



# AGENDA

CITY OF CAMDEN

CITY COUNCIL REGULAR MEETING

*July 14th, 2020 – 5:00 p.m.*

*Honorable Curtis Jenkins, President*  
*Honorable Marilyn Torres, Vice President*  
*Honorable Victor Carstarphen*  
*Honorable Sheila Davis*  
*Honorable Angel Fuentes*  
*Honorable Felisha Reyes-Morton*  
*Honorable Shaneka Boucher*

*Honorable Francisco "Frank" Moran, Mayor*

*Michelle Spearman, City Attorney*  
*Howard McCoach-Acting Counsel to Council*

*Luis Pastoriza, Municipal Clerk*



# CITY COUNCIL AGENDA

TUESDAY, JULY 14<sup>TH</sup>, 2020– 5:00 P.M.

CALL TO ORDER

FLAG SALUTE

ROLL CALL

STATEMENT OF COMPLIANCE

NOTICE OF MEETING

APPROVAL OF MINUTES

## COMMUNICATIONS

1. Check registers of the City of Camden for the period of May 27<sup>th</sup>, 2020 through June 23<sup>rd</sup>, 2020
2. Payroll register summary of the City of Camden for the pay period of May 24<sup>th</sup>, 2020, June 7<sup>th</sup>, 2020 and June 21<sup>st</sup>, 2020

## OLD BUSINESS

### Department of Administration

1. Resolution requiring mandating direct deposit of net pay for all employees pursuant to MOU with the State of New Jersey transitional aid program (Section H-10)

### Office of the City Attorney

#### Tabled on First Reading 6/9/20

2. Ordinance authorizing a lease renewal agreement between the City of Camden and Farragut Sportsmen's Association

## ORDINANCES – FIRST READING

**ORDINANCES – SECOND READING & PUBLIC HEARING**

**Department of Public Works**

1. An Ordinance authorizing the removal of handicap parking privileges in certain locations in the City of Camden

**RESOLUTIONS**

**Office of City Council**

1. Resolution recognizing the Nineteenth Day of June in the year 2020 as Juneteenth Independence Day in the City of Camden
2. Resolution reappointing Councilwoman Marilyn Torres as a commissioner to the Camden Redevelopment Agency of the City of Camden for a term of one (1) year, expiring July 13, 2021
3. Resolution reappointing Thomas B. Johnson to the Affirmative Action Review Council of the City of Camden for a two (2) year term, ending July 13, 2022
4. Resolution authorizing the ceremonial naming of Broadway, between Cooper Street & Martin Luther King Blvd., as “Black Lives Matter Blvd.”

**Office of the Municipal Clerk**

5. Resolution authorizing the governing body of the City of Camden certification of the annual audit

**Office of the City Attorney**

6. Resolution authorizing a contract to Conner Strong & Buckelew Companies, LLC to provide Risk Management Consultant Services to the City of Camden

**Department of Administration**

7. Resolution re-appointing Jose DeJesus as a class I member of the City of Camden Planning Board
8. Resolution re-appointing Keith Walker as a class II member of the City of Camden Planning Board
9. Resolution appointing Johanna S. Conyer Harris, acting Director of Finance as a commissioner to the Municipal Insurance Fund Commission
10. Resolution amending resolution #R-28 (MC-18:6148) designating the names of authorized check signers for the payment of claims for the City of Camden (TD Bank) to replace Patrick J. Keating with Johanna S. Conyer Harris, Acting Director of Finance

11. Resolution amending resolution #R-31 (MC-18:6109) designating the names of authorized check signers for the payment of claims for the City of Camden (PNC N.A.) to replace Patrick J. Keating with Johanna S. Conyer Harris, Acting Director of Finance

**Department of Planning & Development**

12. Resolution authorizing an execution of shared services agreement between the City of Camden and the County of Camden for engineering services
13. Resolution authorizing execution of deed restriction for affordable housing on 11 Cooper Street
14. Resolution approving the release of performance guaranty in the amount of \$1,461,065.40 to Virtua-West Jersey Health Systems, Inc., 1000 Atlantic Avenue, Block 421 Lot 1, Block 422 Lot 19, Block 423 Lot 53, Block 424 Lot 31 for the completion of the hospital project
15. Resolution authorizing a shared services agreement between the City of Camden and the Camden Redevelopment Agency (“CRA”) for oversight of a USEPA \$200,000 Sub-Grant
16. Resolution authorizing the City of Camden to enter into a subgrant agreement with the Camden Redevelopment Agency for oversight of USEPA \$200,000 grant for Dominic Andujar Park
17. Resolution supporting the preferred preliminary alternative (alternative #1) that has been selected and advancement of the State Street Improvements concept development by Camden County Department of Public Works with regard to reconstruction of State Street (CR 601) from Delaware Avenue to 10<sup>th</sup> Street
18. Resolution supporting the preferred preliminary alternative for Kaighn Avenue (CR 607) reconstruction concept development study, between Broadway and Haddon Avenue

**Department of Finance**

19. Resolution authorizing the assignment of seventeen (17) sale certificates

**Office of the City Attorney**

20. Resolution Authorizing a Discharge of City Mortgage against 516 and 518 South 8<sup>th</sup> Street (by title)
21. Resolution Authorizing a Discharge of City Mortgage against 330 Clinton Street (by title)

**Department of Planning & Development**

22. Resolution designating Dr. Edward Williams as the municipal housing liason



23. Resolution appointing Michaels Management-Affordable, LLC as the City's Administrative Agent for 11 Cooper Street and authorizing the City to enter into a contract for the administration of affordable housing units with Michaels Management-Affordable, LLC

**Office of City Council**

24. Resolution authorizing the City of Camden to enter into a mini-pitch program grant agreement and separate licensing agreement with the U.S. Soccer Foundation and its specialty contractor, \_\_\_\_\_ for the installation of a soccer mini-pitch at the Master St. Tennis Courts, Camden, NJ

**Department of Finance**

25. Resolution authorizing the temporary emergency appropriations for the FY 2021 budget

**Department of Administration**

26. Resolution Appointing Johanna S. Conyer Harris as Acting/Interim Director of the Department of Finance Effective as of July 1, 2020

**PUBLIC COMMENT**

**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

FRANCISCO "FRANK" MORAN  
MAYOR

C-1  
PATRICK J. KEATING  
FINANCE DIRECTOR  
TEL: 856-757-7582  
EMAIL: FINANCE@CICAMDEN.NJ.US  
WEBSITE: WWW.CICAMDEN.NJ.US

**MEMORANDUM**

To: Honorable Curtis Jenkins, City Council President  
Luis Pastoriza, Municipal Clerk

From: Patrick J. Keating, Interim Finance Director 

Date: June 24, 2020

Subject: **Check Register-Communications for Forthcoming  
City Council Meeting-July 14<sup>th</sup>, 2020**

RECEIVED  
2020 JUN 24 A 9:59  
MUNICIPAL CLERK OFFICE  
CAMDEN, N.J.

Attached please find the Check Register for the City of Camden for the period of May 27<sup>th</sup>, 2020 through June 23<sup>rd</sup>, 2020.

The Check Registers represent 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.

PJK/MR  
Attachments

cc: Honorable Francisco "Frank" Moran, Mayor

June 24, 2020  
09:35 AM

CAMDEN CITY  
Check Register By Check Date

Page No: 1

Range of Checking Accts: First to Last Range of Check Dates: 05/27/20 to 06/23/20  
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
25ESG		ESG CASH ACCT-TD #4308907596			
10015	06/12/20	CIT09 CITY OF CAMDEN PAYROLL	1,773.80		15553
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	1	0	1,773.80	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	1	0	1,773.80	0.00
25HOPWA		HOPWA CASH ACCT-TD #4308907603			
11967	05/29/20	ABE06 ZAYED S ABED	2.22		15528
11968	05/29/20	AI001 AION FOX RIDGE LLC	889.00		15528
11969	05/29/20	ALP05 ALPINE COURT APARTMENTS	1,104.00		15528
11970	05/29/20	AME16 AMERICAN DREAM PROPERTIES	782.00		15528
11971	05/29/20	CED04 CEDAR BROOK NJ, LLC	884.00		15528
11972	05/29/20	CHA50 CHALET GARDENS OWNER, LLC	230.00		15528
11973	05/29/20	COA10 COACHMAN MANOR, LP	653.00		15528
11974	05/29/20	CRO03 CROSSING AT GLASSBORO, LLC	1,034.00		15528
11975	05/29/20	DCA01 DC ADVISORS, LLC	1,116.00		15528
11976	05/29/20	DEL56 DELANCO FAMILY APTS	725.00		15528
11977	05/29/20	DIO01 GENE DINA	1,001.00		15528
11978	05/29/20	EPM01 ENGLISH PROPERTY MGMT LLC	1,569.00		15528
11979	05/29/20	FAI17 FAIRVIEW VILLAGE URBAN RENEWAL	253.00		15528
11980	05/29/20	FER21 KATHERINE FERGUSON	503.00		15528
11981	05/29/20	FOX04 FOX RIDGE MANAGEMENT OFFICE	3,672.00		15528
11982	05/29/20	GAB02 ELI GABAY	392.22		15528
11983	05/29/20	GAR54 VERENICE GARCIA	1,063.00		15528
11984	05/29/20	GAT05 GATEHOUSE & COOPERSTOWN APTS	1,324.00		15528
11985	05/29/20	GIB04 GIBBSBORO REALTY LLC	922.00		15528
11986	05/29/20	GTM01 GTM VILLAGES, LLC	448.00		15528
11987	05/29/20	HEI06 THE HEIGHTS OF COLLINGSWOOD	1,090.00		15528
11988	05/29/20	HEI07 HEIGHTS INVESTMENT PROPERTY IN	436.00		15528
11989	05/29/20	HOL49 HOLLYBUSH PRESERVATION	1,021.00		15528
11990	05/29/20	HUM05 LEON HUMPHREY	344.00		15528
11991	05/29/20	HYD05 EAST COAST HYDE PARK	1,382.00		15528
11992	05/29/20	JOH76 ORLANDO & LESSIE JOHNS	1,059.00		15528
11993	05/29/20	KRI04 KRIEGMAN & SMITH	930.00		15528
11994	05/29/20	LAK01 LAKEVIEW REALTY INVESTMENT	646.00		15528
11995	05/29/20	LIN20 LINDENWOLD PH, LP	2,064.00		15528
11996	05/29/20	MIN09 1662 MINCON LLC	947.00		15528
11997	05/29/20	NOR05 NORTH FORKLANDING ASSOCIATION	630.00		15528
11998	05/29/20	PAR39 PARKVIEW AT COLLINGSWOOD URBAN	863.00		15528
11999	05/29/20	ROB60 ROBIN HILL APARTMENTS	985.00		15528
12000	05/29/20	ROS04 ROSS GROVE, LLC	287.00		15528
12001	05/29/20	SLP01 SL PROPERTIES LLC	708.00		15528
12002	05/29/20	TUC03 RAYMOND TUCKER	759.00		15528
12003	05/29/20	WAS15 WASHINGTON PARK APTS LLC	684.00		15528
12004	06/12/20	ANG08 ANGELO ASSOCIATES, LLC	800.00		15550
12005	06/12/20	CIT09 CITY OF CAMDEN PAYROLL	21,212.98		15550
12006	06/12/20	JEN21 LAWRENCE AND GLENN JENTSCH	3,800.00		15550
12007	06/12/20	LIN20 LINDENWOLD PH, LP	1,322.00		15550

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CAMDEN CITY  
Check Register By Check Date

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Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
25HOPWA HOPWA CASH ACCT-TD #4308907603 Continued					
12008	06/12/20	LUM03 LUMBERTON CAMPUS LP	1,002.00		15550
12009	06/12/20	OAK04 OAK RIDGE APARTMENTS	3,028.00		15550
12010	06/19/20	JOS08 HARJINDER K. JOSHI	2,552.00		15560
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	44	0	67,118.42	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	44	0	67,118.42	0.00
CASH ESCROW TD ESCROW ACCT TD 4308903700					
1633	06/12/20	CRI07 CRICKET COMMUNICATIONS, INC	2,346.25		15549
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	1	0	2,346.25	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	1	0	2,346.25	0.00
CASH GEN CAPIT CASH GEN-CAPITAL (TD BANK)					
990	05/29/20	PEM02 PEMBERTON SUPPLY COMPANY LLC	3,675.00		15530
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	1	0	3,675.00	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	1	0	3,675.00	0.00
CASH GEN INSU GEN INSURANCE TD 4308903544					
20196	05/29/20	HOR13 JOSE L. HORTA	329.53		15527
20197	05/29/20	LUC04 CARLOS LUCIANO	659.06		15527
20198	05/29/20	SAN05 MARK SAUNDERS	435.26		15527
20199	05/29/20	SHA07 BARBARA SHARPER	329.53		15527
20200	06/05/20	MCC60 LAURA MCCARGO & SWARTZ	337,500.00		15534
20201	06/19/20	SOU24 SOUTHSTATE, INC.	5,499.81		15558
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	6	0	344,753.19	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	6	0	344,753.19	0.00
CASH GRANT TD FEDERAL/STATE GRANT FD (TD)					
104526	05/29/20	CAM46 CAMDEN REDEVELOPMENT AGENCY	1,515.95		15529
104527	05/29/20	FIT01 T M FITZGERALD & ASSOC	15,675.00		15529
104528	06/12/20	APC02 A P CONSTRUCTION INC	926,076.91		15554
104529	06/12/20	LEX02 LEXA CONCRETE LLC	284,556.72		15554
104530	06/12/20	TRI14 TRIAD ASSOCIATES SERVICES, INC	350.00		15554
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	5	0	1,228,174.58	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	5	0	1,228,174.58	0.00
CASH TRUST TD TRUST OTHER (TD) 4308903635					
3528	06/05/20	HJA01 HJA STRATEGIES LLC	3,037.50		15535

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CAMDEN CITY  
Check Register By Check Date

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Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
CASH TRUST TD TRUST OTHER (TD) 4308903635 Continued					
3529	06/12/20	HJA01 HJA STRATEGIES LLC	3,037.50		15548
3530	06/19/20	CIT09 CITY OF CAMDEN PAYROLL	104,155.27		15559

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	3	0	110,230.27	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>3</u>	<u>0</u>	<u>110,230.27</u>	<u>0.00</u>

CDBG FUND TD CASH CDBG FUND (TD) 4308903718					
25216	05/29/20	MAP03 MAPLE LEAF LAWN CARE, INC	1,620.00		15531
25217	05/29/20	MUR01 MURRAY PAVING & CONCRETE, LLC	150,702.61		15531
25218	05/29/20	PHI10 PAULA CHANDLER-PARAMORE	300.00		15531
25219	05/29/20	ROB21 ROBERTO SANES	5,000.00		15531
25220	06/05/20	BAR55 BARNES AND NOBLE 2664	3,271.75		15536
25221	06/05/20	TRI14 TRIAD ASSOCIATES SERVICES, INC	7,335.00		15536
25222	06/05/20	ART11 ART SIGN	1,275.00		15539
25223	06/05/20	ROB21 ROBERTO SANES	4,800.00		15539
25224	06/12/20	CIT09 CITY OF CAMDEN PAYROLL	63,100.34		15552
25225	06/12/20	EBF01 EB FENCE LIMITED LIABILITY CO	24,210.42		15552
25226	06/12/20	EDS06 ED'S CONTRACTING SERVICES	4,000.00		15552
25227	06/12/20	MAR84 MARTURANO RECREATION CO, INC	523.56		15552
25228	06/12/20	WBM01 W B MASON CO, INC	294.20		15552
25229	06/19/20	BGC01 BARTA GROUP CORPORATION	1,821.69		15562
25230	06/19/20	EDS06 ED'S CONTRACTING SERVICES	4,500.00		15562
25231	06/19/20	HMS01 HENRIQUEZ MULTI-SERVICES	2,975.00		15562
25232	06/19/20	SBS01 STEFEY'S BEAUTY SALON	3,955.43		15562
25233	06/19/20	URB06 URBAN DWELLINGS GROUP, LLC	4,600.00		15562

Checking Account Totals	<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
Checks:	18	0	284,285.00	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	<u>18</u>	<u>0</u>	<u>284,285.00</u>	<u>0.00</u>

CURRENT FUND TD TD BANK 4308903487					
133947	05/29/20	AUT08 AUTO ZONE INC.	400.05		15532
133948	05/29/20	COU01 COURIER POST	3,861.60		15532
133949	05/29/20	FED14 FEDEX (OMEGA CORP CTR)	501.78		15532
133950	05/29/20	FON04 FRANKIE FONTANEZ, ESQ	6,996.00		15532
133951	05/29/20	FRA05 FRANKLIN TRAILERS, INC	35.22		15532
133952	05/29/20	GIS03 GLOBAL INTERACTIVE SOLUTIONS,	839.76		15532
133953	05/29/20	GRA62 GRAMERCY PARK HOLDINGS, LLC	8,883.64		15532
133954	05/29/20	HAI05 HAINESPORT AUTO & TRUCK	5,166.83		15532
133955	05/29/20	HAR04 THE ORIGINAL W. HARGROVE	730.00		15532
133956	05/29/20	HOM11 HOME DEPOT	1,655.00		15532
133957	05/29/20	JOS07 JOSEPH'S HOUSE OF CAMDEN, LLC	2,975.00		15532
133958	05/29/20	LAU01 LAUREL LAWN MOWER SERVICE	2,904.49		15532
133959	05/29/20	MAJ02 MAJESTIC OIL CO, INC	3,100.63		15532
133960	05/29/20	MIK03 MIKE'S BETTER SHOES	99.98		15532
133961	05/29/20	NEW49 NEW LIFE COMMUNITY DEV. CORP	350.00		15532
133962	05/29/20	NJA06 NEW JERSEY AMERICAN WATER CO	1,784.98		15532
133963	05/29/20	TCT07 TCTA MEMBERSHIP SERVICES	100.00		15532
133964	06/05/20	AME01 AMERICAN ASPHALT	2,586.74		15538
133965	06/05/20	AND01 ANDREW VIOLA, ESQ	250.00		15538

June 24, 2020  
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CAMDEN CITY  
Check Register By Check Date

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Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
CURRENT	FUND	TD	BANK	4308903487	Continued
133966	06/05/20	ARC05	USA MOBILITY WIRELESS [SPOK]	5.95	15538
133967	06/05/20	ATT02	LANGUAGE LINE SERVICES	149.10	15538
133968	06/05/20	ATT07	AT&T	8,117.48	06/05/20 VOID 15538 (Reason: System fail address)
133969	06/05/20	ATT08	A T & T MOBILITY	82.48	15538
133970	06/05/20	ATT09	AT&T CORP	958.94	15538
133971	06/05/20	BEL02	VERIZON	8,894.23	15538
133972	06/05/20	BIF01	BIFF DUNCAN ASSOCIATES, INC.	440.00	15538
133973	06/05/20	BUC01	BUCHART HORN, INC	6,848.50	15538
133974	06/05/20	CAR01	CARTUN HARDWARE	5,500.39	15538
133975	06/05/20	CDW01	CDWG	990.30	15538
133976	06/05/20	COM35	COMCAST BUSINESS SERVICES --	619.12	15538
133977	06/05/20	CON01	CONVERGE ONE HOLDING CORP	5,000.00	15538
133978	06/05/20	CON02	CONTRACTOR SERVICE	62.37	15538
133979	06/05/20	COR36	CORE MECHANICAL, INC.	1,015.14	15538
133980	06/05/20	EME15	EMERGENCY EQUIPMENT SALES,LLC	3,105.22	15538
133981	06/05/20	EPI01	EPICOR SOFTWARE CORP	5,867.60	15538
133982	06/05/20	FIT01	T M FITZGERALD & ASSOC	15,675.00	15538
133983	06/05/20	GAN01	GANN LAW BOOKS	205.00	15538
133984	06/05/20	GOV13	GOVCONNECTION, INC.	29.95	15538
133985	06/05/20	GOV18	GOV DESIGNS	3,600.00	15538
133986	06/05/20	GRA36	GRAINGER, INC.	421.50	15538
133987	06/05/20	HAD01	H A DEHART & SON	7,811.45	15538
133988	06/05/20	HAR02	HARRY'S PLUMBING L.L.C.	886.65	15538
133989	06/05/20	HOF03	HOFFMAN EQUIPMENT	4,361.50	15538
133990	06/05/20	HOM15	HOMEWARD BOUND PET ADOPTION	19,000.00	15538
133991	06/05/20	IND01	INDEPENDENT ANIMAL CARE SRV	16,012.50	15538
133992	06/05/20	JAY02	JAY'S TIRE SERVICE LLC	830.00	15538
133993	06/05/20	LAU01	LAUREL LAWN MOWER SERVICE	3,060.39	15538
133994	06/05/20	LIN18	LINE SYSTEMS, INC. DBA	5,535.22	15538
133995	06/05/20	MAJ02	MAJESTIC OIL CO, INC	1,644.61	15538
133996	06/05/20	MAL02	MALL CHEVROLET INC	293.61	15538
133997	06/05/20	MCC27	KRISDEN M MCCRINK	350.00	15538
133998	06/05/20	MEL22	M&E LOCKSMITH & CCTV	465.00	15538
133999	06/05/20	MIK03	MIKE'S BETTER SHOES	82.99	15538
134000	06/05/20	MLR02	M. L. RUBERTON CONSTRUCTION CO	5,440.00	15538
134001	06/05/20	MSD01	INDUSTRIAL HYDRAULICS & RUBBER	444.62	15538
134002	06/05/20	NJA06	NEW JERSEY AMERICAN WATER CO	230.50	15538
134003	06/05/20	PAP03	PAPER MART, INC.	3,281.22	15538
134004	06/05/20	PEA01	PEACH COUNTRY TRACTOR, INC.	349.40	15538
134005	06/05/20	PRO51	PROJECT LITTLE WARRIORS	600.00	15538
134006	06/05/20	SOU03	SOUTH JERSEY WELDING	563.00	15538
134007	06/05/20	SPE28	SPECIALTY GRAPHICS, LLC	359.00	15538
134008	06/05/20	TDK01	TDK SYSTEMS GROUP, INC	5,233.71	15538
134009	06/05/20	TRA01	TRANSAXLE	1,079.42	15538
134010	06/05/20	WIR04	WIRELESS COMMUNICATION &	240.00	15538
134011	06/05/20	ATT07	AT&T	8,117.48	15541
134012	06/12/20	ARH01	ADAMS, REHMAN & HEGGANS ASSOC	1,764.00	15555
134013	06/12/20	BAR68	BARTLETT TREE EXPERTS	971.00	15555
134014	06/12/20	BOY05	BOYD PHOTOGRAPHY LLC	425.00	15555
134015	06/12/20	BRO81	BROWN & CONNERY LLP	7,503.89	15555
134016	06/12/20	CON18	CONTINENTAL FIRE & SAFETY, INC	7,136.00	15555
134017	06/12/20	COO30	COOPERS FERRY DEVELOPMENT ASSO	15,542.06	15555

