if necessary)				
Director of Grants Management	Y	[Signature]	9/9/24	
Qualified Purchasing Agent				
Director of Finance		[Signature]	9/12/24	

CITY OF CAMDEN  
GRANTS MANAGEMENT  
2024 SEP -6 AM 10:42

Approved by: Business Administrator  
Signature: \_\_\_\_\_ Date: 9/26

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.



## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION** AUTHORIZING Funding for \$ 105,000.00 to the applicant YCS Home LLC. Located on 39 n 4<sup>th</sup> Street on Behalf of The Camden Strong UEZ and the zone assistance fund of The MACRO Capital Improvement Program MC-8603

**FACTS/BACKGROUND:** (Executive level details. Short, concise bullets)

- To allow the City of Camden to fund local business expansion and job creation

**Total amount not to exceed \$105,000.00**

**IMPACT STATEMENT:**

- Giving our smaller business shops funding opportunities

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Joe Thomas Planning & development Urban Enterprise Zone.

**COORDINATION:**

- The entire City of Camden is impacted

**Prepared by:**

**Joe Thomas 856-968-3531**

---

Name

Phone/Email

**CAMDEN CITY**  
 520 MARKET STREET  
 P O BOX 95120  
 CAMDEN, NJ 08101-5120  
 TEL (856)757-7000

**CITY OF CAMDEN**  
**FINANCE DEPARTMENT**

REQUISITION	
NO.	R2401782

SHIP TO	PLANNING & DEVELOPMENT 520 MARKET STREET RM 222, CITY HALL CAMDEN, NJ 08101	2024 SEP -9
	VENDOR	VENDOR #: UNK01 <del>UNKNOWN VENDOR</del> , NJ YCS Home LLC

PH 2:46  
 ORDER DATE: 09/06/24  
 DELIVERY DATE:  
 STATE CONTRACT:  
 F.O.B. TERMS:

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	UEZ MACRO Captail Improvment YCS Holmes LLC Not Exceed \$105,000.00 matching  Fixing Foundation \$ 25,000.00 Basement Wall watre Proof 5,000.00 HVAC \$20,000.00 Sub Floor \$7,500.00 Electric Unit a \$4,000.00 Electric Unit b \$7,500.00 Gate / Steps \$5,000.00 security \$5,000.00 inside Paint \$5,000.00 Water Damage \$10,000.00 Property Line \$2,500.00 Concreate work \$10,000.00	G-02-SB-667-230	105,000.0000	105,000.00
			TOTAL	105,000.00

*[Handwritten signature]*  
 9/9/24

Approved:

I hereby certify that the work or supplies specified are necessary for the proper transaction of the business of this bureau or office.

*[Signature]*  
 Department Head

*[Signature]*  
 Date

*[Signature]*  
 Receiver of Goods

\_\_\_\_\_  
 Date

**FORWARD THIS COPY OF THE REQUISITION TO THE PURCHASING BUREAU**

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	CITY OF CAMDEN
--------------	----------------

Professional Service or EUS Type	YCS Home LLC.
Name of Vendor	YCS Home LLC.
Purpose or Need for service:	Contract award for the development a new business on Fedral street
Contract Award Amount	\$105,000.00
Term of Contract	1 year ending 6/31/2025
Temporary or Seasonal	n/a
Grant Funded (attach appropriate documentation allowing for service through grant funds)	Yes
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	Application process through City website
Were other proposals received? If so, please attach the names and amounts for each proposal received?	11 total applicants

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature\*

Date \_\_\_\_\_

\_\_\_\_\_  
Business Administrator/Manager Signature

Date \_\_\_\_\_

\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

Initial Report \_\_\_\_\_ Revised Report  Closing Report \_\_\_\_\_  
**Bureau of Grants Management Grant Summary Form**

**Grant Status Code: G**  
 (green - g; yellow - y; red - r)

Department: Planning and Development

Grant Administrator: Joseph Thomas

Grant Administrator #: 968-3531

Grant/Project Name:		Camden Strong Macro Capital Improvement Program			
Grant #:		UEZA			
City Contract Date:		City Contract #:			
Application Resolution #:		Appropriation Code :		G-02-SB-667-230	
Funding Source:		Urban Enterprise Zone Authority			
Pass Through:	Y	N	Source:	City	
Amount of Grant:		\$1,200,000.00			
Local Match:	Y	N	Cash:		In-Kind:
Budget Insertion Resolution # & Date:		Accepting Grant Resolution # MC:			
Term of Grant:	1/1/2023 – 2/2/2025		Location of Activity:	City Wide	
Date of Analysis:	8/2/2022		Reviewed By:	Kelly Mobley	

**Summary:**

9-Se-24: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is seeking council authorization to award the following contracts to UEZA Businesses in the City of Camden that have qualified for the MACRO Capital Improvement Program per NW Financial Group LLC that has vetted the applications and performed the underwriting:

- **YCS Home LLC – 39 North 4<sup>th</sup> Street**
  - Amount not to exceed \$105,000 R2401782
- **ResiTech Inc. – 1801 Federal Street**
  - Amount not to exceed \$185,000 R2401784
- **Neutroelectric - 2079-2081 Federal Street**
  - Amount not to exceed \$200,000 R2401785

3-Jan-23: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is seeking council authorization to enter into an agreement with NW Financial Group LLC for underwriting services for the UEZA "Camden Strong Macro Capital Improvement Program. Contract award not to exceed \$40,000.00. Entity was awarded the contract through a competitive bidding process (RFP#23-13)

8-May-23: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is seeking an underwriter for the UEZ Macro program. Individual/firm will be responsible for evaluating cost as well as reviewing and examining applicants. For more details see Underwriting Scope of Services.

27-Feb-23: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is requesting council authorization to accept and insert a special item of revenue into the 2023 Budget in the amount of \$1,200,000 for the purpose of implementing the Macro Capital Improvement Project which has been designed to assist 5 – 10 commercial investors with funds for working capital, equipment, inventory and business purchase. Qualifying investors will match the funds dollar for dollar. Because the City is in the process of adopting the 2023 Budget; both resolutions will need to be tabled for the April Meeting.

19-Jul-22: The Department of Planning and Development - Division of Housing Services - Camden UEZA Office is requesting council authorization to submit an application for funding in the amount of \$1,200,000.00 to the NJ Urban Enterprise Zone Authority for the purpose of developing Macro Capital Improvement Program designed to assist 5-10 commercial investors with funds for working capital, equipment, inventory and business purchase. These funds will be matched dollar for dollar and will range from \$51,000 - \$250,000 Funding will be on a reimbursable.

Budget:

\$1,155,000 (applicant loan)

Initial Report \_\_\_\_\_ Revised Report  Closing Report \_\_\_\_\_  
**Bureau of Grants Management Grant Summary Form**  
**Grant Status Code: G**  
(green - g; yellow - y; red - r)

\$45,000 (administrative)

The application will require uploading on SAGE.

**Time Lines:** Quarterly programmatic/financial reports are due for the following periods within 30 days after the quarter. Progress Reports (Attachment I) and Financial Reports (Attachment J). January – March: due April 30<sup>th</sup>; April – June: due July 31<sup>st</sup>; July – September: due October 31<sup>st</sup>; October – December: due January 31<sup>st</sup>

**Problematic Areas/Recommendations:**

NUZZA Camden Strong Micro Capital Improvement Program

**Term Sheet**  
**City of Camden Urban Enterprise Zone**

**Camden Strong Macro Capital Improvement Program**

**Lender:** The City of Camden (the "City")

**Borrower:** YCS Home LLC (the "Borrower")

**Borrower NJ Tax ID Number:** [REDACTED]

**Address:** 39 N. 4<sup>th</sup> Street  
Camden, NJ USA 08102

**Loan Amount:** \$105,000 (the "Loan")

**Interest Rate:** 0%

**Purpose of Loan/Scope of Work:** YCS Homes plans to use the MACRO funding to repair the structure, install HVAC, renovate the storefront, basement waterproofing, foundation repair, security system installation, outside real yard property line arrangement and a concrete sidewalk.

YCS plans to perform major renovations to create an attractive commercial space. This plan includes establishing a mailbox, shipping, and package service as the first phase. The mailbox service will offer private mailboxes, copy and print services, UPS and FedEx shipping, and more. Most importantly, providing a private mailbox enables Camden residents to establish businesses within the city. This initiative will create more opportunities for business growth in Camden. For the city, this means increased tax revenue, as all businesses will pay taxes in Camden, and successful businesses may choose to establish a physical presence here. The property is strategically located near school housing, the court, and the post office. The entire project would total



\$292,500. Per the applicant, the improvements will create 3 new jobs for Camden residents, one manager and two clerks.

**Disbursement of Loan Proceeds:** The Camden Strong Macro Capital Improvement Program is a reimbursable loan program. The Borrower shall submit to the City properly executed and notarized contractor statements showing the full cost of the work as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials, or equipment necessary to complete the scope of work. In addition, the Borrower shall submit to the City proof of payment of the contract cost pursuant to the contractor's statement. The City shall, within forty-five (45) days of receipt of the contractor's statement and proof of payment, issue a check to the Borrower as reimbursement for the not-to-exceed amount of the loan or the actual project cost, whichever is less.

**City Lien:** When the reimbursement is issued, a lien will also be placed on the property by the City for an amount equal to the reimbursement. If there is no change in ownership of the property or the business, and if there are no unauthorized changes to the improvements or violations of the Conditions, as described herein, for the five years following the date of the lien, the lien will be extinguished as described below.

Should there be a change in ownership of the property or the business, or an incurable violation of the Conditions, then the Loan, or a portion thereof may not be extinguished and the Borrower will have to reimburse the City for the unforgivable amount before the City will release the lien. The forgivable amount of the Loan will be decreased as described in the "Loan Forgiveness" section below.



**Loan Forgiveness:**

Subject to the conditions listed below (the "Conditions"), the Loan will be forgiven on a pro-rata basis in five yearly installments as shown below:

- 1 year after completion: 20% forgiven
- 2 years after completion: 40% forgiven
- 3 years after completion: 60% forgiven
- 4 years after completion: 80% forgiven
- 5 years after completion: 100% forgiven

**Conditions:**

In order for the Loan to be forgiven and the Lien on the property extinguished, the following conditions must be satisfied by the Borrower:

- Borrower must maintain ownership of the property
- Borrower must maintain UEZ membership with the City
- Borrower must submit requisition forms/contractor statements in a form satisfactory to the City and complete the Scope of Work
- Borrower must maintain business operations within the City of Camden





Initial Report  Revised Report  Closing Report   
**Bureau of Grants Management Grant Summary Form**

**Grant Status Code: G**  
(green - g; yellow - y; red - r)

Department: Development and Planning

Grant Administrator: Joe Thomas

Grant Administrator #: 757-7344

Grant/Project Name:		Camden Strong MACRO Capital Improvement \$1,200,000.00-\$9,625.00= \$1,190,375.00- \$6,500.00=1,183,750.00- \$6,000.00=1,177,750.00- \$5,000.00=\$1,172,750.00-\$60,000.00=1,112,750.00- \$200,000 =\$912,750-200,000.00===\$712,750.00- \$110,000=\$602,750.00-\$75,000=\$527,750.00- \$185,000.00=\$342,750.00-\$105,000=\$237,750.00					
Grant #:		Urban Enterprise Zone					
City Contract Date:		ASAP					
Application Resolution #:				Appropriation Code		G-02-sb-667-230	
Funding Source:		UEZ					
Pass-Through:	Y	N	Source:	City			
Amount of Grant:		Camden Strong MACRO Capital Improvement \$1,200,000.00					
Local Match:	Y	N	Cash:		In-Kind:		
Budget Insertion Resolution # & Date:		N/A		Accepting Grant Resolution # MC:		N/A	
Term of Grant:		8/2022-8/2025/		Location of Activity:		Camden City	
Date of Analysis:		9/04/2024		Reviewed By:		Joe Thomas	

**Summary:**

**Payment 10**

The Department of Development and Planning requests a requisition payment for YCS Home of \$105,000.00 from the Urban Enterprise Zone. Total =\$342,750.00-\$105,000=\$237,750.00

**Payment 9**

The Department of Development and Planning requests a requisition payment for ResinTech Inc of \$185,000.00 from the Urban Enterprise Zone. Total =\$527,750.00-\$185,000.00=\$342,750.00

**Payment 8**

The Department of Development and Planning requests a requisition payment for Red

## **Economic Impact Report for YCS Home**

### **Project Overview:**

YCS Home, a crucial provider of services for at-risk children and families, has utilized \$105,000 in funding to drive significant economic growth in Camden. This investment has resulted in the generation of \$292,000 in economic impact, reinforcing the organization's vital role in the community and creating new employment opportunities.

### **Economic Growth:**

The \$105,000 investment has been effectively leveraged to generate \$292,000 in economic growth. This growth is a testament to YCS Home's strategic use of resources to expand its services and operational capacity. As the organization continues to serve the community, this growth has a ripple effect, benefiting local vendors, service providers, and businesses that support YCS Home's operations.

### **Job Creation and Employment Impact:**

As a result of this investment, YCS Home has created 3 new jobs. These positions contribute to the organization's mission of providing critical care and support to children and families in need, while also enhancing the local job market. The newly created roles are vital in delivering YCS Home's services and ensuring the sustainability of their programs.

### **Conclusion:**

YCS Home has successfully leveraged \$105,000 in funding to produce \$292,000 in economic growth, while also creating 3 new jobs. This growth not only bolsters the organization's ability to provide essential services to the community but also positively impacts Camden's economy. Through efficient use of resources, YCS Home continues to be a key contributor to the region's social and economic well-being.



**NW FINANCIAL GROUP, LLC**  
*Exceeding Expectations*

522 Broad Street  
Bloomfield, NJ 07003

Tel (201) 656-0115  
Fax (201) 656-4905  
www.nwfinancial.com

**City of Camden Urban Enterprise Zone**  
**Camden Strong Macro Capital Improvement Program**

**To:** Joseph E. Thomas, Jr., UEZ Coordinator, City of Camden  
**From:** Timothy S. Eismeier, Managing Director, NW Financial Group, LLC  
**Date:** August 30, 2024  
**RE:** Underwriting Recommendation for YCS Home LLC

---

Mr. Thomas,

The following memorandum highlights pertinent information related to the review of the application for **YCS Home LLC** for the Camden Strong Macro Capital Improvement Program.

**Applicant:** YCS Home LLC  
39 N. 4<sup>th</sup> Street  
Camden, NJ USA 08102  
Tax ID: 842-442-917-001

**Background of Company:** YCS Home LLC, founded in 2019, is committed to elevating neighborhoods by providing better living spaces. YCS aims to further their efforts in creating sustainable business and living spaces that contribute to the community's growth and well-being.

**Estimated Jobs Created:** 3

**Amount Awarded:** \$105,000



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**Scope of Work:** YCS Homes plans to use the MACRO funding to repair the structure, install HVAC, renovate the storefront, basement waterproofing, foundation repair, security system installation, outside real yard property line arrangement and a concrete sidewalk. The entire project would total \$292,500. Per the applicant, the improvements will create 3 new jobs for Camden residents.

**UEZ Member:** Yes

**UTD on utility and tax bills:** Yes

**Recommendation:** APPROVED. The applicant has submitted all required documentation and meets the criteria of the program. NW Financial recommends a loan in the amount of: \$105,000 for YCS Homes.

**Sources and Uses for Applicant Project:** The applicant will be using a Business Line of Credit to complete the project in addition to funding received from this program.

<b>Sources of Funding:</b>	
Business Line of Credit	\$187,500
UEZ Macro Forgivable Loan	105,000
<b>Total</b>	<b>\$292,500</b>
<b>Uses of Funding:</b>	
Hard Costs	\$292,500
<b>Total</b>	<b>\$292,500</b>



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[www.nwfinancial.com](http://www.nwfinancial.com)

# Appendix A

## Application

### 3. Leasing Commercial and Residential

Updated at Jul 09, 2024

**Submission Date**

Jul 9, 2024

**Business Name**

YCS HOME LLC

**NJ Tax ID Number**

842-442-917-001

**Address**

39 N 4th Street , Unit Admin Camden , NJ, 08102

**Block Number**

77

**Lot Number**

15

**Business Name**

YCS HOME LLC

**Type of Business**

Leasing Commercial and Residential

**Business Ownership Type**

LLC

**Number of employees**

1

**Number of employees who are Camden residents**

0

**Number of years in operation**

5

**Nature of the project**

Repair Structure,install HVAC,Renovate store front, basement waterproof, outside rear yard property line arrangement, concrete side walk

**Breakdown of project costs**

Fixing foundation \$50,000.00  
Basement wall water proof \$10,000.00  
Make utility room install HVAC and DUCT \$40,000.00  
Fixing first floor sub floor \$25,000.00  
installing additional Electric Unit A \$8,000.00  
additional Elec, move panel and drain pipe unit B \$15,000.00  
fixing front gate / steps \$10,000.00  
adding security \$10,000.00  
inside paint \$10,000.00  
outside water damage repair and paint \$20,000.00  
outside rear property line arrangement \$5,000.00  
Side walk and building wall crack repair concrete work \$20,000.00

## **Economic Impact Report for YCS Home**

### **Project Overview:**

YCS Home, a crucial provider of services for at-risk children and families, has utilized \$105,000 in funding to drive significant economic growth in Camden. This investment has resulted in the generation of \$292,000 in economic impact, reinforcing the organization's vital role in the community and creating new employment opportunities.

### **Economic Growth:**

The \$105,000 investment has been effectively leveraged to generate \$292,000 in economic growth. This growth is a testament to YCS Home's strategic use of resources to expand its services and operational capacity. As the organization continues to serve the community, this growth has a ripple effect, benefiting local vendors, service providers, and businesses that support YCS Home's operations.

### **Job Creation and Employment Impact:**

As a result of this investment, YCS Home has created 3 new jobs. These positions contribute to the organization's mission of providing critical care and support to children and families in need, while also enhancing the local job market. The newly created roles are vital in delivering YCS Home's services and ensuring the sustainability of their programs.

### **Conclusion:**

YCS Home has successfully leveraged \$105,000 in funding to produce \$292,000 in economic growth, while also creating 3 new jobs. This growth not only bolsters the organization's ability to provide essential services to the community but also positively impacts Camden's economy. Through efficient use of resources, YCS Home continues to be a key contributor to the region's social and economic well-being.

New Jersey  
**Urban Enterprise Zones**

10/24/1

**Summary Information**

File #: 43047 Status: Active Zone: CAMDEN Business Size: S 25% Req: Y 25% Met: 25% DL: 05/31/2027 Notes: N

Home > Reports

[Back to Listing](#)

**Business Information**

**Legal Company Name:** YCS HOME LLC  
**Trade Name:** YCS CAMDEN ENTERPRISE  
**Business Street Address:** 39 N 4TH STREET SUITE ADMIN  
 City: CAMDEN  
**Unit Number:** Z  
**Business Owner/**  
**Corporate Officer/** MR. YOUNG  
**Partner:**  
**Title:** MANAGER  
**Fax:**  
**Mailing Address:** 532 OLD MARLTON PIKE SUITE 113  
 City: MARLTON

**Permit #:** 43047  
**GFW:** N - NO  
**State:** NJ  
**Block:** 77  
**Mid Init:**  
**Phone:** 609-313-4717 **Ext:**  
**Email:** ycshomellc@gmail.com  
**State:** NJ

**Fed #:** 84-2442917  
**NJ Tax #:** 842-442-917/001  
**Zip:** 08102  
**Lot:** 15  
**Last:** SON  
**Zip:** 08053

**Nature:** SV-REAL ESTA  
**Began Date:** 07/17/2019  
**Cert Date:** 05/31/2024  
**Extension Date:** N/A

**NAICS:** 531190  
**SIC:** 6519  
**Last Annual:** N/A  
**Last Recert:** N/A

**NAICS Desc:** LESSORS OF OTHER REAL ESTATE  
**SIC Desc:** REAL PROPERTY LESSORS, NEC  
**Next Annual Due:** 05/31/2025  
**Next Recert Due:** 05/31/2027

**Minority:** YES  
**New Business:** NO

**Women:** NO  
**Re-Entry:** N - NO

**Type:** I - LIMITED LIABILITY COMPANY  
**Move In:** E - EXPANSION

**Employment/Investment Information**

Date	App Stat	Stat Dtl	Prog Year	FT Proj	FT Act	FT Inc	New Hires	# of Chks	%	PT Proj	PT Act	PT Inc	Actual Capital	Projected Capital	UZ-1 Qlfd	UZ4 Tax Savings	UZ5 Tax Savings	Origin
	A		OS 2024	0 1	1 0	0 0	0 0	0 0	0 0	0 1	0 0	0 0	\$0.00 \$0.00	\$0.00 \$1,000,000.00	N N	\$0.00 \$0.00	\$0.00 \$0.00	Electronic

**Appstatus:** A=Ap; B=Den Emp & %; C=Emp NM; D=Den; E=Emp NM & %Rem; I=Inact; L=In-Lieu; N=%Rem; P=Den%; R=Ret  
**Status Dtl:** T=Part Time; S=Special Retention; X=Cond Appr; G=Good Standing; Z=Inactivated

**Administration Notes**

Notes	Important?	Created By	Date
There are no Notes for this Business.			