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Check #	Check Date	Vendor	Amount Paid	Reconciled/Void Ref Num
CURRENT FUND TD	TD	BANK 4308903487	Continued	
134018	06/12/20	COR36 CORE MECHANICAL, INC.	6,155.41	15555
134019	06/12/20	COV05 COVANTA CAMDEN ENERGY RECOVERY	221,149.81	15555
134020	06/12/20	DIF02 DIFRANCESCO, BATEMAN, KUNZMAN,	245.00	15555
134021	06/12/20	GAR13 GARDEN STATE MAT RENTAL	52.55	15555
134022	06/12/20	GEN05 GENERAL CODE PUBLISHERS	725.00	15555
134023	06/12/20	GRA36 GRAINGER, INC.	176.92	15555
134024	06/12/20	HAI05 HAINESPORT AUTO & TRUCK	6,773.92	15555
134025	06/12/20	HOF03 HOFFMAN EQUIPMENT	2,924.68	15555
134026	06/12/20	HOM11 HOME DEPOT	860.40	15555
134027	06/12/20	IKO02 RICOH USA, INC	1,837.53	15555
134028	06/12/20	JJM01 JJM PLUMBING COMPANY	4,000.00	15555
134029	06/12/20	JOR08 JORDAN WORLDWIDE INC	2,376.00	15555
134030	06/12/20	MAR84 MARTURANO RECREATION CO, INC	5,173.08	15555
134031	06/12/20	MCC44 HOWARD MCCOACH,PC	7,559.40	15555
134032	06/12/20	MID17 MID ATLANTIC FIRE AND AIR	750.00	15555
134033	06/12/20	MON41 JP MONZO MUNICIPAL CONSULTING	50.00	15555
134034	06/12/20	NAT02 NAT ALEXANDER COMPANY,INC.	858.00	15555
134035	06/12/20	NEW45 NEWTOWN OFFICE & COMPUTER SUP	110.04	15555
134036	06/12/20	POL01 POLLUTION CONTROL FINANCING	27,213.00	15555
134037	06/12/20	SUP01 SUPREME ASSET MANAGEMENT SAMR	2,835.00	15555
134038	06/12/20	TDK01 TDK SYSTEMS GROUP, INC	868.14	15555
134039	06/12/20	THEIN005 THE INQUIRER	2,569.40	15555
134040	06/12/20	USB17 US BANK CUST/PC 4 FIRSTTRUST BA	2,358.79	15555
134041	06/12/20	WET20 WETLAWN AUTOMATIC SPRINKLER	938.79	15555
134042	06/19/20	AME01 AMERICAN ASPHALT	4,161.73	15565
134043	06/19/20	AME83 AMERICA'S SWIMMING POOL CO	1,950.00	15565
134044	06/19/20	ARC05 USA MOBILITY WIRELESS [SPOK]	5.95	15565
134045	06/19/20	ATT07 AT&T	7,757.16	15565
134046	06/19/20	BEL02 VERIZON	9,126.38	15565
134047	06/19/20	BLS01 BAYVIEW LOAN SERVICING	500.00	15565
134048	06/19/20	CAM46 CAMDEN REDEVELOPMENT AGENCY	4,596.11	15565
134049	06/19/20	CCM01 C C M U A	131,496.34	15565
134050	06/19/20	COM35 COMCAST BUSINESS SERVICES --	1,395.60	15565
134051	06/19/20	COU11 COURIER POST,THERESA CASALNOVA	10.80	15565
134052	06/19/20	COV05 COVANTA CAMDEN ENERGY RECOVERY	251,960.92	15565
134053	06/19/20	DEC01 DECOTIIS,FITZPATRICK & COLE	3,959.30	15565
134054	06/19/20	DEM07 DEMBO, BROWN & BURNS LLP	4,000.00	15565
134055	06/19/20	GAR02 GARDEN STATE HIGHWAY PRODUCTS	1,880.00	15565
134056	06/19/20	GIS03 GLOBAL INTERACTIVE SOLUTIONS,	480.00	15565
134057	06/19/20	GRA36 GRAINGER, INC.	1,803.05	15565
134058	06/19/20	HAR04 THE ORIGINAL W. HARGROVE	54,000.00	15565
134059	06/19/20	HOM01 HOME DEPOT CREDIT SVCS.	5,980.20	15565
134060	06/19/20	HOM15 HOMEWARD BOUND PET ADOPTION	19,000.00	15565
134061	06/19/20	IND01 INDEPENDENT ANIMAL CARE SRV	16,012.50	15565
134062	06/19/20	LIN18 LINE SYSTEMS, INC. DBA	5,651.52	15565
134063	06/19/20	MAJ02 MAJESTIC OIL CO, INC	382.54	15565
134064	06/19/20	MER01 MERCHANTVILLE OVERHEAD	1,569.50	15565
134065	06/19/20	MIC06 MICROSYSTEMS-NJ.COM LLC	2,100.00	15565
134066	06/19/20	MIK03 MIKE'S BETTER SHOES	600.00	15565
134067	06/19/20	NAT02 NAT ALEXANDER COMPANY,INC.	1,179.09	15565
134068	06/19/20	NJE06 NJ EMERGENCY MANAGEMENT	75.00	15565
134069	06/19/20	NJI02 NJICLE	175.00	15565



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Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
CURRENT FUND TD TD BANK 4308903487 Continued					
134070	06/19/20	OCC02 OCCUPATIONAL HEALTH DYNAMICS	790.00		15565
134071	06/19/20	PAS04 LUIS PASTORIZA	15.98		15565
134072	06/19/20	PEN07 PENNSAUKEN ANIMAL HOSPITAL	635.17		15565
134073	06/19/20	PRO51 PROJECT LITTLE WARRIORS	600.00		15565
134074	06/19/20	SCO19 SCOTT CRANE SERVICE	1,975.00		15565
134075	06/19/20	SPE28 SPECIALTY GRAPHICS, LLC	378.07		15565
134076	06/19/20	WAS01 WASTE MANAGEMENT OF NEW JERSEY	309,748.10		15565
134077	06/19/20	WBM01 W B MASON CO, INC	225.69		15565
134078	06/19/20	WCU01 WELLNESS COACHES USA, LLC	2,199.50		15565
134079	06/19/20	WES05 THOMSON WEST	2,302.98		15565
134080	06/19/20	COM35 COMCAST BUSINESS SERVICES --	216.70		15566

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	133	1	1,371,763.45	8,117.48
Direct Deposit:	0	0	0.00	0.00
Total:	133	1	1,371,763.45	8,117.48

HOME PROJ TD HOME PROJ-CASH (TD) 4308903643					
13239	05/29/20	ABE01 ABED S ABED	780.00		15533
13240	05/29/20	ABE06 ZAYED S ABED	1,517.78		15533
13241	05/29/20	ALE02 ALEXAR PROPERTIES, LLC	880.00		15533
13242	05/29/20	ALP05 ALPINE COURT APARTMENTS	9.00		15533
13243	05/29/20	ANT01 ANTIOCH PHASE II	493.00		15533
13244	05/29/20	BOR21 GRACIE MARIE BORNS	108.00		15533
13245	05/29/20	DAV60 DAVENPORT VILLAGE	532.00		15533
13246	05/29/20	DEE01 DEERFIELD ASSOCIATES, LP	719.00		15533
13247	05/29/20	GAB02 ELI GABAY	607.78		15533
13248	05/29/20	GRE49 GREEN GARDEN APARTMENT, LLC	720.00		15533
13249	05/29/20	GRE54 GRE PARKVIEW URBAN RENEWAL, LLC	2,331.00		15533
13250	05/29/20	HAY03 KATHLEEN HAYNICZ	1,400.00		15533
13251	05/29/20	HPA01 HP ALTMAN AUTUMN RIDGE LLC	316.00		15533
13252	05/29/20	JEF12 JEFFERSON PLACE, LLC	770.00		15533
13253	05/29/20	KIY01 MICHAEL KIYAGA	974.00		15533
13254	05/29/20	LAN25 LANDAUS PROPERTY MGMT LLC	208.00		15533
13255	05/29/20	LIN20 LINDENWOLD PH, LP	666.00		15533
13256	05/29/20	MAZ03 MAURICE BASEM MAZAHREH	1,460.00		15533
13257	05/29/20	REA12 REAL VALUE PARTNERS 3, LLC	1,000.00		15533
13258	05/29/20	ROB14 ROBERT NICOLEAUL 1052 COLYOR	741.00		15533
13259	05/29/20	SCO02 MARK SCOTT	62.61		15533
13260	05/29/20	SEC08 SECURED HIGH YIELD, LLC	1,200.00		15533
13261	05/29/20	SGO01 SGOUROUS REALTY LLC	373.00		15533
13262	05/29/20	SPR09 1721 SPRINGDALE URBAN RENEWAL	952.00		15533
13263	05/29/20	STA121 STATEHOUSE GROUP PROPERTY	841.00		15533
13264	05/29/20	TAM02 TAMARACK APARTMENTS, LLC	862.00		15533
13269	06/12/20	ANG08 ANGELO ASSOCIATES, LLC	800.00		15551
13270	06/12/20	CIT09 CITY OF CAMDEN PAYROLL	2,129.61		15551
13271	06/19/20	NEI03 NEIGHBORHOOD HOUSING SERV OF	1,000.00		15561
13265	06/22/20		0.00	06/22/20 VOID	0 (Reason: PRINTER ERROR)
13266	06/22/20		0.00	06/22/20 VOID	0 (Reason: PRINTER ERROR)
13267	06/22/20		0.00	06/22/20 VOID	0 (Reason: PRINTER ERROR)
13268	06/22/20		0.00	06/22/20 VOID	0 (Reason: PRINTER ERROR)

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Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
HOME PROJ TD HOME PROJ-CASH (TD) 4308903643 Continued					
Checking Account Totals			<u>Paid</u>	<u>Void</u>	
			Amount Paid	Amount Void	
		Checks:	29	4	
			24,452.78	0.00	
		Direct Deposit:	0	0	
			0.00	0.00	
		Total:	29	4	
			24,452.78	0.00	
NEW CEMTRY TD NEW-CEMETRY TRUST (TD BAN					
760	06/19/20	MO006 MOORE S BURIAL SERVICE LLC	500.00		15567
Checking Account Totals			<u>Paid</u>	<u>Void</u>	
			Amount Paid	Amount Void	
		Checks:	1	0	
			500.00	0.00	
		Direct Deposit:	0	0	
			0.00	0.00	
		Total:	1	0	
			500.00	0.00	
SEWER UTILITY CSH-SEWR UTILITY TD 4308903594					
7696	06/05/20	BU001 BUCHART HORN, INC	3,904.00		15537
7697	06/05/20	CEN03 CENTER FOR FAMILY SERVICES	1,300.00		15537
7698	06/19/20	AME80 AMERICAN WATER SERVICES	44,744.55		15564
Checking Account Totals			<u>Paid</u>	<u>Void</u>	
			Amount Paid	Amount Void	
		Checks:	3	0	
			49,948.55	0.00	
		Direct Deposit:	0	0	
			0.00	0.00	
		Total:	3	0	
			49,948.55	0.00	
UNEMP-CASH TD UNEMPLOYMENT-CASH 4308903528					
949	06/12/20	STA12 NJ DEPT OF LABOR & WORKFORCE D	6,424.72		15547
Checking Account Totals			<u>Paid</u>	<u>Void</u>	
			Amount Paid	Amount Void	
		Checks:	1	0	
			6,424.72	0.00	
		Direct Deposit:	0	0	
			0.00	0.00	
		Total:	1	0	
			6,424.72	0.00	
WATER UTILITY WATER UTILITY (TD) 4308903560					
8756	06/19/20	AME80 AMERICAN WATER SERVICES	54,157.33		15563
Checking Account Totals			<u>Paid</u>	<u>Void</u>	
			Amount Paid	Amount Void	
		Checks:	1	0	
			54,157.33	0.00	
		Direct Deposit:	0	0	
			0.00	0.00	
		Total:	1	0	
			54,157.33	0.00	
WIRES WIRES					
200515	06/09/20	QUA14 QUAL-LYNX	7,343.37		15544
200516	06/09/20	QUA14 QUAL-LYNX	3,367.59		15545
200526	06/09/20	QUA14 QUAL-LYNX	1,171.00		15546
200617	06/15/20	STA42 STATE OF NEW JERSEY	1,280,301.40		15556
200618	06/15/20	CAM07 CAMDEN BOARD OF EDUCATION	3,873,484.50		15557
Checking Account Totals			<u>Paid</u>	<u>Void</u>	
			Amount Paid	Amount Void	
		Checks:	5	0	
			5,165,667.86	0.00	
		Direct Deposit:	0	0	
			0.00	0.00	
		Total:	5	0	
			5,165,667.86	0.00	
WORKERS COMP TD WORKER'S COMP-CASH 4308903510					
71589	06/05/20	WOR14 WORKNET OCCUPATIONAL MEDICINE	0.00	06/05/20 VOID	0

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Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
WORKERS COMP TD WORKER'S COMP-CASH 4308903510 Continued					
71590	06/05/20	WOR14 WORKNET OCCUPATIONAL MEDICINE	0.00	06/05/20 VOID	0
71591	06/05/20	WOR14 WORKNET OCCUPATIONAL MEDICINE	9,500.29		15540
Checking Account Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	1	2	9,500.29	0.00
	Direct Deposit:	0	0	0.00	0.00
	Total:	1	2	9,500.29	0.00
Report Totals					
		<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
	Checks:	253	7	8,724,771.49	8,117.48
	Direct Deposit:	0	0	0.00	0.00
	Total:	253	7	8,724,771.49	8,117.48

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
	0-01	5,225,638.91	0.00	0.00	5,225,638.91
WATER OPERATING	0-60	54,157.33	0.00	0.00	54,157.33
SEWER OPERATING	0-70	49,948.55	0.00	0.00	49,948.55
Year Total:		5,329,744.79	0.00	0.00	5,329,744.79
	9-01	19,609.04	0.00	0.00	19,609.04
	C-01	3,675.00	0.00	0.00	3,675.00
	G-10	350.00	0.00	0.00	350.00
	G-18	17,190.95	0.00	0.00	17,190.95
	G-19	1,210,633.63	0.00	0.00	1,210,633.63
	G-BG	274,555.90	0.00	0.00	274,555.90
	G-ES	11,502.90	0.00	0.00	11,502.90
	G-HM	3,129.61	0.00	0.00	3,129.61
	G-HP	88,441.59	0.00	0.00	88,441.59
Year Total:		1,605,804.58	0.00	0.00	1,605,804.58
	T-31	113,076.52	0.00	0.00	113,076.52
	T-33	6,424.72	0.00	0.00	6,424.72
	T-35	1,646,436.84	0.00	0.00	1,646,436.84
Year Total:		1,765,938.08	0.00	0.00	1,765,938.08
Total Of All Funds:		8,724,771.49	0.00	0.00	8,724,771.49



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

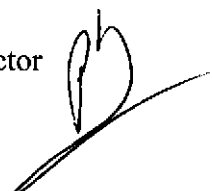
FRANCISCO "FRANK" MORAN  
MAYOR

C-2

PATRICK J. KEATING  
FINANCE DIRECTOR  
TEL : 856-757-7582  
EMAIL: FINANCE@CLC.CAMDEN.NJ.US  
WEBSITE: WWW.CLC.CAMDEN.NJ.US

**MEMORANDUM**

To: Honorable Curtis Jenkins, City Council President  
Luis Pastoriza, Municipal Clerk

From: Patrick J. Keating, Finance Director 

Date: June 24, 2020

Subject: **Payroll Register Summary-Communications for Forthcoming  
City Council Meeting- July 14, 2020**

RECEIVED  
2020 JUN 24 A 9:59  
MUNICIPAL CLERK OFFICE  
CAMDEN, N.J.

Attached please find the Payroll Register Summary for the City of Camden  
For the pay period of 5/24 /2020, 6/07/2020 and 6/21/2020 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.

PJK/MR  
Attachments

cc: Honorable Francisco "Frank" Moran, Mayor



COMPANY TOTAL	HOURS	EARNINGS	STATUTORY DEDUCTIONS	VOLUNTARY DEDUCTIONS	NET PAY
EXE	2,927.67 REG .00 O/T .00 HOURS 3 1,310.50 HOURS 4	1,323,043.09 REG 1,347.18 EARNINGS 3 2,228.98 EARNINGS 5	164,834.55 FIT 51,707.38 SS 21,896.85 MED 58,661.31 STATE 9,816.74 SUI/DI 90.68 LOCAL	1,164,992.97 TOTAL DEDUCTIONS	819 Pays 173,774.05

HOURS ANALYSIS:

1,310.50	15	ST/OJ	162,151.44	8	RETRO	38.89-	C	CLOTH	357.58-	D	DOCK T
991.11	A	ACT. ST	184.52-	M	ADJUST	186.67	R	COLLEG	14,855.80	V	VAC.
45,634.68	K	SICK	63,451.45	15	ST/OJ	760.21-	CMP	COMP	1,000.00	OCC	ONCALL
29.20	OT		317.98	VEH	VEHICL	2,228.98	2TL				
12,511.33	SEV	SEVERN	48.40	G	G.T.L.	3,305.29-	I	G.T.L.	1,334,710.18	P	
797.06	D	DCRPER	195.82	59	PA						

MEMO ANALYSIS:

STATUTORY DED. ANALYSIS:

VOLUNTARY DED. ANALYSIS:

59,465.49	56	NJ	5,038.22	D	ANUTY.	69.70	E	BKPN	3,299.84	I	C.INS.
9,816.74	56	NJ	70.25	O		70,039.65	P	PENS.	50,440.93	Q	PENS.
90.68	0104	PHILADELPHIA	225,906.62	U		80,524.37	V		20,423.00	W	
79.03	B	BKDCRP	27,997.11	3	LOAN	1,553.34	5	ARRS.	129.29	6	INS AR
1,974.53	K	BKPN	2,370.46	CO	COLTAX	271.92	13	VALIC	613.13	19	AFLAC
8,847.89	S	DCRP	188.29	29	AF10MO	355,238.01	31		64,906.48	32	
21,254.49	1	LOAN	961.00	34	PARK	58.00	35	WGFE	2,771.42	42	L.2578
2,875.64	8	PENARR	3,872.27	45	CNC.10	2,152.18	51	CR UN	2,685.00	56	HOUSE
2,787.48	25	AFLAC	50.00	62	GARN\$	1,988.00	68	BANK	252.00	70	BANK
66,517.00	33		370.49	73	GARN	445.00	74	GARN	12,194.12	75	CHILD
5,561.07	43	LOC.78	739.81	77	CHILD	290.40	78	CHILD	1,722.31	79	WAGE\$
100.00	57	P.A.C.	15,486.85	BN1		3,049.91	BN5		735.00	BN6	
75.00	71	LEVY	52.36	COL	COLLIF	10,161.73	CPL	COUPLE	30,064.96	FAM	FAMILY
3,591.08	76	CHILD	13,342.24	PCH	PARENT	14,830.11	SIN	SINGLE	692.87	VPL	VOLLIF
1,593.12	ADD	ADD	1,690.00	45S	CWAFUL						
19,402.00	BN9										
5.00-	LSW	LSTCRD									
600.00	45C	CWASTG									

COMPANY TOTAL	HOURS	EARNINGS	STATUTORY DEDUCTIONS	VOLUNTARY DEDUCTIONS	NET PAY
EXE					
2,811.30 REG .00 O/T .00 HOURS 3 1,550.50 HOURS 4	1,546.50 15 ST/OT 12.46 A ACT ST 137.50- E TOOL 2,121.24 L LLONGV 35,833.36 V VAC. 30.00 FIN FINES 2,228.98 2TL	1,318,425.03 REG 3,221.15 EARNINGS 3 2,228.98 EARNINGS 5 48,579.58 O/T 157,284.47 EARNINGS 4 1,529,719.19 GROSS	159,187.45 FIT 44,472.25 SS 21,148.51 MED 57,570.48 STATE 8,593.65 SUI/DI 90.68 LOCAL	1,131,386.11 TOTAL DEDUCTIONS	567 Pays 107,270.08

## HOURS ANALYSIS:

## EARNINGS ANALYSIS:

57,374.66 58 NJ 8,593.65 58 NJ SUI/DI 90.68 0104 PHILADELPHIA	4,032.51 B RETRO 118.87- G LIC 80.68 M ADJUST 66,259.33 15 ST/OT 1,000.00 OCC ONCALL 2,228.98 2TL	418.89- C CLOTH 4,082.70 H HOLIDY 253.33 R COLLEG 331.73 16 1&1/2 17,721.31 SEV SEVERN	383.89- D DOCK T 28,175.90 K SICK 525.00 T AUTO 785.08 CMP COMP 317.98 VEH VEHICL
797.06 D DCRPER	.18 G G.T.L.	3,138.18- I G.T.L.	1,343,787.27 P

## MEMO ANALYSIS:

## STATUTORY DED. ANALYSIS:

57,374.66 58 NJ 8,593.65 58 NJ SUI/DI 90.68 0104 PHILADELPHIA	4,032.51 B RETRO 118.87- G LIC 80.68 M ADJUST 66,259.33 15 ST/OT 1,000.00 OCC ONCALL 2,228.98 2TL	418.89- C CLOTH 4,082.70 H HOLIDY 253.33 R COLLEG 331.73 16 1&1/2 17,721.31 SEV SEVERN	383.89- D DOCK T 28,175.90 K SICK 525.00 T AUTO 785.08 CMP COMP 317.98 VEH VEHICL
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## VOLUNTARY DED. ANALYSIS:

80.22 B BKDCRP 789.65- K BKPEN 3,706.49 S DCRP 21,401.16 1 LOAN 2,370.46 CO COLTAX 215.59 29 AF10MO 961.00 34 PARK 1,852.07 44 BUFF 2,700.00 56 HOUSE 1,988.00 68 BANK 445.00 74 GARN 328.76 78 CHILD 3,585.59 BN5 10,292.18 CPL COUPLE 692.87 VPL VOLLIF	4,928.22 D ANUTY. 70.25 O 220,756.96 U 27,996.93 3 LOAN 271.92 13 VALIC 333,042.79 31 59.00 35 WGFEE 3,593.82 45 CNC.10 100.00 57 P.A.C. 252.00 70 BANK 11,974.90 75 CHILD 1,790.73 79 WAGES 735.00 BN6 30,079.29 FAM FAMILY 585.00 45C CWASTG	69.70 E BKPEN 70,038.84 P PENS. 75,380.81 V 225.01 6 INS AR 613.13 19 AFLAC 62,378.66 32 2,829.27 42 L.2578 2,318.11 51 CR UN 31.02 62 GARN\$ 50.00 71 LEVY 3,471.71 76 CHILD 1,940.00 ADD ADD 19,202.00 BN8 12,711.49 PCH PARENT 1,684.37 45S CWAFUL	3,164.05 I C.INS. 48,043.86 Q PENS. 31,658.00 W 549.06 8 PENARR 2,750.38 25 AFLAC 63,401.87 33 5,561.07 43 LOC.78 525.00 53 LPFFA. 6,094.72 66 101.46 73 GARN 715.41 77 CHILD 15,146.46 BN1 52.36 COL COLLIF 15,052.04 SIN SINGLE
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Old  
BUSINESS

06-1

MBS:dh  
05-12-20

**RESOLUTION REQUIRING MANDATING DIRECT DEPOSIT OF NET PAY FOR  
ALL EMPLOYEES PURSUANT TO MOU WITH THE STATE OF NEW JERSEY  
TRANSITIONAL AID PROGRAM (SECTION H-10)**

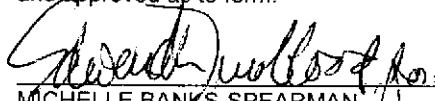
WHEREAS, the City of Camden desires to mandate Direct Deposit of net pay for all employees pursuant to a MOU with the State of New Jersey Transitional Aid Program; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that it hereby mandates the direct deposit of net pay for all City employees.

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: May 12, 2020

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS-SPEARMAN  
City Attorney

\_\_\_\_\_  
CURTIS JENKINS  
President, City Council

ATTEST:

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

OB-2

MBS:yrh  
6-9-2020

**ORDINANCE AUTHORIZING A LEASE RENEWAL AGREEMENT BETWEEN  
THE CITY OF CAMDEN AND FARRAGUT SPORTSMEN'S ASSOCIATION**

**WHEREAS**, the City of Camden is the owner of the premises currently known as NS Farragut 24<sup>th</sup> to 25<sup>th</sup> Street (known for mailing purposes as 1417 North 25<sup>th</sup> Street), Block 813 Lot 1, Camden, New Jersey; and

**WHEREAS**, the City of Camden desires to enter into lease agreement with Farragut Sportsmen's Association, a non-profit, non-partisan, non- sectarian civic association; and

**WHEREAS**, N.J.S.A.40A:12-14 (c) and N.J.S.A. 40A:12-15(i) and (j) the City may lease municipal property to a non-profit entity for certain enumerated public purposes, including (i) any activity for the promotion of the health, safety, morals and general welfare of the community; and (ii) the cultivation or use of vacant land for gardening or recreational purposes; and

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

**SECTION 1.** The City of Camden wishes to renew the lease of said land to Farragut Sportsmen's Association for the purpose of providing safe boating instructions, fire safety and medical training by assisting in the training of the Camden County Police Marine Unit, the U.S. Coast Guard in search and rescue, along with assisting the Camden City Fire Department with its marine rescue unit; and

**SECTION 2.** The proper officers of the City of Camden are hereby authorized to lease the property known as the NS Farragut 24<sup>th</sup> to 25<sup>th</sup> Street for the term of 5 years ending June 30, 2025.

**SECTION 3.** The lease shall be for the period of Five (5) years and the total rent will be One Thousand Four Hundred Dollars (\$1,400.00) annually and is payable in full in advance of the first day of the lease; thereafter is due on the anniversary date of the lease subject to the approval of the property officers of the City of Camden.

**SECTION 4.** This lease is terminable at will of the City of Camden, if the City of Camden, its agents, representatives or any Redevelopment Authority deems said property/land suitable for redevelopment.

**SECTION 5.** The lessee under the terms of the lease shall be responsible for all insurance costs, repairs and any other expenses related to the use and possession of said property/land. The City makes and extends no warranties as to the condition of this property for the above-mentioned purpose or any other purpose.

**SECTION 6.** The proper officers of the City of Camden are hereby authorized to execute all documents necessary for the lease.

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

**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: June 9, 2020

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS SPEARMAN  
City Attorney

\_\_\_\_\_  
CURTIS JENKINS  
President, City Council

\_\_\_\_\_  
FRANCISCO MORAN  
Mayor

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

# Ordinance 2<sup>nd</sup> Reading

0-1  
MBS:dh  
06-09-20

**AN ORDINANCE AUTHORIZING THE REMOVAL OF HANDICAP PARKING  
PRIVILEGES IN CERTAIN LOCATIONS IN THE CITY OF CAMDEN**

WHEREAS, an ordinance was adopted designating a "Handicapped Parking Only" area for the following property:

320 Walnut Street

WHEREAS, it has been advised that the individual(s), no longer need handicap parking at the above location(s) as per correspondence from the Camden City Parking Authority; 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 above is 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: June 9, 2020

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS-SPEARMAN  
City Attorney

\_\_\_\_\_  
CURTIS JENKINS  
President, City Council

\_\_\_\_\_  
FRANCISCO MORAN  
Mayor

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

*Resolutions*

**RESOLUTION RECOGNIZING THE NINETEENTH DAY OF JUNE  
IN THE YEAR OF 2020 AS JUNETEENTH INDEPENDENCE DAY  
IN THE CITY OF CAMDEN**

WHEREAS, Juneteenth Independence Day is the oldest known African-American celebration of the end of slavery in the Confederacy and occurred on or about June 19, 1865; and

WHEREAS, Juneteenth Independence Day celebrates the meaning and Importance of the Emancipation Proclamation, which ended slavery in the Confederacy; Juneteenth, or the "19th of June", recognizes June 19, 1865, in Galveston, TX, when Union General Gordon Granger announced freedom for all slaves in the Southwest Confederate states. This occurred more than two and a half years after the Emancipation Proclamation was issued by President Abraham Lincoln. Upon the reading of General Order #3 by General Granger, the former slaves celebrated jubilantly, establishing America's second Independence Day Celebration and the oldest African-American holiday observance; and

WHEREAS, Juneteenth became a state holiday and is recognized as a state holiday or state holiday observance in Texas, Oklahoma, Florida, Delaware, Idaho, Alaska, Iowa, California, Wyoming, Missouri, Connecticut, Illinois, Louisiana, New Jersey, New York, Arkansas, Kentucky and Michigan; and

WHEREAS, all residents of Camden City, the region, state and nation are encouraged to observe the day in a manner that emphasizes the meaning and importance of the Emancipation Proclamation; now therefore

BE IT RESOLVED, by the City Council of the City of Camden that June 19, 2020, is hereby designated as Juneteenth Independence Day in the City of Camden.

BE IT FURTHER RESOLVED, that the City Council encourages the residents of Camden City to recognize and celebrate the importance of this day to every person who cherishes liberty and equality for all people.

Date of Introduction: July 14, 2020

The above has been reviewed  
and approved as to form

\_\_\_\_\_  
MICHELLE BANKS-SPEARMAN  
City Attorney

\_\_\_\_\_  
CURTIS JENKINS  
President, City Council

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





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

---

DATE: July 1, 2020

Council Meeting Date: July 14, 2020

FROM: Councilperson

☒ Curtis Jenkins, President

☐ Sheila Davis, At-Large

☒ Angel Fuentes, At-Large

☐ Marilyn Torres, Vice President, 3<sup>rd</sup> Ward

☐ Shaneka Boucher, 1<sup>st</sup> Ward

☐ Victor Carstarphen, 2<sup>nd</sup> Ward

☐ Felisha Reyes-Morton, 4<sup>th</sup> Ward

**Action Requested:**

**RESOLUTION RECOGNIZING THE NINETEENTH DAY OF JUNE IN THE YEAR OF 2020  
AS JUNETEENTH INDEPENDENCE DAY IN THE CITY OF CAMDEN**

---

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

*Angel Fuentes/m*

Signature of Councilperson

*07/1/2020*

Date

R-2

JENKINS  
7/14/20

RESOLUTION REAPPOINTING COUNCILWOMAN MARILYN TORRES AS A  
COMMISSIONER TO THE CAMDEN REDEVELOPMENT AGENCY OF THE CITY OF  
CAMDEN FOR A TERM OF ONE (1) YEAR, EXPIRING JULY 13, 2021

WHEREAS, N.J.S.A. 40A:12A-11 provides for the appointment of seven (7) Commissioners to the Camden Redevelopment Agency by the City Council of the City of Camden; and

WHEREAS, City Councilwoman Marilyn Torres, Councilperson 3rd Ward, has been submitted by a member of this Council, which has reviewed the qualifications of said nominee and is satisfied as to her fitness for appointment; now, therefore

BE IT RESOLVED by the City Council of the City of Camden that it hereby reappoints City Councilwoman Marilyn Torres as Commissioner of the Camden Redevelopment Agency for term of one (1) year, expiring July 13, 2021, as provided by law.

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.

The above has been reviewed and  
approved as to form.

MICHELLE BANKS-SPEARMAN  
City Attorney

CURTIS JENKINS  
President, City Council

ATTEST:

LUIS PASTORIZA  
Municipal Clerk



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

---

DATE: July 1, 2020

Council Meeting Date: July 14, 2020

FROM: Councilperson

☒ Curtis Jenkins, President  
☐ Sheila Davis, At-Large  
☐ Angel Fuentes, At-Large

☐ Marilyn Torres, Vice President, 3<sup>rd</sup> Ward  
☐ Shaneka Boucher, 1<sup>st</sup> Ward  
☐ Victor Carstarphen, 2<sup>nd</sup> Ward  
☐ Felisha Reyes-Morton, 4<sup>th</sup> Ward

**Action Requested:**

**RESOLUTION REAPPOINTING COUNCILWOMAN MARILYN TORRES AS A  
COMMISSIONER TO THE CAMDEN REDEVELOPMENT AGENCY OF THE CITY  
OF CAMDEN FOR A TERM OF ONE (1) YEAR, EXPIRING JULY 13, 2021**

---

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

*Curtis Jenkins/wr*

Signature of Councilperson

*07/1/2020*

Date

**RESOLUTION APPOINTING THOMAS B. JOHNSON TO  
THE AFFIRMATIVE ACTION REVIEW COUNCIL OF THE CITY OF CAMDEN  
FOR A TWO (2) YEAR TERM, ENDING JULY 13, 2022**

WHEREAS, Chapter 12, Affirmative Action, of the Code of the City of Camden ("City Code"), as amended, provides for an Affirmative Action Review Council ("AARC"), which consists of seven (7) members. Initially, and thereafter in instances where the AARC's membership is to be reconstituted in its entirety, the composition of the Council shall consist of four (4) members who shall be appointed for terms of two (2) years and three (3) members who shall be appointed for periods of one (1) year; thereafter, all members of the AARC shall be appointed for terms of two (2) years. The Mayor and City Council shall each appoint two (2) of the initial 2-year term members. The Mayor shall appoint one (1) and City Council shall appoint two (2) of the initial 1-year term members; and

WHEREAS, the name of Thomas B. Johnson has been submitted to the Municipal Appointment Committee, which 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 appoints Thomas B. Johnson as a member of the City of Camden Affirmative Action Review Council, for a term of two (2) years, ending July 13, 2022; now, therefore

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.

The above has been reviewed  
and approved as to form.

MICHELLE BANKS-SPEARMAN  
City Attorney

CURTIS JENKINS  
President, City Council

ATTEST:

LUIS PASTORIZA  
Municipal Clerk



Camden City Council

## RESOLUTION / ORDINANCE REQUEST FORM

---

DATE: June 26, 2020

Council Meeting Date: July 14, 2020

FROM: Councilperson

☒ Curtis Jenkins, President

☐ Sheila Davis, At-Large

☐ Angel Fuentes, At-Large

☐ Marilyn Torres, Vice President, 3<sup>rd</sup> Ward

☐ Shaneka Boucher, 1<sup>st</sup> Ward

☐ Victor Carstarphen, 2<sup>nd</sup> Ward

☐ Felisha Reyes-Morton, 4<sup>th</sup> Ward

**Action Requested:**

**RESOLUTION APPOINTING THOMAS B. JOHNSON TO  
THE AFFIRMATIVE ACTION REVIEW COUNCIL OF THE CITY OF CAMDEN  
FOR A TWO (2) YEAR TERM, ENDING JULY 13, 2022**

---

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

*Curtis Jenkins/mr*

Signature of Councilperson

*06/26/2020*

Date

**RESOLUTION AUTHORIZING THE CEREMONIAL NAMING OF BROADWAY,  
BETWEEN COOPER STREET AND DR. MARTIN LUTHER KING, JR. BLVD. AS  
"BLACK LIVES MATTER BLVD." IN THE CITY OF CAMDEN**

**WHEREAS, Black Lives Matter** is a global network committed to struggling together and to imagining and creating a world free of anti-Blackness, where every Black person has the social, economic, and political power to thrive; and

**WHEREAS, the Black Lives Matter movement** is guided by the fact that all Black lives matter, regardless of actual or perceived sexual identity, gender identity, gender expression, economic status, ability, disability, religious beliefs or disbeliefs, immigration status or location; and

**WHEREAS, Black Lives Matter** has established the crucial goal of reforming police practices and policies concerning the use of force which have led to police brutality against Blacks, recently leading to the death of George Floyd by police officers in Minneapolis Minnesota; and

**WHEREAS, Black Lives Matter** works vigorously for freedom and justice for Black people, and, by extension, all people; and

**WHEREAS, the Mayor and City Council of the City of Camden** believe that **Black Lives Matter** should be properly honored by the ceremonial naming of Broadway, between Cooper Street and Dr. Martin Luther King, Jr. Blvd. as "**Black Lives Matter Blvd.**"; and

**WHEREAS, the City of Camden** now seeks to pay tribute to **Black Lives Matter**; now, therefore

**BE IT RESOLVED** by the City Council of the City of Camden that Black Lives Matter is hereby recognized along with its salient goals and achievements, and in recognition of Black Lives Matter; Broadway, between Cooper Street and Dr. Martin Luther King, Jr. Blvd., in the City of Camden shall be ceremonially named "**Black Lives Matter Blvd.**" and that appropriate signage shall be immediately installed by the City of Camden after the effective date of the Resolution and shall remain in place until such time as the City of Camden shall determine otherwise.

**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: July 14, 2020

The above has been reviewed  
and approved as to form.

---

MICHELLE BANKS-SPEARMAN  
City Attorney

---

CURTIS JENKINS  
President, City Council

ATTEST: 

---

LUIS PASTORIZA  
Municipal Clerk



Camden City Council

## RESOLUTION / ORDINANCE REQUEST FORM

DATE: June 26, 2020

Council Meeting Date: July 14, 2020

FROM: Councilperson

☒ Curtis Jenkins, President

☐ Sheila Davis, At-Large

☒ Angel Fuentes, At-Large

☐ Marilyn Torres, Vice President, 3<sup>rd</sup> Ward

☐ Shaneka Boucher, 1<sup>st</sup> Ward

☐ Victor Carstarphen, 2<sup>nd</sup> Ward

☐ Felisha Reyes-Morton, 4<sup>th</sup> Ward

Action Requested:

**RESOLUTION AUTHORIZING THE CEREMONIAL NAMING OF  
BROADWAY, BETWEEN COOPER STREET & MARTIN LUTHER KING BLVD.  
AS "BLACK LIVES MATTER BLVD."**

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

*Angel Fuentes/m*

Signature of Councilperson

*06/26/2020*

Date



07-14-20

R-S

**RESOLUTION AUTHORIZING THE GOVERNING BODY OF THE CITY OF CAMDEN  
CERTIFICATION OF THE ANNUAL AUDIT**

WHEREAS, N.J.S.A. 40A:5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

WHEREAS, the Annual Report of Audit for the year 2019 has been filed by a Registered Municipal Accountant with the Clerk of City Council pursuant to N.J.S.A. 40A:5-6, and a copy has been received by each member of the governing body; and

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall by resolution certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled "Schedule of Findings and Recommendations"; and

WHEREAS, the members of the governing body have personally reviewed as a minimum the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Schedule of Findings and Recommendations", as evidenced by the group affidavit form of the governing body attached hereto; and

WHEREAS, such resolution of certification shall be adopted by the governing body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board, and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

NOW THEREFORE, BE IT RESOLVED, That the City Council of the City of Camden, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

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: July 14, 2020

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS-SPEARMAN  
City Attorney

\_\_\_\_\_  
CURTIS JENKINS  
President, City Council

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

I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE RESOLUTION PASSED  
AT THE MEETING HELD ON \_\_\_\_\_.

\_\_\_\_\_  
Clerk to the City Council

**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

Council Meeting Date:

**TO:** Jason J. Asuncion, Esq., Business Administrator

**FROM:** Luis Pastoriza

**Department Making Request:** Office of the Municipal Clerk

**TITLE OF RESOLUTION/ORDINANCE:** Resolution authorizing the governing body of the City of Camden certification of the annual audit

**BRIEF DESCRIPTION OF ACTION:**

**BIDDING PROCESS:**

*Procurement Process: Bid#, RFP#, State Contract#, Non-Fair & Open, EUS:*

**APPROPRIATION ACCOUNT(S):** *(If applicable)*

**AMOUNT:** *(If applicable)*

☐

**Waiver Attached for State (DCA) Approval**

*Contracts for Services, Grant Applications/Awards, License Agreements, etc.  
(Any Resolution that has Impact on City budget)*

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	<u>7/6/20</u>	<u>Luis Pastoriza /y</u>
Approved by Grants Management:	<u>                    </u>	<u>                    </u> (If applicable)
Approved by Finance Director:	<u>                    </u>	<u>                    </u>
<input type="checkbox"/> CAF –Certifications of Availability of Funds	<u>                    </u>	<u>                    </u>
Approved by Purchasing Agent:	<u>                    </u>	<u>                    </u>
Approved by Business Administrator:	<u>                    </u>	<u>                    </u>
Received by City Attorney:	<u>                    </u>	<u>                    </u>

**(Name) Please Print**

**(Extension #)**

Prepared By: Yenise Valdez 7107

**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\*\*\***

Contact Person: \_\_\_\_\_

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\*\*\*\***

MBS:dh  
07-14-20

R-6

**RESOLUTION AUTHORIZING A CONTRACT TO CONNER STRONG & BUCKELEW  
COMPANIES, LLC TO PROVIDE RISK MANAGEMENT CONSULTANT SERVICES  
TO THE CITY OF CAMDEN**

WHEREAS, the City of Camden requested proposals for a vendor to provide Risk Management Consultant Services to the City of Camden; and

WHEREAS, pursuant to a Request for Proposal, a proposal was submitted by Conner Strong & Buckelew Companies, LLC to provide Risk Management Consultant Services, along with the terms specified in the specifications/submitted; and

WHEREAS, the Purchasing Agent and the Business Administrator have recommended to the Council of the City of Camden, that the Council award a contract to Conner Strong & Buckelew Companies, LLC; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the proper officials are hereby authorized to enter into a contract with Conner Strong & Buckelew Companies, LLC.

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: July 14, 2020

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS-SPEARMAN  
City Attorney

\_\_\_\_\_  
CURTIS JENKINS  
President, City Council

ATTEST:

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

**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

July 14, 2020

Council Meeting: <del>June 29</del> , 2020
--

**TO:** Jason J. Asuncion, Esq., Business Administrator

**FROM:** Office of Risk Management

**Department Making Request: Risk Management**

**TITLE OF RESOLUTION:**



Resolution awarding a contract to Connor Strong & Buckelew to provide Risk Management Consultant Services to the City of Camden

**BRIEF DESCRIPTION OF ACTION:** This action is necessary to receive Risk Management Consultant services at no cost to the City of Camden

**APPROPRIATION ACCOUNT TO BE CHARGED:** Included in JIF Premium

**AMOUNT OF PROPOSED CONTRACT:**

☐ **Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)**  
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

	Date	Signature
Approved by City Attorney:	6/23/20	
Approved by Grants Management:	_____	_____
Approved by Finance Director:	_____	(If applicable)
<input type="checkbox"/> CAF - Certifications of Availability of Funds	_____	_____
Approved by Business Administrator:	6-27-20	

(Name) Please Print	(Extension #)
Prepared By: <u>Zoraida Pagan</u>	<u>X7578</u>
Contact Person: <u>Michelle Banks-Spearman, City Attorney</u>	<u>X7170</u>

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\*\*\*\***

## RISK MANAGEMENT CONSULTANT'S AGREEMENT

**THIS AGREEMENT** entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20 between the **City of Camden** (hereinafter referred to as the CITY) and **Conner Strong & Buckelew** (hereinafter referred to as the CONSULTANT)

**WHEREAS**, The CONSULTANT has offered to the CITY professional risk management consulting services as required in the bylaws of the **Camden County Joint Insurance Fund** for the Fund year **March 12, 2019 – December 31, 2019** and pursuant to P.L. 1993 Chapter 269 (N.J.S.A. 40A:10-36) and;

**WHEREAS**, the CITY desires these professional services pursuant to the resolution adopted by the governing body of the CITY at a meeting held March 12, 2019 and;

**NOW, THEREFORE**, the parties in consideration of the mutual promises and covenants set forth herein, agree as follows:

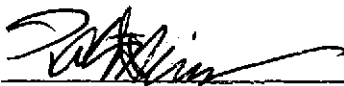
1. For, and in consideration of the amount stated hereinafter, the Consultant shall:

- a) Assist the CITY in identifying and scheduling its insurable Property & Casualty exposures. Recommend professional methods to reduce, assume or transfer the risk of loss including training of officials and employees.
- b) Assist the CITY in understanding the various coverages available from **Camden County Joint Insurance Fund** and the MEL Excess Liability Joint Insurance Fund, and review all MEL bulletins, coverage documents and contracts for compliance with applicable laws and with the terms of the membership agreement and coverage selection.
- c) Review with the CITY any additional coverages that the Consultant feels should be carried but are not available from the FUND and subject to the City's authorization, place such as coverages outside the FUND.
- d) Assist the CITY in the preparation of applications, statements of values and similar documents requested by the FUND, it being understood that this Agreement does not include any appraisal work by the CONSULTANT.
- e) Review Certificates of Insurance from contractors, vendors and professionals when requested by the City.
- f) Review the City's assessment prepared by the FUND and assist in the preparation of its annual insurance budget.
- g) Review the loss and engineering reports and generally assist the safety committee in its loss containment objectives. Also, if necessary will attend the CITY safety meetings to promote the City's local safety objectives and the Safety Incentive Program (SIP) of the Fund.
- h) Assist where needed in the settlement of claims, with the understanding that the scope of the Consultant's involvement does not include the work normally done by a public adjuster.
- i) Perform any other risk management related services required by the Fund's bylaws.

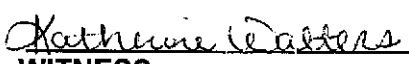
2. In exchange for the above services, the Consultant shall be compensated in the following manner:
  - a) In consideration for the rendering of those risk management services enumerated in Section I which are unrelated to the sales, solicitation, negotiation or placement of a policy of insurance with an insurance company, the CITY authorizes the FUND to pay its Consultant a fee in an amount equal to six percent (6%) of the City's annual assessment as promulgated by the FUNDS. Said fee shall be paid to the Consultant by the Fund within thirty (30) days of payment of the City's assessment. CITY acknowledges that the fee payable hereunder is not a part of any premium or assessment levied by the FUND or any other insurer and may be charged by Consultant only if the CITY consents hereto in writing.
  - b) In consideration for the sales, solicitation, negotiation or placement of any insurance coverages authorized by the CITY to be placed outside the FUND, the CITY acknowledges that the Consultant shall be entitled to receive as compensation the usual and customary brokerage commission paid by the insurance company. The premiums for said policies shall not be added to the FUND's assessment in computing the fee outlined in 2 (a).
3. The term of this agreement shall be **one (1)** year. However, this Agreement may be terminated by either party at any time by mailing to the other written notice, certified mail return receipt, calling for termination at not less than thirty (30) days thereafter. In the event of termination of the Agreement, the Consultant's fees outlined in 2 (a) above shall be prorated to date of termination.
4. **AFFIRMATIVE ACTION.** During the performance of this agreement, the SERVICE PROVIDER agrees as follows:
  - a) The SERVICE PROVIDER, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation. The SERVICE PROVIDER 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, sex, affectional or sexual orientation.
    - 1) 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 SERVICE PROVIDER agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Compliance Officer setting forth provisions of this nondiscrimination clause;
    - 2) The SERVICE PROVIDER, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the SERVICE PROVIDER, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation;
    - 3) The SERVICE PROVIDER, 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 SERVICE PROVIDER's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

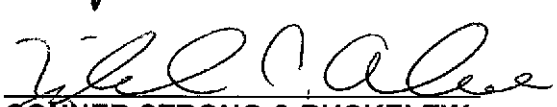


- 4) The SERVICE PROVIDER, where applicable, agrees to comply with the regulations promulgated by the Treasurer pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time and the Americans with Disabilities Act.
- 5) The SERVICE PROVIDER agrees to attempt in good faith to employ minority and female workers consistent with the applicable county employment goals prescribed by N.J.A.C. 17:25-5.2 promulgated by the Treasurer pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time or in accordance with a binding determination of the applicable county employment goals determined by the Affirmative Action Office pursuant to N.J.A.C. 17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, c. 127, as amended and supplemented from time to time.
- 6) The SERVICE PROVIDER agrees to inform, in writing, appropriate recruitment agencies in the area, including 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, sex, affectional or sexual orientation and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.
- 7) The SERVICE PROVIDER agrees to revise any of its 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.
- 8) The SERVICE PROVIDER 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, sex, affectional or sexual orientation and conform with the applicable employment goals, consistent with the statutes and court decisions of the State of New Jersey and applicable Federal law and applicable Federal court decisions.
- 9) The SERVICE PROVIDER shall furnish such reports or other documents to the Affirmative Action Office as may be requested by the office 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 Affirmative Action Office for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code (N.J.A.C. 17:27).

  
WITNESS LUIS PASTORIZA,  
Municipal Clerk

  
CITY of CAMDEN  
Francisco Moran, Mayor

  
WITNESS

  
CONNER STRONG & BUCKELEW  
Michael C. Avalone, CIC, CRM  
Vice President/Risk Manager

**"THE ABOVE HAS BEEN REVIEWED  
AND APPROVED AS TO FORM."**

  
CITY ATTORNEY

**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	Professional Services
Name of Vendor	Connor Strong & Buckelew
Purpose or Need for service:	Risk Management Consultant Services
Contract Award Amount	\$0- Payment included in JIF Premium
Term of Contract	1 Year
Temporary or Seasonal	
Grant Funded (attach appropriate documentation allowing for service through grant funds)	
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	RFP #20-09
Were other proposals received? If so, please attach the names and amounts for each proposal received?	

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

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

Date \_\_\_\_\_

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

MBS:dh  
07-14-20

R-7

**RESOLUTION RE-APPOINTING JOSE DEJESUS  
AS A CLASS I MEMBER OF  
THE CITY OF CAMDEN PLANNING BOARD**

WHEREAS, N.J.S.A. 40:55D-23 authorizes the Mayor of the City of Camden to appoint a Class IV member to the City of Camden Planning Board; now, therefore

BE IT RESOLVED by the City Council of the City of Camden that it hereby consents to the re-appointment of Jose DeJesus as a Class I member to the City of Camden Planning Board, for a four (4) year term commencing July 14, 2020 until July 13, 2024.

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: July 14, 2020

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS SPEARMAN  
City Attorney

\_\_\_\_\_  
CURTIS JENKINS  
President, City Council

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

**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

Council Meeting Date: July 14, 2020

**TO:** City Council

**FROM:** Jason J. Asuncion, Esq., Business Administrator

**Department Making Request:** Administration

**TITLE OF RESOLUTION/ORDINANCE:** RESOLUTION RE-APPOINTING JOSE DEJESUS TO THE PLANNING BOARD AS A CLASS I MEMBER, FOR A FOUR (4) YEAR TERM COMMENCING JULY 14, 2020 AND ENDING JULY 13, 2024

**BRIEF DESCRIPTION OF ACTION:** See above title.

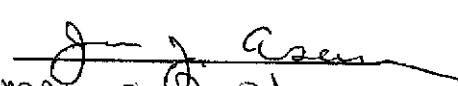

**BIDDING PROCESS:**

*Procurement Process: Bid#, RFP#, State Contract#, Non-Fair & Open, EUS:*

**APPROPRIATION ACCOUNT(S):** *(If applicable)* Not applicable

**AMOUNT:** *(If applicable)*

- ☐ **Waiver Request Form Attached for State DCA/DLGS Approval - *(If applicable)***  
*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*

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____
Approved by Finance Director:	_____	(If applicable)
<input type="checkbox"/> CAF - Certifications of Availability of Funds	_____	_____
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	7.2.20	
Received by City Attorney:	7/6/20	

	<b><i>(Name) Please Print</i></b>	<b><i>(Extension #)</i></b>
Prepared By:	_____	_____
Contact Person:	_____	_____

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\*\*\*\***

MBS:dh  
07-14-20

R-8

**RESOLUTION RE-APPOINTING KEITH WALKER  
AS A CLASS II MEMBER OF  
THE CITY OF CAMDEN PLANNING BOARD**

WHEREAS, N.J.S.A. 40:55D-23 authorizes the Mayor of the City of Camden to appoint a Class IV member to the City of Camden Planning Board; now, therefore

BE IT RESOLVED by the City Council of the City of Camden that it hereby consents to the re-appointment of Keith Walker as a Class II member to the City of Camden Planning Board, for a one (1) year term commencing July 14, 2020 until July 13, 2021.