[Back to Listing](#)

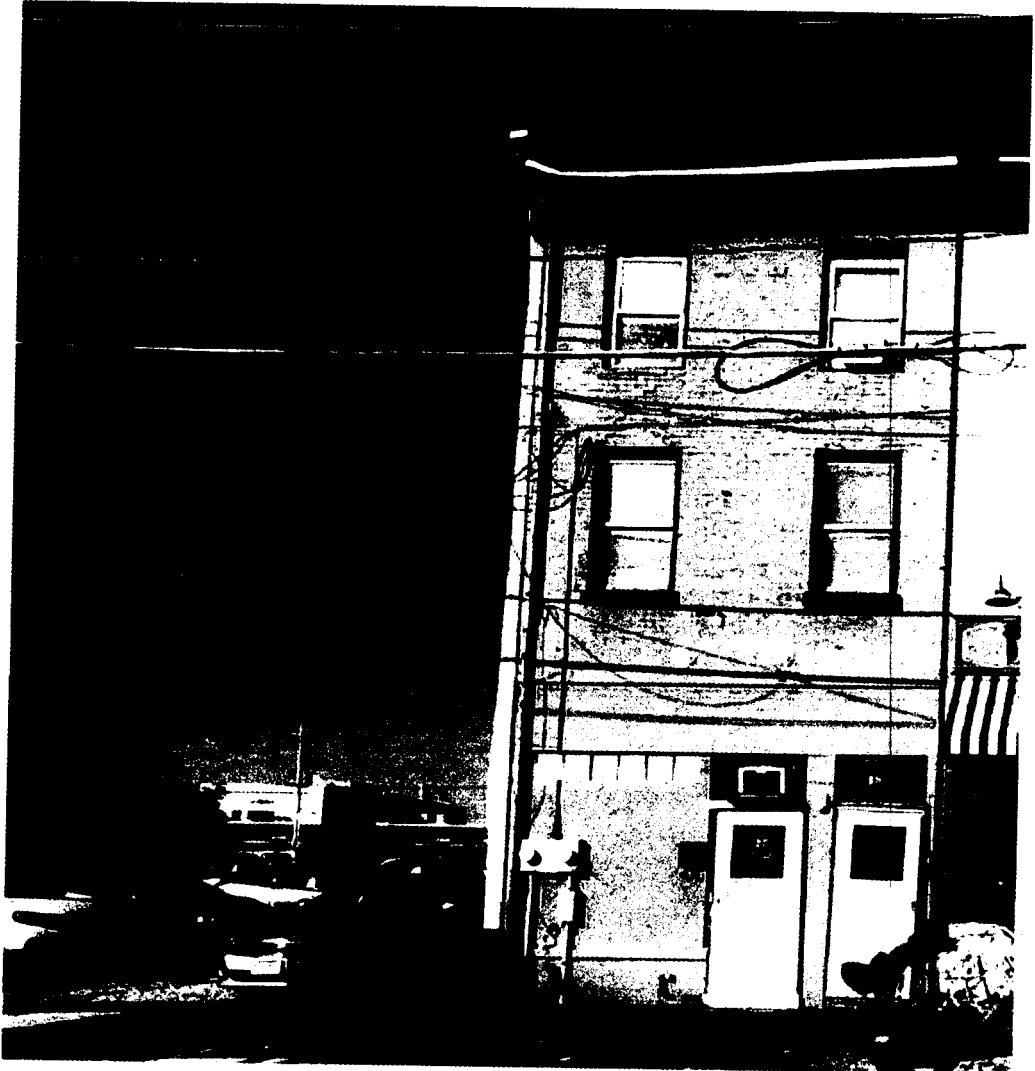


This Retail Property is no longer advertised on LoopNet.com.

# 39 N 4th St Camden, NJ 08102

Retail Property For Sale

Storefront Properties / New Jersey / Camden /  
39 N 4th St, Camden, NJ 08102



Account No: G-02-SB-667-230  
 Description: UEZ- Camden Strong Captial Improvement Type: Line Control Account  
 Starting Date: 09/20/23 Ending Date: 09/06/24 Po Transactions: Summarized  
 \* Transaction is included in Previous and/or Opening Balance \*\* Transaction is not included in Balance  
 En = PO Line Item First Encumbrance Date BC = Blanket Control BS = Blanket Sub

Date	Description	Trans Amount	Balance
	OPENING BALANCE		1,183,875.00
01/26/24	PO 23-02277 2 Paid Ck142787 INV#1 1/10/24 Vn SAF19 SAFE & SOUND STEWARDS, LLC En 07/31/23	6,500.00-*	1,183,875.00
02/02/24	PO 23-03840 5 Paid Ck142880 Rate for the program \$65/hr, Vn ORP01 ORPICAL GROUP En 10/18/23	200.00-	1,183,675.00
03/28/24	PO 23-03840 8 Paid Ck143379 INV#3697 2/5/24 Vn ORP01 ORPICAL GROUP En 10/18/23	4,800.00-	1,178,875.00
04/26/24	Expenditure To Charge correct UEZ Admin Account Post Ref: B 11837 4	2,406.25	1,181,281.25
05/02/24	PO 24-02340 1 Open UNDERWRITING FOR CAMDEN STRONG Vn NWF01 NW FINANCIAL GROUP, LLC	40,000.00-	1,141,281.25
05/08/24	PO 23-01890 2 Chg Amt Videographer will create Vn GOO16 HUMANITY PICTURES En 05/10/23	7,218.75	1,148,500.00
05/10/24	PO 23-01890 6 Paid Ck143718 INV#185 FEB-APRIL 2024 Vn GOO16 HUMANITY PICTURES En 05/09/24	9,625.00-	1,138,875.00



**NW FINANCIAL GROUP, LLC**  
*Exceeding Expectations*

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Bloomfield, NJ 07003

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Fax (201) 656-4905  
www.nwfinancial.com

**City of Camden Urban Enterprise Zone**  
**Camden Strong Macro Capital Improvement Program**

**To:** Joseph E. Thomas, Jr., UEZ Coordinator, City of Camden  
**From:** Timothy S. Eismeier, Managing Director, NW Financial Group, LLC  
**Date:** September 6, 2024  
**RE:** Underwriting Recommendation for YCS Home LLC

---

Mr. Thomas,

The following memorandum highlights pertinent information related to the review of the application for **YCS Home LLC** for the Camden Strong Macro Capital Improvement Program.

**Applicant:** **YCS Home LLC**  
39 N. 4<sup>th</sup> Street  
Camden, NJ USA 08102  
Tax ID: 842-442-917-001

**Background of Company:** YCS Home LLC, founded in 2019, is committed to elevating neighborhoods by providing better living spaces. YCS aims to further their efforts in creating sustainable business and living spaces that contribute to the community's growth and well-being.

**Estimated Jobs Created:** 3

**Amount Awarded:** \$105,000



# NW FINANCIAL GROUP, LLC

*Exceeding Expectations*

522 Broad Street.  
Bloomfield, NJ 07003

Tel (201) 656-0115  
Fax (201) 656-4905  
www.nwfinancial.com

**Scope of Work:** YCS Homes plans to use the MACRO funding to repair the structure, install HVAC, renovate the storefront, basement waterproofing, foundation repair, security system installation, outside real yard property line arrangement and a concrete sidewalk.

YCS plans to perform major renovations to create an attractive commercial space. This plan includes establishing a mailbox, shipping, and package service as the first phase. The mailbox service will offer private mailboxes, copy and print services, UPS and FedEx shipping, and more. Most importantly, providing a private mailbox enables Camden residents to establish businesses within the city. This initiative will create more opportunities for business growth in Camden. For the city, this means increased tax revenue, as all businesses will pay taxes in Camden, and successful businesses may choose to establish a physical presence here. In the second phase they will add an auto tag service, and in the third phase they will offer bond services. The property is strategically located near school housing, the court, and the post office.

The entire project would total \$292,500. Per the applicant, the improvements will create 3 new jobs for Camden residents, one manager and two clerks.

**UEZ Member:** Yes

**UTD on utility and tax bills:** Yes

**Recommendation:** APPROVED. The applicant has submitted all required documentation and meets the criteria of the program. NW Financial recommends a loan in the amount of: \$105,000 for YCS Homes.

**Sources and Uses for Applicant Project:** The applicant will be using a Business Line of Credit to complete the project in addition to funding received from this program.

<b>Sources of Funding:</b>	
Business Line of Credit	\$187,500
UEZ Macro Forgivable Loan	105,000
<b>Total</b>	<b>\$292,500</b>
<b>Uses of Funding:</b>	
Hard Costs	\$292,500
<b>Total</b>	<b>\$292,500</b>

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	CITY OF CAMDEN
--------------	----------------

Professional Service or EUS Type	YCS Home LLC.
Name of Vendor	YCS Home LLC.
Purpose or Need for service:	Contract award for the development a new business on Fedral street
Contract Award Amount	\$105,000.00
Term of Contract	1 year ending 6/31/2025
Temporary or Seasonal	n/a
Grant Funded (attach appropriate documentation allowing for service through grant funds)	Yes
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	Application process through City website
Were other proposals received? If so, please attach the names and amounts for each proposal received?	11 total applicants

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature\*

Date \_\_\_\_\_

\_\_\_\_\_  
Business Administrator/Manager Signature

Date \_\_\_\_\_

\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

**Bureau of Grants Management Grant Summary Form**

**Grant Status Code: G**

(green - g; yellow - y; red - r)

Department: Development and Planning

Grant Administrator: Joe Thomas

Grant Administrator #: 757-7344

Grant/Project Name:		Camden Strong MACRO Capital Improvement \$1,200,000.00-\$9,625.00= \$1,190,375.00- \$6,500.00=1,183,750.00- \$6,000.00=1,177,750.00- \$5,000.00=\$1,172,750.00-\$60,000.00=1,112,750.00- \$200,000 =\$912,750-200,000.00===\$712,750.00- \$110,000=\$602,750.00-\$75,000=\$527,750.00- \$185,000.00=\$342,750.00-\$105,000=\$237,750.00					
Grant #:		Urban Enterprise Zone					
City Contract Date:		ASAP					
Application Resolution #:				Appropriation Code		G-02-sb-667-230	
Funding Source:		UEZ					
Pass-Through:	Y	N	Source:	City			
Amount of Grant:		Camden Strong MACRO Capital Improvement \$1,200,000.00					
Local Match:	Y	N	Cash:		In-Kind:		
Budget Insertion Resolution # & Date:		N/A		Accepting Grant Resolution # MC:		N/A	
Term of Grant:		8/2022-8/2025/		Location of Activity:		Camden City	
Date of Analysis:		9/04/2024		Reviewed By:		Joe Thomas	

**Summary:**

**Payment 10**

The Department of Development and Planning requests a requisition payment for YCS Home of \$105,000.00 from the Urban Enterprise Zone. Total =\$342,750.00-\$105,000=\$237,750.00

**Payment 9**

The Department of Development and Planning requests a requisition payment for ResinTech Inc of \$185,000.00 from the Urban Enterprise Zone. Total =\$527,750.00-\$185,000.00=\$342,750.00

**Payment 8**

The Department of Development and Planning requests a requisition payment for Red

## **Economic Impact Report for YCS Home**

### **Project Overview:**

YCS Home, a crucial provider of services for at-risk children and families, has utilized \$105,000 in funding to drive significant economic growth in Camden. This investment has resulted in the generation of \$292,000 in economic impact, reinforcing the organization's vital role in the community and creating new employment opportunities.

### **Economic Growth:**

The \$105,000 investment has been effectively leveraged to generate \$292,000 in economic growth. This growth is a testament to YCS Home's strategic use of resources to expand its services and operational capacity. As the organization continues to serve the community, this growth has a ripple effect, benefiting local vendors, service providers, and businesses that support YCS Home's operations.

### **Job Creation and Employment Impact:**

As a result of this investment, YCS Home has created 3 new jobs. These positions contribute to the organization's mission of providing critical care and support to children and families in need, while also enhancing the local job market. The newly created roles are vital in delivering YCS Home's services and ensuring the sustainability of their programs.

### **Conclusion:**

YCS Home has successfully leveraged \$105,000 in funding to produce \$292,000 in economic growth, while also creating 3 new jobs. This growth not only bolsters the organization's ability to provide essential services to the community but also positively impacts Camden's economy. Through efficient use of resources, YCS Home continues to be a key contributor to the region's social and economic well-being.



**NW FINANCIAL GROUP, LLC**  
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www.nwfinancial.com

**City of Camden Urban Enterprise Zone**  
**Camden Strong Macro Capital Improvement Program**

**To:** Joseph E. Thomas, Jr., UEZ Coordinator, City of Camden  
**From:** Timothy S. Eismeier, Managing Director, NW Financial Group, LLC  
**Date:** August 30, 2024  
**RE:** Underwriting Recommendation for YCS Home LLC

---

Mr. Thomas,

The following memorandum highlights pertinent information related to the review of the application for YCS Home LLC for the Camden Strong Macro Capital Improvement Program.

**Applicant:** YCS Home LLC  
39 N. 4<sup>th</sup> Street  
Camden, NJ USA 08102  
Tax ID: 842-442-917-001

**Background of Company:** YCS Home LLC, founded in 2019, is committed to elevating neighborhoods by providing better living spaces. YCS aims to further their efforts in creating sustainable business and living spaces that contribute to the community's growth and well-being.

**Estimated Jobs Created:** 3

**Amount Awarded:** \$105,000





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522 Broad Street.  
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**Scope of Work:** YCS Homes plans to use the MACRO funding to repair the structure, install HVAC, renovate the storefront, basement waterproofing, foundation repair, security system installation, outside real yard property line arrangement and a concrete sidewalk. The entire project would total \$292,500. Per the applicant, the improvements will create 3 new jobs for Camden residents.

**UEZ Member:** Yes

**UTD on utility and tax bills:** Yes

**Recommendation:** APPROVED. The applicant has submitted all required documentation and meets the criteria of the program. NW Financial recommends a loan in the amount of: \$105,000 for YCS Homes.

**Sources and Uses for Applicant Project:** The applicant will be using a Business Line of Credit to complete the project in addition to funding received from this program.

<b>Sources of Funding:</b>	
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Hard Costs	\$292,500
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NW FINANCIAL GROUP, LLC  
*Exceeding Expectations*

522 Broad Street.  
Bloomfield, NJ 07003

Tel (201) 656-0115  
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[www.nwfinancial.com](http://www.nwfinancial.com)

## **Appendix A**

## **Application**

### 3. Leasing Commercial and Residential

Updated at Jul 09, 2024

**Submission Date**

Jul 9, 2024

**Business Name**

YCS HOME LLC

**NJ Tax ID Number**

842-442-917-001

**Address**

39 N 4th Street , Unit Admin Camden , NJ, 08102

**Block Number**

77

**Lot Number**

15

**Business Name**

YCS HOME LLC

**Type of Business**

Leasing Commercial and Residential

**Business Ownership Type**

LLC

**Number of employees**

1

**Number of employees who are Camden residents**

0

**Number of years in operation**

5

**Nature of the project**

Repair Structure,install HVAC,Renovate store front, basement waterproof, outside rear yard property line arrangement, concrete side walk

**Breakdown of project costs**

Fixing foundation \$50,000.00  
Basement wall water proof \$10,000.00  
Make utility room install HVAC and DUCT \$40,000.00  
Fixing first floor sub floor \$25,000.00  
installing additional Electric Unit A \$8,000.00  
additional Elec, move pain panel and drain pipe unit B \$15,000.00  
fixing front gate / steps \$10,000.00  
adding security \$10,000.00  
inside paint \$10,000.00  
outside water damage repair and paint \$20,000.00  
outside rear property line arrangement \$5,000.00  
Side walk and building wall crack repair concrete work \$20,000.00

## **Economic Impact Report for YCS Home**

### **Project Overview:**

YCS Home, a crucial provider of services for at-risk children and families, has utilized \$105,000 in funding to drive significant economic growth in Camden. This investment has resulted in the generation of \$292,000 in economic impact, reinforcing the organization's vital role in the community and creating new employment opportunities.

### **Economic Growth:**

The \$105,000 investment has been effectively leveraged to generate \$292,000 in economic growth. This growth is a testament to YCS Home's strategic use of resources to expand its services and operational capacity. As the organization continues to serve the community, this growth has a ripple effect, benefiting local vendors, service providers, and businesses that support YCS Home's operations.

### **Job Creation and Employment Impact:**

As a result of this investment, YCS Home has created 3 new jobs. These positions contribute to the organization's mission of providing critical care and support to children and families in need, while also enhancing the local job market. The newly created roles are vital in delivering YCS Home's services and ensuring the sustainability of their programs.

### **Conclusion:**

YCS Home has successfully leveraged \$105,000 in funding to produce \$292,000 in economic growth, while also creating 3 new jobs. This growth not only bolsters the organization's ability to provide essential services to the community but also positively impacts Camden's economy. Through efficient use of resources, YCS Home continues to be a key contributor to the region's social and economic well-being.

**Summary Information**

File #: 43047 Status: Active Zone: CAMDEN Business Size: S 25% Req: Y 25% Met: 25% DL: 05/31/2027 Notes: N

[Back to Listing](#)

**Business Information**

<b>Legal Company Name:</b> YCS HOME LLC	<b>Permit #:</b> 43047	<b>Fed #:</b> 84-2442917
<b>Trade Name:</b> YCS CAMDEN ENTERPRISE	<b>GFW:</b> N - NO	<b>NJ Tax #:</b> 842-442-917/001
<b>Business Street Address:</b> 39 N 4TH STREET SUITE ADMIN	<b>State:</b> NJ	<b>Zip:</b> 08102
<b>City:</b> CAMDEN	<b>Block:</b> 77	<b>Lot:</b> 15
<b>Unit Number:</b> Z	<b>Mid Init:</b>	<b>Last:</b> SON
<b>Business Owner/</b> <b>Corporate Officer/</b> MR. YOUNG	<b>Phone:</b> 609-313-4717 <b>Ext:</b>	
<b>Partner:</b>	<b>Email:</b> ycsхомellc@gmail.com	
<b>Title:</b> MANAGER	<b>State:</b> NJ	<b>Zip:</b> 08053
<b>Fax:</b>		
<b>Mailing Address:</b> 532 OLD MARLTON PIKE SUITE 113		
<b>City:</b> MARLTON		

<b>Nature:</b> SV-REAL ESTA	<b>NAICS:</b> 531190	<b>NAICS Desc:</b> LESSORS OF OTHER REAL ESTATE
<b>Began Date:</b> 07/17/2019	<b>SIC:</b> 6519	<b>SIC Desc:</b> REAL PROPERTY LESSORS, NEC
<b>Cert Date:</b> 05/31/2024	<b>Last Annual:</b> N/A	<b>Next Annual Due:</b> 05/31/2025
<b>Extension Date:</b> N/A	<b>Last Recert:</b> N/A	<b>Next Recert Due:</b> 05/31/2027

<b>Minority:</b> YES	<b>Women:</b> NO	<b>Type:</b> I - LIMITED LIABILITY COMPANY
<b>New Business:</b> NO	<b>Re-Entry:</b> N - NO	<b>Move In:</b> E - EXPANSION

**Employment/Investment Information**

Date	App Stat	Stat Dtl	Prog Year	FT Proj	FT Act	FT Inc	New Hires	# of Chks	%	PT Proj	PT Act	PT Inc	Actual Capital	Projected Capital	UZ-1 Qlfd	UZ4 Tax Savings	UZ5 Tax Savings	Origin
	A		OS	0	1	0	0	0	0	0	0	0	\$0.00	\$0.00	N	\$0.00	\$0.00	Electronic
			2024	1	0	0	0	0	0	1	0	0	\$0.00	\$1,000,000.00	N	\$0.00	\$0.00	

**Appstatus:** A=Ap; B=Den Emp & %; C=Emp NM; D=Den; E=Emp NM & %Rem; I=Inact; L=In-Lieu; N=%Rem; P=Den%; R=Ret  
**Status Dtl:** T=Part Time; S=Special Retention; X=Cond Appr; G=Good Standing; Z=Inactivated

**Administration Notes**

Notes	Important?	Created By	Date
There are no Notes for this Business.			

[Back to Listing](#)



Advertise

This Retail Property is no longer advertised on LoopNet.com.

# 39 N 4th St Camden, NJ 08102

Retail Property For Sale

Storefront Properties / New Jersey / Camden /  
39 N 4th St, Camden, NJ 08102



DB:dh  
10-08-24

R-36

**RESOLUTION AUTHORIZING CHANGE ORDER #1 AND FINAL TO  
CONSTRUCTION CONTRACT #09-23-046 WITH LEXA CONCRETE, LLC IN  
CONNECTION WITH THE 2023 ROADWAY IMPROVEMENTS (CONTRACT I)  
PROJECT WITH A DECREASE IN THE AMOUNT OF \$726,812.15**

WHEREAS, the City Council of the City of Camden by Resolution (MC-23:9106) dated September 5, 2023 awarded Contract #09-23-046 to Lexa Concrete, LLC for the 2023 Roadway Improvements (Contract I) Project under Bid #23-11; and

WHEREAS, the contract price set forth in Resolution (MC-23:9106) was THREE MILLION ONE HUNDRED SIXTY THOUSAND ONE HUNDRED THREE DOLLARS (\$3,160,103.00); and

WHEREAS, unforeseen field conditions established the need to amend Contract #09-23-046 with Lexa Concrete, LLC by Change Order #1 and Final to reduce the contract amount by SEVEN HUNDRED TWENTY-SIX THOUSAND EIGHT HUNDRED TWELVE DOLLARS AND FIFTEEN CENTS (\$726,812.15) resulting in a final contract amount of TWO MILLION FOUR HUNDRED THIRTY-THREE THOUSAND TWO HUNDRED NINETY DOLLARS AND SEVENTY CENTS (\$2,433,290.70); now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the Proper Officers of the City of Camden are authorized to amend Contract #09-23-046 between the City of Camden and Lexa Concrete, LLC to reflect Change Order #1 and Final in the amount of TWO MILLION FOUR HUNDRED THIRTY-THREE THOUSAND TWO HUNDRED NINETY DOLLARS AND SEVENTY CENTS (\$2,433,290.70).

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed  
and approved as to form.



DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 8, 2024

TO: City Council

FROM: Edward Williams, Director Planning & Development/Office of Capital Improvements

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing Change Order #1 and Final, a decrease of \$(726,812.15) to Construction Contract #09-23-046 with Lexa Concrete, in connection with the 2023 Roadway Improvement (Contract 1) project.

Point of Contact:	Wendell Bibbs	Capital Improvements	(856) 757-7680	Wendell.Bibbs@rve.com
-------------------	---------------	----------------------	----------------	-----------------------

Name	Department- Division- Bureau	Phone	Email
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## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y		9/17	
Supporting Department Director (if necessary)	N			
Director of Grants Management	N			
Qualified Purchasing Agent	N			
Director of Finance	Y		9/17/24	

Approved by:  
Business Administrator

\_\_\_\_\_  
Signature Date 9/26

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

\_\_\_\_\_  
Signature Date

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.



## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing Change Order #1 and Final, a decrease of \$(726,812.15) to Construction Contract #09-23-046 with Lexa Concrete, in connection with the 2023 Roadway Improvement (Contract 1) project.

### FACTS/BACKGROUND:

- 2023 Roadway Improvement (Contract 1), in the City of Camden
- Lexa Concrete was lowest responsible bidder & awarded contract
- Unforeseen field conditions caused decrease to final contract amount
- No additional funds being encumbered

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$(726,812.15) change order

### IMPACT STATEMENT:

- Unforeseen field conditions determined while project was underway
- City Council approval of this legislation will finalize improvements to streets in the City of Camden
- If not approved by Council final contract disposition will not be noted for closeout of project
- New contract amount per this change #1 and final \$2,433,290.70

### SUBJECT MATTER EXPERTS/ADVOCATES:

- Wendell Bibbs, Acting City Engineer
  - Attendance: (Y/N/Tentative). Confirmed?
- Edward Williams, Director Planning & Development
  - Attendance: (Y/N/Tentative). Confirmed?

### COORDINATION:

- Ultimately, City of Camden residents will be impacted by approval of this Council request.

**Prepared by:** Tytanya Ray (856) 757-7680 tyray@ci.camden.nj.us

---

Name

Phone/Email

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	City of Camden
Professional Service or EUS Type	CHANGE ORDER #1 AND FINAL, A DECREASE. ** NO FUNDS BEING ENCUMBERED
Name of Vendor	LEXA CONCRETE
Purpose or Need for service:	CONSTRUCTION CONTRACT DECREASE OF \$(726,812.15) TO CONTRACT #09-23-046 IN CONNECTION WITH 2023 ROADWAY IMPROVEMENT (CONTRACT 1) PROJECT. NEW CONTRACT AMOUNT PER THIS CHANGE \$2,433,290.70
Contract Award Amount	N/A
Term of Contract	
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	No
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	N/A
Were other proposals received? If so, please attach the names and amounts for each proposal received?	No

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature\*

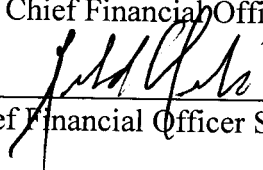
Date \_\_\_\_\_

\_\_\_\_\_  
Business Administrator/Manager Signature

Date \_\_\_\_\_

\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

The Chief Financial Officer affirms that there is adequate funding available for this personnel action.

  
\_\_\_\_\_  
Chief Financial Officer Signature

I certify that the vendor selected is in compliance with the adopted Pay to Play Ordinance and that the vendor was notified of any restrictions with respect to campaign contributions.

\_\_\_\_\_  
Certifying Officer

Date \_\_\_\_\_

***For LGS use only:***

Approved

Denied

\_\_\_\_\_  
Date

Director or Designee,  
Division of Local Government Services

Number Assigned \_\_\_\_\_



**REMINGTON  
& VERNICK  
ENGINEERS**

RVE HQ:  
2059 Springdale Road  
Cherry Hill, NJ 08003  
O: (856) 795-9595  
F: (856) 795-1882

August 20, 2024

Scott Z. Parker, MSTFP  
Director of Finance  
Department of Finance  
City Hall-Suite 213  
Camden, NJ 08101

**Re: City of Camden  
2023 Roadway Improvement Program - Contract I  
Change Order #1 Final  
RVE #: 0408-T-195**

Dear Mr. Parker:

As you are aware, the City awarded the above-captioned construction contract to Lexa Concrete, LLC in the amount of \$3,160,102.85.

Enclosed herewith please find Change Order #1 Final as signed by Contractor for your review and approval. The Change Order represents a final adjustment of as-built quantities and contract costs as summarized below:

• Original Contract Amount:	\$3,160,102.85
• Proposed Change Order #1 Final:	<u>(\$726,812.15)</u>
• Final Contract Amount:	\$2,433,290.70

Additionally, the contractor has requested an extension of the project's contractual timeframe, from one hundred twenty (120) calendar days to two hundred fifty-five (255), due to long lead times and additional work requested by the City. This request would shift the completion date from January 30, 2024 to June 13, 2024.

Kindly have the Clerk's Office prepare a Resolution for approval by Council which adjusts the contract amount to \$2,433,290.70 and amends the contract length to two hundred fifty-five (255) calendar days.

Upon passage of the Resolution, please send an electronic copy of the same to Megan Field, at [Megan.Field@rve.com](mailto:Megan.Field@rve.com), for further processing.

If you should have any questions or require any further information, please do not hesitate to contact our office.

Sincerely,

**REMINGTON & VERNICK ENGINEERS**

Timothy R. Staszewski, P.E.  
Douglas M. Johnson, P.E.

TRS/DMJ/mf  
Enclosure

Page 2 of 2  
City of Camden  
August 20, 2023

cc: Gerald Seneski, Chief Financial Officer  
Timothy Cunningham, Business Administrator  
Lateefah Chandler, City Purchasing Agent  
Tytanya Ray, Contract Admin.  
Keith Walker, City DPW Director  
Edward Williams, Director of Planning & Development  
Stephanie Walker, Assistant to City Engineer  
RVE: Anthony Morici, Greg Marchese, John Calvello



REMINGTON  
& VERNICK  
ENGINEERS

08/12/24

CONTRACTOR:  
LEXA CONCRETE LLC  
11 COMMERCE WAY DRIVE  
HAMMONTON, NJ 08037

CHANGE ORDER #1 - FINAL

NAME OF PROJECT:  
2023 ROADWAY IMPROVEMENT PROGRAM - CONTRACT 1

PROJECT NUMBER:  
0408-T-195

CLIENT:  
CITY OF CAMDEN

REASON FOR CHANGE:  
FINAL AS-BUILT QUANTITIES &  
EXTEND CONTRACT LENGTH FROM ONE HUNDRED TWENTY (120) TO TWO HUNDRED FIFTY-FIVE (255) CALENDAR DAYS

ITEM #	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	AMOUNT
<b>SUPPLEMENTALS</b>					
	NONE				
<b>EXTRAS</b>					
23	FULL DEPTH CONCRETE PAVEMENT BASE REPAIR, CONCRETE CLASS B	45.10	SY	\$300.00	\$13,530.00
25	BICYCLE SAFE GRATE, CAMPBELL FOUNDRY, MODEL NO. 2618, OR APPROVED EQUAL	11.00	UN	\$500.00	\$5,500.00
26	CURB PIECE, ECO, TYPE N-ECO, CAMPBELL FOUNDRY, OR APPROVED EQUAL	4.00	UN	\$500.00	\$2,000.00
31	SET INLET, TYPE A, EXISTING CASTING	3.00	UN	\$2,000.00	\$6,000.00
36	RECONSTRUCT INLET, TYPE A, USING NEW CASTING	3.00	UN	\$4,000.00	\$12,000.00
40	CONCRETE SIDEWALK, 5" THICK	895.56	SY	\$180.00	\$161,200.80
43	RESET BRICK PAVERS	5.30	SY	\$250.00	\$1,325.00
54	RESET WATER VALVE BOX, NEW CASTING	13.00	UN	\$200.00	\$2,600.00
					<b>SUBTOTAL:</b> \$0.00
<b>REDUCTIONS</b>					
1	BREAKAWAY BARRICADES, IF & WHERE DIRECTED	20.00	UN	\$1.00	\$20.00
2	DRUMS, IF & WHERE DIRECTED	50.00	UN	\$1.00	\$50.00
3	TRAFFIC CONE, IF & WHERE DIRECTED	100.00	UN	\$20.00	\$2,000.00
4	CONSTRUCTION SIGN, IF & WHERE DIRECTED	50.00	SE	\$10.00	\$500.00
5	PORTABLE VARIABLE MESSAGE SIGN	5.00	UN	\$1.00	\$5.00
6	TRAFFIC SAFETY OFFICERS, IF & WHERE DIRECTED	414.78	HR	\$83.93	\$34,812.28
7	TRAFFIC DIRECTOR, FLAGGER, IF & WHERE DIRECTED	1,250.00	HR	\$83.93	\$104,912.50
8	FUEL PRICE ADJUSTMENT	1.00	DOLL	\$7,564.34	\$7,564.34
9	ASPHALT PRICE ADJUSTMENT	1.00	DOLL	\$16,264.27	\$16,264.27
10	ROADWAY EXCAVATION	465.00	CY	\$75.00	\$34,875.00
11	HMA MILLING, 3" OR LESS	4,130.40	SY	\$7.00	\$28,912.80
12	HMA MILLING, 3" TO 6"	1,311.00	SY	\$11.00	\$14,421.00
13	HMA MILLING, 6" TO 9"	1,560.00	SY	\$13.00	\$20,280.00
14	HOT MIX ASPHALT PAVEMENT REPAIR, IF & WHERE DIRECTED	2,973.34	SY	\$0.01	\$29.73
15	SAWCUTTING, IF & WHERE DIRECTED	3,976.80	LF	\$2.00	\$7,953.60
16	TACK COAT	6,818.00	GAL	\$0.01	\$68.18
18	DENSE GRADED AGGREGATE BASE COURSE, 6" THICK	1,443.00	SY	\$10.00	\$14,430.00
19	HOT MIX ASPHALT 12.5 M 64 LEVELING COURSE, IF & WHERE DIRECTED	475.00	TON	\$0.01	\$4.75
20	HOT MIX ASPHALT 12.5 M 64 SURFACE COURSE, 2" THICK	1,054.48	TON	\$115.00	\$121,265.20
					<b>SUBTOTAL:</b> \$204,155.80

21			130.00	TON	\$110.00	\$14,300.00
22			701.00	TON	\$110.00	\$77,110.00
24			2,050.00	SY	\$7.00	\$14,350.00
28			2.00	UN	\$11,000.00	\$22,000.00
29			1.00	UN	\$14,000.00	\$14,000.00
30			3.00	UN	\$2,000.00	\$6,000.00
32			2.00	UN	\$2,000.00	\$4,000.00
34			6.00	UN	\$4,000.00	\$24,000.00
35			14.00	UN	\$4,000.00	\$56,000.00
37			6.00	UN	\$5,000.00	\$30,000.00
38			84.00	UN	\$1,200.00	\$100,800.00
39			6.00	UN	\$800.00	\$4,800.00
41			80.44	SY	\$300.00	\$24,132.00
42			45.00	SY	\$350.00	\$15,750.00
44			87.20	SY	\$160.00	\$13,952.00
45			175.00	LF	\$50.00	\$8,750.00
46			230.00	LF	\$60.00	\$13,800.00
47			35.00	LF	\$500.00	\$17,500.00
48			531.63	LF	\$80.00	\$42,530.40
50			1,500.00	LF	\$1.20	\$1,800.00
51			79.00	LF	\$5.00	\$395.00
52			15.00	SE	\$70.00	\$1,050.00
53			41.00	UN	\$100.00	\$4,100.00
55			26.00	UN	\$1,600.00	\$2,600.00
56			1.00	UN	\$2,400.00	\$2,400.00
57			4.00	UN	\$3,000.00	\$12,000.00
58			3.00	UN	\$3,000.00	\$9,000.00
59			1.00	UN	\$2,000.00	\$2,000.00
60			65.00	CY	\$1.00	\$65.00
61			37.74	SY	\$10.00	\$377.40
62			111.74	SY	\$10.00	\$1,117.40
<b>SUBTOTAL:</b>						<b>\$930,967.95</b>

PREVIOUS CHANGE ORDERS		CURRENT CHANGE ORDER	
No.	AMT.	REASON FOR CHANGE	CONTRACT CHANGE THIS CHANGE ORDER:
1			+ SUPPLEMENTAL: \$0.00
2			+ EXTRA: \$304,155.80
3			- REDUCTION: \$930,967.95
4			
5			
6			
			<b>(\$726,812.15)</b>

OVERALL CHANGE ORDER SUMMARY	
ORIGINAL CONTRACT AMOUNT:	\$3,160,102.85
AMENDED CONTRACT AMOUNT:	\$2,433,290.70
TOTAL CONTRACT CHANGE (AMOUNT):	(\$726,812.15)
TOTAL CONTRACT CHANGE (PERCENT):	-23.00%*

CONTRACT LENGTH SUMMARY

THE TIME PROVIDED FOR COMPLETION OF THIS PROJECT IS:

XX UNCHANGED  
XX INCREASED  
   DECREASED

ORIGINAL CONTRACT LENGTH:

NOTICE TO PROCEED DATE:

ORIGINAL CONTRACT COMPLETION DATE:

PREVIOUS CONTRACT LENGTH AMENDMENTS:

TOTAL CONTRACT LENGTH CHANGE:

AMENDED CONTRACT COMPLETION DATE:

BY 135 CALENDAR DAYS IN THIS CHANGE ORDER

One Hundred Twenty (120) Calendar Days

October 2, 2023

January 30, 2024

None

Two Hundred Fifty-Five (255) Calendar Days

June 13, 2024

ACCEPTED BY:

Theresa Sansalone 8/13/24  
Lesa Covertre, LLC Theresa Sansalone, Adm Date

Anthony M. ... 8/20/24  
Chief Inspector Date

... 8.20.24  
Engineer Date

APPROVED BY:

Client \_\_\_\_\_ Date \_\_\_\_\_



DB:dh  
10-08-24

R-37

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF FUNDS IN THE AMOUNT OF \$460,500.00 FROM A GRANT BY THE NEW JERSEY DEPARTMENT OF TRANSPORTATION, LOCAL AID INFRASTRUCTURE FUND PROGRAM TO BE USED IN CONNECTION WITH A PROJECT TO IMPROVE SOUTH 10<sup>TH</sup> STREET & ARTHUR AVENUE**

WHEREAS, the State of New Jersey Department of Transportation has awarded the City of Camden with a Local Aid Infrastructure Fund program grant in the amount of FOUR HUNDRED SIXTY THOUSAND FIVE HUNDRED DOLLARS (\$460,500.00) for use in connection with the Improvements to South 10<sup>th</sup> Street & Arthur Avenue Project; and

WHEREAS, it is in the best interest of the City of Camden to accept said Grant; now, therefore


BE IT RESOLVED, by the City Council of the City of Camden that the City is hereby authorized to accept said Grant in the amount of FOUR HUNDRED SIXTY THOUSAND FIVE HUNDRED DOLLARS (\$460,500.00) from the New Jersey Department of Transportation, Transportation Trust Fund provided through the Local Aid Infrastructure Fund Program.

BE IT FURTHER RESOLVED, that the proper officers of the City of Camden are hereby authorized to execute the necessary documents in order to accept said grant.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed and approved as to form.

  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 8, 2024

TO: City Council

FROM: Edward Williams, Director Planning & Development/Office of Capital Improvements

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing the Acceptance of Funds in the amount of \$460,500.00 from Local Aid Infrastructure Fund (LA-2024 LAIF) program, passed through NJDOT. Funds to be used in connection with the Improvements to South 10<sup>th</sup> Street & Arthur Avenue project.

Point of Contact: Wendell Bibbs  
Capital Improvements (856) 757-7680  
Wendell.Bibbs@rve.com

Name	Department-Division-Bureau	Phone	Email
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## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y		9/2	
Supporting Department Director (if necessary)	N			
Director of Grants Management	Y			
Qualified Purchasing Agent	N			
Director of Finance	Y		9/17/24	

Approved by:  
Business Administrator

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Signature \_\_\_\_\_ Date \_\_\_\_\_

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

\_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance  
<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing the Acceptance of Funds in the amount of \$460,500.00 from Local Aid Infrastructure Fund (LA-2024 LAIF) program, passed through NJDOT. Funds to be used in connection with the Improvements to South 10th Street & Arthur Avenue project.

**FACTS/BACKGROUND:**

- Per attached correspondence dated 8/29/24 the City has received an allotment of \$460,500.00 from the Transportation Trust Fund for the LA-2024 LAIF
- Funds provided through the Local Aid Infrastructure Fund program (by way of NJDOT)
- Executed Agreement is forthcoming from the NJDOT and will require Council approval for Mayor's signature

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** N/A

**APPROPRIATION NUMBER:** TBD

**IMPACT STATEMENT:**

- If not approved by Council corrective and preventative action to City streets will not be properly addressed

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Wendell Bibbs, Acting City Engineer
  - Attendance: (Y/N/Tentative). Confirmed?
- Edward Williams, Director Planning & Development
  - Attendance: (Y/N/Tentative). Confirmed?

**COORDINATION:**

- Ultimately, City of Camden residents will be impacted by approval of this Council request.

**Prepared by:** Tytanya Ray (856) 757-7680 tyray@ci.camden.nj.us

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Name

Phone/Email

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
GRANT APPROVAL FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

**PLEASE EXPLAIN THE JUSTIFICATION FOR THE GRANT. PLEASE FULLY EXPLAIN COST ASSOCIATED WITH THE AWARD OF THE GRANT AS WELL AS ANY MATCHING FUNDS OR EMPLOYMENT OBLIGATIONS AS A TERM OF THE GRANT. PLEASE EXPLAIN THE BENEFITS OF THE GRANT OF THE MUNICIPALITY AND THE RESIDENTS. ATTACH THE GRANT APPLICATION AND GRANT AWARD LETTER.**

Resolution Authorizing the Acceptance of Local Aid Infrastructure Funds, LA-2024 LAIF (through NJDOT), in the amount of \$460,500.00 for use in connection with the Improvements to South 10<sup>th</sup> Street & Arthur Avenue project.

Information of key municipal employee or agent applying for grant and responsible for its use:

Name	Wendell Bibs
Title	Acting Municipal Engineer
Telephone Number	(856) 757-7680
Email	Wendell.Bibbs@rve.com

If the grant is received and fully expended, what will the continuing financial obligations of the municipality be with respect to staffing, insurance, liability, operations, and/or maintenance?

N/A

What will the source of funds be for the staffing, insurance, liability, operations, and /or maintenance?

N/A

\_\_\_\_\_  
Mayor's Signature

Date \_\_\_\_\_

\_\_\_\_\_  
Business Administrator/Manager Signature

Date \_\_\_\_\_

Name, email and fax of contact person for this form:

\_\_\_\_\_

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***For LGS use only:***

Approved

Denied

\_\_\_\_\_  
Director or Designee,  
Division of Local Government Services

Date \_\_\_\_\_

Number Assigned \_\_\_\_\_

## Department of Planning & Development- Office of Capital Improvements/Project Management

### Grant Summary Form

Department: Planning & Development Initial: 9/17/2024  
Capital Improvements/Project Management

Grant Administrator: Tytanya C. Ray Grant Administrator #: 757-7680

Grant/Project Name:		Improvements to South 10 <sup>th</sup> Street & Arthur Avenue					
Grant #:		Pending					
City Contract Date:		pending		City Contract #:		Pending	
Application Resolution #:				Appropriation Code #:		Pending	
Funding Source:		Local Aid Infrastructure(LA-2024 LAIF)					
Pass Through:	Y	N	Source:	Transportation Trust Fund (thru NJDOT)			
Amount of Grant:		\$460,500.00					
Local Match:	Y	N	Cash:		In-Kind:		
Budget Insertion Resolution # & Date:		Pending		Accepting Grant Resolution # MC:		Pending	
Term of Grant:		Pending		Location of Activity:		Pending	
Date of Analysis:		9/17/24		Reviewed By:		Tytanya C. Ray	

**Summary:** **9/17/24:** Seeking Council approval to Accept Funds in the amount of \$460,500.00 from Local Aid Infrastructure Fund (LA-2024 LAIF) program, passed through NJDOT. Funds to be used in connection with the Improvements to South 10<sup>th</sup> Street & Arthur Avenue project. Executed Agreement is forthcoming from the NJDOT and will require Council approval for Mayor's signature.

**Project Limits:**

**Street** **From** **To**

**Timelines:** pending

**Problem Areas/Recommendations:** Pending

Cabinet #	Drawer #
Capital Impr (1)	Capital Impr (1)



*State of New Jersey*  
DEPARTMENT OF TRANSPORTATION  
P.O. Box 600  
Trenton, New Jersey 08625-0600

PHILIP D. MURPHY  
*Governor*

TAHESHA L. WAY  
*Lt. Governor*

FRANCIS K. O'CONNOR  
*Commissioner*

August 29, 2024

The Honorable Victor Casstarphen  
Mayor, Camden City  
520 Market Street  
Camden City, NJ 08101

Dear Mayor Casstarphen:

I am pleased to inform you that Camden City will receive an allotment of \$460,500.00 from the Transportation Trust Fund for the LA-2024 LAIF Camden City Improvements to South 10th Street & Arthur Avenue 04 project. These funds are provided through the Local Aid Infrastructure Fund program.

The New Jersey Department of Transportation is in the process of fully executing your agreement for this project. Should you have any questions regarding your grant, please contact the NJDOT Local Aid District 4 Office at 856-414-8414.

The Transportation Trust Fund provides funding to communities throughout our state through grant programs that help local governments advance transportation projects without burdening local property taxpayers.

My best wishes for the successful completion of your project.

Sincerely,

A handwritten signature in black ink that reads "Francis K. O'Connor".

Francis K. O'Connor  
Commissioner

cc: Municipal Clerk  
Municipal Engineer

R-38

DB:dh  
10-08-24

**RESOLUTION AUTHORIZING THE CITY OF CAMDEN TO SUBMIT A REQUEST TO THE NEW JERSEY DEPARTMENT OF TRANSPORTATION, FOR A SIX-MONTH EXTENSION TO AWARD A CONSTRUCTION CONTRACT FUNDED BY THE FISCAL YEAR 2023 NJDOT TRANSPORTATION TRUST FUND FOR THE RESURFACING OF NORRIS STREETS AND VARIOUS STREETS PROJECT**

**WHEREAS**, the New Jersey Department of Transportation ("NJDOT") awarded the City of Camden ("City") with a FY2023 New Jersey Transportation Trust Fund Authority Grant ("Grant") in the amount of \$1,162,518.00 for the FY 2023 Resurfacing of Norris Street and Various Streets project ("Project"); and

**WHEREAS**, the Grant required the City to award a construction contract for completion of the Project by November 23, 2024 ("Deadline"); and

**WHEREAS**, a contract will not be awarded by the Deadline because the engineering and design phase exceeded the estimated timeline for the project; and

**WHEREAS**, it is necessary to request a 6-month extension through May 23, 2025 from NJDOT to award the Project so that the City does not forfeit the Grant;

**NOW, THEREFORE, BE IT RESOLVED**, Council of the City of Camden formally approves the request to submit a request for a Six (6) month award extension through May 23, 2025 for the above stated project.

**BE IT FURTHER RESOLVED**, the Mayor or appropriate City Officials are authorized to submit a formal request for a Six (6) month award extension for the above-referenced Project to the New Jersey Department of Transportation; and

**BE IT FURTHER RESOLVED**, the Mayor or appropriate City Officials are hereby authorized to sign the six (6) month extension request on behalf of Camden City and that their signature constitutes of the terms and conditions of the Grant agreement.

**BE IT FURTHER RESOLVED**, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed and approved as to form.



DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk





# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 8, 2024

TO: City Council

FROM: Edward Williams, Director Planning & Development/Office of Capital Improvements

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing the City of Camden to request a six (6) month time extension thru 5/23/2025 to award a construction contract in connection with FY 2023 Resurfacing of Norris Street and Various Streets project.

Point of Contact:	Wendell Bibbs	Capital Improvements	(856) 757-7680	Wendell.Bibbs@rve.com
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Name	Department-Division-Bureau	Phone	Email
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## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y		9/2	
Supporting Department Director (if necessary)	N			
Director of Grants Management	Y			
Qualified Purchasing Agent	N			
Director of Finance	Y		9/11/24	

Approved by:  
Business Administrator

\_\_\_\_\_  
Signature Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

Signature Date

SEP 23 2024

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing the City of Camden to request a six (6) month time extension thru 5/23/2025 to award a construction contract in connection with FY 2023 Resurfacing of Norris Street and Various Streets project.

**FACTS/BACKGROUND:**

- Bids received exceeded Engineers estimate
- Project being re-advertised for bid within three (3) months or financing will be arranged to allow award within next six (6) months

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** N/A

**APPROPRIATION NUMBER:** TBD

**IMPACT STATEMENT:**

- As mentioned above, bids received exceeded Engineer's estimate & project being re-advertised
- City Council approval of this legislation will improve City of Camden streets
- If not approved by Council corrective and preventative action to City streets will not be properly addressed

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Wendell Bibbs, Acting City Engineer
  - Attendance: (Y/N/Tentative). Confirmed?
- Edward Williams, Director Planning & Development
  - Attendance: (Y/N/Tentative). Confirmed?

**COORDINATION:**

- Ultimately, City of Camden residents will be impacted by approval of this Council request.

**Prepared by:** Tytanya Ray (856) 757-7680 tyray@ci.camden.nj.us

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Name

Phone/Email

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	City of Camden
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Professional Service or EUS Type	SIX(6) MONTH TIME EXTENSION THRU 5/23/25 TO AWARD CONSTRUCTION CONTRACT
Name of Vendor	TBD
Purpose or Need for service:	BIDS RECEIVED IN CONNECTION WITH FY 2023 RESURFACING OF NORRIS STREET & VARIOUS STREETS, EXCEEDED ENGINEERS ESTIMATE AND BEING RE-ADVERTISED. WILL BE AWARDED BY 5/23/25.
Contract Award Amount	TBD
Term of Contract	
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	No
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	N/A
Were other proposals received? If so, please attach the names and amounts for each proposal received?	No

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature\*

Date \_\_\_\_\_

\_\_\_\_\_  
Business Administrator/Manager Signature

Date \_\_\_\_\_

\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.



**Department of Planning & Development- Office of Capital Improvements/Project Management  
Grant Summary Form**

Department: Planning & Development Revised: 9/12/2024  
Capital Improvements/Project Management

Grant Administrator: Tytanya C. Ray Grant Administrator #: 757-7628

Grant/Project Name:		FY 2023 Resurfacing of Norris Street & Various Streets			
Grant #:		Pending			
City Contract Date:		pending	City Contract #:		Pending
Application Resolution #:		pending	Appropriation Code #:		Pending
Funding Source:		FY 2023 NJDOT Transportation Trust Fund Authority (TTFA)- Municipal Aid			
Pass Through:	Y	N	Source:		
Amount of Grant:		\$1,162,518.00			
Local Match:	Y	N	Cash:	In-Kind	
Budget Insertion Resolution # & Date:		Pending	Accepting Grant Resolution # MC:		Pending
Term of Grant:		Pending	Location of Activity:		Pending
Date of Analysis:		9/12/24	Reviewed By:		Tytanya C. Ray

**Summary:** 9/12/2024: Seeking Council approval to request a six (6) month time extension, thru 5/23/25 to award a construction contract in connection with FY 2023 Resurfacing of Norris Street & Various Streets project.

5/4/22: On behalf of the City, the Department of Planning & Development, Division of Capital Improvements/Project Management will be applying for FY 2023 NJDOT Transportation Trust Fund Authority (TTFA) Municipal Aid for Design, Construction and Inspection of a Roadway Improvement project in the City of Camden. Council action authorizing submission of an application for funding is requested for the June 14, 2022 Council agenda. Certified resolutions authorizing application are needed for submission to NJDOT.

**Project Limits: TO BE DETERMINED**

Street From To

**Timelines:** pending

**Problem Areas/Recommendations:** Pending

Cabinet #	Drawer #
Capital Impr (1)	Capital Impr (1)

**Department of Planning & Development- Office of Capital Improvements/Project  
Management  
Grant Summary Form**

## Tytanya Ray

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**From:** Anthony Morici <Anthony.Morici@rve.com>  
**Sent:** Tuesday, September 10, 2024 10:24 AM  
**To:** Timothy J. Cunningham  
**Cc:** Megan Field; Luis "Lou" Pastoriza, City Clerk; Lateefah Chandler; Tytanya Ray  
**Subject:** Re: ACTION REQ'D - LA-2023 MA Camden City FY2023 Resurfacing of Norris Street and Various Streets - Camden City 04 - Extension Request

Hey Tim,

A time extension for the award of FY2023 Resurfacing of Norris Street and Various Streets was not approved by City Council through resolution. We wanted to get the process started in PMRS, but it sounds like we can't proceed without the resolution details.

Once Tee is back in the office, I need to coordinate with her to get a resolution request submitted for the October City Council meeting. Is this something that your office or Lateefah can help get submitted?

We have until November 23<sup>rd</sup> 2024 to get the time extension approved in PMRS. This would be a six month extension from November 23<sup>rd</sup> 2024 to May 23<sup>rd</sup> 2025 for the award of the project.

CME plans to put the project out to bid in January or February 2025.

Let me know if you need any more details.

Thank you,  
Anthony Morici

Anthony Morici, PE  
Project Manager/Engineer  
Remington & Vernick Engineers, Inc.  
2059 Springdale Road  
Cherry Hill, NJ 08003  
Office: 856-795-9595 ext. 1030  
Cell: 856-239-0892  
[anthony.morici@rve.com](mailto:anthony.morici@rve.com)



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**From:** Timothy J. Cunningham <TiCunnin@ci.camden.nj.us>  
**Sent:** Tuesday, September 10, 2024 9:49 AM  
**To:** Anthony Morici <Anthony.Morici@rve.com>

**Subject:** FW: ACTION REQ'D - LA-2023 MA Camden City FY2023 Resurfacing of Norris Street and Various Streets - Camden City 04 - Extension Request

Any recollection?

**From:** Luis "Lou" Pastoriza, City Clerk <LuPastor@ci.camden.nj.us>  
**Sent:** Tuesday, September 10, 2024 8:38 AM  
**To:** Timothy J. Cunningham <TiCunnin@ci.camden.nj.us>  
**Cc:** Yenise Valdez <YeValdez@ci.camden.nj.us>  
**Subject:** FW: ACTION REQ'D - LA-2023 MA Camden City FY2023 Resurfacing of Norris Street and Various Streets - Camden City 04 - Extension Request

Tim,

Good morning.

We need your help. We cannot locate a resolution relating to the below extension (LA-2023 MA). Any idea how I should proceed? The PMRS system will not allow me to approve without certain key information associated with the resolution (i.e. date approved, resolution number). Was this ever submitted for Council approval?

Thanks.

**From:** PMRS Network Notification <bounces@e-builder.net>  
**Sent:** Monday, September 9, 2024 2:40 PM  
**To:** Luis "Lou" Pastoriza, City Clerk <LuPastor@ci.camden.nj.us>  
**Subject:** ACTION REQ'D - LA-2023 MA Camden City FY2023 Resurfacing of Norris Street and Various Streets - Camden City 04 - Extension Request

## **LA-2023 MA Camden City FY2023 Resurfacing of Norris Street and Various Streets - Camden City 04.**

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**Process instance is in your court. To view details or take action, click here.**

### **Process Details**

Project	LA-2023 MA Camden City FY2023 Resurfacing of Norris Street and Various Streets - Camden City 04
Process	LAAEX - 1
Subject	Extension Request
Step	LPA Clerk Signature



In Step Since	09.09.2024
Last Action	Approved
Last Action Taken By	Victor Carstarphen
Status	Submitted

**Reason For Extension**

Extraordinary Circumstances (Reason for Extension)

Bidding problems. The project was advertised and bids received before the 24-month deadline, but because the bids exceeded the estimate, the project will be re-advertised for bid within three months or financing will be arranged to allow award within the next six months

Circumstance Explanation

The Engineer for the City of Camden took a sudden leave of absence which delayed coordination and approval of the project scope and design. The project is currently being designed and we will provide all appropriate documents as soon as possible.

**Anticipated Schedule**

Project Advertisement	1/7/2025
Project Award	3/11/2025
Construction Begins	5/12/2025
Final Closeout	9/9/2025

Resolution No

Resolution

Approval to submit an award extension request for LA-2023 MA Camden City FY2023 Resurfacing of Norris Street and Various Streets - Camden City 04 to the New Jersey Department of Transportation.

Authorization to Request Award Extension

NOW, THEREFORE, BE IT RESOLVED that Council of Camden City formally approves the request for a(n) Six (6) month award extension for the above stated project.

Authorization to Submit Award Extension

BE IT FURTHER RESOLVED that the Victor Carstarphen and Clerk, or those authorized on their behalf, are to submit a formal request for a(n) Six (6) month award extension for the above referenced project to the New Jersey Department of Transportation.

Authorization to Sign Award Extension

BE IT FURTHER RESOLVED that Victor Carstarphen and Clerk are hereby authorized to sign the Six (6) month award extension request on behalf of Camden City and that their signature constitutes acceptance of the terms and conditions of the grant agreement.

Additional  
Information

Certification  
Resolution  
Adoption Date

Certified as a true copy of the Resolution adopted by the Council On this day

**Resolution Signatures**

Presiding Officer Signature	Victor Carstarphen
Clerk Signature	
Presiding Officer Signed Date	9/9/2024 2:39:32 PM
Clerk Signed Date	

**Comment(s)**

There are no comments for this process.

**Process instance is in your court. To view details or take action, click here.**

Contact e-Builder Support

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**Tytanya Ray**

---

**From:** Dunican, Anne [DOT] <Anne.Dunican@dot.nj.gov>  
**Sent:** Friday, August 30, 2024 11:20 AM  
**To:** Tytanya Ray  
**Subject:** FY 2023 Municipal Aid deadline for your award documentation is November 23, 2024  
**Importance:** High

REMINDER:

This is a friendly reminder that the FY 2023 Municipal Aid deadline for your award documentation is November 23, 2024.

Your organization has a project(s) listed in PMRS with the status of: "LAMP Not Created."

<b>2023-MA-00549</b>	District 4	Camden	Camden City	LA-2023 MA Camden City FY2023 Resurfacing of Norris Street and Various Streets - Camden City 04	Acti
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If you have not already, please submit your documentation by this date. If you have any questions, please contact our Local Aid staff.

Please disregard this reminder if you have already acted on moving this project forward.

Thank you.

*Anne C. Dunican*  
*Management Assistant*  
NJ Department of Transportation  
Local Aid & Economic Development  
District 4, Cherry Hill  
[Anne.Dunican@dot.nj.gov](mailto:Anne.Dunican@dot.nj.gov)  
**Phone:** 856-414-8414  
**Fax:** 856-486-6771



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R-39

DB  
10-08-24

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMDEN DESIGNATING BLOCK 1197 LOT 2 AND BLOCK 1208 LOT 2 "AN AREA IN NEED OF REDEVELOPMENT" WITH THE POWER OF EMINENT DOMAIN; AND BLOCK 1208 LOT 3 "AN AREA IN NEED OF REDEVELOPMENT" WITHOUT THE POWER OF EMINENT DOMAIN IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW**

**WHEREAS**, the Local Redevelopment and Housing Law ("Redevelopment Law"), N.J.S.A. 40A:12A-1, et seq. grants broad powers to municipalities to develop and implement redevelopment plans for areas determined to be "in need of redevelopment"; and

**WHEREAS**, by Resolution No. MC-24:9442, adopted April 18, 2024, the City Council of the City of Camden directed the City of Camden Planning Board to conduct a Preliminary Investigation of Block 1197, Lot 2 and Block 1208, Lots 2 & 3 (the "Study Area"), in order to determine whether all or any portion thereof satisfies the redevelopment area criteria specified at N.J.S.A. 40A:12A-5 of the Redevelopment Law; and

**WHEREAS**, the City of Camden Planning Board conducted a Preliminary Investigation and prepared a map depicting the redevelopment area boundaries, and prepared a Preliminary Investigation and Designation as Area in Need of Redevelopment report dated August 22, 2024 through its Planner, Environmental Resolutions, Inc. (the "Preliminary Investigation Report") which is on file with the Borough Clerk and Borough Planning Board Secretary, as required by the Redevelopment Law; and

**WHEREAS**, on September 12, 2024 the City of Camden Planning Board conducted a public hearing in accordance with N.J.S.A. 40A:12A-6 to determine whether the Study Area meets the statutory criteria of an area in need of redevelopment and considered any public comments and objections thereto; and

**WHEREAS**, on September 12, 2024, the City of Camden Planning Board adopted a Resolution recommending to the City Council that Block 1197, Lot 2 and Block 1208, Lot 2 as delineated within and for the reasons set forth within the Preliminary Investigation Report, be determined to be an "area in need of redevelopment" with the power of eminent domain ("Condemnation Area in Need of Redevelopment") pursuant to the Redevelopment Law; and

**WHEREAS**, on September 12, 2024, the City of Camden Planning Board adopted a Resolution recommending to the City Council that Block 1208, Lot 3 as delineated within and for the reasons set forth within the Preliminary Investigation Report, be determined to be an "area in need of redevelopment" without the power of eminent domain ("Non-Condemnation Area in Need of Redevelopment") pursuant to the Redevelopment Law; now, therefore.

**BE IT RESOLVED**, by the City Council of the City of Camden that as set forth in the Preliminary Investigation Report dated August 22, 2024 and based upon the investigation undertaken by the City of Camden Planning Board, and the recommendation of the Planning Board following a public hearing on the matter, that Block 1197, Lot 2 and Block 1208, Lot 2 as delineated on the Tax Maps of the City of Camden be and is hereby designated an "area in need of redevelopment" with the power of eminent domain ("Condemnation Area in Need of Redevelopment") pursuant to the Redevelopment Law.

**BE IT FURTHER RESOLVED**, by the City Council of the City of Camden that as set forth in the Preliminary Investigation Report dated August 22, 2024 and based upon the investigation undertaken by the City of Camden Planning Board, and the recommendation of the Planning Board following a public hearing on the matter, that

Block 1208, Lot 3 as delineated on the Tax Maps of the City of Camden be and is hereby designated an "area in need of redevelopment" without the power of eminent domain ("Non-Condemnation Area in Need of Redevelopment") pursuant to the Redevelopment Law.

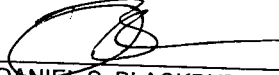
**BE IT FURTHER RESOLVED** by the City Council of the City of Camden that a copy of this Resolution be made available to, and notice of this designation be served upon, each owner of property within redevelopment area, as well as all interested parties who have submitted written objections to the area designation during the Planning Board process, pursuant to the Redevelopment Law.

**BE IT FURTHER RESOLVED** by the City Council of the City of Camden that a copy of this Resolution be forwarded to the Commissioner of the Department of Community Affairs, pursuant to the Redevelopment Law, for approval.

**BE IT FURTHER RESOLVED**, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

August 22, 2024  
#31760.00

**PRELIMINARY INVESTIGATION for DESIGNATION of an  
AREA IN NEED OF CONDEMNATION REDEVELOPMENT  
for Block 1197, Lot 2 and Block 1208, Lot 2  
and an  
AREA IN NEED OF NON-CONDEMNATION REDEVELOPMENT  
for Block 1208, Lot 3**



**Prepared For:**

Camden City Planning Board  
Department of Development & Planning  
520 Market Street  
City Hall, Room 224  
PO Box 95120  
Camden, NJ 08101-5120

**Prepared By:**

---

David Benedetti, AICP, PP  
NJ PP # 33LI00368300

---

Edward E. Fox III, AICP, PP  
NJ PP #33LI00510400

& Patrick VanBernum, Asst. Planner



**ENVIRONMENTAL  
RESOLUTIONS, INC.**

*Engineers • Planners • Scientists • Surveyors*

Environmental Resolutions, Inc.  
815 East Gate Drive, Suite 103  
Mount Laurel, NJ 08054

*The report author signed and sealed the original document in accordance with  
Chapter 41 of Title 13 of the State Board of Professional Planners.*

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**APPENDICES**

**Appendix A**  
Camden City Resolution

**Appendix B**  
Figure 1: FEMA Flood Hazard Area Map  
Figure 2: NJDEP Wetlands Boundary Map  
Figure 3: MOD IV Land Use Map  
Figure 4: Zoning Map  
Figure 5: UEZ Map

**Appendix C**  
Study Area Photographs

## **ACKNOWLEDGEMENTS**

### **Camden City Mayor**

Hon. Victor G. Carstarphen

### **Camden City Council**

Hon. Angel Fuentes, President

Sheila Davis, Vice President

Arthur Barclay

Christopher Collins

Falio Leyba-Martinez

Jannette Ramos

Nohem G. Soria-Perez

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Jose DeJesus, Jr., Chair

Steven Lee, Vice Chair

Hon. Victor G. Carstarphen, Mayor

Erin Crean

Rashid Humphry

Ian Leonard

Thomas Omari

Jannette Ramos, Councilwoman

Keith L. Walker, Public Works Director

Brenda Fraction, Alternate #1

### **Camden City Planning Board Staff**

Edward C. Williams, PhD., PP, Planning & Development Director

Angela Miller, Board Secretary

James Burns, Esq., Board Attorney

Dena Moore Johnson, Board Engineer



## **I. INTRODUCTION**

### **A. Purpose & Properties**

This Preliminary Investigation (Study) for the Determination of Areas in Need of Redevelopment per the Local Housing and Redevelopment Law (N.J.S.A. 40A:12A-5) relates solely to a 5.66-acre tract along the Admiral Wilson Boulevard (US 30) corridor, otherwise identified as the “Study Area.” This study is pursuant to the adoption of the Council’s resolution authorizing the investigation, which is in **Appendix A**.

The Study Area comprises three (3) individual parcels in the City of Camden (City): Block 1197, Lot 2; and Block 1208, Lots 2 and 3. Maps of these Study Area properties, as well as other adjacent redevelopment study areas, are in **Appendix B**.

- Figure 1: FEMA Flood Hazard Area Map
- Figure 2: NJDEP Wetlands Boundary Map
- Figure 3: MOD IV Land Use Map
- Figure 4: Zoning Map
- Figure 5: UEZ Map

### **B. Process**

Prior to making its designation recommendations, the Camden City Planning Board (Board) shall conduct a public hearing, which it has advertised and noticed according to the LHRL (N.J.S.A. 40A:12A-6), to hear from all persons who are interested in or who such designations may affect. The Board shall receive all oral and written objections to any such designation and evidence in support of those objections, consider them, and make them part of the public record.

After conducting its investigation and public hearing, the Board shall make a recommendation, by resolution, to the Council as to whether it should designate all or part of the Study Area as an Area in Need of Redevelopment. The Board will use this Preliminary Investigation during its public hearing to determine whether the identified parcels in the Study Area qualify for designation as Areas in Need of Redevelopment under the LRHL, which would permit the Council, or its designated redevelopment entity, to exercise the power of condemnation and acquisition by eminent domain.

### **C. Conclusion**

Based on the findings and evaluations identified in this report, we recommend that the Council designate all three (3) of the properties within the Study Area as “Areas in Need of Redevelopment” because they individually meet several of the LHRL statutory criteria (N.J.S.A. 40A:12A-5). Further, we also recommended that the Council designate the two (2) properties owned by V. Ponte & Sons, Inc.: Block 1197, Lot 2 and Block 1208, Lot 2, as an “Area in Need of Condemnation Redevelopment,” due to the physical blight conditions and threats to public health and safety evidenced in this report. We recommend that the Council designate the remaining property, Block 1208, Lot 3, which is in good condition and is addressing its environmental issues, as an “Area in Need of Non-Condemnation Redevelopment” within the Camden Urban Enterprise Zone (UEZ).

## **II. STATUTE**

The 1992 LRHL (N.J.S.A. 40A:12A-1 *et seq.*) as amended, provides municipalities with a means to address conditions of deterioration and lack of proper land use for lands, buildings, or both, which are abandoned, decayed, undeveloped, underdeveloped, or are non-productive or underproductive and to effect redevelopment or rehabilitation of such areas into productive assets for the community. Its 2013 amendments clarified one of the criteria for designating redevelopment areas in New Jersey and emphasized that the use of eminent domain cannot justify property acquisition unless the property has blight, rather than merely not put to its optimal use. The amendment encouraged municipalities to engage in economic development initiatives by promoting and facilitating efforts to create local economic stimulus and job creation through tools and incentives available under the LRHL without the use of eminent domain.

Since 2013, resolutions authorizing municipal planning boards to undertake a preliminary investigation must state whether the redevelopment area determination authorizes the municipality to use the power of eminent domain in a “condemnation” redevelopment area or to limit that power and in a “non-condemnation” redevelopment area.

This report will assist the Board in making a recommendation to the Council, based on the presence or absence of the relevant statutory criteria, whether the Council should designate the properties, or some portion thereof, as Areas in Need of Redevelopment, as defined by the LHRL (N.J.S.A. 40A:12A-6).