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: July 14, 2020

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS SPEARMAN  
City Attorney

\_\_\_\_\_  
CURTIS JENKINS  
President, City Council

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

**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

Council Meeting Date: July 14, 2020

**TO:** City Council

**FROM:** Jason J. Asuncion, Esq., Business Administrator

**Department Making Request:** Administration

**TITLE OF RESOLUTION/ORDINANCE:** RESOLUTION RE-APPOINTING KEITH L. WALKER, DIRECTOR OF PUBLIC WORKS TO THE PLANNING BOARD AS A CLASS II MEMBER, FOR A ONE (1) YEAR TERM COMMENCING JULY 14, 2020 AND ENDING JULY 13, 2021

**BRIEF DESCRIPTION OF ACTION:** See above title.

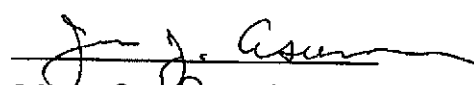
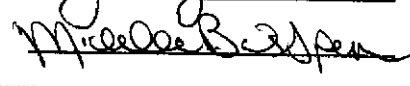
**BIDDING PROCESS:**

*Procurement Process: Bid#, RFP#, State Contract#, Non-Fair & Open, EUS:*

**APPROPRIATION ACCOUNT(S):** *(If applicable)* Not applicable

**AMOUNT:** *(If applicable)*

- ☐ **Waiver Request Form Attached for State DCA/DLGS Approval - *(If applicable)***  
*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*

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____
Approved by Finance Director:	_____	<i>(If applicable)</i>
<input type="checkbox"/> CAF - Certifications of Availability of Funds	_____	_____
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	7-2-20	
Received by City Attorney:	7/6/20	
	<b><i>(Name) Please Print</i></b>	<b><i>(Extension #)</i></b>
Prepared By: _____		
Contact Person: _____		

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\*\*\*\***

MBS:dh  
07-14-20

R-9

**RESOLUTION APPOINTING JOHANNA S. CONYER HARRIS, ACTING  
DIRECTOR OF FINANCE AS A COMMISSIONER TO THE  
MUNICIPAL INSURANCE FUND COMMISSION**

WHEREAS, the City of Camden is required to maintain an Municipal Insurance Fund Commission; and

WHEREAS, the statutes of the State of New Jersey specifically N.J.S.A. 40A:10-8 provides for the appointment of Commissioners to the Municipal Insurance Fund Commission by the Mayor with the advice and consent of City Council; and

WHEREAS, the Mayor of the City of Camden has appointed by communication to the governing body, to wit: Johanna S. Conyer Harris, as an Municipal Insurance Fund Commissioner to complete the 2 year term of Patrick J. Keating; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden, that pursuant to N.J.S.A. 40A:10-8 the governing body does consent to the appointment of Johanna S. Conyer Harris, a Commissioner of the Municipal Insurance Fund Commission for a (2) two year term ending on February 10, 2022 as provided by law.

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: July 14, 2020

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS-SPEARMAN  
City Attorney

\_\_\_\_\_  
CURTIS JENKINS  
President, City Council

ATTEST:

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



**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

Council Meeting Date: July 14, 2020

**TO:** City Council

**FROM:** Jason J. Asuncion, Esq., Business Administrator

**Department Making Request:** Administration

**TITLE OF RESOLUTION/ORDINANCE:** RESOLUTION APPOINTING JOHANNA CONYER, ACTING DIRECTOR OF THE FINANCE DEPARTMENT, AS A COMMISSIONER TO THE MUNICIPAL INSURANCE FUND COMMISSION

**BRIEF DESCRIPTION OF ACTION:** Resolution appointing Johanna Conyer, Acting Director of the Department of Finance, as a Commissioner to the Municipal Insurance Fund Commission to complete the 2-year term of Patrick J. Keating ending on February 10, 2022.

**BIDDING PROCESS:**

*Procurement Process: Bid#, RFP#, State Contract#, Non-Fair & Open, EUS:*

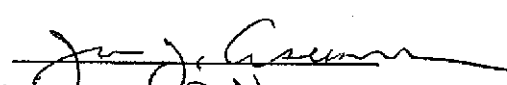

**APPROPRIATION ACCOUNT(S):** *(If applicable)* Not applicable

**AMOUNT:** *(If applicable)*



**Waiver Request Form Attached for State DCA/DLGS Approval - *(If applicable)***

*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*

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____
Approved by Finance Director:	_____	(If applicable)
<input type="checkbox"/> CAF - Certifications of Availability of Funds	_____	_____
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	7.2.20	
Received by City Attorney:	7/6/20	
	<b>(Name) Please Print</b>	<b>(Extension #)</b>

Prepared By: \_\_\_\_\_

Contact Person: \_\_\_\_\_

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\*\*\*\***

MBS:dh  
07-14-20

R-10

**RESOLUTION AMENDING RESOLUTION #R-28 (MC-18:6148) DESIGNATING THE NAMES OF AUTHORIZED CHECK SIGNERS FOR THE PAYMENT OF CLAIMS FOR THE CITY OF CAMDEN (TD BANK) TO REPLACE PATRICK J. KEATING WITH JOHANNA S. CONYER HARRIS, ACTING DIRECTOR OF FINANCE**

WHEREAS, the Council of the City of Camden by Resolution (R-28) dated February 12, 2018 designated the names of Patrick J. Keating, Director of Finance and Jason J. Asuncion, Business Administrator as authorized check signers for the payment of claims for the City of Camden; and

WHEREAS, it is necessary to amend the resolution to replace Patrick J. Keating, Director of Finance with Johanna S. Conyer Harris, Acting Director of Finance; 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 replace signer on the interest bearing bank account at TD Bank for claims of the City of Camden.

BE IT FURTHER RESOLVED, that **Johanna S. Conyer Harris, Acting Director of Finance and Jason Asuncion, Business Administrator** in office is hereby authorized to sign checks for payment or withdrawal of monies held by the Bank for said interest bearing account of the City of Camden, and to execute such documents as are necessary to open said interest bearing account.

BE IT FURTHER RESOLVED that the Bank is hereby authorized to honor any or all such checks signed by the person described in the above paragraph.

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: July 14, 2020

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS-SPEARMAN  
City Attorney

\_\_\_\_\_  
CURTIS JENKINS  
President, City Council

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

**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

Council Meeting Date: July 14, 2020

**TO:** City Council

**FROM:** Jason J. Asuncion, Esq., Business Administrator

**Department Making Request:** Administration

**TITLE OF RESOLUTION/ORDINANCE:** RESOLUTION AMENDING RESOLUTION NO. MC-18:6148, "RESOLUTION DESIGNATING THE NAMES OF AUTHORIZED CHECK SIGNERS FOR THE PAYMENT OF CLAIMS FOR THE CITY OF CAMDEN" (TD BANK), TO REPLACE PATRICK J. KEATING WITH ACTING DIRECTOR OF FINANCE JOHANNA CONYER *HARZIS*

**BRIEF DESCRIPTION OF ACTION:** See above title.

**BIDDING PROCESS:**

*Procurement Process: Bld#, RFP#, State Contract#, Non-Fair & Open, EUS:*

**APPROPRIATION ACCOUNT(S):** *(If applicable)* Not applicable

**AMOUNT:** *(If applicable)*

- ☐ **Waiver Request Form Attached for State DCA/DLGS Approval - *(If applicable)***  
*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*

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____
Approved by Finance Director:	_____	<i>(If applicable)</i>
<input type="checkbox"/> CAF -Certifications of Availability of Funds	_____	_____
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	<i>7-2-20</i>	<i>[Signature]</i>
Received by City Attorney:	<i>7/6/20</i>	<i>[Signature]</i>

***(Name) Please Print***

***(Extension #)***

Prepared By: \_\_\_\_\_

Contact Person: \_\_\_\_\_

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\*\*\*\***

MBS:dh  
02-12-18

RESOLUTION MC-18:6148  
On Motion Of: Angel Fuentes  
APPROVED: February 13<sup>th</sup>, 2018

R-28

**RESOLUTION DESIGNATING THE NAMES OF AUTHORIZED CHECK SIGNERS FOR  
THE PAYMENT OF CLAIMS FOR THE CITY OF CAMDEN**

WHEREAS, it is necessary for the City to open an account for the payment of claims for the City of Camden into an interest bearing account; 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 open an interest bearing bank account at TD Bank for claims of the City of Camden.

BE IT FURTHER RESOLVED, that **Patrick J. Keating, Director of Finance and Jason J. Asuncion, Business Administrator** in office is hereby authorized to sign checks for payment or withdrawal of monies held by the Bank for said interest bearing account of the City of Camden, and to execute such documents as are necessary to open said interest bearing account.


BE IT FURTHER RESOLVED that the Bank is hereby authorized to honor any or all such checks signed by the person described in the above paragraph.

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: February 12, 2018

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS-SPEARMAN  
Interim City Attorney

  
CURTIS JENKINS  
President, City Council

ATTEST:

  
LUIS PASTORIZA  
Municipal Clerk

R-11

MBS:dh  
07-14-20

**RESOLUTION AMENDING RESOLUTION #R-31 (MC-18:6109) DESIGNATING THE NAMES OF AUTHORIZED CHECK SIGNERS FOR THE PAYMENT OF CLAIMS FOR THE CITY OF CAMDEN (PNC N.A.) TO REPLACE PATRICK J. KEATING WITH JOHANNA S. CONYER HARRIS, ACTING DIRECTOR OF FINANCE**

WHEREAS, the Council of the City of Camden by Resolution (R-31) dated January 9, 2018 designated the names of Patrick J. Keating, Director of Finance and Jason J. Asuncion, Business Administrator as authorized check signers for the payment of claims for the City of Camden; and

WHEREAS, it is necessary to amend the resolution to replace Patrick J. Keating; Director of Finance with Johanna S. Conyer Harris, Acting Director of Finance; 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 replace signer on the interest bearing bank account at PNC N.A. for claims of the City of Camden.


BE IT FURTHER RESOLVED, that **Johanna S. Conyer Harris, Acting Director of Finance and Jason Asuncion, Business Administrator** in office is hereby authorized to sign checks for payment or withdrawal of monies held by the Bank for said interest bearing account of the City of Camden, and to execute such documents as are necessary to open said interest bearing account.

BE IT FURTHER RESOLVED that the Bank is hereby authorized to honor any or all such checks signed by the person described in the above paragraph.

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: July 14, 2020

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
MICHELLE BANKS-SPEARMAN  
City Attorney

\_\_\_\_\_  
CURTIS JENKINS  
President, City Council

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

**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

Council Meeting Date: July 14, 2020

**TO:** City Council

**FROM:** Jason J. Asuncion, Esq., Business Administrator

**Department Making Request:** Administration

**TITLE OF RESOLUTION/ORDINANCE:** RESOLUTION AMENDING RESOLUTION NO. MC-18:6188, "RESOLUTION DESIGNATING THE NAMES OF AUTHORIZED CHECK SIGNERS FOR THE PAYMENT OF CLAIMS FOR THE CITY OF CAMDEN" (PNC BANK), TO REPLACE PATRICK J. KEATING WITH ACTING DIRECTOR OF FINANCE JOHANNA CONYER HARRIS

**BRIEF DESCRIPTION OF ACTION:** See above title.

**BIDDING PROCESS:**

*Procurement Process: Bid#, RFP#, State Contract#, Non-Fair & Open, EUS:*

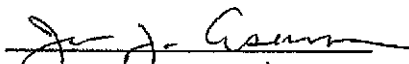
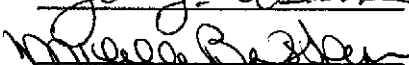
**APPROPRIATION ACCOUNT(S):** *(If applicable)* Not applicable

**AMOUNT:** *(If applicable)*



**Waiver Request Form Attached for State DCA/DLGS Approval - *(If applicable)***

*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*

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____
Approved by Finance Director:	_____	<i>(If applicable)</i>
<input type="checkbox"/> CAF - Certifications of Availability of Funds	_____	_____
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	7.2.20	
Received by City Attorney:	7/6/20	

***(Name) Please Print***

***(Extension #)***

Prepared By: \_\_\_\_\_

Contact Person: \_\_\_\_\_

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\*\*\*\***

**RESOLUTION MC-18: 6109**  
*On Motion Of: Luis A. Lopez*  
**APPROVED: January 9<sup>th</sup>, 2018**

R-31

MBS:dh  
01-09-18

**RESOLUTION DESIGNATING THE NAMES OF AUTHORIZED CHECK SIGNERS FOR  
THE PAYMENT OF CLAIMS FOR THE CITY OF CAMDEN**

WHEREAS, it is necessary for the City to open an account for the payment of claims for the City of Camden into an interest bearing account; 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 open an interest bearing bank account at PNC, N.A. New Jersey (hereinafter referred to as the "Bank") for claims of the City of Camden.

BE IT FURTHER RESOLVED, that Patrick J. Keating, Director of Finance and Jason Asuncion, Business Administrator in office is hereby authorized to sign checks for payment or withdrawal of monies held by the Bank for said interest bearing account of the City of Camden, and to execute such documents as are necessary to open said interest bearing account.


BE IT FURTHER RESOLVED that the Bank is hereby authorized to honor any or all such checks signed by the person described in the above paragraph.

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: January 9, 2018

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS-SPEARMAN  
City Attorney

  
CURTIS JENKINS  
President, City Council

ATTEST:

  
LUIS PASTORIZA  
Municipal Clerk

MBS:dh  
07-14-20

R-12

**RESOLUTION AUTHORIZING AN EXECUTION OF A SHARED SERVICES  
AGREEMENT BETWEEN THE CITY OF CAMDEN AND THE COUNTY OF CAMDEN  
FOR ENGINEERING SERVICES**

WHEREAS, N.J.S.A. 40A:65-1 authorizes local units of government to enter into agreements for shared services; and

WHEREAS, the City of Camden desires to enter into a Shared Services Agreement with the County of Camden for the operational and management support to the Division of Capital Improvements; and

WHEREAS, City Council has determined that it is in the best interest of the City of Camden that the City enter into said Shared Services Agreement with the County of Camden; and

WHEREAS, there is a need, to establish the rights and responsibilities of both entities as it relates to the operational and management support to the Division of Capital Improvements for the period of five (5) years starting on June 1, 2020; now, therefore

BE IT RESOLVED by the City Council of the City of Camden that the proper officers are hereby authorized to enter into a Shared Services Agreement with the County of Camden for the operational and Management support to the Division of Capital Improvements.

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: July 14, 2020

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS-SPEARMAN  
City Attorney

\_\_\_\_\_  
CURTIS JENKINS  
President, City Council

ATTEST:

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



**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

Council Meeting: July 8, 2020

**TO:** Jason J. Asuncion, Esq., Business Administrator

**FROM:** Dr. Edward Williams, Director of Planning & Development

**Department Making Request: Planning & Development**

**TITLE OF ORDINANCE/RESOLUTION:** Authorizing a Shared Services Agreement between the City of Camden and the County of Camden for Engineering Services

**BRIEF DESCRIPTION OF ACTION:** There are many on-going development projects in the City of Camden. The Division of Capital Improvement and Project Management is under-staffed. The City and the Camden County have determined that a cooperative approach for the management of engineering services provided by the Division of Capital Improvements would offer the parties, as well as the general public, a more effective and more efficient means of addressing this aspect of public health and safety. This resolution will authorize the City and the County to enter into a shared services agreement authorizing the County to provide operational and management support to the Division of Capital Improvements.

**AMOUNT OF PROPOSED CONTRACT:**

☒ **Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)**  
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

Approved by Director:

Date

Signature

Approved by Grants Management:

(If applicable)

Approved by Finance Director:

☐ CAF - Certifications of Availability of Funds

Approved by Business Administrator:

Approved by City Attorney:

(Name) Please Print

(Extension #)

Prepared By:

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\*\*\*\***

Contact Person: \_\_\_\_\_

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\*\*\*\***

## **Shared Services Agreement**

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### **AGREEMENT BY AND BETWEEN THE COUNTY OF CAMDEN AND THE CITY OF CAMDEN FOR THE PROVISION OF ENGINEERING SERVICES**

**THIS AGREEMENT** (the "Agreement") is made on the day of \_\_\_\_\_, 2020, by and between the County of Camden, a body politic and corporate of the State of New Jersey with offices located at 520 Market Street, 14<sup>th</sup> Floor, Camden, New Jersey 08102 and the City of Camden, a municipal corporation of the State of New Jersey with offices located at 520 Market Street, City Hall 4th Floor, P.O. Box 95120, Camden, New Jersey 08102, hereinafter referred to as "Parties".

**WHEREAS**, the Parties have studied and implemented measures designed to streamline government operations by individually consolidating various services and programs and have identified and implemented efficiencies with the overall goal of maintaining the maximum level of services for the public, while at the same time reducing the burden on taxpayers; and

**WHEREAS**, after careful consideration, the Parties have determined that a cooperative approach for the management of certain City operations, including engineering services provided by the City of Camden Department of Development and Planning, Division of Capital Improvements and Project Management ~~Municipal Engineering~~ (hereinafter "the Division") would offer the Parties, as well as the general public, a more effective and more efficient means of addressing this aspect of public health and safety; and

**WHEREAS**, to properly manage and coordinate the City's existing operations in Engineering the Parties have decided to enter into a Shared Services Agreement to authorize the County to provide ~~assume~~ operational and management support ~~responsibility~~ for this area; and

**WHEREAS**, ~~the costs for the services performed pursuant to this Shared Services Agreement and incurred by the County of Camden shall be paid by the City of Camden;~~ and

**WHEREAS**, the term of Agreement will be for a period of five (5) years, commencing on or about June 1, 2020; and

**WHEREAS**, this Shared Services Agreement is authorized pursuant to N.J.S.A. 40A:65-1, et seq. ("Uniform Shared Services and Consolidation Act") which permits two or more local units to enter into an Agreement for any service which any party to the agreement is empowered to render within its jurisdiction; and

**WHEREAS**, the Parties each agree that their mutual public purposes and their best interest will be promoted by the execution and delivery of this Shared Services Agreement pursuant to the powers conferred by the Uniform Shared Services and Consolidation Act; and

**WHEREAS**, by Resolutions adopted on March 19, 2020 by the County of Camden, and on \_\_\_\_\_ by the City of Camden, the Parties respectively



## Shared Services Agreement

authorized preparation and execution of the within Agreement by and between the parties;  
now, therefore,

IN CONSIDERATION of the mutual promises and covenants herein set forth, the Parties hereby agree as follows:

### 1. PURPOSE AND SCOPE

The purpose of this Agreement is to support and address the various engineering functions and services required for the City of Camden. This will be accomplished by providing various County resources and expertise to work with the City's Administration and City departments to streamline and improve operations for the City's residents and to support the City by ensuring the various responsibilities of the ~~Municipal Department of Engineering~~ Camden City Department of Planning and Development, Division of Capital Improvements and Project Management are conducted in accordance with applicable state and federal law and applicable Camden City Code. It is expected the services provided will be cost neutral for the County of Camden and the City of Camden.

### 2. TERM AND TERMINATION; RENEWAL

The term of this Agreement shall be for a period of five (5) years commencing on or about June 1, 2020 and terminating on May 31, 2025. Notwithstanding the above, each of the Parties shall have the right to terminate this Agreement prior to the end of its term, with or without cause, upon Ninety (90) days written notice delivered to the addresses listed herein above. This Agreement shall be binding upon the parties, their heirs, successors, and assigns.

This Agreement may be renewed for one additional five (5) year term as authorized by N.J.S.A. 40A:65-7.a(4).

### 3. DUTIES AND RESPONSIBILITIES

#### ENGINEERING

The County will provide the following services:

- (a) The County Engineer will work cooperatively with the City of Camden to promote all infrastructure improvements to improve the health, welfare and safety of the residents of Camden City and Camden County and achieve the goals of the ~~Division Office of the Municipal Engineer~~.
- (b) The County Engineer will work cooperatively with the ~~Office of the Municipal Engineer to prepare~~ and maintain a Five (5) Year Plan of all construction activities, including County, City and outside utility projects, within the City of Camden. The Five (5) Year Plan will include coordination of all types of construction projects in the City of Camden including but not limited to roadway improvements, traffic signal improvements, streetscape improvements, concept development studies, feasibility plans, water main, combined sewer, storm sewer

## Shared Services Agreement

separation, gas main, telecommunication and lighting projects within the City of Camden.

- (c) Work cooperatively with the City to prepare standard operating procedures, written policies and organization of various construction departments and activities as may be needed, with current City staff and/or consultants working for the Division City's Office of the Municipal Engineer, including but not limited to permitting, inspection, design standards, and municipal ordinances as may be needed by the Division City's Office of the Municipal Engineer.
- (d) Work cooperatively with the City to administer all grant applications, including but not limited to NJDOT Local Aid, NJDOT LAIF, NJDOT LFIF, FHWA, CMAQ, SRTS, HSIP, DVRPC, NJIB and any other grant funds or loan funds available to Camden County and/or the City of Camden.
- (e) Work Cooperatively with the City to comply with requirements of NJDOT Office of Civil Rights American with Disabilities Act Transition Plan as needed by the Division City's Office of the Municipal Engineer.
- (f) Work Cooperatively with the City to coordinate with the CCMUA Long Term Control Plan and NJDEP/EPA requirements related to water quality and stormwater management as needed by the Division City's Office of the Municipal Engineer.
- (g) The County Engineer will assist with recruitment and hiring, as may be needed, of qualified professional staff to organize, direct and oversee the various engineering functions of the Division Office of the Municipal Engineer as may be required by law and as directed by the City Administration. The County Engineer will orient and train any newly hired professional staff, and as may be needed to meet the requirements of the Division City's Office of the Municipal Engineer.
- ~~(h) The County Engineer will provide properly completed monthly invoices to the City for reimbursement of the services provided.~~
- ~~(i)(h)~~ Work cooperatively with the Federal Highway Administration (FHWA) concerning funding, reporting, contractor compliance with federal construction and affirmative action requirements for federally funded construction projects.
- ~~(i)(i)~~ Work cooperatively with the Affirmative Action Officer regarding Camden Code Affirmative Action compliance by construction contractors and subcontractors.

### The City of Camden will provide the following services:

- (a) Coordinate the efforts of the services provided by holding ~~at minimum monthly~~ meetings of the Division Office of the Municipal Engineer on a monthly or more frequent basis. ~~Members to~~ Such meetings shall include representatives of the following: Mayor's office, City Department of Planning and Development, County Engineer, Municipal Engineer, Camden County Counsel and the City Law Department.

~~(b) Ensure that the services provided remains viable for City partners whereby costs for the services incurred by the County shall be paid by the City upon receipt of monthly invoices.~~

~~(e)(b) Work cooperatively with the County to achieve the goals of the Division Office of the Municipal Engineer.~~

## Shared Services Agreement

### 4. FUNDING

The County shall provide the City with a monthly invoice for the services provided in a format agreeable to both parties. The City of Camden shall reimburse the County in full for such services provided by the County upon presentation of a monthly invoice.

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### 54. CONFLICT OF INTEREST

The Parties agree that in administering the services in connection with this Agreement, each will comply with all appropriate standards of conduct and will avoid any conflict of interest in its administration.

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### 65. INSURANCE

- A. The County of Camden will maintain professional liability insurance coverage, general liability coverage, workers compensation coverage and automobile liability coverage, as may be required, in amounts sufficient for the services rendered pursuant to this Agreement.
- B. The County of Camden will cause the City of Camden to be named as an additional insured in the above policies on a primary, non-contributory basis.

### 76. REMEDIES and DEFAULT

In the event either party to this Agreement defaults in the performance of any of its obligations under this Agreement and following ~~thirty (30)~~ ninety (90) days prior written notice and an opportunity to cure within such time period, the non-defaulting party shall be entitled to all remedies available in law or in equity. The defaulting party shall be entitled to an additional thirty (30) days if the default cannot reasonably be cured within such time period, providing the defaulting party is using reasonable diligent efforts to cure the default. The non-defaulting party shall also be entitled to receive from the defaulting party costs and expenses, including legal fees, caused by the default. Such remedies shall include, without limitation, the right to terminate the Agreement pursuant to Section 2 above.

### 87. NOTICES

All notices hereunder shall be in writing and mailed postage prepaid, certified mail, return receipt requested to all of the parties to this Agreement at the addresses listed herein above.



## Shared Services Agreement

### 9.8. N.J.A.C. § 17:44-2.2 AUTHORITY TO AUDIT OR REVIEW CONTRACT RECORDS

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Relevant records of private vendors or other persons entering into contracts with covered entities are subject to audit or review by the New Jersey Office of the State Comptroller ("OSC") pursuant to N.J.S.A. 52:15C-14(d). Accordingly, pursuant to N.J.A.C. § 17:44-2.2, Authority to Audit or Review Contract Records, the selected professional legal services firm shall maintain all documentation related to products, transactions or services under its agreement with the County of Camden for a period of five years from the date of final payment. Such records shall be made available to the OSC upon request.