## **III. DEFINITIONS**

The following definitions, which are set forth in the LHRL (N.J.S.A. 40A:12A-3), are pertinent to this preliminary investigation:

*Development* means the division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any building or other structure, or of any mining, excavation, or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission may be required pursuant to the Municipal Land Use Law.

*Redeveloper* means any person, firm, corporation, or public body that shall enter into or propose to enter into a contract with a municipality or other redevelopment entity for the redevelopment or rehabilitation of an area in need of redevelopment, or an area in need of rehabilitation, or any part thereof, under the provisions of this act, or for any construction or other work forming part of a redevelopment or rehabilitation project.

*Redevelopment* means clearance, re-planning, development, and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public, or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or appurtenant thereto, in accordance with a redevelopment plan.

*Redevelopment area* or *Area in need of redevelopment* means an area determined to be in need of redevelopment under sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6)... a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

*Redevelopment Entity* means a municipality, or an entity authorized by the governing body of a

municipality pursuant to subsection c. of section 4 of P.L.1992, c.79 (C.40A:12A-4), to implement redevelopment plans and carry out redevelopment projects in an area in need of redevelopment, or an area in need of rehabilitation, or both.

*Redevelopment Plan* means a plan adopted by the governing body of a municipality for the redevelopment or rehabilitation of all or any part of a redevelopment area, or an area in need of rehabilitation, which plan shall be sufficiently complete to indicate its relationship to definite municipal objectives as to appropriate land uses, public transportation and utilities, recreational and municipal facilities, and other public improvements; and to indicate proposed land uses and building requirements in the redevelopment area or area in need of rehabilitation, or both.

*Redevelopment / Rehabilitation Project* means any work or undertaking pursuant to a redevelopment plan; such undertaking may include any buildings, land, including demolition, clearance or removal of buildings from land, equipment, facilities, or other real or personal properties which are necessary, convenient, or desirable appurtenances, such as but not limited to streets, sewers, utilities, parks, site preparation, landscaping, and administrative, community, health, recreational, educational, welfare facilities.

*Rehabilitation* means an undertaking, by means of extensive repair, reconstruction, or renovation of existing structures, with or without the introduction of new construction or the enlargement of existing structures, in any area that has been determined to be in need of rehabilitation or redevelopment, to eliminate substandard structural or housing conditions and arrest the deterioration of that area.

*Rehabilitation area or Area in need of rehabilitation* means any area determined to be in need of rehabilitation under section 14 of P.L.1992, c.79 (C.40A:12A-14).

## IV. AREA IN NEED OF REDEVELOPMENT

### A. Process

The LHRL (N.J.S.A. 40A:12A-6) sets forth a multi-step process that the Council and Board must follow to enable the Council to lawfully exercise the powers and activities to undertake a Preliminary Investigation for an Area in Need of Redevelopment. An outline of this process follows:

1. The Council directs the Board to undertake a Preliminary Investigation to determine whether an identified area or certain parts of it, meets the definition under the Local Housing and Redevelopment Law, N.J.S.A. 40A:12A-1 et seq., (LHRL) for designation as an Area in Need of Redevelopment:
  - a. The Council does this by resolution citing the LRHL including a map and list of the tax parcel numbers of the Study Area. (An Area in Need of Condemnation Redevelopment has the same designation criteria as an Area in Need of Non-Condemnation Redevelopment; however, there will be no possibility of using eminent domain powers in a subsequent Redevelopment Plan for an Area in Need of Non-Condemnation Redevelopment.) A Preliminary Investigation is also known as a Determination of Need Study or a Redevelopment Study.
2. With the assistance of a Professional Planner, the Board prepares a Preliminary Investigation, which is a land use planning and physical conditions analyses including:
  - a. A description of the physical conditions within the Study Area, as well as land uses, building and environmental conditions, site layout, obsolescence, vacancy status, etc.
  - b. A review of zoning and master plan designations for the Study Area.
  - c. An analysis describing how the Study Area, or parts of it, may or may not meet one or more of the criteria outlined in section 5 of P.L. 1992, c.79 (C.40A-12A-5) or the definition of a Redevelopment Area in section 3 of P.L. 1992, c.79 (C.40A-12A-3).
  - d. The recommendations as to whether the Council should designate the Study Area or parts of it, as an “Area in Need of Redevelopment.”
3. The Board schedules and notices a public hearing on the proposed redevelopment designation of the Study Area:
  - a. The Board must give public notices of its scheduled public hearing twice: once a week for two (2) consecutive weeks, in the City’s official newspaper, and the last public notice must appear not less than ten (10) days before the hearing date.
  - b. The Board must mail a notice of its scheduled public hearing to the current owners of record of the Study Area properties not less than ten (10) days prior to the hearing date advising them that they have properties within the Study Area.
  - c. Notices must contain the public hearing’s date and time, as well as the hearing’s purpose, the studied properties’ potential eminent domain impacts a condemnation redevelopment area recommendation, and the location and public availability of the Preliminary Investigation.
  - d. A copy of the Professional Planner’s signed and sealed Preliminary Investigation report and map must be on file and available for public review not less than ten (10) days before the hearing date.
4. The Board holds the scheduled public hearing on the proposed redevelopment designation of the redevelopment study area:

- a. The Professional Planner presents the results of the Preliminary Investigation Report and Study Area at the public hearing.
  - b. The Board allows property owners and others who object to the proposed designation to present oral and written statements and to present evidence to support their objections. The Board shall receive all objections to such a determination and evidence in support of those objections, given orally or in writing, consider them, and make them part of the public record.
  - c. The Board must consider all evidence objectively and make recommendations on which, if any, of the properties in the Study Area meet one or more of the criteria outlined in section 5 of P.L. 1992, c.79 (C.40A-12A-5) or the definition of a Redevelopment Area in section 3 of P.L. 1992, c.79 (C.40A-12A-3).
  - d. The Board makes a recommendation about the Study Area properties' redevelopment designation, in the form of a resolution sent to the Council, based on "substantial evidence" by the statutory criteria.
5. After receiving a copy of the Board's resolution, the Council may designate, by resolution at a public meeting, all or a portion of the Study Area as an Area in Need of Redevelopment.
- a. The LHRL does not require the Council to provide any special notices to the public or individual property owners about the meeting when it schedules its discussion or vote on the designation.
  - b. The Council may delete or include properties in the Study Area not recommended for designation by the Board; however, the Council must state in its resolution the reasons for doing so. The Council may not designate any properties not included in its original Preliminary Investigation resolution to the Board.
6. Upon the adoption of the Council's resolution, the City Clerk shall transmit a copy of it to the NJDCA Commissioner (Commissioner) for its review. Because these Study Area properties are within an area targeted for potential redevelopment in the State Development and Redevelopment Plan's Policy Map, the LHRL does not require Commissioner's approval of the Council's designation resolution.
7. The Clerk shall service notice of the Council's designation resolution, within ten (10) days after the determination, upon all current owners of record of the Study Area properties and upon each person who presented oral and written statements on the public record in objection of the designation at the Board hearing.
8. Neither the Council nor its appointed Redevelopment Entity, may undertake any redevelopment activity as permitted by the LRHL, including property acquisition in a Redevelopment Area, until the Council adopts a Redevelopment Plan by ordinance, as outlined in section 7 of P.L. 1992, c.79 (C.40A-12A-7).
9. No action to acquire property in a Redevelopment Area occurs for 45 days after the adoption of the Council's designation resolution, if Objectors present their objection at the Board's public hearing, to allow for owners or interested parties to file lawsuits challenging the designation.

## **B. Statutory Criteria**

The LHRL (N.J.S.A. 40A:12A-5) indicates that a delineated Study Area, or parts of it, may be determined to be in need of redevelopment if after investigation, notice, and hearing, as provided in section 6 of P.L. 1992, c 79 (C.40A:12A-6), the Governing Body concludes, by resolution, that within the delineated Study Area any of the following conditions are found:

- a. The generality of buildings is substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two (2) consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable;
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency, or redevelopment entity, or unimproved vacant land that has remained so for ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to development sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein, or other similar conditions that impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f. Areas, more than five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished, or altered by the action of storm, fire, cyclone, tornado, earthquake, or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. Urban Enterprise Zones automatically qualify as areas in need of redevelopment for the purposes of granting long- and short-term tax abatements and exemptions. The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the governing body and planning board have also taken the actions and fulfilled the requirements for determining that the area is in need of redevelopment as described above.
- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

The City Council can make the finding that an Area in need of Redevelopment is a site-specific parcel or a larger area. The statutory charge for a positive finding of the redevelopment eligibility requires a demonstration, on a site or an area-wide basis, or generality of conditions, that existing conditions give evidence of blight, as demonstrated by the fact that the majority of the properties within the area satisfy one or more of the statutory criteria set forth at N.J.S.A. 40A:12A-5.

The City Council may include properties within a redevelopment area even though they do not meet any of the statutory criteria, where their inclusion is necessary for the effective redevelopment of the greater area. Professional Planners sometimes refer to these as “Section 3 Properties,” referring to the LHRL’s statutory definition of “Redevelopment Area.”

## V. PRELIMINARY INVESTIGATION STUDY

### A. Property Description

All the properties within the Study Area are along or adjacent to the northern (westbound) side of the US 30 corridor, between S. 16<sup>th</sup> and S 17<sup>th</sup> Streets and south of Mickle Street. The Study Area does not include Block 1208, Lot 4, which is a 1.36-acre parcel fronting on S. 17<sup>th</sup> Street that the Council designated as a redevelopment area in 2013.

The following table provides information about their address, acreage, ownership, and use:

<b>Block</b>	1197	1208	1208
<b>Lot</b>	2	2	3
<b>Acreage</b>	2.25*	2.88	0.53
<b>Use</b>	Warehouse	Vacant	Business Storage
<b>Owner Name</b>	V Ponte & Sons, Inc.	V Ponte & Sons, Inc.	1700 AWB, LLC
<b>Owner Address</b>	268 West Street	268 West Street	1700 Admiral Wilson Blvd.
<b>Owner City, State Zip</b>	New York, NY 10013	New York, NY 10013	Camden, NJ 08105

\*-Previous tax maps have shown this parcel as 4.3 acres in size.

### B. Land Use Planning Analysis

The Study Area is within the City's Transit-Oriented Development (TOD) District, which permits a wide variety of commercial retail sales and service uses, eating and drinking establishments, lodging uses, professional service, and light industrial uses. It also permits a wide variety of residential uses, ranging from single-family, semi-detached to multifamily dwellings, which were based upon the assumption in the 2002 Master Plan that NJ Transit would open a new commuter railroad station at 17<sup>th</sup> Street that would transform this former heavy industrial area between the railroad and US 30 into a new mixed-use neighborhood. Although NJ Transit did not construct a 17<sup>th</sup> Street station when it opened the RiverLine between Camden and Trenton in 2004, the Study Area remains in the TOD district.

### C. General Property Descriptions

**Block 1197, Lot 2:** This property contains a 4-story masonry J-shaped industrial building fronting Mickle and S. 16<sup>th</sup> streets with large 1-story masonry and steel-sided shed additions, primarily constructed in the first half of the 20<sup>th</sup> century. This building and its additions comprise the entire parcel. Camden City has condemned this abandoned masonry building, but a warehouse remains in active operation in the steel-sided shed addition off S. 17<sup>th</sup> Street.

**Block 1208, Lot 2:** A major 2016 conflagration destroyed the remaining buildings and other above-ground improvements on this property, which was then operating in tandem with adjacent Block 1197, Lot 2.

**Block 1208, Lot 3:** This lot contains an irregularly shaped, 2-story masonry building with a 5,500 SF constructed c. 1930 as the gas distribution office for the Public Service Electric & Gas, Corp. It contains the national headquarters for Bush Refrigeration, a manufacturer of commercial refrigerators, freezers, and display units for the past few decades. The current owner acquired the property in 2013. The property also contains a large overhead double-sided highway billboard.



## **D. Redevelopment Criteria Analysis**

### **Criterion A. Unwholesome Living or Working Conditions**

Statutory redevelopment criterion “A” indicates that a property may be found to be in “need of redevelopment” when “the generality of buildings is substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.”

**Block 1197, Lot 2:** The property and its improvements are in conditions that are hazards to the public. Parts of the building are falling to the sidewalk and an order of imminent hazard. Our recent site visit found that the City’s Code Enforcement Office had posted on May 19, 2023, the following on the building’s main entrance:

- An Unsafe Structure Notice that “This building is declared unsafe for human occupancy. No individual is to occupy this building until the structure is rendered safe and secure,” and
- A Final Demolition Notice.

***Finding: Block 1197, Lot 2 MEETS redevelopment criterion A.***

**Block 1208, Lot 2:** A 2016 conflagration destroyed the remaining buildings and other above-ground improvements on this property, which was then operating in tandem with adjacent Block 1197, Lot 2. Today, there are no buildings on this property to live or work in.

***Finding: Block 1208, Lot 2 DOES NOT MEET redevelopment criterion A.***

**Block 1208, Lot 3:** Bush Refrigeration uses this property for storage purposes. There is no evidence to indicate that the building on this property has unwholesome working conditions.

***Finding: Block 1208, Lot 3 DOES NOT MEET redevelopment criterion A.***

### **Criterion B. Dilapidation, Vacancy, and Faulty Conditions**

Statutory redevelopment criterion “B” indicates that “The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two (2) consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable property may be found to be in “need of redevelopment.”

**Block 1197, Lot 2:** According to tax records, V. Ponte & Sons of New York, NY, has owned this former R. Hollingshead Company industrial building since 1982. It last operated a paper recycling business in the building but has not continued that business for at least the past 2 years.

***Finding: Block 1197, Lot 2 MEETS redevelopment criterion B.***

**Block 1208, Lot 2:** A 2016 conflagration destroyed the remaining buildings and other above-ground improvements on this property, which was then operating in tandem with adjacent Block 1197, Lot 2. Today, there are no buildings on this property.

***Finding: Block 1208, Lot 2 DOES NOT MEET redevelopment criterion B.***

**Block 1208, Lot 3:** Bush Refrigeration uses this property for storage purposes. There is no evidence to indicate that the building on this property has unwholesome working conditions.

***Finding: Block 1208, Lot 3 DOES NOT MEET redevelopment criterion B.***

**Criterion C. Unlikely to be Developed through the Instrumentality of Private Capital**

Statutory redevelopment criterion “C” indicates that a property may be found to be in “need of redevelopment” when “land that is owned by the municipality, the county, a local housing authority, redevelopment agency, or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to development sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.”

**Block 1197, Lot 2:** This tax parcel contains a 4-story masonry building.

***Finding: Block 1197, Lot 2 DOES NOT MEET redevelopment criterion C.***

**Block 1208, Lot 2:** A 2016 conflagration destroyed the remaining buildings and other above-ground improvements on this property, which was less than 10 years ago.

***Finding: Block 1208, Lot 2 DOES NOT MEET redevelopment criterion C.***

**Block 1208, Lot 3:** This tax parcel contains a 2-story masonry building in good condition.

***Finding: Block 1208, Lot 3 DOES NOT MEET redevelopment criterion C.***

**Criterion D. Building and Use Obsolescence**

Statutory redevelopment criterion “D” indicates that a municipality may find a property to be in “need of redevelopment” when its “buildings or improvements by reason of obsolescence and other factors are detrimental to the safety, health, morals, or welfare of the community.” The NJ Supreme Court’s March 2023, decision on Kevin Malanga v. Township of West Orange (A-45-21 / 086087) identified that, for a municipal governing body to designate a property consider redevelopment criterion “D” (N.J.S.A. 40A:12A-5.d), it must have sufficient proof that:

- a. Areas with buildings or improvements suffer from one or more specified redevelopment criteria conditions; AND
- b. As a result of the particular condition or conditions, it causes demonstrable, quantitative harm(s) “to the safety, health, morals, or welfare” of the community, e.g., municipality or surrounding area.

***Due to the lack of clarification of the evidence required to quantify such harms, as well as the nature of the surrounding properties, we defer any comment on the application of Criterion D in the Study Area, at this time.***

**Criterion E. Growing Lack or Total Lack of Proper Utilization of Areas**

Statutory redevelopment criterion “E” indicates that a property may be found in need of redevelopment when “A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein, or other similar conditions that impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.

New Jersey’s Industrial Site Recovery Act (ISRA) requires the “remediation of certain business operations (sites) prior to their sale or transfer or upon its cessation of on-site business operations.” Any person who owns the industrial establishment, owns the real property of an industrial establishment, or is the operator of the industrial establishment must comply with ISRA. Many industrial and former industrial site are left abandoned or are sub-let and under-utilized due to potential financial risks and legal exposures that this and

similar state and federal regulations have on current property owners and future investors as a condition of title that directly affects a site's "lack of proper utilization" and the public's environmental health, safety, and general welfare.

**Block 1197, Lot 2:** NJDEP identifies this property, also known as the Classic Chemical site, as Activity # BEA 240001, Program Interest ID # G000003557, dating back to 1990. An NJDEP Licensed Site Remediation Specialist (LSRP) is now supervising environmental clean-up and remediation of the building and site soils. However, NJDEP cited the property owner on June 7, 2023, with a violation for "failure to comply with the requirements for direct oversight." These are significant conditions of title that directly affects the parcel's "lack of proper utilization" and the public's environmental health, safety, and general welfare.

***Finding: Block 1197, Lot 2 MEETS redevelopment criterion E.***

**Block 1208, Lot 2:** Before the 2016 conflagration that destroyed the remaining buildings and other above-ground improvements on this property, the industrial building thereon operated in tandem with those on adjacent Block 1197, Lot 2. This parcel is part of NJDEP's Classic Chemical site environmental clean-up and remediation project. (See immediately above.) In addition, NJDEP has identified that the southern and southwestern portions of this parcel comprise historic fill dating to the 1920s construction of Bridge, now Admiral Wilson, Boulevard; however, it has not determined whether that fill included contaminated soils from nearby or other historic industrial sites. These are significant conditions of title that directly affects the parcel's "lack of proper utilization" and the public's environmental health, safety, and general welfare.

***Finding: Block 1208, Lot 2 MEETS redevelopment criterion E.***

**Block 1208, Lot 3:** The owners of this industrial property have completed their LSRP-approved Remedial Action Plan. NJDEP has established a Classification Exception Area (CEA), which is an institutional control, typically a recorded deed restriction, that there is a ground water pollution in a localized area caused by a discharge at a contaminated site. In addition, NJDEP has identified that the southern portion of this parcel comprises historic fill dating to the construction of Bridge, now Admiral Wilson, Boulevard in the 1920s; however, it has not determined whether that fill included contaminated soils from nearby or other historic industrial sites. These are significant conditions of title that directly affects the parcel's "lack of proper utilization" and the public's environmental health, safety, and general welfare.

***Finding: Block 1208, Lot 3 MEETS redevelopment criterion E.***

#### **Criterion F. More than Five (5) Acres of Fire, Natural, or Other Casualty**

Statutory redevelopment criterion "F" indicates that a property may be found in need of redevelopment when "areas, more than five (5) contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished, or altered by the action of storm, fire, cyclone, tornado, earthquake, or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated." No such casualty has occurred in the Study Area.

***Finding: All three (3) properties in the Study Area DO NOT MEET redevelopment criterion F.***

#### **Criterion G. Urban Enterprise Zones (UEZs)**

Under statutory criterion G, Urban Enterprise Zones (UEZs) automatically qualify as areas in need of redevelopment for the purposes of granting long- and short-term tax abatements and exemptions, upon adoption of a redevelopment plan by ordinance. The Study Area is within Camden's UEZ.

***Finding: All three (3) properties in the Study Area MEET redevelopment criterion G.***

**Criterion H. Smart Growth**

Statutory redevelopment criterion “H” indicates that the City Council may find a property in need of redevelopment when designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. Because Camden City is within the Metropolitan (PA-1) Planning Area on the State Plan Policy Map, the Study Area is within a designated “Smart Growth” planning area.

***Finding: All three (3) properties in the Study Area MEET redevelopment criterion H.***

**VI. Conclusion and Findings**

Based on the findings and evaluations identified in this report, we recommend that the Council designate all three (3) of the properties within the Study Area as “Areas in Need of Redevelopment” because they individually meet the LHRL statutory criteria referenced in the table below.

Block	Lot	Meets Redevelopment Criterion								Summary
		A	B	C	D	E	F	G	H	
1197	2	YES	YES	NO	YES	YES	NO	YES	YES	A, B, D, E, G, H
1208	2	NO	NO	NO	YES	YES	NO	YES	YES	D, E, G, H
1208	3	NO	NO	NO	NO	YES	NO	YES	YES	E, G, H

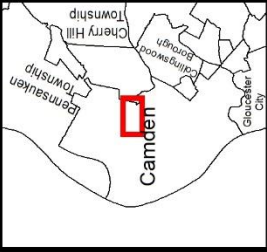
Further, we also recommended that Council designate the two (2) properties owned by V. Ponte & Sons, Inc.: Block 1197, Lot 2 and Block 1208, Lot 2, as a “Condemnation Area in Need of Redevelopment,” due to physical blight and threats to public health and safety evidenced in this report. Designation as a “Condemnation Area in Need of Redevelopment” would allow the Council or the Camden Redevelopment Agency the opportunity to condemn and acquire them in accordance with the LHRL. We recommend that Council designate the remaining property, Block 1208, Lot 3, which is in good condition and is addressing its environmental issues, as a “Non-Condemnation Area in Need of Redevelopment” within the Camden Urban Enterprise Zone (UEZ).