### 10.9. MISCELLANEOUS PROVISIONS

The following miscellaneous provisions shall apply to this Agreement:

#### A. Construction of this Agreement

The parties acknowledge that this Agreement was prepared pursuant to New Jersey law and shall be governed by, construed, and enforced in accordance with the laws of the State of New Jersey.

#### B. Waiver

Failure to enforce any of the provisions of this Agreement by any of the parties shall not be construed as a waiver of the provisions.

#### C. Amendment or Modification

This Agreement may not be modified, altered, or amended in any manner, except in writing, signed by each of the parties hereto.

#### D. Heading

This section and any other headings contained in this Agreement are for reference purposes only and shall not affect meaning or interpretation of this Agreement.

#### E. Invalidity Clause

The invalidity of any clause contained herein shall not render any other provision invalid and the balance of this Agreement shall be binding upon all parties hereto.

#### F. Entire Agreement

This Agreement shall consist of the entire agreement of the parties and it is acknowledged that there is no side or oral agreements relating to the understandings set forth herein.

#### G. Assignability

This Agreement and all rights, duties and obligations contained herein may not be assigned without prior written consent from all parties hereto.

## **Shared Services Agreement**

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### **H. Affirmative Action**

The parties hereby agree to incorporate and be bound by the affirmative action language attached hereto as Exhibit A.

### **I. Americans with Disabilities Act and New Jersey Law Against Discrimination**

The parties hereby agree to incorporate and be bound by the attached language pertaining to the Americans with Disabilities Act and the New Jersey Law Against Discrimination.

### **J. Audit**

The County of Camden shall conduct any required audits of the professional legal services firm in conformance with all City, State and Federal accounting practices.

### **K. Further Assurances**

From time to time, the parties hereto may make, execute and deliver or cause to be made, executed and delivered any and all such further and other instruments and assurances, and will furnish such information, and make such filings with governmental authorities, as may be reasonably necessary or proper to carry out the intention of or to facilitate the performance of the terms of this Agreement or to protect and preserve the rights and remedies hereunder of the parties hereto.

### **L. Funding**

Pursuant to N.J.S.A. 40A:11-15, this Agreement is subject to the availability and appropriation of sufficient funds each year in which it is in effect.

### **M. Binding Agreement**

This Agreement shall be binding upon the parties hereto and their respective heirs, executors, administrators, successors or assigns.

SIGNATURE PAGE AFFIXED HERETO

## Shared Services Agreement

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the day and year first above written.

Attest: COUNTY OF CAMDEN

\_\_\_\_\_  
Karyn Gilmore  
Clerk of the Board

\_\_\_\_\_  
Ross G. Angilella  
County Administrator

Attest: CITY OF CAMDEN

\_\_\_\_\_  
Francisco Moran  
Mayor

\_\_\_\_\_  
Authorized by Resolution  
Reviewed and approved as to form.

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\_\_\_\_\_  
Michelle Banks-Spearman  
City Attorney

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## **Shared Services Agreement**

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### **EXHIBIT A MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE N.J.S.A. 10:5-31 et seq. (P.L. 1975, C. 127) N.J.A.C. 17:27**

#### **GOODS, PROFESSIONAL SERVICE AND GENERAL SERVICE CONTRACTS**

During the performance of this contract, the contractor agrees as follows:

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, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will ensure that equal employment opportunity is afforded to such applicants in recruitment and employment, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such equal employment opportunity 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 forth provisions of this nondiscrimination clause.

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, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor will send to each labor union, with which it has a collective bargaining agreement, a notice, to be provided by the agency contracting officer, advising the labor union of the contractor's commitments under this chapter 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.

The contractor or subcontractor agrees to make good faith efforts to meet targeted county employment goals established in accordance with N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, and labor unions, that it does not discriminate on the basis

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## **Shared Services Agreement**

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of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

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 targeted 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, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the following three documents:

1. Letter of Federal Affirmative Action Plan Approval; or
2. Certificate of Employee Information Report; or
3. Employee Information Report Form AA302 (electronically provided by the Division and distributed to the public agency through the Division's website at [www.state.nj.us/treasury/contract\\_compliance](http://www.state.nj.us/treasury/contract_compliance))

The contractor and its subcontractors shall furnish such reports or other documents to the Division of Purchase & Property, CCAU, EEO Monitoring Program as may be requested by the office 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 Public Contracts Equal Employment Opportunity Compliance for conducting a compliance investigation pursuant to N.J.A.C. 17:27.1-1 et seq.

### **AMERICANS WITH DISABILITIES ACT Mandatory Language**

#### Equal Opportunity for Individuals with Disabilities.

The Contractor and the County do hereby agree that the provisions of Title II of the Americans With Disabilities Act of 1990 (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

## **Shared Services Agreement**

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regulations promulgated pursuant thereto, are made a part of this contract. In providing any aid, benefit, or service on behalf of the County 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 County in any action or administrative proceeding commenced pursuant to this Act. The Contractor shall indemnify, protect, and save harmless the County, 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, and 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 County's grievance procedure, the Contractor agrees to abide by any decision of the County, which is rendered pursuant to, said grievance procedure. If any action or administrative proceeding results in an award of damages against the County or if the County 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 own expense.

The County 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 proceeding is brought against the County or any of its agents, servants, and employees, the County shall expeditiously forward or have forwarded to the Contractor every demand, complaint, notice, summons, pleading, or other process received by the County or its representatives.

It is expressly agreed and understood that any approval by the County 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 this agreement or otherwise at law.

MBS:dh  
07-14-20

R-13

**RESOLUTION AUTHORIZING EXECUTION OF DEED RESTRICTION FOR  
AFFORDABLE HOUSING ON 11 COOPER STREET**

WHEREAS, CP Residential GSBZ, LLC is the developer of the apartment complex located at 11 Cooper Street, Camden, NJ, which the project was developed with funding, in part, from New Jersey Economic Development Authority ("EDA") through an Economic Redevelopment Growth Grant ("ERG") pursuant to P.L. 2009, C. 90 approved on June 14, 2016; and

WHEREAS, the ERG regulations, NJAC 19:31-4.3(a)3, required that any project consisting of newly constructed units that receive State funding shall reserve at least 20% of the residential units as affordable units, with affordability controls as required by the rules of COAH; and

WHEREAS, the ERG approval for 11 Cooper Street was conditioned upon the developer providing evidence that a deed restriction has been recorded against the project in accordance with this requirement; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the City is hereby authorized to execute the deed restriction for affordable housing on 11 Cooper Street as required by the COAH.

BE IT FURTHER RESOLVED that the Mayor or his designee is hereby authorized to execute such documentation as is necessary.

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: July 14, 2020

The above has been reviewed  
and approved as to form.



MICHELLE BANKS-SPEARMAN  
City Attorney

\_\_\_\_\_  
CURTIS JENKINS  
President, City Council

ATTEST:

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



**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

Council Meeting: July 8, 2020

**TO:** Jason J. Asuncion, Esq., Business Administrator  
**FROM:** Dr. Edward Williams, Director of Planning & Development

**Department Making Request: Planning & Development**

**TITLE OF ORDINANCE**

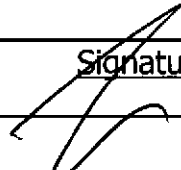
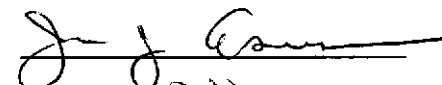

Resolution Authorizing Execution of Deed Restriction for Affordable Housing on 11 Cooper Street

**BRIEF DESCRIPTION OF ACTION:** CP Residential GSBZ, LLC is the developer of the recently constructed apartment complex located at 11 Cooper Street, Camden, NJ. This project was developed with funding, in part, from the New Jersey Economic Development Authority ("EDA") through an Economic Redevelopment Growth Grant ("ERG") pursuant to P.L. 2009, C. 90 approved on June 14, 2016. The ERG regulations, NJAC 19:31-4.3(a)3, required that any project consisting of newly constructed units that receive State funding shall reserve at least 20% of the residential units as affordable units, with affordability controls as required by the rules of COAH. The ERG approval for 11 Cooper Street was conditioned upon the developer providing evidence that a deed restriction has been recorded against the project in accordance with this requirement. COAH requires that the Deed Restriction be signed by the developer and the City of Camden.

This resolution authorizes the Mayor to sign the attached Deed Restriction.

**AMOUNT OF PROPOSED CONTRACT:**

☒ **Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)**  
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

	<u>Date</u>	<u>Signature</u>
Approved by Director:	<u>6/8/20</u>	
Approved by Grants Management:	_____	_____ (If applicable)
Approved by Finance Director:	_____	_____
<input type="checkbox"/> CAF - Certifications of Availability of Funds		
Approved by Business Administrator:	<u>6/11/20</u>	
Approved by City Attorney:	<u>6/9/20</u>	

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\*\*\*\***

**(Name) Please Print**

**(Extension #)**

Prepared By: \_\_\_\_\_

Contact Person: \_\_\_\_\_

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\*\*\*\***

## Deed Restriction

### **DEED-RESTRICTED AFFORDABLE HOUSING PROPERTY WITH RESTRICTIONS ON RESALE AND REFINANCING**

#### **To Rental Property With Covenants Restricting Rentals, Conveyance and Improvements And Requiring Notice of Foreclosure and Bankruptcy**

THIS DEED RESTRICTION, entered into as of this the \_\_\_\_ day of June, 2019, by and between Interstate Realty Management, LLC the ("Administrative Agent"), or its successor, acting on behalf of the City of Camden (Municipality"), with offices at 520 Market Street, Camden, New Jersey, and CP Residential GSGZ, LLC, a New Jersey Limited Liability Company having offices at 2 Cooper Street, Camden, New Jersey the developer/sponsor (the "Owner") of a residential or moderate-income rental project (the "Project"):

#### WITNESSETH

##### Article 1. Consideration

In consideration of benefits and/or right to develop received by the Owner from the Municipality regarding this rental Project, the Owner hereby agrees to abide by the covenants, terms and conditions set forth in this Deed restriction, with respect to the land and improvements more specifically described in Article 2, hereof (the Property).

##### Article 2. Description of Property

The Property consists of all of the land, and a portion of the improvements thereon, that is located in the City of Camden, County of Camden, State of New Jersey, and described more specifically as Block No. 80.02 Lot No. 1, Qual C4000 and known by the street address:

11 Cooper Street  
Camden, New Jersey

The following units are hereby designated as affordable units ("Affordable Units") subject to the Affordable Housing Covenants set forth herein:

*See Affordable Unit List attached as Exhibit A*

### Article 3.

#### Affordable Housing Covenants

The following covenants (the "Covenants") shall run with the land for the period of time (the "Control Period"), determined separately with respect for each dwelling unit, commencing upon the earlier of the date hereof or the date on which the first certified household occupies the unit, and shall and expire as determined under the Uniform Controls, as defined below.

The Affordable Units are hereby subject to the maximum income that tenants may earn in order to be eligible to lease, occupy and/or reside in as a moderate income household as defined by the Uniform Housing Affordability Controls at 80% of median income.

In accordance with N.J.A.C. 5:80-26.11, each restricted unit shall remain subject to the requirements of this subchapter, the "Control Period," until the municipality in which the unit is located elects to release the unit from such requirements. Prior to such a municipal election, a restricted unit must remain subject to the requirements of this subchapter for a period of at least 10 years (the Units are located in a high-poverty census tract).

- A. Sale and use of the Property is governed by regulations known as the Uniform Housing Affordability Controls, which are found in New Jersey Administrative Code at Title 5, chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, *et seq.*, the "Uniform Controls").
- B. The Affordable Units at the Property shall be used solely for the purpose of providing rental dwelling units for moderate-income households, and no commitment for any such dwelling unit shall be given or implied, without exception, to any person who has not been certified for that unit in writing by the Administrative Agent. So long as any dwelling unit remains within its Control Period, sale of the Property must be expressly subject to these Deed Restrictions, deeds of conveyance must have these Deed Restrictions appended thereto, and no sale of the Property shall be lawful, unless approved in advance and in writing by the Administrative Agent.
- C. No improvements may be made to the Property that would affect the bedroom configuration of any of its dwelling units, and any improvements to the Property must be approved in advance and in writing by the Administrative Agent.
- D. The Owner shall notify the Administrative Agent and the Municipality of any foreclosure actions filed with respect to the Property within five (5) business days of service upon Owner.
- E. The Owner shall notify the Administrative Agent and the Municipality within three (3) business days of the filing of any petition for protection from creditors or reorganization filed by or on behalf of the Owner.

### Article 4.

#### Remedies for Breach of Affordable Housing Covenants

A breach of the Covenants will cause irreparable harm to the Administrative Agent, to the Municipality and to the public, in light of the public policies set forth in the New Jersey Fair Housing Act, the Uniform Housing Affordability Control rules found at N.J.A.C. 5:80-26, and the obligation for the provision of moderate-income housing.

- A. In the event of a threatened breach of any of the Covenants by the Owner, or any successor in interest of the Property, the Administrative Agent and the Municipality shall have all remedies provided at law or equity, including the right to seek injunctive relief or specific performance.

**Exhibit A**  
**Affordable Unit List**

**Bldg/Unit**

1-101  
1-102  
1-103  
1-104  
1-105  
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1-228  
1-229

- B. Upon the occurrence of a breach of any Covenants by the Grantee, or any successor in interest or other owner of the Property, the Administrative Agent and the Municipality shall have all remedies provided at law or equity including but not limited to forfeiture, foreclosure, acceleration of all sums due under any mortgage, recouping of any funds from a sale in violation of the Covenants, diverting of rent proceeds from illegal rentals, injunctive relief to prevent further violation of said Covenants, entry on the premises, those provided under Title 5, Chapter 80, Subchapter 26 of the New Jersey Administrative Code and specific performance.

IN WITNESS WHEREOF, the Administrative Agent and the Owner have executed this Deed Restriction in triplicate as of the date first above written.

INTERSTATE REALTY MANAGEMENT, LLC

BY: 

NAME:

TITLE:

CP RESIDENTIAL GSGZ, LLC

BY: 

NAME: Ronald Hansen

TITLE: Managing Member

CITY OF CAMDEN

BY: \_\_\_\_\_

NAME:

TITLE:

ACKNOWLEDGEMENTS

On this the 10 day of June, 2019 before me came Ronald Hansen, to me known and known to me to be the Administrative Agent for the of Camden, who states that (s)he has signed said Agreement on behalf of said Municipality for the purposes stated therein.

THERESA MARIE POLIDORA  
NOTARY PUBLIC OF NEW JERSEY  
ID #2387212  
My Commission Expires 7/19/2019

Theresa Marie Polidora  
NOTARY PUBLIC

On this the       day of June, 2019 before me came Donald Miller, to me known and known to me to be the Managing Member of CP Residential GSGZ, LLC, the Owner of the Property, who states that (s)he has signed said Agreement on behalf of CP Residential GSGZ, LLC for the purposes stated therein.

LORI G. ACKERMAN  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires September 03, 2022

Lori G. Ackerman  
NOTARY PUBLIC

On this the       day of June, 2019 before me came \_\_\_\_\_ to me known and known to me to be \_\_\_\_\_ of the City of Camden, the Municipality identified as such in the foregoing Agreement, who states that (s)he is duly authorized to execute said Agreement on behalf of said Municipality, and that (s)he has so executed the foregoing Agreement for the purposes stated therein

\_\_\_\_\_  
NOTARY PUBLIC

MBS:dh  
07-14-20

R-14

**RESOLUTION APPROVING THE RELEASE OF PERFORMANCE GUARANTY IN  
THE AMOUNT OF \$1,461,065.40 TO VIRTUA-WEST JERSEY HEALTH SYSTEMS,  
INC., 1000 ATLANTIC AVENUE, BLOCK 421 LOT 1, BLOCK, 422 LOT 19, BLOCK 423  
LOT 53, BLOCK, 424 LOT 31 FOR THE COMPLETION OF THE HOSPITAL PROJECT**

WHEREAS, a request has been received by the City of Camden ("City") from Virtua-West Jersey Health System, Inc. the developer for the project known as (Block 421 Lot 1, Block, 422 Lot 19, Block 423 Lot 53, Block, 424 Lot 31) seeking the respective release of the amount required to be posted under the Performance Guaranty in the amount of \$1,461,065.40; and

WHEREAS, the project at (Block 421 Lot 1, Block, 422 Lot 19, Block 423 Lot 53, Block, 424 Lot 31) is completed and has requested the City of Camden to release Virtua-West Jersey Health System, Inc. guarantees under said Performance and Maintenance Guaranties; and

WHEREAS, the City Planning Board's Engineer, Remington & Vernick Engineers (R&V"), has reviewed the developer's request. As detailed in its June 9, 2020 letter to the City, after R&V's inspection of the Project it recommends: (1) the release of \$1,461,065.40 of the original amount required to be posted by Virtua-West Jersey Health System, Inc. under its Performance Guaranty, contingent upon the payment of all outstanding R&V vouchers; and (2) the activation of the Maintenance Guarantee in the amount of \$182,633.18, representing 15% of the construction cost amount to be held for a period of two (2) years; now, therefore


BE IT RESOLVED, by the City Council of the City of Camden that, for all the reasons set forth above, the authorized City of Camden officials are hereby authorized and directed to release **One Million Four Hundred Sixty-One Thousand Sixty-Five Dollars and Forty Cents (\$1,461,065.40)** of the original amount required to be posted by Virtua-West Jersey Health System, Inc. under its Performance Guaranty; and the activation of the Maintenance Guarantee in the amount of \$182,633.18, representing 15% of the construction cost amount to be held for a period of two (2) years.

BE IT FURTHER RESOLVED that the above release of Performance Guaranty is contingent upon the payment of all outstanding Remington & Vernick Engineers vouchers, as provided under said Performance Guaranty.

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: July 14, 2020

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS-SPEARMAN  
City Attorney

\_\_\_\_\_  
CURTIS JENKINS  
President, City Council

ATTEST:

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



**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

Council Meeting Date: July 14 , 2020

**TO:** Jason J. Asuncion, Esq., Business Administrator

**FROM:** Dr. Edward C. Williams, PP, AICP, CSI, Director

**Department Making Request:** Planning and Development

**TITLE OF RESOLUTION/ORDINANCE:** Resolution approving the release of a performance guaranty for Virtua- West Jersey Health Systems, Inc., 1000 Atlantic Ave, Block: 421, 422, 423, and 424 and Lots 1, 19, 53, 31 in the amount of \$1,461,065.40 for the completion of a hospital project.

**BRIEF DESCRIPTION OF ACTION:** The purpose of this council action is to approve the release of a performance guaranty for Virtua Health Systems provided all outstanding Remington and Vernick and Planning Board Attorney invoices have been satisfied, and the submission of a maintenance guaranty in the amount of \$182,633.18.

**BIDDING PROCESS:** N/A

*Procurement Process: Bid#, RFP#, State Contract#, Non-Fair & Open, EUS:*

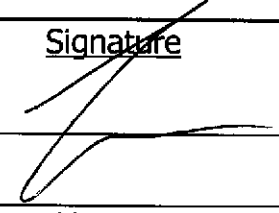
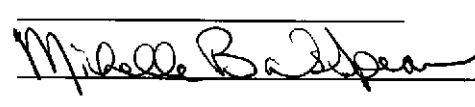
**APPROPRIATION ACCOUNT(S):** n/a

**AMOUNT:** \$1,461,065.40



**Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)**

*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*

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	<u>6/16/20</u>	
Approved by Grants Management:	_____	_____
Approved by Finance Director:	_____	(If applicable)
<input type="checkbox"/> CAF -Certifications of Availability of Funds	_____	_____
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	_____	_____
Received by City Attorney:	<u>6/25/20</u>	

**(Name) Please Print**

**(Extension #)**

**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\*\*\*\***

Prepared By: \_\_\_\_\_  
Contact Person: \_\_\_\_\_

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\*\*\*\***



REMINGTON  
& VERNICK  
ENGINEERS

51 Haddonfield Road, Suite 260  
Cherry Hill, NJ 08002  
O: (856) 795-9595  
F: (856) 795-1882

June 9, 2020

Dr. Edward Williams, PP, AICP  
Department of Planning & Development  
City of Camden  
Room 420, City Hall  
Camden, NJ 08101

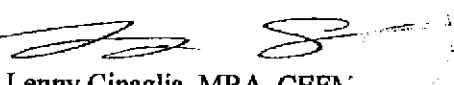
Re: City of Camden  
Virtua-West Jersey Health System, Inc.  
1000 Atlantic Ave.  
Blk. 421, Lot 1  
Blk. 422, Lot 19  
Blk. 423, Lot 53  
Blk. 424, Lot 31  
**Performance Guarantee Release**  
Our File #04-08-I-823


Dear Dr. Williams:

At the request of the applicant, our office has conducted an inspection to the above-referenced project. Based upon our investigation, we recommend a release of the Performance Guarantee established in the amount of **\$1,461,065.40**. Also, we recommend the activation of the Maintenance Guarantee in the amount of **\$182,633.18**, representing 15% of the Construction Cost amount to be held for a period of two (2) years.

**The release of the Performance Guarantee is contingent upon the Payment of all-outstanding Remington & Vernick Engineers' Vouchers.** If you should have any questions, please contact Steven D. Fini, Regional Field Supervisor, at 856-795-9595.

Sincerely,  
**REMINGTON & VERNICK ENGINEERS, INC.**

  
Lenny Cinaglia, MBA, CEFM  
Associate, Department Head Municipal CM/CI

  
Dena M. Johnson, P.E., C.M.E.

LC:DMJ:sdf

cc: Orion Joyner, PE, CME, Senior Municipal Engineer  
Angela Miller, Planning Board Secretary  
Luis Pastoriza, M.S.M, R.M.C., C.M.R  
Virtua-West Jersey Health System, Inc.-20 West Stow Rd., Suite #3, Marlton NJ, 08053

R-15

MBS:dh  
07-14-20

**RESOLUTION AUTHORIZING A SHARED SERVICES AGREEMENT BETWEEN  
THE CITY OF CAMDEN AND THE CAMDEN REDEVELOPMENT AGENCY ("CRA")  
FOR OVERSIGHT OF A USEPA \$200,000 SUB-GRANT**

WHEREAS, N.J.S.A. 40A:65-1 authorizes local units of government to enter into agreements for shared services; and

WHEREAS, the City of Camden, desires to enter into a Shared Services Agreement with the Camden Redevelopment Agency ("CRA"), for the purpose of environmental and related services for the oversight of a USEPA \$200,000 Sub-grant for the remediation of Dominic Andujar Park; and

WHEREAS, the CRA will manage the grant, which includes public procurement of professionals and contractors, fiscal management and grant reporting; and


WHEREAS, City Council has determined that it is in the best interest of the City of Camden that the City enter into said Shared Services Agreement with Camden Redevelopment Agency for the environmental and related services for the oversight of a USEPA \$200,000 sub-grant for the remediation of Dominic Andujar Park; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden, that the proper officers of the City of Camden are hereby authorized to execute a Shared Services Agreement with the Camden Redevelopment Agency for the provision of the environmental and related services for the oversight of a USEPA \$200,000 sub-grant for the remediation of Dominic Andujar Park for a one year period, 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 of Introduction: July 14, 2020

The above has been reviewed  
and approved as to form.