**Appendix A**  
City of Camden Resolution

**Appendix B**









- Figure 1: FEMA Flood Hazard Area Map
- Figure 2: NJDEP Wetlands Boundary Map
- Figure 3: MOD IV Land Use Map
- Figure 4: Zoning Map

# Flood Hazard Areas - Study Area



**ENVIRONMENTAL RESOLUTIONS, INC.**  
 Engineers • Planners • Scientists • Surveyors  
 815 EAST GATE DR. SUITE 103  
 MOUNT LAUREL, NEW JERSEY 08054  
 TEL: 856-238-7170 FAX: 856-273-9239

**Legend**

-  Study Area
-  Flood Hazard Areas
  -  With BFE (Base Flood Elevation)
  -  Without BFE
-  100-Year Floodplain
-  Area of Minimal Flood Hazard
-  Regulatory Floodway
-  Parcels

Date: 2/2/2024    Drafted By: PVB

# Wetlands - Study Area



**ENVIRONMENTAL RESOLUTIONS, INC.**  
 Engineers • Planners • Scientists • Surveyors  
 815 EAST GATE DR. SUITE 103  
 MOUNT LAUREL, NEW JERSEY 08054  
 TEL. 856-235-7770 FAX 856-273-9239

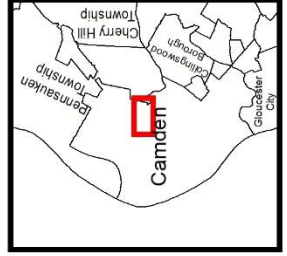
**Legend**

- Wetlands
- Study Area
- Parcels

Date: 2/2/2024      Drafted By: PVB



# Land Use (MOD IV) - Study Area



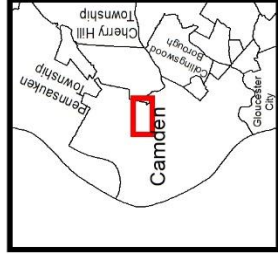
**ENVIRONMENTAL RESOLUTIONS, INC.**  
 Engineers • Planners • Scientists • Surveyors  
 815 EAST GATE DR. SUITE 103  
 MOUNT LAUREL, NEW JERSEY 08054  
 TEL: 856-235-7770 FAX: 856-273-9239

**Legend**

	Study Area		Residential		Public Property		Other Public Exempt
	Parcels		Commercial		Church & Charitable		Public School
	No Data		Industrial		Cemeteries		
	Vacant						

Date: 2/2/2024      Drafted By: PVB

# Zoning Districts - Study Area



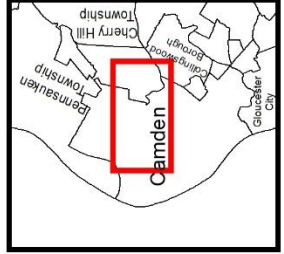
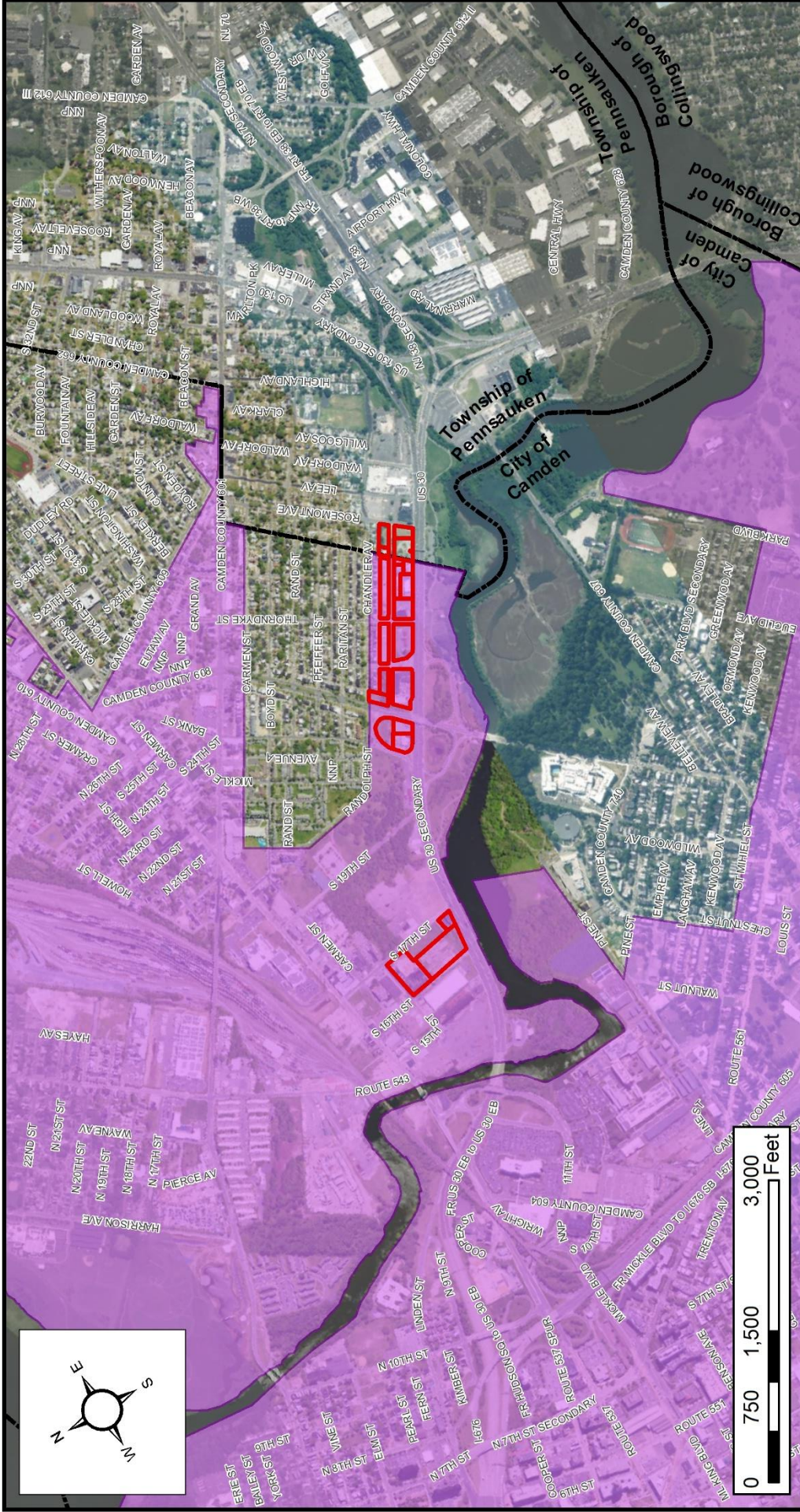
**ENVIRONMENTAL RESOLUTIONS, INC.**  
 Engineers • Planners • Scientists • Surveyors  
 815 EAST GATE DR, SUITE 103  
 MOUNT LAUREL, NEW JERSEY 08054  
 TEL: 856-235-7170 FAX: 856-273-9239

**Legend**

- Study Area
- Camden Zoning Districts
- Pennsauken Zoning Districts

Date: 2/2/2024    Drafted By: PVB

# Urban Enterprise Zones (UEZs) - Study Area



**ENVIRONMENTAL RESOLUTIONS, INC.**  
 Engineers • Planners • Scientists • Surveyors  
 815 EAST GATE DR. SUITE 103  
 MOUNT LAUREL, NEW JERSEY 08054  
 TEL. 856-235-7770 FAX 856-273-9239

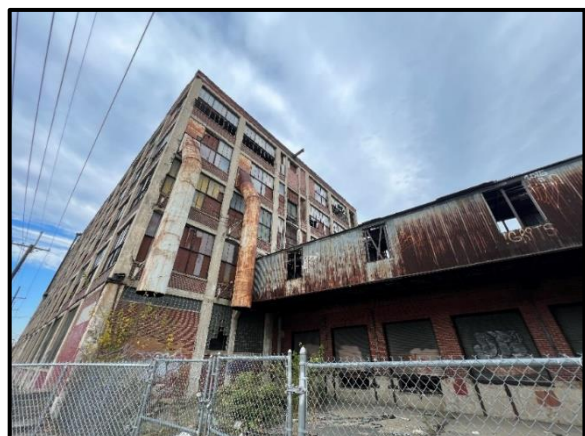
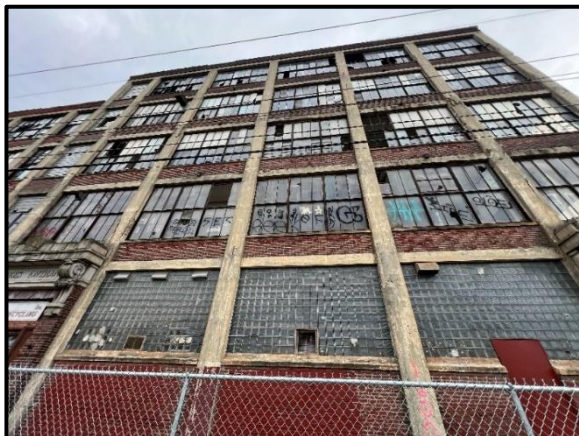
**Legend**

- Study Area
- Urban Enterprise Zones (UEZs)

Date: 2/13/2024    Drafted By: PVB

**Appendix C**  
Study Area Photographs

**Block 1197, Lot 2: SW corner of Mickles & 16<sup>th</sup> Streets  
Ponte Warehouse  
Meets Redevelopment Criteria A, B, D, E, G, & H**



**Block 1208, Lot 2: NE corner of US 30 & 17<sup>th</sup> Street  
Former Ponte Warehouse Site  
Meets Redevelopment Criteria D, E, G, & H**



**Block 1208, Lot 3: NW corner of US 30 & 17<sup>th</sup> Street**  
**Bush Refrigeration Building**  
**Meets Redevelopment Criteria , E, G, & H**



# **Resolution #40**

---

**Resolution Authorizing A Contract To TBD To Provide  
Consulting And Support For UKG “Ready Time And  
Attendance” Software (by title)**

## **RESOLUTION**

**NOT available at time of print on  
Friday, September 27, 2024.**





"Place Holder"

# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: 10/08/2024

TO: City Council

FROM: Edward Williams, Director Planning & Development/Office of Capital Improvements

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING A CONTRACT TO [TBD] TO PROVIDE CONSULTING AND SUPPORT FOR UKG "READY TIME AND ATTENDANCE" SOFTWARE**

Point of Contact:	Lateefah Chandler	Admin-Purchasing	856-757-7475	lachandl@ci.camden.nj.us
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y		9/18	
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent	Y		9/18	
Director of Finance	Y		9/18	

Approved by:

Business Administrator

Signature

9/26  
Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

**"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.**

Received by:

City Attorney

Signature

Date

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** RESOLUTION AUTHORIZING A CONTRACT TO [TBD] TO PROVIDE CONSULTING AND SUPPORT FOR UKG "READY TIME AND ATTENDANCE" SOFTWARE

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- Vendor will provide a digital interface between UKG and Edmunds Payroll to help with improving accuracy in attendance tracking, streamline payroll processes and reduce manual data entry
- City will purchase 14 touchfree facial clocks

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** TBD

**APPROPRIATION NUMBER:** 4-01-E2-450-906

**PROCUREMENT:** RFP 24-19 – Received two proposals

**IMPACT STATEMENT:**

- Integration of time and attendance with payroll software

**SUBJECT MATTER EXPERTS/ADVOCATES:**

**COORDINATION:**

•

Prepared by: LATEEAH CHANDLER

856-757-7475

---

Name

Phone/Email

**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	CITY OF CAMDEN
Professional Service or EUS Type	N/A
Name of Vendor	TBD
Purpose or Need for service:	VENDOR WILL PROVIDE A DIGITAL INTERFACE BETWEEN UKG AND EDMUNDS PARYROLL TO HELP WITH IMPROVING ACCURACY IN ATTENDANCE TRACKING, STREAMLINE PAYROLL PROCESSES AND REDUCE MANUAL DATA ENTRY
Contract Award Amount	\$TBD
Term of Contract	THREE YEAR WITH 2 ADDITONAL ONE YEAR OPTION
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	YES
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	RFP 24-19
Were other proposals received? If so, please attach the names and amounts for each proposal received?	YES VERTOSOFT

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature\*

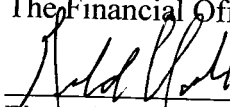
\_\_\_\_\_  
Date

\_\_\_\_\_  
Business Administrator/Manager Signature

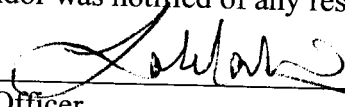
Date \_\_\_\_\_

\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

The Financial Officer affirms that there is adequate funding available for this action.

  
\_\_\_\_\_  
Financial Officer Signature

I certify that the vendor selected is in compliance with the adopted Pay to Play Ordinance and that the vendor was notified of any restrictions with respect to campaign contributions.

  
\_\_\_\_\_  
Certifying Officer

Date \_\_\_\_\_

***For LGS use only:***

Approved

Denied

\_\_\_\_\_  
Date

Director or Designee,  
Division of Local Government Services

Number Assigned \_\_\_\_\_

DB:dh  
10-08-24

K-211

**RESOLUTION AUTHORIZING AN CHANGE ORDER #1 TO CONTRACT #07-23-036  
WITH PAVING PLUS, LLC TO INCREASE THE AMOUNT BY \$90,400.00  
FOR FY 2021 RESURFACING OF VARIOUS STREETS PROJECT**

WHEREAS, the Council of the City of Camden by Resolution R-15 (MC-23-9041) dated July 11, 2023 awarded a contract (#07-23-036) to Paving Plus, LLC for the purpose of providing a paving contractor to perform milling and resurfacing of various City streets; and

WHEREAS, the contract price set forth in Resolution R-15 as aforesaid was EIGHT HUNDRED EIGHTEEN THOUSAND SIX HUNDRED NINETY-THREE DOLLARS AND SEVENTY-FIVE CENTS (\$818,693.75); and

WHEREAS, it is necessary to amend said contract by Change Order #1 in an amount not to exceed NINETY THOUSAND FOUR HUNDRED DOLLARS (\$90,400.00) to provide design related services for seven (7) parks, including surveying and engineering and construction administration; and


WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the state and federal budget of the City of Camden under line item "G-02-SE-559-210" and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that contract #07-23-036 between the City of Camden and Paving Plus, LLC be amended to reflect Change Order #1 in an amount not to exceed NINETY THOUSAND FOUR HUNDRED DOLLARS (\$90,400.00) for a total contract amount of NINE HUNDRED NINE THOUSAND NINETY-THREE DOLLARS AND SEVENTY-FIVE CENTS (\$909,093.75).

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed  
and approved as to form.



DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk

**CITY OF CAMDEN**

**CERTIFICATION AS TO THE AVAILABILITY OF FUNDS**

I CERTIFY, DIRECTOR FOR THE FINANCE DEPARTMENT FOR THE CITY OF CAMDEN, THAT WITH RESPECT TO THE AWARD OF A CONTRACT OR EXPENDITURE OF FUNDS TO: PAVING PLUS

THAT THE FUNDS ARE AVAILABLE AS OF THE DATE OF THIS RESOLUTION/CERTIFICATION, FROM ONE OF THE FOLLOWING:

• BUDGET APPROPRIATION:  
AMOUNT: \$

• DEDICATED BY RIDER:  
AMOUNT:\$

• RESERVE FOR STATE AND FEDERAL GRANT: G-02-SE-559-210  
AMOUNT:\$ 90,400.00

• CAPITAL ORDINANCE  
AMOUNT:\$

• TRUST ACCOUNT:  
AMOUNT: \$

**DETERMINATION OF VALUE CERTIFICATION**

I CERTIFY, AS CHIEF FINANCIAL OFFICER, THAT THE ANTICIPATED VALUE OF THE CONTRACT, OVER THE FULL LIFE, WILL BE:\$ 90,400.00

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION AUTHORIZING CHANGE ORDER #1 AN INCREASE IN TE AMOUNT OF \$90,400.00 TO CONSTRUCTION CONTRACT #07-23-0236 WITH PAVING PLUS IN CONNECTION WITH THE FY 2021 RESURFACING OF VARIOUS STREETS PROJECTS.

*Gerald C. Seneski*  
*Chief Financial Officer*

Date: *[Signature]*



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 8, 2024  
**PLACE HOLDER!!!**

TO: City Council  
FROM: Edward Williams, Director Planning & Development/Office of Capital Improvements  
**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing Change Order #1,  
an increase in the amount of \$90,400.00 to Construction Contract #07-23-036 with Paving Plus,  
in connection with the FY 2021 Resurfacing of Various Streets project.

Point of Contact: Wendell Bibbs      Capital Improvements      (856) 757-7680      Wendell.Bibbs@rve.com

Name	Department- Division- Bureau	Phone	Email
------	------------------------------------	-------	-------

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible Department Director	Y		9/26	
Supporting Department Director (if necessary)	N			
Director of Grants Management	N			
Qualified Purchasing Agent	N			
Director of Finance	Y			

Approved by:  
Business Administrator

Signature

Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***"Walk-on" note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

Signature

Date

<sup>1</sup> For Example: Form "A" - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form "D" - Contract Request, Form "E" - Creation/Extension of Services, Form "G" - Grant Approval, Form "H" - Bond Ordinance or Contract Request, Form "I", "Best Price Insurance Contracting" Model Ordinance

<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.

## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION:** Resolution authorizing Change Order #1, an increase in the amount of \$90,400.00 to Construction Contract #07-23-036 with Paving Plus, in connection with the FY 2021 Resurfacing of Various Streets project.

### FACTS/BACKGROUND:

- FY 2021 Resurfacing of Various Streets, in the City of Camden
- Paving Plus was lowest responsible bidder & awarded contract
- Unforeseen field conditions caused an increase to contract

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$90,400.00 (change order)

### IMPACT STATEMENT:

- Unforeseen field conditions determined while project was underway
- City Council approval of this legislation will improve City of Camden streets
- If not approved by Council corrective and preventative action to City streets will not be properly addressed
- New contract amount per this change #1 \$909,093.75

### SUBJECT MATTER EXPERTS/ADVOCATES:

- Wendell Bibbs, Acting City Engineer
  - Attendance: (Y/N/Tentative). Confirmed?
- Edward Williams, Director Planning & Development
  - Attendance: (Y/N/Tentative). Confirmed?

### COORDINATION:

- Ultimately, City of Camden residents will be impacted by approval of this Council request.

**Prepared by:** Tytanya Ray (856) 757-7680 tyray@ci.camden.nj.us

---

Name

Phone/Email



**STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF LOCAL GOVERNMENT SERVICES  
CONTRACT REQUEST FORM**

This form must be filled out in its entirety and is intended to provide the Division with appropriate information to determine whether to approve a new or extended service. Please provide any additional information you believe will help the Division make an informed decision.

Municipality	City of Camden
--------------	----------------

Professional Service or EUS Type	Change Order #1 (Increase)
Name of Vendor	Paving Plus, LLC
Purpose or Need for service:	Change Order #1. Due to inlets and increased milling a change order is needed.
Contract Award Amount	\$90,400.00
Term of Contract	
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	No
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	N/A
Were other proposals received? If so, please attach the names and amounts for each proposal received?	No

Please attach the RFP, evaluation memoranda or evaluation forms used to evaluate the vendors and a list of all bidders and the bid amounts associated with each bidder.

If the lowest bidder was not selected, please have the appropriate personnel sign the certification on page 2.

\_\_\_\_\_  
Mayor's Signature\*

Date \_\_\_\_\_

\_\_\_\_\_  
Business Administrator/Manager Signature

Date \_\_\_\_\_

\*For direct appointments of the Governing Body, Council President or at the discretion of the Director, the most senior member of the Governing Body may sign the waiver in lieu of the Mayor.

The Chief Financial Officer affirms that there is adequate funding available for this personnel action.

\_\_\_\_\_  
Chief Financial Officer Signature

I certify that the vendor selected is in compliance with the adopted Pay to Play Ordinance and that the vendor was notified of any restrictions with respect to campaign contributions.

\_\_\_\_\_  
Certifying Officer

Date \_\_\_\_\_

***For LGS use only:***

Approved  Denied

\_\_\_\_\_  
Date \_\_\_\_\_

Director or Designee,  
Division of Local Government Services

Number Assigned \_\_\_\_\_

**CAMDEN CITY**

520 MARKET STREET  
 P O BOX 95120  
 CAMDEN, NJ 08101-5120  
 TEL (856)757-7000

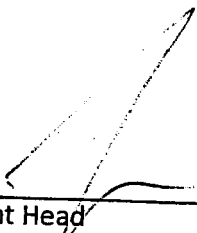
REQUISITION	
NO.	R2401936

S H I P T O	DIVISION OF CAPITAL IMPROVEMTS 520 MARKET STREET RM 325, CITY HALL CAMDEN, NJ 08101
V E N D O R	VENDOR #: PAV07 PAVING PLUS 1194 FIRES MILL ROAD FRANKLINVILLE, NJ 08322

ORDER DATE: 09/25/24  
 DELIVERY DATE:  
 STATE CONTRACT:  
 F.O.B. TERMS:

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	CONSTRUCTION CHANGE ORDER #1 IN CONNECTION WITH FY 2021 RESURFACING OF VARIOUS STREETS PROJECT.  CONTRACT #07-23-036	G-02-SE-559-210	90,400.0000	90,400.00
			TOTAL	90,400.00

Approved:



Department Head

*Sim*  
 Date

I hereby certify that the work or supplies specified are necessary for the proper transaction of the business of this bureau or office.

*T. Thompson*  
 Receiver of Goods  
 Date 9/25/24

**FORWARD THIS COPY OF THE REQUISITION TO THE PURCHASING BUREAU**

Range of Accounts: G-02-SE-559-210 to G-02-SE-559-210  
 Current Period: 01/01/23 to 09/25/24  
 Audit Report Type: Standard  
 Note: Transaction beginning balance includes all Adds/Changes occurring on or prior to the As of Date  
 \* Transaction is included in previous aud/or begin balance \*\* Transaction is not included in balance  
 En = PO Line Item First Encumbrance Date BC = Blanket Control BS = Blanket Sub

Account No	Description	Adopted	Amended	Transfers	Modified	Balance YTD	Trans Amount	Trans Balance	User
Date	Transaction Data/Comment	Expended YTD	Encumber YTD	Reimbrsd YTD	Cancelled	Unexpended			
		Expended Curr		Reimbrsd Curr	Pd/Chrgd YTD				

G-02-SE-559-210 Transportation Trust Fund - 2021

0.00	1,014,793.00	0.00	1,014,793.00	0.00	1,014,793.00	196,099.25	81		
0.00	818,693.75	0.00	818,693.75	0.00	0.00	1,014,793.00			
0.00		0.00		0.00	818,693.75				

Begin balance: 01/01/23  
 10/25/23 PO 23-03942 1 Open CONTRACT #07-23-036 -FY2021 PAV07 PAVING PLUS 818,693.75- 1,014,793.00 SZP

Department: 559 Total

0.00	1,014,793.00	0.00	1,014,793.00	0.00	1,014,793.00	196,099.25	81		
0.00	818,693.75	0.00	818,693.75	0.00	0.00	1,014,793.00			
0.00		0.00		0.00	818,693.75				

CAFR: SE NJ Department of Transportation Total

0.00	1,014,793.00	0.00	1,014,793.00	0.00	1,014,793.00	196,099.25	81		
0.00	818,693.75	0.00	818,693.75	0.00	0.00	1,014,793.00			
0.00		0.00		0.00	818,693.75				

Fund: 02 Grant Fund Budgeted Total

0.00	1,014,793.00	0.00	1,014,793.00	0.00	1,014,793.00	196,099.25	81		
0.00	818,693.75	0.00	818,693.75	0.00	0.00	1,014,793.00			
0.00		0.00		0.00	818,693.75				

Fund: 02 Grant Fund Non-Budgeted Total

0.00	0.00	0.00	0.00	0.00	0.00	0.00	0		
0.00	0.00	0.00	0.00	0.00	0.00	0.00			
0.00	0.00	0.00	0.00	0.00	0.00	0.00			

Fund: 02 Grant Fund Total

0.00	1,014,793.00	0.00	1,014,793.00	0.00	1,014,793.00	196,099.25	81		
0.00	818,693.75	0.00	818,693.75	0.00	0.00	1,014,793.00			
0.00		0.00		0.00	818,693.75				

Account No	Description	Adopted Expended YTD	Amended Encumber YTD	Transfers Reimbrsd YTD	Modified Canceled Pd/Chrgd YTD	Balance YTD %Used	Trans Amount	Trans Balance	User
Final Budgeted		0.00	1,014,793.00	0.00	1,014,793.00	196,099.25	81		
		0.00	818,693.75	0.00	0.00	1,014,793.00			
		0.00		0.00	818,693.75				
Final Non-Budgeted		0.00	0.00	0.00	0.00	0.00	0		
		0.00	0.00	0.00	0.00	0.00			
		0.00		0.00	0.00				
Final Total		0.00	1,014,793.00	0.00	1,014,793.00	196,099.25	81		
		0.00	818,693.75	0.00	0.00	1,014,793.00			
		0.00		0.00	818,693.75				

**Department of Planning & Development- Office of Capital Improvements/Project Management  
Grant Summary Form**

Department: Planning & Development Revised: 9/25/2024  
Capital Improvements/Project Management

Grant Administrator: Tytanya C. Ray Grant Administrator #: 757-7628

Grant/Project Name:		2021 Resurfacing of Various Streets			
Grant #:					
City Contract Date:		7/11/23	City Contract #:		07-23-036
Application Resolution #:		R-13 MC-20:7785 12/29/20	Appropriation Code #:		G-02-SE-559-210
Funding Source:		FY 2021 NJDOT Transportation Trust Fund Authority (TTFA)- Municipal Aid			
Pass Through:	Y	N	Source:		
Amount of Grant:		\$1,014,793.00 (Contract Amount for Paving Plus \$818,693.75)			
Local Match:	Y	N	Cash:		In-Kind
Budget Insertion Resolution # & Date:		R-18, MC-21:7839, 2/9/21	Accepting Grant Resolution # MC:		R-17, MC-21:7838, 2/9/21
Term of Grant:		Location of Activity:			
Date of Analysis:		9/25/24	Reviewed By:		Tytanya C. Ray

**Summary: 9/25/2024:** *Place Holder-* pending NJDOT approval of Change Order #1 in the amount of \$90,400.00 to contract #07-23-036 with Paving Plus, LLC, in connection with FY 2021 Resurfacing of Various Streets project. Provided NJDOT approval is granted by the 10/8/24 meeting City Council approval is requested for the same.

**6/14/2023:** Council approval is requested to award a \$818,693.75 (Main bid plus Alt #1) Construction contract to Paving Plus, LLC., for FY 2021 Resurfacing of Various Streets project.

**1/12/2021:** In connection with the 2021 Resurfacing of Various Streets project: Council approval is requested at the March 9, 2021 Meeting to (1) Accept Funds and (2) Set up a spending account.

**11/19/20:** On behalf of the City, the Department of Planning & Development, Division of Capital Improvements/Project Management will be applying for FY 2021 NJDOT Transportation Trust Fund Authority (TTFA) Municipal Aid for Design, Construction and Inspection of a Roadway Improvement project in the City of Camden. Council action authorizing submission of an application for funding is requested for the Next Scheduled Council meeting. Certified resolutions authorizing application are needed for submission to NJDOT.

**Project Limits: TO BE DETERMINED**

Street

From

To

**Department of Planning & Development- Office of Capital Improvements/Project  
Management  
Grant Summary Form**

**Timelines:** pending

**Problem Areas/Recommendations:** Pending

<i>Cabinet #</i>	<i>Drawer #</i>
<i>Capital Impr (1)</i>	<i>Capital Impr (1)</i>

## Tytanya Ray

---

**From:** Tytanya Ray  
**Sent:** Monday, September 23, 2024 2:30 PM  
**To:** Sharon D. Eggleston; Lateefah Chandler; JRaday; Daniel S. Blackburn  
**Subject:** RE: Paving Plus Milling Contract

If the City will be seeking reimbursement from NJDOT in connection with costs for change order, NJDOT would need to approve the change. Otherwise, costs could be deemed non-participating, I'll confirm with DOT.

---

**From:** Sharon D. Eggleston <ShMoore@ci.camden.nj.us>  
**Sent:** Monday, September 23, 2024 2:21 PM  
**To:** Lateefah Chandler <LaChandl@ci.camden.nj.us>; Tytanya Ray <TyRay@ci.camden.nj.us>; JRaday <JRaday@Pennoni.com>; Daniel S. Blackburn <DaBlackb@ci.camden.nj.us>  
**Subject:** RE: Paving Plus Milling Contract  
**Importance:** High

Lateefah,

I reviewed the Contract and the Changed Conditions provision under N.J.S.A. 40A:11-16.7, and the DOT Guidelines and I do not think that DOT has to approve the Change Order because we are increasing the costs, the means and methods are not being changed. Joe, what are your thoughts about this?

*Sharon D. Eggleston*

Asst. City Attorney  
Office of the City Attorney  
City of Camden  
Phone: 856-757-7183  
City Cell: 856-571-9537  
Fax: 856-541-3719  
E-Mail: [shmoore@ci.camden.nj.us](mailto:shmoore@ci.camden.nj.us)



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---

**From:** Lateefah Chandler <LaChandl@ci.camden.nj.us>  
**Sent:** Monday, September 23, 2024 1:45 PM  
**To:** Tytanya Ray <TyRay@ci.camden.nj.us>; Sharon D. Eggleston <ShMoore@ci.camden.nj.us>; JRaday <JRaday@Pennoni.com>  
**Subject:** Re: Paving Plus Milling Contract

Hello

Question was asked

Does this change order need to go to DOT for approval?

Thank you  
Lateefah Chandler

---

**From:** Lateefah Chandler <LaChandl@ci.camden.nj.us>  
**Sent:** Monday, September 23, 2024 1:41:06 PM  
**To:** Tytanya Ray <TyRay@ci.camden.nj.us>; Sharon D. Eggleston <ShMoore@ci.camden.nj.us>; JRaday <JRaday@Pennoni.com>  
**Subject:** Re: Paving Plus Milling Contract

Hey TRay

There is still a balance left out of the current funding source, we can use that.

G-02-SE-559-210 there is a balance of \$196,098.25

Thank you  
Lateefah Chandler

---

**From:** Tytanya Ray <TyRay@ci.camden.nj.us>  
**Sent:** Monday, September 23, 2024 11:54:51 AM  
**To:** Sharon D. Eggleston <ShMoore@ci.camden.nj.us>; JRaday <JRaday@Pennoni.com>; Lateefah Chandler <LaChandl@ci.camden.nj.us>  
**Subject:** RE: Paving Plus Milling Contract

Good Morning,

Is this for FY 2021 Resurfacing project?

Lateefah- please provide the funding source being used for change order.

Joe- I'm going to begin processing change order request while waiting for official change order & supporting docs from you.

Thanks.

---

**From:** Sharon D. Eggleston <ShMoore@ci.camden.nj.us>  
**Sent:** Monday, September 23, 2024 11:45 AM  
**To:** Tytanya Ray <TyRay@ci.camden.nj.us>; JRaday <JRaday@Pennoni.com>

**Subject:** Paving Plus Milling Contract  
**Importance:** High

Hi Tytanya,

We are going to do a Change Order to the Paving Plus Contract, I think that Joe Raday of Pennoni will be able to provide most of the info. Lateefah said that I should contact you, so that you can do the internal mechanics of the Change Order. The amount of the Contract will increase by \$90,400 which covers the inlets and increased milling costs. This Change Order needs to be done ASAP because we want to put it on the Agenda for October so that Paving will begin the work around October 9<sup>th</sup>. If you have any questions, please reach out to me.

Thanks,

*Sharon D. Eggleston*

Asst. City Attorney  
Office of the City Attorney  
City of Camden  
Phone: 856-757-7183  
City Cell: 856-571-9537  
Fax: 856-541-3719  
E-Mail: [shmoore@ci.camden.nj.us](mailto:shmoore@ci.camden.nj.us)



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## Tytanya Ray

---

**From:** Joseph Raday <JRaday@Pennoni.com>  
**Sent:** Monday, September 23, 2024 2:57 PM  
**To:** Tytanya Ray; Sharon D. Eggleston; Lateefah Chandler; Daniel S. Blackburn  
**Cc:** Edward King; Gonzales, Nenebert  
**Subject:** RE: Paving Plus Milling Contract

Thanks T!

We get that over to him asap.

### Joseph Raday, PE, CME

Associate Vice President, Office Manager

### Pennoni

2 Aquarium Drive, Suite 320 | Camden, NJ 08103  
**Direct:** +1 856-316-1059 | **Mobile:** +1 856-261-6055  
[www.pennoni.com](http://www.pennoni.com) | [JRaday@Pennoni.com](mailto:JRaday@Pennoni.com)

---

**From:** Tytanya Ray <TyRay@ci.camden.nj.us>  
**Sent:** Monday, September 23, 2024 2:55 PM  
**To:** Sharon D. Eggleston <ShMoore@ci.camden.nj.us>; Lateefah Chandler <LaChandl@ci.camden.nj.us>; Joseph Raday <JRaday@Pennoni.com>; Daniel S. Blackburn <DaBlackb@ci.camden.nj.us>  
**Subject:** RE: Paving Plus Milling Contract

Joe,  
Bert Gonzales from NJDOT has confirmed that change order must be approved by his office. He's fine with emailing change order form to him at: [Nenebert.Gonzales@dot.nj.gov](mailto:Nenebert.Gonzales@dot.nj.gov)  
Thanks.

---

**From:** Sharon D. Eggleston <ShMoore@ci.camden.nj.us>  
**Sent:** Monday, September 23, 2024 2:21 PM  
**To:** Lateefah Chandler <LaChandl@ci.camden.nj.us>; Tytanya Ray <TyRay@ci.camden.nj.us>; JRaday <JRaday@Pennoni.com>; Daniel S. Blackburn <DaBlackb@ci.camden.nj.us>  
**Subject:** RE: Paving Plus Milling Contract  
**Importance:** High

Lateefah,

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*Sharon D. Eggleston*  
Asst. City Attorney  
Office of the City Attorney

City of Camden  
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**Sent:** Monday, September 23, 2024 1:41:06 PM  
**To:** Tytanya Ray <[TyRay@ci.camden.nj.us](mailto:TyRay@ci.camden.nj.us)>; Sharon D. Eggleston <[ShMoore@ci.camden.nj.us](mailto:ShMoore@ci.camden.nj.us)>; JRaday <[JRaday@Pennoni.com](mailto:JRaday@Pennoni.com)>  
**Subject:** Re: Paving Plus Milling Contract

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There is still a balance left out of the current funding source, we can use that.

G-02-SE-559-210 there is a balance of \$196,098.25

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Lateefah Chandler

---

**From:** Tytanya Ray <TyRay@ci.camden.nj.us>  
**Sent:** Monday, September 23, 2024 11:54:51 AM  
**To:** Sharon D. Eggleston <ShMoore@ci.camden.nj.us>; JRaday <JRaday@Pennoni.com>; Lateefah Chandler <LaChandl@ci.camden.nj.us>  
**Subject:** RE: Paving Plus Milling Contract

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Lateefah- please provide the funding source being used for change order.  
Joe- I'm going to begin processing change order request while waiting for official change order & supporting docs from you.  
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---

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Thanks,

*Sharon D. Eggleston*

Asst. City Attorney  
Office of the City Attorney

City of Camden

Phone: 856-757-7183

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federal and state law. Although the City of Camden attempts to sweep e-mails and attachments for viruses, it does not guarantee that either are virus free and accepts no liability for any damage sustained as a result of viruses. Thank you.

DB:AIV  
10-08-24

R-42

**RESOLUTION AUTHORIZING THE CITY OF CAMDEN TO ENTER INTO A RIGHT OF ENTRY AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION**

WHEREAS, the State of New Jersey requires Fire Department's to annually participate in training to improve special operations and preparedness; and

WHEREAS, the Camden City Fire Department ("Department") is the recipient of a FEMA-Assistance to Firefighter Grant to fund such trainings;

WHEREAS, the Department seeks to conduct a structural collapse training at a New Jersey Department of Environmental Protection ("NJDEP") facility to satisfy the aforementioned State training requirement; and

WHEREAS, the Department seeks, and NJDEP granted, permission to utilize a NJDEP facility to conduct said training; and

WHEREAS, NJDEP requires the City to enter into a Right of Entry Agreement for use of the Property at no cost to the City; and

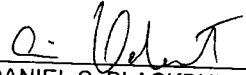
WHEREAS, the City desires to enter into the Right of Entry Agreement for use of a NJDEP facility for the Department to conduct structural collapse training; now therefore

BE IT RESOLVED, by the City Council of the City of Camden, that the Mayor of the City of Camden, or their authorized designee, is hereby authorized to enter into a Right of Entry Agreement with New Jersey Department of Environmental Protection for use of NJDEP property for the Camden City Fire Department to conduct structural collapse training.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
for DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

\_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



# CITY OF CAMDEN — CITY COUNCIL ACTION REQUEST FORM

COUNCIL MEETING DATE: OCTOBER 8, 2024

TO: City Council  
FROM: Jesse Flax, Fire Chief

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE CITY OF CAMDEN TO ENTER INTO A RIGHT OF ENTRY AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF ENVIORNMENTAL PROTECTION**

Point of Contact:	Jesse Flax	Fire	856-757-7518	jefflax@ci.camden.nj.us
	Name	Department-Division-Bureau	Phone	Email

## ENDORSEMENTS

	Recommend Approval (Y/N)	Signature	Date	Comments
Responsible				
Department Director				
Supporting Department Director (if necessary)				
Director of Grants Management				
Qualified Purchasing Agent				
Director of Finance				

Approved by:  
Business Administrator

---

Signature Date

Attachments (list and attach all available):

1. Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)<sup>1</sup>
2. Certification of Funds<sup>2</sup>
3. Addition supporting documents.

***“Walk-on” note: All walk-on legislation must be pre-approved by the Business Administrator. The Department Director and Contact Person are jointly responsible for delivering all necessary documents to the City Clerk for distribution at the Council Meeting.***

Received by:  
City Attorney

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<sup>1</sup> For Example: Form “A” - Request for approval of Employees Requiring Advice and Consent of Governing Body, Form “D” - Contract Request, Form “E” - Creation/Extension of Services, Form “G” - Grant Approval, Form “H” - Bond Ordinance or Contract Request, Form “I”, “Best Price Insurance Contracting” Model Ordinance  
<sup>2</sup> Mandatory for any financial commitment to the City or expenditure of City Funds.



## EXECUTIVE SUMMARY

**TITLE OF ORDINANCE/RESOLUTION: RESOLUTION AUTHORIZING THE CITY OF CAMDEN TO ENTER INTO A RIGHT OF ENTRY AGREEMENT WITH THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION**

**FACTS/BACKGROUND:** (Executive level details. Short concise bullets)

- Request to enter into Right of Entry Agreement with NJDEP for Fire Department Structural Collapse training

**AMOUNT OF PROPOSED CONTRACT or TOTAL COST OF PROPOSAL:** \$0

**IMPACT STATEMENT:**

- Provide additional time for assignees to foreclose on tax sale certificates to acquire properties.
- To continue to receive tax revenue for properties and provide time for assignees to acquire title.
- If not approved, TSC's will revert back to City; loss in tax revenue for properties.

**SUBJECT MATTER EXPERTS/ADVOCATES:**

- Name, Organization 1.
  - Attendance: (Y/N/Tentative). Confirmed?
- Name, Organization 2.
  - Attendance: (Y/N/Tentative). Confirmed?
- Additional as required...

**COORDINATION:**

- Assignees retain assignments.

Prepared by: J. Flax

jeflax@ci.camden.nj.us

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Name

Phone/Email

---

**Signature**

**Date**

## RIGHT OF ENTRY AGREEMENT

This Right of Entry Agreement (hereinafter "Agreement") is made this \_\_\_ day of \_\_\_\_\_, 2024 ("Effective Date"), by and between the **New Jersey Department of Environmental Protection** (hereinafter "Department") and the **Camden Fire Department** (hereinafter "Grantee"). This Agreement authorizes Grantee, and its affiliates, together with its environmental consultants, experts, engineers and contractors (collectively "Contractors") to enter a portion of Block 78, Lots 1 and Block 79, Lot 10 on the Tax Map of Camden City, Camden County, State of New Jersey (the "Properties") to train participants with various skills, using specialized tools and techniques, to rescue individuals (known as structural collapse training, hereinafter "Training").

**WHEREAS**, the Department administers the Properties under the authority of N.J.S.A. 13-1L-1 et seq.; and

**WHEREAS**, Grantee is required by the State of New Jersey to participate in training annually to improve Grantee's special operations preparedness and more effectively respond to emergency situations; and

**WHEREAS**, Grantee has requested temporary access and use of the portion of the Properties identified as the "Temporary Workspace" on the Map of the Properties, attached as Exhibit A, to perform the Training; and

**WHEREAS**, Grantee's Contractor has provided a work description and schedule outlining and describing the Training being performed, which is attached as Exhibit B ("Training Work Schedule"); and

**WHEREAS**, Grantee shall not construe this Agreement as any approval of and future training exercises, and shall be required to make a separate request for any such proposal that requires any additional use of the Department's land; and

**WHEREAS**, the Department has determined that the impact of Grantee's use of the Properties under this Agreement has been minimized to the greatest possible extent; and

**NOW THEREFORE**, for the purposes set forth above and in consideration of the recitals, mutual promises contained herein, the Department and Grantee agree as follows:

1. The Department hereby grants Grantee and its Contractors a non-exclusive right to enter on, occupy and use the Properties only for the purposes set forth in this Agreement and within the area identified as the "Temporary Workspace" on the Map of the Properties.
2. As a condition precedent and concurrent to allowing Grantee to perform the Training, Grantee agrees that:
  - (a) Grantee and its Contractors shall have use of the Temporary Workspace for the Trainings for:

- (i) Access to the Properties;
- (ii) Staging of equipment, vehicles, and materials on the Properties including, but not limited to concrete slabs, a crane, heavy rotator and other heavy machinery;
- (iii) Performance of the activities described in the Training Work Schedule, including but not limited to cutting, breaching, moving, shoring and stabilizing rubble using specialized tools and techniques; and
- (iv) Removal of all equipment, vehicles and materials and restoration of the Properties if required.

These purposes will hereafter be defined as "Work" or "Training".

(b) Grantee shall notify the Department at least seven (7) days in advance of commencing any Work related to the Training in the Temporary Workspace. Notification shall be provided pursuant to Paragraph 11.

(c) Grantee shall not make any permanent changes to the Temporary Workspace, including but not limited to the digging or removal of soil during the Work being conducted.

(d) Prior to commencing any Work associated with the Training, Grantee, and its Contractor(s) shall provide Department copies of all permits and approvals issued by any other applicable Local, County, State or Federal agency.

(e) Grantee and its Contractors will have access to the Temporary Workspace only during regular posted Park hours unless otherwise approved in writing by the Park Superintendent.

Grantee and its Contractors shall comply with the aforementioned requirements set forth in this paragraph.

3. Grantee and its Contractors, in exercising the rights granted hereunder, shall not unreasonably interfere with the Department's and the public's access to safely use, or occupy the Properties.

4. This Agreement shall expire one (1) year after the Effective date or when the Training is complete, whichever occurs earlier. Grantee and its Contractors will have temporary access to the Temporary Workspace.

5. In the event of an unsafe condition or emergency affecting the public health, safety or welfare, the Department shall restrict Grantee's access to the Properties immediately until such time that access can be safely reinstated. Such restriction shall not constitute a breach of the Agreement on the part of the Department.

6. The Training shall be performed in a workmanlike manner, and appurtenances shall be maintained in good condition and repair. Grantee and its Contractors shall, in all activities undertaken pursuant to this Agreement, comply with all federal, State, and local laws, statutes, orders, ordinances, rules, and regulations. Grantee and its Contractors shall obtain, maintain, and comply with any and all licenses, permits, and approvals which may be required by any federal, State, or local governmental entity having jurisdiction over the Training.

7. The rights and obligations under this Agreement may not be transferred or assigned by any party without prior written notice to and approved by the other parties, which shall not be unreasonably withheld.

8. Grantee and its Contractors shall take all reasonable precautions to minimize damage or disturbance to the Properties from the Training. Prior to completion of the Training or termination of this Agreement, Grantee and its Contractors shall restore the Temporary Workspace, including any other part of the Properties or the Department's personal property damaged by the Training to the same condition as of the Effective Date of this Agreement subject to the final approval of the Department, which approval shall not be unreasonably withheld.

9. Grantee and its Contractors shall release and hold the Department harmless for loss of or damage to property and equipment of Grantee and its Contractors while such property or equipment is in or on the Properties.