  
MICHELLE BANK-SPEARMAN  
City Attorney

\_\_\_\_\_  
CURTIS JENKINS  
President, City Council

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

**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

July

Council Meeting Date: June 9, 2020
------------------------------------

**TO:** Jason J. Asuncion, Esq., Business Administrator

**FROM:** Dr. Edward C. Williams, Director

**Department Making Request:** PLANNING & DEVELOPMENT

**TITLE OF RESOLUTION/ORDINANCE:** RESOLUTION AUTHORIZING THE CITY OF CAMDEN TO ENTER INTO A SHARED SERVICES AGREEMENT WITH THE CAMDEN REDEVELOPMENT AGENCY FOR OVERSIGHT OF A USEPA \$200,000 SUB-GRANT

**BRIEF DESCRIPTION OF ACTION:** The Camden Redevelopment Agency has received a \$200,000 grant from USEPA Brownfields Revolving Loan Fund (RLF) for the remediation of Dominic Andujar Park. CRA wishes to subgrant to City of Camden for the purpose of environmental and related services

**BIDDING PROCESS:** N/A

*Procurement Process: Bid#, RFP#, State Contract#, Non-Fair & Open, EUS:*

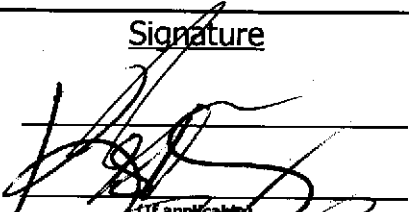
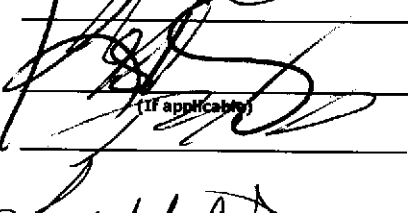
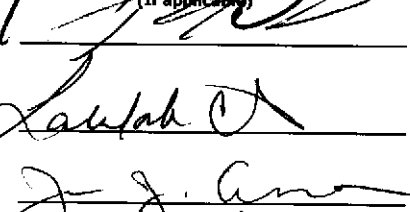
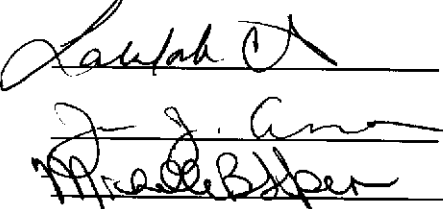
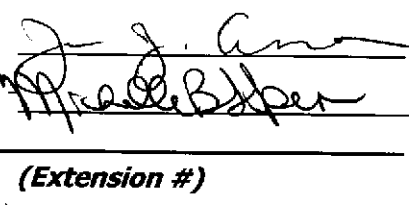
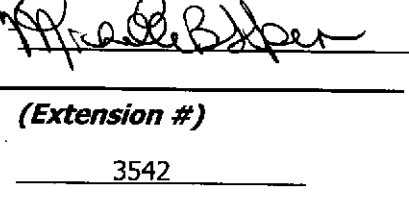
**APPROPRIATION ACCOUNT(S):**

**AMOUNT:**



**Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)**

*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*

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	5/19/20	
Approved by Grants Management:	5/26/20	
Approved by Finance Director:	5/26/20	
<input type="checkbox"/> CAF -Certifications of Availability of Funds		
Approved by Purchasing Agent:	6/3/20	
Approved by Business Administrator:	6-9-20	
Received by City Attorney:	6/25/20	

**(Name) Please Print**

**(Extension #)**

Prepared By: Candice Jefferson

3542

Contact Person:

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\*\*\*\***

Initial Report   x   Revised Report        Closing Report         
**Bureau of Grants Management Grant Summary Form**  
**Grant Status Code:   G**  
(green - g; yellow - y; red - r)

Department: Administration/Development and Planning

Grant Administrator: Candice Jefferson

Grant Administrator #: 968-3542

Grant/Project Name:		US EPA Revolving Loan Fund – Dominic Andujar Park			
Grant #:		#96258618			
City Contract Date:			City Contract #:		
Application Resolution #:			Appropriation Code :		
Funding Source:		US Department of Environmental Protection Agency			
Pass Through:	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Source:			
Amount of Grant:		\$200,000			
Local Match:	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Cash:	Local match/CRA	In-Kind:	
Budget Insertion Resolution # & Date:			Accepting Grant Resolution # MC:		
Term of Grant:			Location of Activity:		Point & Erie Streets
Date of Analysis:		16-Oct-18	Reviewed By:		Kelly Mobley

**Summary:**

26-May-20: The Department of Planning and Development on behalf of the Camden Redevelopment Agency is requesting authorization to enter into a shared service agreement with the City of Camden for oversight of a USEPA \$200,000 Sub-Grant Agreement.

CRA will utilize a \$200,000 subgrant for environmental cleanup of a city owned park known as the Dominic Andujar Park.

All funds will be managed by the Redevelopment Agency. Also, note that once the work is completed "on-going maintenance, security, and responsibility for the site, including reporting activities, maintenance of engineering controls and the payment of any fees to the DEP."

grant summary/USEPA \$200,000

**SCOPE OF SERVICES FOR A SHARED SERVICES AGREEMENT BETWEEN THE CITY  
OF CAMDEN AND THE CITY OF CAMDEN REDEVELOPMENT AGENCY FOR THE  
OVERSIGHT OF A US ENVIRONMENTAL PROTECTION AGENCY BROWNFIELDS  
CLEANUP SUBGRANT FOR THE DOMINIC ANDUJAR PARK SITE.**

---

The Camden Redevelopment Agency, with a grant from the US Environmental Protection Agency (US EPA), established a Brownfields Revolving Loan Fund (RLF) to make loans and sub-grants to fund environmental cleanup of Brownfield sites in Camden. CRA will utilize a \$200,000 subgrant for environmental cleanup of a city owned park, known as the Dominic Andujar Park. Under this Shared Services Agreement and CRA in its capacity as the administrator of the City's Brownfields Program will provide for oversight, management, and implementation of the US EPA subgrant for cleanup of the Dominic Andujar Park site.

**In this capacity the CRA will undertake the following tasks:**

- Ensure grant compliance, including budget tracking, reporting activities and programmatic/statutory/regulatory compliance during the term of the Grant.
- Serve as the contracting entity for the City for the procurement of services outlined in the environmental work plan for the Park Site. These services include the engagement of a Licensed Site Remediation Professional (LSRP) consultant, a grant management consultant, environmental remediation contractor(s), and other professional consultants, as needed. The CRA will manage the contractors and consultants, including review of work products and inspections of the Park Site.
- Conduct contract procurement and administration in conformity with applicable Local, State, and Federal requirement. Review consultant and contractor invoices for payment.
- Act as the primary point of contact for the project with the US EPA and NJ Department of Environmental Protection (DEP), regarding remediation and development of the Park Site during the term of the Grant.
- Implement a public engagement program regarding remediation and redevelopment of the Site. The CRA will attend local community meetings as well as meet with community leaders and elected officials to ensure that the public is aware of the ongoing remediation activities. The CRA will cause sign(s) to be placed on the Park Site with brief descriptive and contact information.

**The City will undertake the following tasks:**

- Execute all relevant documents necessary for the CRA to manage the cleanup of the Park Site and administer and manage the Grant.
- Upon completion of the CRA's tasks or close-out of the Grant, whatever comes first, control of the Site will be returned to the City and City will be responsible for on-going maintenance, security, and responsibility of and for the Site, including reporting activities, maintenance of engineering controls and the payment of any fees to the DEP.

## Project Summary and Budget:

- CRA, as the administrator of the City's Brownfields Program seeks to enter into a shared services agreement to manage a US Environmental Protection (US EPA) Revolving Loan Fund subgrant for remediation of the Dominic Andujar Park, which is a city owned site.
- In 2013 the CRA, with a grant from the US Environmental Protection Agency (EPA), established a Brownfields Revolving Loan Fund (RLF) **to make loans and sub-grants** to fund environmental cleanup of Brownfield sites in Camden.
- The EPA RLF program guidelines allow CRA to make subgrants to non-profits and other units of local government loans for eligible projects and uses.
- The Dominic Andujar Park (Block 12, Lots 12, Lots 1-9 and Lots 17-21; Block 14, Lots 24, 29-35, and 27), is a 1.5-acre City-owned park and located at the intersection of Erie and York Streets in the North Camden neighborhood. The site is currently closed due to environmental areas of concern related to an underground storage tank, historic fill, and other "hot spot" areas of contaminated soil material which require remediation.
- A EPA RLF subgrant is needed to meet a state grant match funding requirement and for remediation of the site, including the removal and off-site disposal of contaminated soil material and removal of the underground storage tank in conjunction with improvements to the ballpark.
- The work will include Phase I costs for remediation, which are estimated to be \$349,313. (Actual costs will be determined upon acceptance of the lowest qualified bidder for the project work).
- CRA has applied to the NJ Hazardous Discharge Site Remediation Fund (HDSRF) for a grant to pay for a portion of the remediation and related costs. The HDSRF grant request of \$195,563 is targeted for Phase I remediation activities and is pending until the match funding is committed.
- Phase II estimated cost for remediation is still being developed, and up to \$50,687 in EPA RLF funds will be used for remedial activities. Camden County has committed to provide the remaining funds to complete the park's development and improvements.

## Remediation Budget

### Source of Funds

EPA RLF Subgrant	\$ 200,000.00
Pending HDSRF Conservation Grant (Phase I remediation)	\$ 195,563.00
Future HDSRF Conservation Grant (Phase II remediation)	TBD
	<hr/>
	\$ 395,563.00

### Uses of Funds

Total EST Phase I Remediation	\$ 326,750.00
Contingency	\$ 68,813.00
Total EST Phase II Remediation	TBD
	<hr/>
	\$ 395,563.00



**Resolution No.: 05-13-20E**

**Resolution Authorizing the City of Camden Redevelopment Agency to Make a Subgrant to the City of Camden in the Amount of \$200,000.00 from the U.S. Environmental Protection Agency Brownfields Revolving Loan Fund for the Environmental Cleanup of the Dominic Andujar Park Site in the North Camden Neighborhood**

**WHEREAS**, the City of Camden Redevelopment Agency (CRA) is charged with the duty of redevelopment the City of Camden; and

**WHEREAS**, to this end, the CRA manages the Camden Brownfields Program on behalf of the City of Camden; and

**WHEREAS**, the CRA by Resolution 08-07-13C applied for and accepted a Brownfields Revolving Loan Fund (RLF) Grant from the United States Environmental Protection Agency (EPA) to establish a Revolving Loan Fund and entered into EPA Cooperative Agreement BF9628614-0 (the "Cooperative Agreement"); and

**WHEREAS**, the Cooperative Agreement provides funding in the form of low to no-interest loans and sub-grants that may be made available in support of environmental cleanup of Brownfield sites in the City of Camden, and

**WHEREAS**, the EPA Brownfields RLF Program allows for a grant recipient to make subgrants to non-profits and other units of local government for eligible projects and uses, and

**WHEREAS**, the Dominic Andujar Park designated as Block 12, Lots 12, Lots 1-9 and Lots 17-21; Block 14, Lots 24, 29-35, and 27 of the City of Camden Tax Map, is a 1.5-acre City-owned park and located in the North Camden neighborhood; and

**WHEREAS**, the Site is currently closed due to environmental areas of concern related to an underground storage tank, historic fill, and other "hot spot" areas of contaminated soil material which require remediation; and

**WHEREAS**, CRA has applied to the New Jersey Hazardous Discharge Site Remediation Fund (HDSRF) for a grant to pay for a portion of the remediation and related costs and the award of the grant is pending until CRA can demonstrate that a match funding requirement can be met; and

**WHEREAS**, the EPA RLF subgrant is needed to meet the pending HDSRF grant match funding requirement and for the remediation of the site, including removal and off-site disposal of contaminated soil material and removal of the underground storage tank; and

**Resolution No.: 05-13-20E**

**WHEREAS**, CRA, as the administrator of the City's Brownfields Program will also manage the EPA RLF subgrant and remediation of the Dominic Andujar Park site and under a separate companion resolution, will seek the board's authorization to enter into a shared services agreement with the City; and

**WHEREAS**, the Subgrant Summary and Recommendation was reviewed and approved by the CRA Finance Committee.

**NOW THEREFORE, BE IT RESOLVED**, by the governing body of the City of Camden Redevelopment Agency that the Agency is hereby authorized to make a subgrant to the City of Camden in an amount not to exceed \$200,000.00 from the US EPA Brownfields Revolving Loan Fund for the purpose of environmental cleanup and related activities at the Dominic Andujar Park Site; and

**BE IT FURTHER RESOLVED** that the Interim Executive Director, a duly authorized representative of the City of Camden Redevelopment Agency is hereby authorized and directed to execute a grant agreement and other documents, submit grant applications and execute grant agreements and take all actions and execute all documents necessary to carry out the purposes of this resolution.

**Resolution No.: 05-13-20E (cont'd)**

**ON MOTION OF:**

**SECONDED BY:**

<b>COMMISSIONER</b>	<b>AYES</b>	<b>NAYS</b>	<b>ABSTENTIONS</b>
Vance C. Bowman			
Sheila Davis			
Gilbert Harden, Sr.			
Ian K. Leonard			
Jose Javier Ramos			
Maria Sharma			
Marilyn Torres			

\_\_\_\_\_  
Marilyn Torres  
Chairperson

**ATTEST:**

\_\_\_\_\_  
Olivette Simpson  
Interim Executive Director

The above has been reviewed and approved as to form.

**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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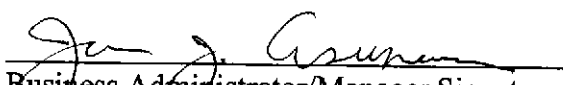
Professional Service or EUS Type	Shared Service Agreement
Name of Vendor	Camden Redevelopment Agency
Purpose or Need for service:	Oversight of a USEPA grant for \$200,000 for Andujar Park
Contract Award Amount	\$200,000
Term of Contract	1 year
Temporary or Seasonal	n/a
Grant Funded (attach appropriate documentation allowing for service through grant funds)	Yes.
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	N/A
Were other proposals received? If so, please attach the names and amounts for each proposal received?	

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 6-9-20

\*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 \_\_\_\_\_

MBS:dh  
07-14-20

R-16

**RESOLUTION AUTHORIZING THE CITY OF CAMDEN TO ENTER INTO A  
SUBGRANT AGREEMENT WITH THE CAMDEN REDEVELOPMENT AGENCY FOR  
OVERSIGHT OF A USEPA \$200,000 GRANT FOR DOMINIC ANDUJAR PARK**

WHEREAS, the Camden Redevelopment Agency ("CRA") applied for and accepted a Brownfields Revolving Loan Fund (RLF) Grant from the United States Environmental Protection Agency (USEPA) to establish a Revolving Loan Fund to allow the CRA to make sub-grants to non-profits and other units of local government; and

WHEREAS, the CRA desires to give a USEPA grant in the amount of \$200,000 to the City of Camden for the remediation of Dominic Andujar Park; and

WHEREAS, the City of Camden, desires to enter into a Subgrant Agreement with the CRA under which the CRA will administer and manage the use of the USEPA \$200,000 grant for the remediation of Dominic Andujar Park; and

WHEREAS, City Council has determined that it is in the best interest of the City of Camden that the City enter into said Subgrant agreement; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the proper officers are hereby authorized to enter into a Subgrant Agreement with the Camden Redevelopment Agency with respect to the remediation of Dominic Andujar Park for the purpose of environmental and related services.

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: July 14, 2020

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS-SPEARMAN  
City Attorney

\_\_\_\_\_  
CURTIS JENKINS  
President, City Council

ATTEST:

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

**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

Council Meeting Date: July 14, 2020

**TO: Jason J. Asuncion, Esq., Business Administrator**

**FROM: Dr. Edward C. Williams, Director**

**Department Making Request: PLANNING & DEVELOPMENT**

**TITLE OF RESOLUTION/ORDINANCE: RESOLUTION AUTHORIZING THE CITY OF CAMDEN TO ENTER INTO A SUBGRANT AGREEMENT WITH THE CAMDEN REDEVELOPMENT AGENCY FOR OVERSIGHT OF A USEPA \$200,000 GRANT FOR DOMINIC ANDUJAR PARK**

**BRIEF DESCRIPTION OF ACTION:** The Camden Redevelopment Agency has received a \$200,000 grant from USEPA Brownfields Revolving Loan Fund (RLF) for the remediation of Dominic Andujar Park. CRA wishes to subgrant to City of Camden for the purpose of environmental and related services

**BIDDING PROCESS: N/A**

*Procurement Process: Bid#, RFP#, State Contract#, Non-Fair & Open, EUS:*


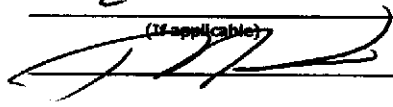
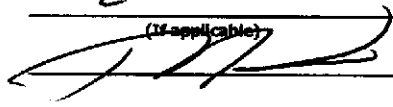


**APPROPRIATION ACCOUNT(S):**

**AMOUNT: \$200,000**



**Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)**

*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*

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	<u>6-3-20</u>	
Approved by Grants Management:	<u>6/15/2020</u>	
Approved by Finance Director:	<u>6/15/2020</u>	
<input type="checkbox"/> CAF - Certifications of Availability of Funds		(If applicable)
Approved by Purchasing Agent:		
Approved by Business Administrator:	<u>6-9-20</u>	
Received by City Attorney:	<u>6/25/20</u>	

**(Name) Please Print**

**(Extension #)**

Prepared By: Candice Jefferson

3542

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\*\*\*\***

**BROWNFIELDS CLEANUP REVOLVING SUB-GRANT FUND**

**SUBGRANT AGREEMENT**

**BY AND BETWEEN THE CITY OF CAMDEN AS THE SUB-GRANTEE**

**AND**

**THE CITY OF CAMDEN REDEVELOPMENT AGENCY AS CRA**

**\$200,000.00**

**THIS SUB-GRANT AGREEMENT ("Agreement")** is entered into as of this \_\_\_ day of \_\_\_\_\_, 2020 by and between **THE CITY OF CAMDEN**, a unit of local government (hereinafter called "**SUB-GRANTEE**"), and the **CITY OF CAMDEN REDEVELOPMENT AGENCY** (hereinafter called "**CRA**").

**W I T N E S S E T H:**

**WHEREAS**, the City of Camden Redevelopment Agency (CRA) is charged with the duty of redevelopment the City of Camden; and

**WHEREAS**, to this end, the CRA administrator and manager of the Brownfields Program on behalf of the City of Camden; and

**WHEREAS**, the CRA by Resolution 08-07-13C applied for and accepted a Brownfields Revolving Loan Fund (RLF) Grant from the United States Environmental Protection Agency (US EPA) to establish a Revolving Loan Fund and entered into US EPA Cooperative Agreement BF9628614-0 (the "Cooperative Agreement"); and

**WHEREAS**, the Cooperative Agreement provides funding in the form of low to no-interest loans and sub-grants that may be made available in support of environmental cleanup of Brownfield sites in the City of Camden, and

**WHEREAS**, the US EPA Brownfields RLF Program allows for a grant recipient to make sub-grants to non-profits and other units of local government for eligible projects and uses, and

**WHEREAS**, the Dominic Andujar Park is a 1.5-acre City-owned park and designated as Block 12, Lots 12, Lots 1-9 and Lots 17-21; Block 14, Lots 24, 29-35, and 27 of the City of Camden Tax Map (the "Property"),

**WHEREAS**, the Property is determined by US EPA to be an eligible project and the use of the RLF Sub-Grant funds are necessary for the remediation of the site, which includes without limitation the removal and off-site disposal of contaminated soil material and removal of an underground storage tank, and associated costs; and



**WHEREAS**, CRA on behalf of the City and as the administrator of the City of Camden's Brownfields Program will also manage the US EPA RLF Sub-Grant funds for the remediation of the Property; and

**WHEREAS**, by Resolution 05-13-20E the governing body of the CRA authorized a US EPA Sub-Grant to the City of Camden in an amount not to exceed \$200,000.00 and execution of a Sub-Grant Agreement for purposes in connection with the environmental cleanup of the Property; and

**WHEREAS**, by Resolution \_\_\_\_\_ the governing body of the City of Camden authorized the execution of this Sub-Grant Agreement.

**NOW, THEREFORE**, in consideration of the mutual promises herein contained and for other valuable consideration, the parties hereto agree as follows:

**1. SUB-GRANT AMOUNT:**

Amount of Sub-grant: TWO HUNDRED THOUSAND Dollars (\$200,000)

**2. AVAILABILITY**

This Sub-grant will be effective upon the execution of this Sub-Grant Agreement and other necessary documents. Funds shall be for eligible expenses based upon the progress of the work and in accordance with Exhibit A.

**3. USE OF PROCEEDS:**

The CRA on behalf of the City and as administrator of the City of Camden's Brownfield's Program shall administer and manage the use the Sub-Grant funds for the abatement and removal of environmental hazards located on the Dominic Andujar Park Site designated as Block 12, Lots 12, Lots 1-9 and Lots 17-21; Block 14, Lots 24, 29-35, and 27 of the City of Camden Tax Map and located at SE Corner of Erie and Point Streets in Camden, New Jersey (the "Property") in accordance with all provisions of Brownfields Cleanup Revolving Loan Fund. CRA will use the Funds to pay invoices for costs associated with environmental remediation of the Property as more particularly described on Exhibit A ("Eligible Costs"). If the Funds are used for eligible sampling purposes, such sampling will be conducted as outlined in an EPA-approved Quality Assurance Project Plans ("QAPP") prepared for the Property. CRA shall pay the full amount shown as due on each invoice to the party named on the invoice of being entitled to receive the payment. CRA shall not use the proceeds of the Sub-grant funds for activities others than those described within Exhibit A.

**4. SUB-GRANTEE REPRESENTS, WARRANTS, COVENANTS AND AGREES WITH CRA THAT:**

▪ SUB-GRANTEE certifies that the Property is presently and will continue to be owned by the SUB-GRANTEE who shall keep same free from all liens, security interests and encumbrances other than those made in favor of the CRA for the duration of the Sub-grant funded environmental remediation. The SUB-GRANTEE covenants to pay any and all taxes, license fees or any and all

other associated charges when due in connection with the Property. The SUB-GRANTEE will comply with all state and federal laws, rules, and regulations with respect to the ownership of the Property.

- SUB-GRANTEE certifies that Property is not listed, nor proposed for listing on the National Priorities List of the U. S. Environmental Protection Agency, and is not subject to a Federal or state response or enforcement.
- SUB-GRANTEE certifies that it is not responsible for the existing environmental hazards as a generator or transporter of the contamination pursuant to the Comprehensive Environmental, Response, Compensation, and Liability Act of 1980, as amended (CERCLA).
- SUB-GRANTEE certifies that it is not currently, nor has been subject to any penalties resulting from environmental non-compliance at the Property that is subject to this Sub-grant.
- SUB-GRANTEE certifies that they have not been suspended, debarred, or otherwise declared ineligible to receive Federal assistance.
- The CRA certifies that Sub-grant funds shall only be used to carry out eligible non time critical removal activities authorized by CERCLA and the NCP at 40 CFR 300.415(e).
- The CRA certifies Sub-grant funds will not be used for the following activities: 1) to address contamination exclusively from petroleum products except to address a non-petroleum hazardous substance; 2) pre-cleanup environmental response activities, such as site assessment, identification and characterization; 3) cleanup of a naturally occurring substance, products that are part of the structure of and result in exposure within residential buildings or business or community structures, or public or private drinking water supplies that have deteriorated through ordinary use-except as determined on a site by site basis and approved by U.S. EPA, consistent with CERCLA Sections 104(a)(3) and (4); 4) monitoring and data collection necessary to apply for, or comply with, environmental permits under other Federal and state laws, unless such a permit is required as a component of the cleanup action; 5) development activities that are not removal actions; 6) job training; or 7) lobbying efforts.
- The CRA, or CRA designee, using the foregoing information and any other necessary information shall prepare a draft Analysis of Brownfield Cleanup Alternatives (ABCA) documenting that the cleanup meets the CERCLA and NCP criteria for initiating a non-time critical removal action.
- After the CRA signs off on said ABCA, it shall prepare a Community Relations Plan (CRP) with the assistance and cooperation of the SUB-GRANTEE. Said CRP shall include:
  - a) Plan for outreach with and solicitation of feedback on the cleanup from residents and community leaders, local officials, and public interest groups.
  - b) Plan for disseminating news and information regarding the remediation throughout the surrounding affected area.

c) Establishing a local information repository at or near the potential site that includes public information supplied by both the CRA and the SUB-GRANTEE related to the proposed remediation. SUB-GRANTEE shall supply to the CRA any information, which is necessary and reasonable to establish the information repository.

- Upon completion of the ABCA and implementation of the CRP, the CRA, or the CRA designee, shall prepare a Decision Memo substantiating the need for the site cleanup and removal action. SUB-GRANTEE shall supply all information as necessary for the completion of the Decision Memo by the CRA, or CRA designee.
- It is understood and agreed by CRA that the ultimate objective of use of Sub-grant funds is to cleanup, improve and revitalize the subject Property and the surrounding area, which will benefit both the SUB-GRANTEE and the community.
- It is understood and agreed by the CRA that the cleanup of the site shall commence and a documented request for first draw down of the Sub-Grant shall be made on or before JANUARY 1, 2021.
- The CRA or their designee shall inspect work at the Property during and upon completion of the cleanup activities. The CRA shall, at all times, have the right to enter the Property during the execution of the Remedial Action Work plan, or equivalent. The CRA shall have the right upon a finding that the work is unsatisfactory or is not substantially in accordance with the activities described within Exhibit A, the right to stop work and order work replacement.
- The CRA shall continually monitor the work performed until the project is completed in a good and workmanlike manner. No installments shall be advanced by the CRA for which payment is being requested unless work has been satisfactorily performed in accordance with CERCLA and the NCP.
- The CRA agrees to keep all expenditures within the approved budget using funds only for eligible purposes and shall maintain records which segregate expenditures from Federal and non-Federal sources. It is hereby understood and agreed that the CRA shall not exceed any of the costs enumerated in said budget. In the event that unforeseen conditions are discovered during the Project implementation, the CRA reserves the right to revise this agreement provided the proposed revision is reasonable and cost effective.
- The CRA shall be responsible for obtaining all permits, licenses, zoning changes, variances or exceptions and all inspections required by federal, state and local agencies.
- All requests for progress payments will be made on a monthly basis and shall be approved by the CRA. The CRA shall be responsible for taking such measures as may be appropriate to verify that each invoice reflects an Eligible Cost and is appropriate for payment, and for determining that lien waivers or other documents that may be required as a condition to payment are present. If a particular invoice has been approved only in part, the CRA shall indicate in writing the amount for which payment is approved. The CRA shall disburse the Funds based upon the progress of the work completed and based upon receipt of a satisfactory documentation of

expenditures. The SUB-GRANTEE and CRA acknowledge that the Cooperative Agreement with the U. S. Environmental Protection Agency is the source of all Funds and that the CRA is under no obligation to disburse any of its own funds to the SUB-GRANTEE or anyone else for the Project.

- The CRA agrees to complete the Project in accordance with the applicable provisions of CERCLA, the NCP (40 CFR 300) and the Davis-Bacon Act of 1931 and all other applicable cross-cutting federal and state statutes, rules, regulations and requirements.
- The CRA shall not discriminate on the basis of race, creed, color, sex, age, handicap, marital status, sexual preference, national origin or any other basis prohibited by law. The CRA shall make reasonable outreach efforts to inform minority and women owned businesses of opportunities to participate in the work performed pursuant to this Sub-Grant Agreement.
- SUB-GRANTEE may not sell, transfer or exchange all or any portion of the Property without the CRA's prior written consent until the Sub-grant funded work is completed. Should SUB-GRANTEE elect to sell or transfer the Property prior to completion of the Project, then the SUB-GRANTEE shall repay the entire amount of Sub-grant funds dispersed plus ten (10%) of the Sub-grant amount due as a penalty.
- The CRA shall maintain documentation for a minimum of SEVEN years after the completion of the cleanup activity supported by the Sub-grant with written approval from the CRA required prior to destroying any Project records.
- The CRA shall be responsible for providing and installing a sign at each site containing information about contacts and activities regarding the site.
- The CRA will have a system of accounting in place that can maintain records and track site specific costs, and track costs by activity and operable unit.
- The CRA shall furnish annual financial statements prepared in accordance with generally accepted accounting principles and practices and any other financial information that CRA may reasonably request. Financial reports will show amount of funds received and expended, direct and indirect project costs.
- The CRA will make available all records regarding property use, procurement methods, and documentation of compliance with pertinent statutes and regulations.

#### **5. EVENTS OF DEFAULT:**

An event of default shall exist if any one or more of the following events (hereinafter referred to as "Events of Default") shall occur:

- a. When the SUB-GRANTEE sells, abandons or otherwise transfers ownership interest in any of the Property securing this Sub-grant, without prior written consent of the CRA.

#### **6. REMEDIES IN THE EVENT OF DEFAULT:**

If an event of default, as set forth above, shall have occurred without cure the CRA may exercise any one or more of the following rights and remedies and any other remedy provided herein:

- a. May terminate any and all commitments made herein by the CRA.
- b. Declare the penalties prescribed herein as due and payable and whereupon all such payments of become due and payable without presentment demand and/or notice of default.
- c. In addition to the remedies prescribed above in connection with events of default the CRA shall have all rights and remedies provided it under the Uniform Commercial Code. It is specifically provided herein that the remedies set forth above including those prescribed in the Uniform Commercial Code be deemed cumulative and not exclusive.

#### **7. NEW JERSEY LAW:**

This Sub-Grant Agreement is being executed and delivered and is intended to be performed in the State of New Jersey. Except to the extent that the laws of the United States may apply to the terms hereof, the substantive laws of the State of New Jersey shall govern the validity, construction, enforcement and interpretation of this Sub-Grant Agreement. In the event a dispute involving this Sub-Grant Agreement or any other instrument executed in connection herewith arises, the undersigned irrevocably agrees that venue for such dispute shall lie in any Court of competent jurisdiction in the Hudson County and State of New Jersey.

#### **8. ATTORNEY'S FEES:**

If this Sub-Grant Agreement and/or any other document executed in connection herewith is placed in the hands of an attorney for collection or if it is collected through any legal proceedings at law or in equity or in bankruptcy, receivership or other court proceedings, the SUB-GRANTEE promises to pay all costs and expenses of collection including, but not limited to, Court costs and a reasonable attorney's fees of the CRA hereof. The parties hereto specifically agree that the term "reasonable attorney's fees" is to be construed to include any and all costs and charges in connection with obtaining possession of the Property and subsequent completion of the remediation activities thereof.

#### **9. NOTICE:**

All notices required or permitted by this "Agreement" shall be in writing and shall be sent by United States Certified or Registered Mail, Return Receipt Requested, or by way of Overnight Courier for personal delivery.

All said notices shall be sent to the following:

**As To CRA**

Executive Director  
City of Camden Redevelopment Agency  
City Hall – 13<sup>th</sup> Floor  
Camden, New Jersey 08101

**As To SUB-GRANTEE**

City Attorney  
City of Camden  
520 Market Street  
City Hall  
Camden, New Jersey 08101

**10. MODIFICATIONS:**

The CRA and SUB-GRANTEE hereto specifically agree that the terms of this Sub-Grant Agreement can only be changed by virtue of a modification of agreement reduced to writing and signed and executed by both parties hereto. Further the parties hereto specifically agree that the Sub-grant documents embody the entire agreement between the parties and supersede and replace any and all prior agreements and/or understandings or representations made, if any, relating to the subject matter hereof.

**11. INDEMNITY:**

The SUBG-GRANTEE irrevocably agrees to protect and defend, indemnify, and hold the U.S. Environmental Protection Agency, and the CRA, and its commissioners, directors, officers, employees, representatives or agents free and harmless from and against any and all losses, claims, liens, demands and causes of action of every kind and character including the amount of judgments, penalties, interest, court costs, and legal fees incurred by the CRA in defense of same, arising in favor of taxes, claims, liens, debts, personal injuries including employees of the CRA, death or damages to property (including property of the CRA) and without limitations by enumeration, all other claims, or demands of every character occurring and caused in whole or in part by any negligent act or omission of the SUB-GRANTEE, any one directly or indirectly employed by the SUB-GRANTEE or anyone for whose acts company may be liable regardless of whether or not it is caused in part by the CRA.

**12. INSURANCE:**

The CRA shall cause its contractors and subcontractors shall carry and maintain in full force and effect for the duration of the Project appropriate insurance including coverage for Worker's Compensations and Employers Liability, Comprehensive General Liability, Professional Liability, and Comprehensive Automobile Liability Insurance, all in amounts acceptable to the CRA. All insurance certificates must name the SUB-GRANTEE, CRA, U. S. Environmental Protection Agency as additional insureds on the policy. Said Certificate must state that coverage cannot be

cancelled or materially altered without thirty (30) days written notice to the CRA. Policies shall be issued by an insurance company authorized to do business in the State of New Jersey.

**13. INVALID PROVISIONS:**

If any provision of any Sub-Grant document is held to be illegal, invalid or unenforceable under present or future laws during the term of this Agreement such provision shall be fully severable and the remaining provisions of such Sub-grant document shall remain in full force and effect.

**14. BINDING EFFECT:**

The Sub-grant documents and all of them, shall be binding upon and inured to the benefit of the SUB-GRANTEE and the CRA and their respective successors, assigns and legal representatives provided, however, that the SUB-GRANTEE may not without prior written consent of the CRA assign any rights, powers, duties and/or obligations contained herein to any third party.

**IN WITNESS WHEREOF**, the undersigned have executed this Sub-Grant Agreement as of the day and year set forth above.

\_\_\_\_\_  
**Witness**

\_\_\_\_\_  
**SUB-GRANTEE**

\_\_\_\_\_

\_\_\_\_\_  
**Witness**

\_\_\_\_\_  
**CRA**

\_\_\_\_\_



## **INDEX OF EXHIBITS**

### **A. Identification of Eligible Costs**

**Exhibit A: Identification of Eligible Costs**

UST Closure/Registration

Soil Remediation

Groundwater Remediation

Reporting

NJDEP fees

Contract Management

Contingency

Or other fees associated with obtain and maintain Response Action Outcomes for the site.



## **FINANCE COMMITTEE MEETING AGENDA**

**Tuesday, April 21, 2020  
12:30 PM**

**Items for discussion/review:**

**Subject:**

Review of a Grant up to \$200,000 from the United States Environmental Protection Agency Brownfields Revolving Loan Fund for the Environmental Remediation of the Dominic Andujar Park Site (Block 12, Lots 1-9 and Lots 17 -21; Block 14, Lots 24, 29 – 35 and 27 of the City of Camden Tax Map)



## **FINANCE COMMITTEE MEETING AGENDA**

**Tuesday, April 21, 2020  
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#### **Subject:**

Review of a Grant up to \$200,000 from the United States Environmental Protection Agency Brownfields Revolving Loan Fund for the Environmental Remediation of the Dominic Andujar Park Site (Block 12, Lots 1-9 and Lots 17 -21; Block 14, Lots 24, 29 – 35 and 27 of the City of Camden Tax Map)

**CAMDEN REDEVELOPMENT AGENCY  
FINANCE COMMITTEE REVIEW**

**US ENVIRONMENTAL PROTECTION AGENCY REVOLVING LOAN FUND  
REMEDATION SUBGRANT SUMMARY & RECOMENDATIONS**

**SUBGRANTEE:**       **City of Camden**  
City Hall  
520 Market Street  
Camden, New Jersey 08101

**PROJECT SUMMARY:**

- The City of Camden (City) is requesting a subgrant of up to \$200,000 from the US Environmental Protection Agency (EPA) Brownfield Revolving Loan Fund (RLF) for remediation of the Dominic Andujar Park Site (Block 12, Lots 1-9 and Lots 17-21; Block 14, Lots 24, 29-35, and 27).
- The amount of the subgrant equals the maximum amount permitted to be 'subgranted' per site by the EPA RLF program.
- The Site is currently a City-owned park that is closed until the contamination can be remediated, and located at the intersection of Erie and York Streets in the North Camden neighborhood.
- The EPA Subgrant will be used to meet State match funding requirements for the project, as well as cover activities that are necessary for conducting the remediation, but are ineligible for funding with state funding sources.
- The remediation will be conducted in two phases. Phase I will consist of removal of an underground storage tank as well as removal of 'hot spot' areas of soil contamination. Phase II will consist of capping the area to address the presence of historic fill and will be conducted in conjunction of ballpark improvements.
- The Phase I Project Cost for remediation is estimated to be \$349,313. Actual costs will be determined upon acceptance of the lowest qualified bidder for the project. The Phase II Project Cost for remediation is still being developed. It is estimated that \$50,687 of the EPA RLF Subgrant will be utilized for Phase II remediation costs.
- The EPA RLF Subgrant will serve as matching funding required for a New Jersey Hazardous Discharge Site Remediation Fund (HDSRF) grant. The HDSRF grant application has been submitted to the New Jersey Department of Environmental Protection (NJDEP). The HDSRF grant request of \$195,563 is targeted for Phase I remediation activities. NJDEP will not process the HDSRF application until the CRA has established a source for matching funding.
- The Total RLF funding awarded to the CRA from EPA is \$999,999.00.

**RECOMMENDED TERMS:**

Subgrant: \$200,000 total (consisting of \$12,163.70 from the hazardous substance funding pool; \$72,610.00 from the petroleum funding pool; and \$115,226.30 from the program income pool).

Term: Not Applicable

Interest Rate: Not Applicable

Collateral: None

**TOTAL PROJECT SOURCES AND USES TABLE is below:**

<b>PROJECT SOURCES</b>		<b>PROJECT USES</b>	
EPA RLF Subgrant	\$ 200,000	Total EST Phase I Remediation	\$ 326,750
Current HDSRF Conservation Grant (Phase I remediation)	\$ 195,563	Contingency	\$ 68,813
Future HDSRF Conservation Grant (Phase II remediation)	\$ TDB	Total EST Phase II Remediation	\$ TBD
	\$ > 395,563		\$ > 395,563

**REPAYMENT**

Not Applicable.

**USE OF REPAID FUNDS:**

Not Applicable

**BACKGROUND:**

- ❖ The CRA is permitted to subgrant to non-profit / other units of local government under EPA RLF program guidelines.
- ❖ Remediation costs and other budget assumptions are based on the engineer's estimate prepared to date for the project. Actual pricing will be determined by bid prices submitted by the lowest responsive bidder.

**USE OF EPA RLF SUBGRANT PROCEEDS:**

The Andujar Park Site contains an underground storage tank, historic fill, and other hot spot areas of contaminated soil material which require remediation. An EPA RLF Subgrant will be used for matching HDSRF funds for the removal and off-site disposal of contaminated soil material and removal of the underground storage tank. In addition, it serves as the requisite match for the pending HDSRF grant.

**RISKS:**

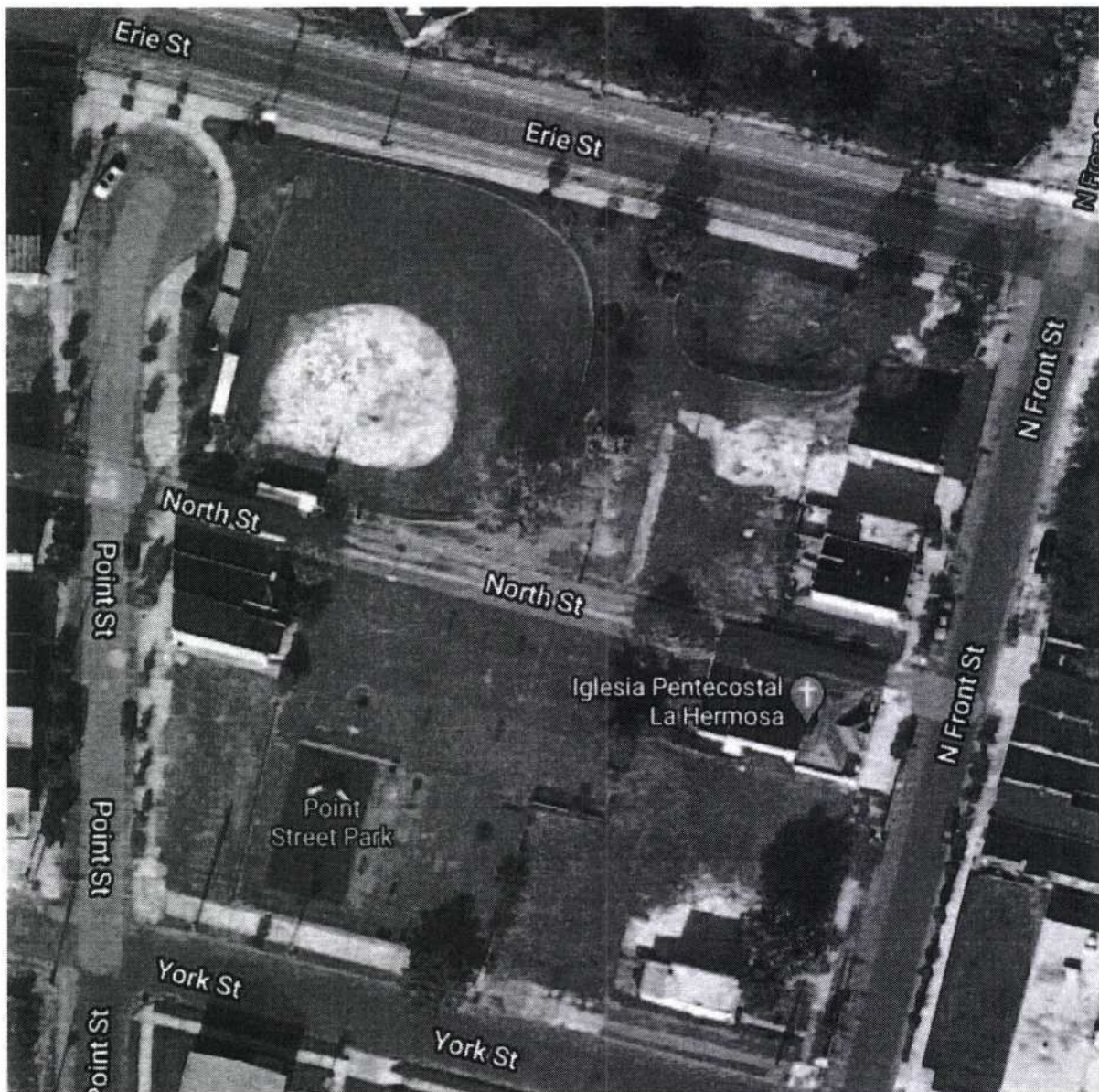
None.



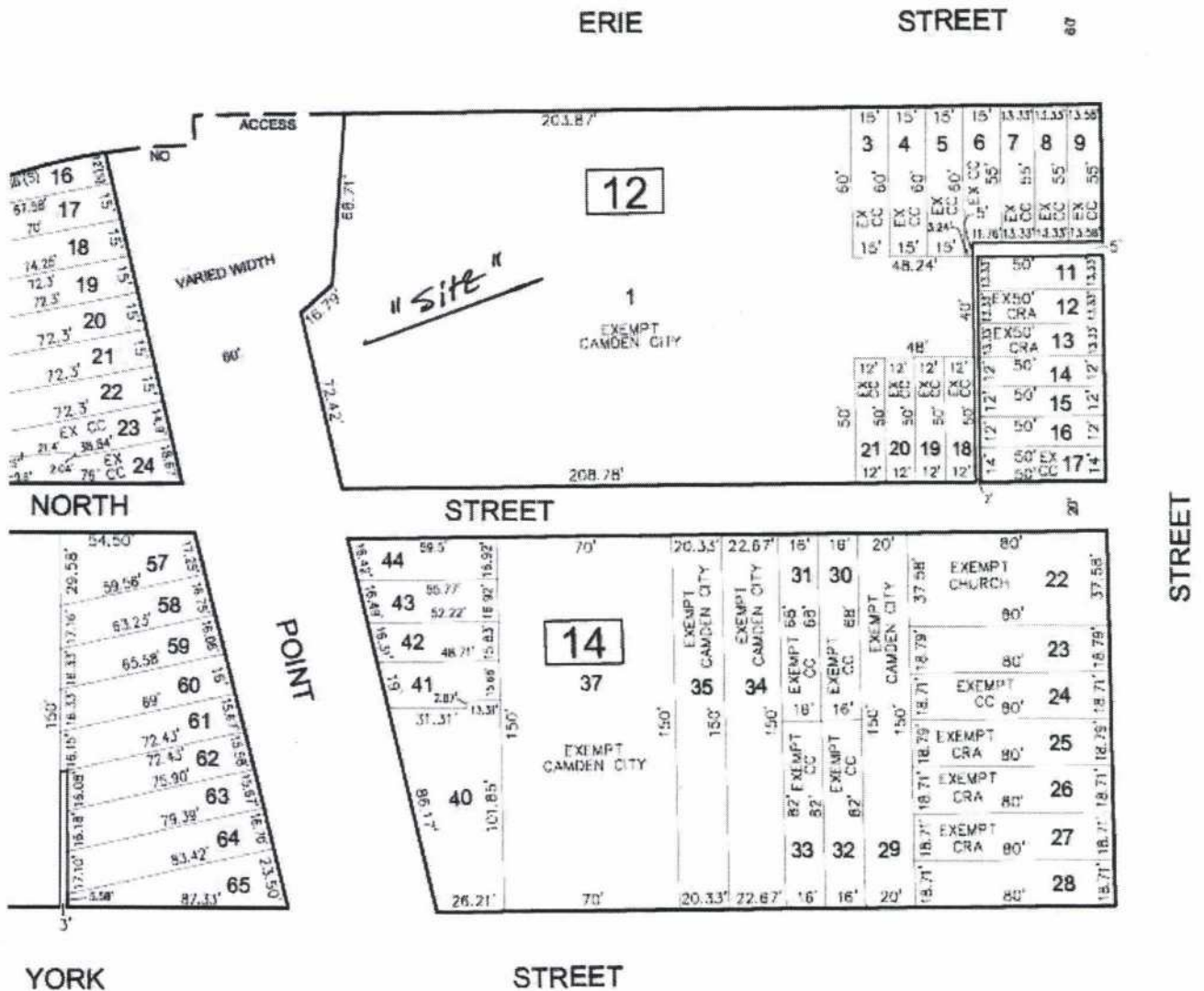
Aerial of Andujar Park Project

SE Corner of Erie and Point Streets

Block 12, Lots 1-9 and lots 17-21; Block 14, Lots 24, 29-35 and 27



Tax Map of Andujar Park Project  
 SE Corner of Erie and Point Streets  
 Block 12, Lots 1-9 and lots 17-21; Block 14, Lots 24, 29-35 and 27





## Dominick Andujar Park

### Project Narrative

#### **Site Overview**

Andujar Park is a public park in North Camden owned by the City of Camden. It is located at the intersection of Erie and Point Streets, comprising approximately 1.5 acres across Block 12, Lots 1-9 and Lots 17-21, Block 14, Lots 24, 29-35 and 37. It has been used for recreational purposes since 1999, and in 2012, it was renamed in honor of Dominick Andujar. Today, Andujar Park includes a playground and baseball field. Recently, EPA approved the use of monies in the CRA Brownfield Revolving Loan Fund (RLF) for additional environmental investigation at the Andujar Park site, and to extend a \$200,000 grant to the City of Camden for eligible remediation activities.

#### **Site History**

The site of the park site formerly operated as several industrial uses including boat building, bottling, and leather tanning, from prior to 1885 until the 1970s on the northern portion, and automotive repair operations from the 1920s until the 1990s on the southern portions

#### **Environmental Concerns**

The former uses at the site were known to utilize hazardous substances and petroleum. Assessment activities conducted on the site in 2019 using a Camden Redevelopment Agency (CRA) 2013 EPA Brownfield Assessment grant identified several "Areas of Concerns" or AOCs with potential to adversely impact soil and groundwater at the site. Because of this, additional remedial investigation was conducted for four (4) of these Areas of Concern (AOCs):

- AOC 1: Regulated Heating Oil UST – Soil sampling results and observations from the investigation of AOC 1 indicate that a release of petroleum product has occurred from the UST. EPH concentrations are above the NJDEP 8,000 mg/kg threshold for free product. Individual contaminants of concern are consistent with petroleum associated with heating oil. It is unknown if the UST contained No. 2 heating oil or heavier petroleum distillates such as No. 4, 5, or 6 heating oils. Removal of the UST has been recommended.
- AOC 3: Historic Fill or any other Fill Material – Fill material consisting of brick, ash, timbers, and glass was encountered at several locations across the site. The fill material is most likely from the demolition of the former site buildings following a fire in the 1970s and is located below one to two feet of topsoil. The fill material is impacted with polycyclic aromatic hydrocarbons (PAHs) and metals.
- AOC 8: Historic Site Operations – Chromium was detected at 2,230 mg/kg, which prompted analysis for hexavalent and trivalent chrome species. Hexavalent chromium returned a result of 28.4 mg/kg, which exceeds the Non-Residential Direct Contact Soil Remediation Standard (NRDCSRS) of 20 mg/kg. Chromium is a known contaminant of concern at tannery remediation sites and not typically considered a contaminant in historic fill material in the City of Camden.
- AOC 9: Former Coal Yard – Aluminum, cadmium, mercury, benzo(a)anthracene, and benzo(b)fluoranthene were detected above default Impact to Groundwater Soil Screening Levels (IGWSSL). Dibenz(a,h)anthracene was detected above Residential Direct Contact Soil Remediation Standards (RDCSRS). Lead and Benzo(a)pyrene were both detected above IGWSSL and RDCSRS.

**Resolution No.: 05-13-20E**

**Resolution Authorizing the City of Camden Redevelopment Agency to Make a Subgrant to the City of Camden in the Amount of \$200,000.00 from the U.S. Environmental Protection Agency Brownfields Revolving Loan Fund for the Environmental Cleanup of the Dominic Andujar Park Site in the North Camden Neighborhood**

**WHEREAS**, the City of Camden Redevelopment Agency (CRA) is charged with the duty of redevelopment the City of Camden; and

**WHEREAS**, to this end, the CRA manages the Camden Brownfields Program on behalf of the City of Camden; and

**WHEREAS**, the CRA by Resolution 08-07-13C applied for and accepted a Brownfields Revolving Loan Fund (RLF) Grant from the United States Environmental Protection Agency (EPA) to establish a Revolving Loan Fund and entered into EPA Cooperative Agreement BF9628614-0 (the "Cooperative Agreement"); and

**WHEREAS**, the Cooperative Agreement provides funding in the form of low to no-interest loans and sub-grants that may be made available in support of environmental cleanup of Brownfield sites in the City of Camden, and

**WHEREAS**, the EPA Brownfields RLF Program allows for a grant recipient to make subgrants to non-profits and other units of local government for eligible projects and uses, and

**WHEREAS**, the Dominic Andujar Park designated as Block 12, Lots 12, Lots 1-9 and Lots 17-21; Block 14, Lots 24, 29-35, and 27 of the City of Camden Tax Map, is a 1.5-acre City-owned park and located in the North Camden neighborhood; and.