10. Grantee, for itself, its officers, officials, agents, employees, successors, contractors and assigns, assumes all risks and liabilities arising out of the use or occupancy of the Properties. Grantee shall cause itself and all of its contractors to indemnify, defend, and hold harmless the Department from all Claims asserted against the Department which result from Grantee's or Grantee's Contractors' negligence or willful misconduct in performance under this Agreement. "Claim(s)" are defined as "claims, demands and causes of action asserted by any person (including the Department, Grantee, and Grantee's Contractors or any other third party) for personal injury or death or for loss of or damage to property arising from the Training."

All Claims shall be provided to all parties within a reasonable time of receipt.

11. All notices to be provided to the Department and Grantee pursuant to this Agreement shall be sent to:

Department: Department of Environmental Protection  
Office of Transactions & Public Land Administration  
Public Land Administration Section  
Mail Code 401-07, PO Box 420  
Trenton, New Jersey 08625-0420  
[PublicLandAdministration@dep.nj.gov](mailto:PublicLandAdministration@dep.nj.gov)

And copy to: Urban State Parks  
c/o Maggie McCann-Johns, Administrator  
501 E. State Street,  
Trenton, NJ 08625

Maggie.McCann-Johns@dep.nj.gov

Grantee: Camden Fire Department  
c/o Jose L. Berrios, Deputy Fire Chief  
4 N. 3<sup>rd</sup> St.,  
Camden, New Jersey 08102  
joberrio@ci.camden.nj.us

12. All claims asserted against Department shall be subject to the New Jersey Tort Claims Act, N.J.S.A. 59:1-1 et seq., and/or the New Jersey Contractual Liability Act, N.J.S.A. 59:13-1 et seq. Nothing in this Agreement shall be construed as a waiver by Department of any warranty, express or implied, or of any remedy at law or in equity.

13. (a) While accessing and performing the Training on the Properties, Grantee and its Contractors shall, at their sole cost and expense, obtain and maintain at all times during the term of this Agreement, insurance for damages arising out of the accessing the Properties or Training provided under this Agreement, of the types and in the amounts hereinafter provided:

(i) **Workers' Compensation** – Workers' Compensation Insurance covering full benefits afforded under New Jersey Statute and **Employers Liability** with a limit of \$1,000,000. A waiver of subrogation in favor of the Department is required if available from the insurer.

(ii) **Automobile Bodily Injury & Property Damage** – Commercial Automobile Liability Insurance covering owned, leased, hired, and non-owned vehicles with limit of at least \$1,000,000 Combined Single Limit (CSL) per occurrence. If hauling contaminants, vehicles and their operators must adhere to Sections 29 and 30 of Motor Carrier Act, which shall include Form MCS-90. If applicable, Grantee shall also be insured in the minimum limits required by the Motor Carrier Act of 1980.

(iii) **Commercial General Liability** – Commercial General Liability Insurance on an "claims-made" based form with limits of \$1,000,000 Combined Single Limit (CSL) per occurrence for bodily injury and/or property damage.

(iv) Such other insurance and in such amounts as may from time to time be reasonably required by the Department.

(b) Grantee shall require that its agents (including its Contractors) secure and maintain in force at all times during the Training or any service and/or conduct of any activity thereon as part of the Grantee's access to and use of the Properties, insurance coverage of the types and in at least the minimum amount required under subparagraph (a).

(c) All insurance coverage required to be maintained by Grantee and its Contractors in accordance with this Agreement shall be issued by an insurance company authorized to conduct business in the State of New Jersey, and shall include the "State of New

**Jersey, Department of Environmental Protection LE25-018**" as additional insureds on a certificate of insurance as their interest may appear.

(d) Provided that in-lieu of a certificate of insurance, Grantee supplies department with written certification of formal, fully-funded, lawful self-insurance with coverage commensurate with the insurance requirements herein, Grantee shall be allowed to self-insure the above-stated amounts during the term of this Agreement. If Grantee chooses to self-insure, Grantee shall provide certification to Department of its financial ability to satisfy all claims that would otherwise be covered through insurance. Grantee may self-insure all or part of the coverages required herein so long as Grantee maintains an investment grade credit rating and as long as Grantee certifies first excess layer of liability coverage. The requirements of this section ("INSURANCE") regarding the certificate of insurance shall apply to the certification of self-insurance except that Grantee shall not be bound to the notice provisions related to cancellation and/or termination of insurance policies hereunder. However, should Grantee procure insurance for any of the coverage required hereunder, all such notice provisions shall remain in full force and effect. Further, Grantee shall provide to Department thirty (30) days' written notice before any cessation of self-insurance and shall keep Department in constant possession of documentation that Grantee is maintaining continuous insurance coverage as required herein, either through self-insurance or through an insurance policy.

(e) Grantee expressly understands and agrees that any insurance protection required by this Agreement shall in no way limit Grantee and its Contractors' indemnification obligations assumed in this Agreement and shall not be construed to relieve Grantee and its Contractors from liability in excess of such coverage, nor shall it preclude the Department from taking such other actions as are available to them under any provision of this Agreement and as otherwise provided for at law or in equity.

(f) In the event (i) Grantee or its Contractors fail or refuse to renew any of its insurance policies or to provide the Department with timely certificates of insurance showing that Grantee and its Contractors are maintaining insurance coverage in full force and effect to the extent required by this Agreement, or (ii) any policy is canceled, terminated, or modified so that the insurance does not meet the requirements of this Agreement, the Department shall consider Grantee to be in default and to have breached this Agreement.

14. Prior to entering the Properties under this Agreement and prior to the initiation of the Training, Grantee and its Contractors shall provide to the Department, in a form satisfactory to the Department, a certificate of insurance evidencing that the insurance coverage required under this Agreement is in effect for each entity. The certificates of insurance shall require that the insurer provide fifteen (15) days' notice, in writing, to the Department prior to any cancellations, expiration, or non-renewal during the term the insurance. All Certificates of Insurance shall become part of this Agreement as part of Exhibit C.

15. It is expressly understood that this Agreement does not in any way whatsoever grant or convey any permanent easement, lease, fee, or other interest in the Properties to Grantee or to its Contractors.

16. Grantee or its Contractors shall not permit to be placed against the Properties, or any part thereof, any design professionals', mechanics', materialmen's, contractors', or subcontractors' liens with regard to Training on the Properties. Grantee shall cause Grantee's Contractors to hold the Department harmless for any loss or expense, including reasonable attorneys' fees and costs, arising from any such liens which might be filed against the Properties.

17. This Agreement is binding upon and inures to the benefit of the Department and Grantee and their respective executors, administrators, personal representatives, successors, transferees, lessees, and assigns. The Department agrees that, while this Agreement is in effect, any new lease, sublease, or conveyance of the Properties will specifically recognize the existence of this Agreement. The Department will require future tenants and subtenants to comply with the terms of this Agreement. The Department shall provide prior written notice to Grantee of any conveyance.

18. This Agreement constitutes the parties' entire agreement on this subject. There are no written or oral representations or understandings that are not fully expressed in this Agreement. No change, waiver, or discharge is valid unless in writing and signed by the party against whom it is sought to be enforced.

19. This Agreement is not and shall not be construed as an admission of any issue of fact or law or as an admission or adjudication of any liability and shall not be admissible in any other suit or proceeding, except a suit or proceedings to enforce the terms herein.

20. The Department and the Grantee acknowledge that this Agreement has been negotiated at arms-length and therefore agree that any rule of construction of contracts resolving any ambiguities against the drafting party is waived and shall be inapplicable to this instrument.

21. The Department represents and agrees that the only party having present ownership interest in or control of the Properties is the Department and that, to the best of its knowledge, no other person or entity has any present legal or equitable title to or any leasehold interest in such Properties. To the best of the Department's knowledge, there are no known claims against the Properties or liens which would interfere with Training.

22. If any part of this Agreement is for any reason found to be unenforceable, all other portions nevertheless shall remain enforceable.

23. The waiver of any breach of any term or condition of this Agreement does not waive any other breach of that term or condition or of any other term or condition.

24. This Agreement must be construed and its performance shall be enforced under New Jersey law, without regard to choice of law principles.

25. Each person executing this Agreement represents that the party on whose behalf the person is executing this Agreement has duly authorized the execution of this Agreement and that such person is authorized to execute the Agreement on behalf of such party.

26. This Agreement may be executed by facsimile and/or electronic signatures, which shall be treated as originals for all purposes, and may be executed in any number of counterparts,



each of which shall constitute an original, but all of which together shall constitute a single instrument. This Agreement shall become effective and binding when one or more counterparts hereof, individually or taken together, shall bear the signature of both parties.

27. Exhibit List

A – Map of Property

B - Training Work Schedule

C - Certificates of Insurance

**[SIGNATURES APPEAR ON NEXT PAGE]**

**IN WITNESS THEREOF**, the parties hereto are authorized and have executed this Agreement on the day and year first written below.

**DEPARTMENT:**

**DEPARTMENT OF ENVIRONMENTAL  
PROTECTION**

Dated: \_\_\_\_\_

By:

\_\_\_\_\_  
John Cecil, Assistant Commissioner  
State Parks, Forests & Historic Sites

**GRANTEE:**

**CAMDEN FIRE DEPARTMENT**

Dated: \_\_\_\_\_

By:

\_\_\_\_\_  
Jose L. Berrios, Deputy Fire Chief

R-43

FUENTES  
10/8/2024

**RESOLUTION RE-APPOINTING COUNCILMAN CHRISTOPHER COLLINS,  
COUNCILMAN FOR THE SECOND WARD, TO A ONE-YEAR TERM AS  
COMMISSIONER FOR THE CAMDEN REDEVELOPMENT AGENCY**

**WHEREAS**, N.J.S.A. 40A:12A-11 provides for the appointment of seven (7) Commissioners for the Camden Redevelopment Agency by the City Council of the City of Camden; and

**WHEREAS**, N.J.S.A. 40A:12A-11 provides that an appointment of a Commissioner who is also a member of the Governing Body shall serve for a term of one (1) year; and

**WHEREAS**, City Councilman **CHRISTOPHER COLLINS**, Councilman for the Second Ward, has been submitted by a member of this Council, who has reviewed the qualifications of said nominee and is satisfied as to his fitness for appointment; now, therefore

**BE IT RESOLVED**, by the City Council of the City of Camden that it hereby re-appoints **CHRISTOPHER COLLINS**, Councilman for the Second Ward, as Commissioner for the Camden Redevelopment Agency for term of one (1) year effective through October 7, 2025.

**BE IT FURTHER RESOLVED**, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this resolution. All notices of veto shall be filed in the office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



Camden City Council  
**RESOLUTION / ORDINANCE REQUEST FORM**

DATE: October 4, 2024

Council Meeting Date: October 8, 2024

FROM: Councilperson

- Angel Fuentes, President
- Sheila Davis, Vice President, At-Large
- Arthur Barclay, 1st Ward
- Chris Collins, 2<sup>nd</sup> Ward

- Falio Leyba-Martinez, 3<sup>rd</sup> Ward
- Jannette Ramos, 4<sup>th</sup> Ward
- Nohemi G. Soria-Perez, At-Large

**Action Requested:**

**Resolution re-appointing Councilman Christopher Collins, Councilman for the second ward, to a one-year term as commissioner for the Camden Redevelopment Agency**

\*\*\*\*Please attach any supporting documents

*Angel Fuentes/nfb*

**10/4/24**

Signature of Councilperson

Date

LEYBA-MARTINEZ  
10/8/2024

R-44

**RESOLUTION APPOINTING CHRISTINE LEMOND TO THE CITY OF  
CAMDEN'S VETERANS ADVISORY COMMISSION FOR A TERM OF THREE  
(3) YEARS, THEREBY ENDING ON OCTOBER 7, 2027**

**WHEREAS**, Chapter 26, Article IV of the Camden City Code, establishes the Veterans Advisory Commission; and

**WHEREAS**, pursuant to Section 26-23 of the Camden City Code, the Commission shall consist of seven (7) voting members and two (2) non-voting ex-officio members; and

**WHEREAS**, pursuant to Section 26-24, of the seven (7) voting members; four (4) shall be appointed by City Council and three (3) shall be appointed by the Mayor; and

**WHEREAS**, pursuant to section 26-25 of the Camden City Code, the term of both the voting and nonvoting members of the Veterans Advisory Commission shall be for three (3) years; and

**WHEREAS**, the City Council of the City of Camden now seeks to appoint **CHRISTINE LEMOND**, to the position to be a voting member of the Veterans Advisory Commission; and

**WHEREAS, CHRISTINE LEMOND** was interviewed for this Commission position by the Municipal Appointments Committee ("MAC") which is recommending **CHRISTINE LEMOND** to be a voting member of the Veterans Advisory Commission for a term of three (3) years; and

**WHEREAS**, the City Council of the City of Camden is satisfied as to **CHRISTINE LEMOND'S** fitness for appointment; now therefore

**BE IT RESOLVED**, by the City Council of the City of Camden that it hereby appoints **CHRISTINE LEMOND** to be a voting member of the Veterans Advisory Commission for a term of three (3) years, thereby ending on October 7, 2027.

**BE IT FURTHER RESOLVED**, that pursuant to N.J.S.A. 52:27bbb-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



Camden City Council  
**RESOLUTION / ORDINANCE REQUEST FORM**

DATE: October 4, 2024

Council Meeting Date: October 8, 2024

FROM: Councilperson

- Angel Fuentes, President
- Sheila Davis, Vice President, At-Large
- Arthur Barclay, 1st Ward
- Chris Collins, 2<sup>nd</sup> Ward

- Falio Leyba-Martinez, 3<sup>rd</sup> Ward
- Jannette Ramos, 4<sup>th</sup> Ward
- Nohemi G. Soria-Perez, At-Large

**Action Requested:**

Resolution **appointing Christine Lemond** to the City of Camden's **Veterans Advisory Commission** for a term of three (3) years, thereby ending on October 7, 2027

\*\*\*\*Please attach any supporting documents

*Angel Fuentes/nfb*

**10/4/24**

Signature of Councilperson

Date

LEYBA-MARTINEZ  
10/8/2024

R-45

**RESOLUTION APPOINTING WILL DAVIS TO THE CITY OF CAMDEN'S  
AFRICAN-AMERICAN HERITAGE ADVISORY BOARD FOR A TERM OF  
THREE (3) YEARS, THEREBY ENDING ON OCTOBER 7, 2027**

**WHEREAS**, Article II of Chapter 26 of the Camden City Code establishes the African-American Heritage Advisory Board; and

**WHEREAS**, pursuant to Section 26-11 of the Camden City Code, the African-American Heritage Advisory Board shall consist of seven members appointed by a majority vote of the governing body; and

**WHEREAS**, pursuant to section 26-13 of the Camden City Code, the term of Board members of the African-American Heritage Advisory Board shall be for three (3) years; and

**WHEREAS**, the City Council of the City of Camden now seeks to appoint **WILL DAVIS**, to be a member of the African-American Heritage Advisory Board; and

**WHEREAS**, **WILL DAVIS** was interviewed for this Board position by the Municipal Appointments Committee ("MAC") which is recommending **WILL DAVIS** to be a member of the African-American Heritage Advisory Board for a term of three (3) years; and

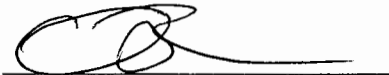
**WHEREAS**, the City Council of the City of Camden is satisfied as to **WILL DAVIS'** fitness for appointment; now therefore

**BE IT RESOLVED**, by the City Council of the City of Camden that it hereby appoints **WILL DAVIS** to be a member of the African-American Heritage Advisory Board for a term of three (3) years, thereby ending on October 7, 2027.

**BE IT FURTHER RESOLVED**, that pursuant to N.J.S.A. 52:27bbb-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed  
and approved as to form.



DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



*Camden City Council*  
**RESOLUTION / ORDINANCE REQUEST FORM**

---

DATE: October 4, 2024

Council Meeting Date: October 8, 2024

FROM: Councilperson

- Angel Fuentes, President
- Sheila Davis, Vice President, At-Large
- Arthur Barclay, 1st Ward
- Chris Collins, 2<sup>nd</sup> Ward

- Falio Leyba-Martinez, 3<sup>rd</sup> Ward
- Jannette Ramos, 4<sup>th</sup> Ward
- Nohemi G. Soria-Perez, At-Large

**Action Requested:**

Resolution **appointing Will Davis** to the City of Camden's **African American Heritage Advisory Board** for a term of three (3) years, thereby ending on October 7, 2027

---

\*\*\*\*Please attach any supporting documents

*Angel Fuentes/nfb*

Signature of Councilperson

**10/4/24**

Date



RAMOS  
10/8/2024

H-416  
10/8/24

**RESOLUTION TO RATIFY AND AUTHORIZE THE ACCEPTANCE OF A CO-SPONSORSHIP BETWEEN REWORLD [FORMERLY COVANTA] AND THE CITY OF CAMDEN FOR AN EVENT OCCURRING ON OCTOBER 17, 2024 AND TO ACCEPT A DONATION FROM REWORLD FOR ALL COSTS INCURRED TO RECEIVE BULK WASTE FROM THE PUBLIC AND TO DISPOSE OF SAME**

WHEREAS, Reworld [formerly Covanta] seeks to collaborate and co-sponsor an event with the City of Camden which is to take place on October 17, 2024, whereby Bulk Waste will be received from the public and subsequently disposed of; and

WHEREAS, Reworld has agreed to pay for all costs incurred for receiving this Bulk Waste and then disposing of same, including but not limited to: costs incurred for roll-off dumpsters, costs for services rendered, transportation costs and disposal costs; and

WHEREAS, the City of Camden desires to accept and utilize funding from Reworld solely for this purpose; and

WHEREAS, the City Council of the City of Camden has determined that it is in the best interest of the City of Camden to participate in said co-sponsorship and accept the donation from Reworld as described above; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the proper City officials of the City of Camden are hereby authorized to co-sponsor the above-described event on October 17, 2024 with Reworld and to accept the donation from Reworld for all costs incurred, whereby Bulk Waste is received from the public and then disposed of, including but not limited to: costs incurred for roll-off dumpsters, costs for services rendered, transportation costs and disposal costs.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed  
and approved as to form.

\_\_\_\_\_  
DANIEL S. BLACKBURN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk



Camden City Council  
**RESOLUTION / ORDINANCE REQUEST FORM**

DATE: October 4, 2024

Council Meeting Date: October 8, 2024

FROM: Councilperson

- Angel Fuentes, President
- Sheila Davis, Vice President, At-Large
- Arthur Barclay, 1st Ward
- Chris Collins, 2<sup>nd</sup> Ward

- Falio Leyba-Martinez, 3<sup>rd</sup> Ward
- Jannette Ramos, 4<sup>th</sup> Ward
- Nohemi G. Soria-Perez, At-Large

**Action Requested:**

Resolution To Ratify And Authorize The Acceptance Of A **Co-Sponsorship Between Reworld [Formerly Covanta] And The City Of Camden** For An Event Occurring On October 17th And To Accept A Donation From Reworld And Columbia Bank For Costs Incurred To Receive Bulk Waste From The Public And To Dispose Of Same

\*\*\*\*Please attach any supporting documents

*Angel Fuentes/nfb*

**10/4/24**

Signature of Councilperson

Date

DB:dh  
10-08-24

Walk-on  
R-47

**RESOLUTION DECLARING BLOCK 405, LOTS 1, 7, 8 AND 11  
AS AN AREA IN NEED OF REDEVELOPMENT  
AND AMENDING THE GATEWAY REDEVELOPMENT AREA  
TO INCLUDE BLOCK 405, LOTS 1, 7, 8 AND 11**

WHEREAS, N.J.S.A. 40A:12A-6(a), et seq., authorizes the governing body of any municipality, by resolution to have its Planning Board conduct a preliminary investigation to determine whether the proposed area is a redevelopment area in need of redevelopment for any areas of the municipality for the purpose of developing a redevelopment plan; and

WHEREAS, the City Council of the City of Camden by Resolution adopted on August 13, 2024 directed its Planning Board to conduct an investigation and study for the purpose of whether Block 405 and Lots 1, 7, 8 and 11 (the "Study Area") qualify as a non-condemnation area in need of redevelopment, and to include the Study Area in the Gateway Redevelopment Area; and

WHEREAS, at a special meeting of the Planning Board on September 23, 2024, the Planning Board considered this matter in accordance with N.J.S.A. 40A:12A-6; and

WHEREAS, the Planning Board Resolution adopted on September 23, 2024 found that: the Study Area qualifies as a non-condemnation area in need of redevelopment; recommends the City declare the Study Area as a non-condemnation area in need of redevelopment, to include the Study Area in the Gateway Redevelopment Area; and, to amend the City's Zoning Map to reflect the same; and

WHEREAS, the Planning Board also reviewed the Block 405 Amendment to the Gateway Redevelopment Plan (the "Plan Amendment") and its Resolution adopted on September 23, 2024: found that the Plan Amendment is not inconsistent with, and is substantially consistent with the master plan and is designed to effectuate the master plan; recommends the City adopt the Plan Amendment (by ordinance); and, to amend the City's Zoning Map to reflect the same; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that:

1. The Study Area is hereby designated as a non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40A:12A-6.
2. The Study Area shall be included in the Gateway Redevelopment Area.
3. The City's Zoning Map shall be amended to reflect that the Study Area is in the Gateway Redevelopment Area, and subject to the Gateway Redevelopment Plan as amended by the Block 405 Amendment to the Gateway Redevelopment Plan.

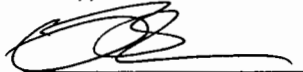
BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:12A-6(b)(5)(c), a true copy of this Resolution shall be forwarded to the Commissioner of New Jersey Department of Community Affairs.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 40A:12A-6(b)(5)(d), a true copy of this Resolution shall be served, within 10 days, upon all record owners of property located within the Study Area, and those whose names are listed on the tax assessor's records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of determination may be sent.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: October 8, 2024

The above has been reviewed  
and approved as to form.



DANIEL S. BLACKBURN  
City Attorney

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ANGEL FUENTES  
President, City Council

ATTEST: \_\_\_\_\_  
LUIS PASTORIZA  
Municipal Clerk