**WHEREAS**, the Site is currently closed due to environmental areas of concern related to an underground storage tank, historic fill, and other "hot spot" areas of contaminated soil material which require remediation; and

**WHEREAS**, CRA has applied to the New Jersey Hazardous Discharge Site Remediation Fund (HDSRF) for a grant to pay for a portion of the remediation and related costs and the award of the grant is pending until CRA can demonstrate that a match funding requirement can be met; and

**WHEREAS**, the EPA RLF subgrant is needed to meet the pending HDSRF grant match funding requirement and for the remediation of the site, including removal and off-site disposal of contaminated soil material and removal of the underground storage tank; and



**Resolution No.: 05-13-20E**

**WHEREAS**, CRA, as the administrator of the City's Brownfields Program will also manage the EPA RLF subgrant and remediation of the Dominic Andujar Park site and under a separate companion resolution, will seek the board's authorization to enter into a shared services agreement with the City; and

**WHEREAS**, the Subgrant Summary and Recommendation was reviewed and approved by the CRA Finance Committee.

**NOW THEREFORE, BE IT RESOLVED**, by the governing body of the City of Camden Redevelopment Agency that the Agency is hereby authorized to make a subgrant to the City of Camden in an amount not to exceed \$200,000.00 from the US EPA Brownfields Revolving Loan Fund for the purpose of environmental cleanup and related activities at the Dominic Andujar Park Site; and

**BE IT FURTHER RESOLVED** that the Interim Executive Director, a duly authorized representative of the City of Camden Redevelopment Agency is hereby authorized and directed to execute a grant agreement and other documents, submit grant applications and execute grant agreements and take all actions and execute all documents necessary to carry out the purposes of this resolution.

**Resolution No.: 05-13-20E (cont'd)**

**ON MOTION OF:**

**SECONDED BY:**

COMMISSIONER	AYES	NAYS	ABSTENTIONS
Vance C. Bowman			
Sheila Davis			
Gilbert Harden, Sr.			
Ian K. Leonard			
Jose Javier Ramos			
Maria Sharma			
Marilyn Torres			

\_\_\_\_\_  
Marilyn Torres  
Chairperson

ATTEST:

\_\_\_\_\_  
Olivette Simpson  
Interim Executive Director

The above has been reviewed and approved as to form.

MBS:dh  
07-14-20

R-17

**RESOLUTION SUPPORTING THE PREFERRED PRELIMINARY ALTERNATIVE  
(ALTERNATIVE #1) THAT HAS BEEN SELECTED AND ADVANCEMENT OF THE STATE  
STREET IMPROVEMENTS CONCEPT DEVELOPMENT BY CAMDEN COUNTY  
DEPARTMENT OF PUBLIC WORKS WITH REGARD TO RECONSTRUCTION OF STATE  
STREET (CR 601) FROM DELAWARE AVENUE TO 10<sup>TH</sup> STREET**

WHEREAS, the County of Camden Department of Public Works (hereinafter referred to "the County") received a Local Aid Infrastructure Funded (LIAF) grant from the New Jersey Department of Transportation, (NJDOT) for the improvements Concept Development study of improvements to State Street (CR 601) from Delaware Avenue to 10<sup>th</sup> Street; and

WHEREAS, the goal of the project is to improve County transportation and infrastructure to reconstruct State Street (CR 601) from Delaware Avenue to 10th Street, making State Street safer for pedestrians, bicyclists, transit users and motorists; improving traffic flow throughout the area; bringing infrastructure to a state of good repair and establishing a foundation for the revitalization of the corridor and North Camden neighborhood; and

WHEREAS, through a public process of two stakeholder meetings, a public information center (PIC) meeting and collection of printed and digital surveys in English and Spanish, the Camden City residents and business owners in the project area have participated in a community-driven public process to select a Preferred Preliminary Alternative (PPA); and

WHEREAS, the Preferred Preliminary Alternative (PPA) selected through the community driven process was presented and approved by a panel of Subject Matter Experts at NJDOT; and

WHEREAS, the City of Camden has reviewed and participated in the development of the Preferred Preliminary Alternative that has been selected through the concept development process (Alternative #1); and

WHEREAS, the City of Camden agrees that the Preferred Preliminary Alternative meets the goals of the concept development study; now, therefore

BE IT RESOLVED, the City Council of the City of Camden supports the selection of (Alternative #1) as the Preferred Preliminary Alternative as proposed by Camden County.

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: July 14, 2020

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS-SPEARMAN  
City Attorney

\_\_\_\_\_  
CURTIS JENKINS  
President, City Council

ATTEST:

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

**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

July 14, 2020

Council Meeting Date: Next Available
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**TO:** Jason Asuncion, Business Administrator

**DATE:** April 27, 2020

**FROM:** Orion Joyner

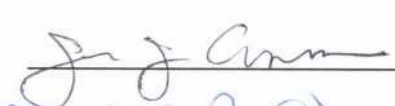

**Department Making Request:** PLANNING & DEVELOPMENT

**TITLE OF RESOLUTION/ORDINANCE:** Resolution supporting the Preferred Preliminary Alternative (Alternative #1) that has been selected and advancement of the State Street Improvements Concept Development by Camden County Department of Public Works with regard to reconstruction of State Street (CR 601) from Delaware Avenue to 10<sup>th</sup> Street.

**BRIEF DESCRIPTION:** The purpose of this project is to reconstruct State Street (CR 601) from Delaware Avenue to 10th Street, making State Street safer for pedestrians, bicyclists, transit users and motorists; improving traffic flow throughout the area; bringing infrastructure to a state of good repair and establishing a foundation for the revitalization of the corridor and North Camden neighborhood.

**APPROPRIATION ACCOUNT(S):** N/A

**AMOUNT:** N/A

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____
		(If applicable)
Approved by Finance Director:	_____	_____
<input type="checkbox"/> CAF –Certifications of Availability of Funds		
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	6-26-20	
Received by City Attorney:	6/29/20	

	<b>(Name) Please Print</b>	<b>(Extension #)</b>
Prepared By:	Stephanie Walker	7680
Contact Person:	Orion Joyner	7680

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\*\*\*\*





**Cooper's Ferry Partnership**

One Port Center, 2 Riverside Drive, Suite 501

Camden, New Jersey 08103

856.757.9154 Phone/856.757.9478 Fax

**To:** Mayor Frank Moran  
**CC:** Orion Joyner, PE, CME, Camden City Engineer  
**From:** Kathy Cullen, Project Manager  
**Date:** April 23, 2020  
**Re:** Resolution of Support for Preliminary Preferred Alternative  
State Street (CR 601) Improvements  
Delaware Avenue to N. 10<sup>th</sup> Street  
Concept Development Study, City of Camden, Camden County

---

**RESOLUTION OF SUPPORT**

Under a NJDOT LAIF Grant, Camden county hired Dewberry Engineers to complete the Concept Development (CD) Study for State Street Improvements between Delaware Avenue and N. 10<sup>th</sup> Street in the City of Camden. The NJDOT Concept Development grant process requires the Camden City Council to support the final concept called the Preliminary Preferred Alternative (PPA).

**PURPOSE OF CONCEPT DEVELOPMENT**

The purpose of the Concept Development study is to provide feasible design alternatives and ultimately select a Preferred Alternative improvement concept that best addresses the existing roadway deficiencies and key issues, supports the revitalization of the corridor and is community-driven and stakeholder supported.

**NEED FOR CONCEPT DEVELOPMENT**

Within the project limits, the entire corridor is in poor condition and major key issues have been identified. They are as follows:

- Existing intersections (signalized and non-signalized) are not in compliance with the Americans with Disabilities Act (ADA) and Manual on Uniform Traffic Control Devices (MUTCD).
- The physical condition of the roadway pavement is degraded.
- The existing curbs and sidewalks are not up to current standards and are in poor physical condition.
- The obsolete and deficient combined sanitary and storm sewer system has been investigated for potential upgrades or replacement.

- Streetscape amenities and lighting are lacking.
- State Street does not connect through to Delaware Avenue, causing connectivity issues.

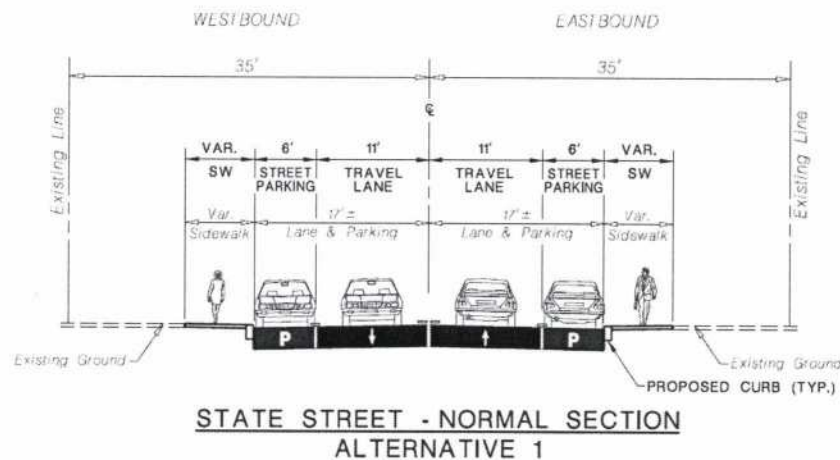
### **CONCEPT DEVELOPMENT - SCOPE OF WORK**

The ultimate goal for this project is to improve and revitalize State Street between Delaware Avenue and N. 10<sup>th</sup> Street to meet the following goals:

- Improve safety and mobility for vehicles, pedestrians and bicyclists
- Upgrade pavement condition
- Upgrade all curb ramps and crosswalks for improved ADA accessibility
- Upgrade traffic and pedestrian signals to MUTCD standards and improve signing and striping throughout the corridor
- Enhance the corridor with streetscape measures where feasible
- Minimize impacts to existing overhead utilities
- Coordinate the project with upgrade/replacement of existing combined sewer system
- Construct the missing segment of State Street between Delaware Ave. and Point Street
- Minimize impacts to the community during construction

### **PRELIMINARY PREFERRED ALTERNATIVE**

The County Consultant, Dewberry Engineers, completed a public process of two stakeholder meetings and a public information center (PIC) meeting and collected printed and digital surveys in English and Spanish from Camden City residents, church leaders and business owners in the project area. The community-driven public process resulted in the selection of a Preferred Preliminary Alternative (PPA) that was presented and approved by a panel of Subject Matter Experts from NJDOT.

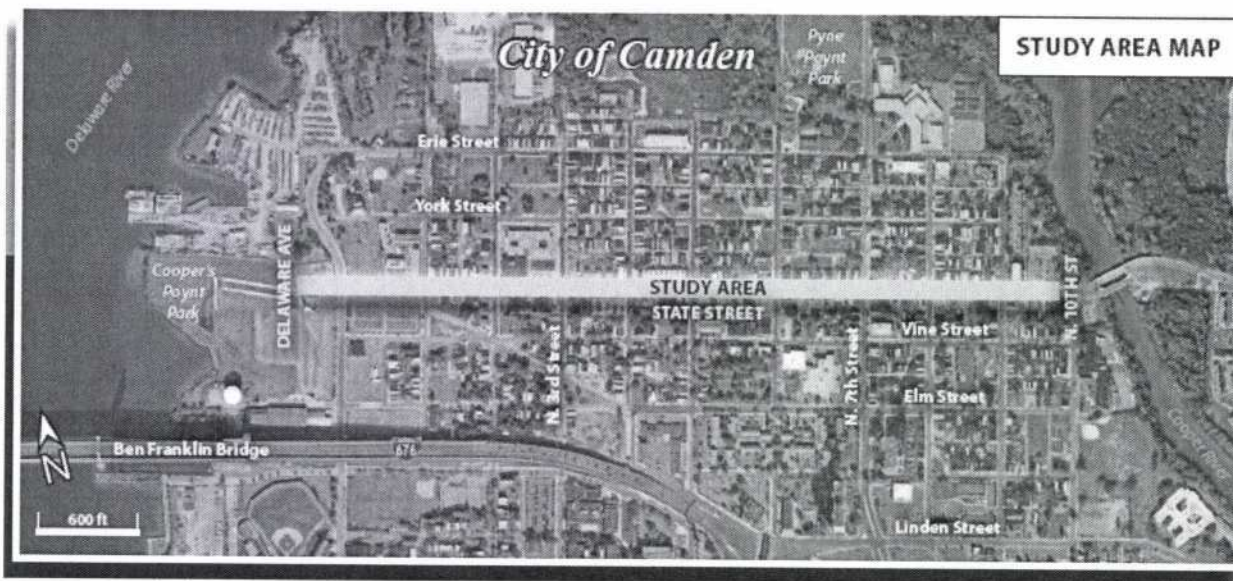


Alternative 1 maintains the existing pavement width, providing two 11-foot travel lanes and two 6-foot parking lanes. Curb extensions will be constructed at all intersection corners to improve sight distance and promote pedestrian safety. The PPA includes ADA curb, ramp and sidewalk upgrades, MUTCD compliant traffic and pedestrian signals, crosswalks, a proposed traffic signal at the intersection of N. 10<sup>th</sup> Street and construction of a connection to Delaware Avenue.

Alternative 1 meets the goals and objectives of the project and has been selected as the PPA.



**Background:** Camden County is requiring the preparation of a Concept Development Report to study State Street (CR 601), between N. 10th Street and Delaware Avenue. State Street is a main route through North Camden providing access between the Cramer Hill neighborhood, downtown Camden and the Camden waterfront via multiple modes of travel including mass transit. A Transportation and Utility Infrastructure Assessment and Evaluation for the North Camden neighborhood was prepared and it found that the majority of roadway infrastructure (including stormwater management) and transportation systems throughout the study area were in need of upgrades. In 2016, Coopers Ferry Partnership secured funding from the New Jersey Department of Transportation's Transportation Community System Preservation (TCSP) Program to perform an analysis of the transportation network in the North Camden and Cramer Hill neighborhoods of Camden. The report prioritized a series of multimodal transportation projects in the two neighborhoods.



**Figure 1 – Project Location**

**Purpose:** The purpose of this project is to improve the condition of roadway and underground infrastructure along a signalized corridor in the North Camden neighborhood of Camden County. The improvements to State Street (CR 601) will also promote walkability, enhance safety and functionality, and further revitalize the neighborhood.

**Need:** The current state of the roadway creates unsafe conditions for pedestrians, bicyclists and motorists and the underlying infrastructure needs to be upgraded to separate the combination storm drainage/sanitary sewer system into separate utilities. This project will provide systematic upgrades to the roadway infrastructure (upgrades/replacement to underground infrastructure to ensure longevity of visible roadway, such as the potable water system, combined sewer system, municipal separate storm sewer system and sanitary sewer system), full depth pavement construction of the missing segment between Delaware Avenue and Point Street, reconstruction/repairs to the roadway sub-base, milling and resurfacing of the roadway between N. 10th Street and Delaware Avenue, traffic signal upgrades at 7th and 8th Streets, decorative street lighting, and streetscape improvements.

**Concept Development for Improvements to State Street, Delaware Avenue to N. 10<sup>th</sup> Street**  
**PROJECT FACT SHEET**

**Goals and Objectives:** The project will consider additional goals and objectives obtained via stakeholder and public outreach. The identified goals and objectives are as follows:

- A Concept Development Report (CDR) will present locally preferred alternatives;
- Concepts will include bicycle lanes, ADA compliant curb ramps and pedestrian signals.
- The Concept Development (CD) project will comply with FHWA and NJDOT requirements/regulations, including NJDOT's Capital Project Delivery Guide for Concept Development, American Association of State Highway and Transportation Officials (AASHTO) and Manual on Uniform Traffic Control Devices (MUTCD) standards and guidelines.
- Upgrade pavement structure and underground infrastructure;
- Upgrade the operation and functionality of the signalized intersections to satisfy ADA and MUTCD compliance;
- Upgrade/replace the obsolete and deficient potable water system and combined sanitary/storm sewer;
- Introduce traffic calming, streetscape, decorative lighting and pedestrian accessibility improvements, including enhanced crosswalks and landscaping to create an inviting gateway between Cramer Hill and the Cooper Poynt Waterfront and constructing a connection to Delaware Avenue;
- Make State Street a "Complete Street" serving all users;
- Provide the foundation for future economic development and revitalization of the neighborhoods;
- Construct the missing segment between Delaware Avenue and Point Street;
- Develop a preferred alternative that is community-driven and stakeholder-supported;
- Identify recommendations that will significantly improve the needs for all modes of travel within the study area;
- Avoid or minimize social, economic and environmental impacts.

**Existing Conditions:** State Street is an east-west minor urban arterial roadway with a 25 mph posted speed. State Street is designated as Camden County Route 601 from N. 2nd Street eastward to N. 10<sup>th</sup> Street and is designated as a city street from Delaware Avenue to N. 2nd Street on the westerly side. The roadway includes two travel lanes (one lane in each direction) and parking lanes (where permitted). The extent of parking lanes hampers pedestrian visibility/crossings and the lack of shoulders makes bicycling along the corridor undesirable. From 2015-2017, there were 62 reported crashes along the study corridor; 2 involving a bicycle and 5 involving a pedestrian. The study corridor begins just west of the State Street Bridge over the Cooper River and continues west to the intersection of Delaware Avenue. Within the corridor there are 2 signalized and 9 unsignalized intersections. Sidewalks are provided on both sides of State Street. NJ Transit operates along the corridor. Land uses along State Street include multi-family and single-family residences, the Coopers Poynt School and the Holy Name School. There is a community garden, Hopeworks Community Garden, located within the Study Area as well as various other commercial uses.



**Concept Development for Improvements to State Street, Delaware Avenue to N. 10<sup>th</sup> Street**  
**PROJECT FACT SHEET**

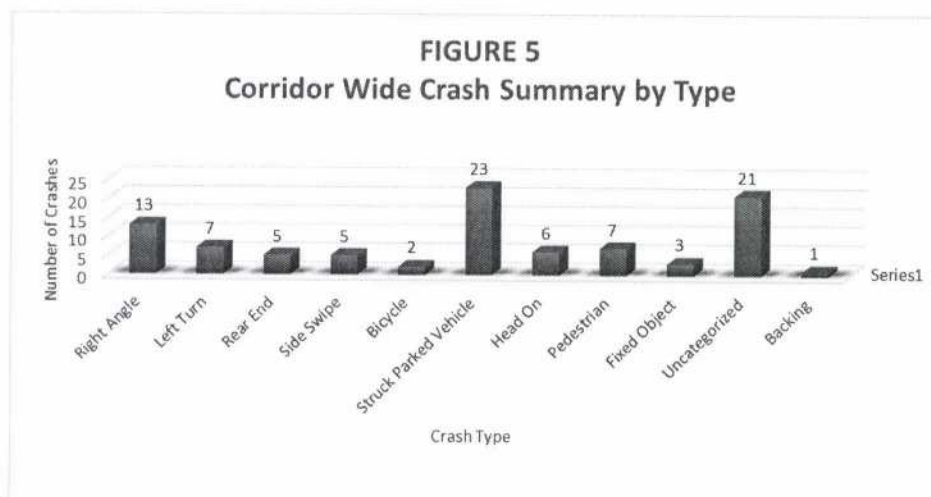
**Environmental Screening:** An environmental screening was performed to identify regulated resources within the vicinity of the study area. The following summarizes the results of the screening.

Cultural Resources	Yes, historic district	Surface Waters	No
Section 4(f)	Yes	Riparian Zones	No
Noise/Air	Yes, multiple sensitive receptors	Tidelands	No
Wetlands/Vernal Pools	No	Wild/Scenic Rivers	No
Floodplains	Yes, 100-yr Del River	Green Acres	No
Sole Source Aquifer	Yes, Coastal Plain	Environmental Justice (EJ)	Yes (see below)
Threatened/Endangered	Yes – B. Eagle, Sturgeon, P. Falcon		
Hazardous Waste	Yes		

Population statistics were compared to Delaware Valley Regional Planning Commission's (DVRPC) EJ thresholds at the census tract level. The regional threshold for non-Hispanic minority population is 28.36 percent, which is not exceeded within either of the two census Tracts that are located within the Study Area. The regional households in poverty threshold is 12.78 percent (see Table 1), which is exceeded within both census tracts and the regional threshold for limited English proficiency. The regional threshold for the Hispanic population is 9.09 percent, which is exceeded within both census tracts (see Table 2). The threshold for limited English proficiency is 3.20 percent, which is also exceeded for all census tracts (see Table 3). Therefore, all Census Tracts within the Study Area include EJ populations. While minority and EJ populations have been identified within the Study Area, the proposed project is not anticipated to have an adverse impact on these populations. Rather, the project is intended to improve safety and quality of life for the entire community.

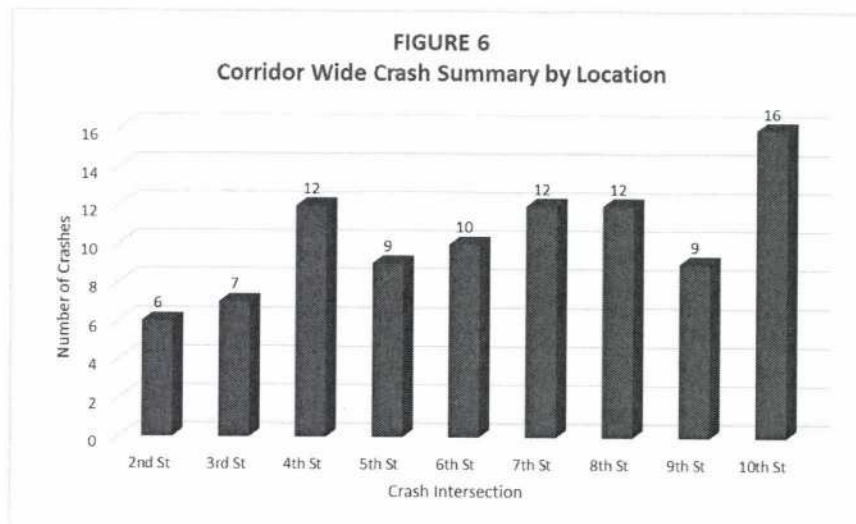
**Traffic Operations:** Within the project limits, there are two (2) signalized and nine (9) unsignalized intersections. All intersections operate satisfactorily under existing morning, mid-day, evening and Saturday peak traffic conditions.

**Crash Analysis:** Crash reports were obtained for the corridor from Camden County for a three year period from January 2015 to December 2017. Each crash report was reviewed and plotted on a series of collision diagrams to identify any crash patterns that may warrant further investigation. A summary of the results of the crash analysis is provided below.



**Concept Development for Improvements to State Street, Delaware Avenue to N. 10<sup>th</sup> Street**  
**PROJECT FACT SHEET**

The figure below provides a summary of the number of crashes to occur at the study intersections over the 3-year period:



The highest number of crashes occurred at the State Street and 10<sup>th</sup> Street intersection, with a total 16 crashes over the 3-year study period. The most predominate type of crash is rear end and head on crashes with a total of 4 crashes each. Right angle crashes are indicative of operational issues at an intersection. Rear end crashes are indicative of heavy congestion at a given location. It is worth noting that the intersection of State Street and North 10<sup>th</sup> Street experiences the highest number of crashes and also has the highest vehicular delays. The intersection of State Street and 10th Street was the only intersection that warranted a signal using both 2018 and 2038 traffic volumes.

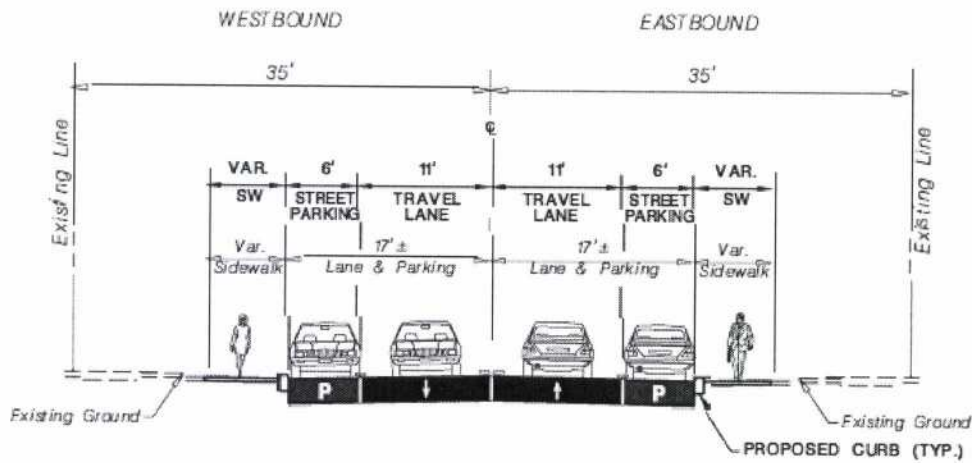
**Utilities:** PSEG Gas, PSEG Electric, Comcast, Verizon, City of Camden Water, and City of Camden (sewer) have facilities within the project limits.

**Alternatives:** Three (3) alternatives were developed for the corridor as summarized below. All of the alternatives include pavement reconstruction, concrete bump outs (extensions) at the intersection corners, curb replacement, sidewalk replacement, signal improvements and utility upgrades. They also include streetscape elements, such as street trees, decorative lighting, street furniture, and green infrastructure (planting areas and bioswale retention areas), as well as the construction of the missing segment of State Street between Delaware Avenue and Point Street. Typical sections of the alternatives are presented after the following table:

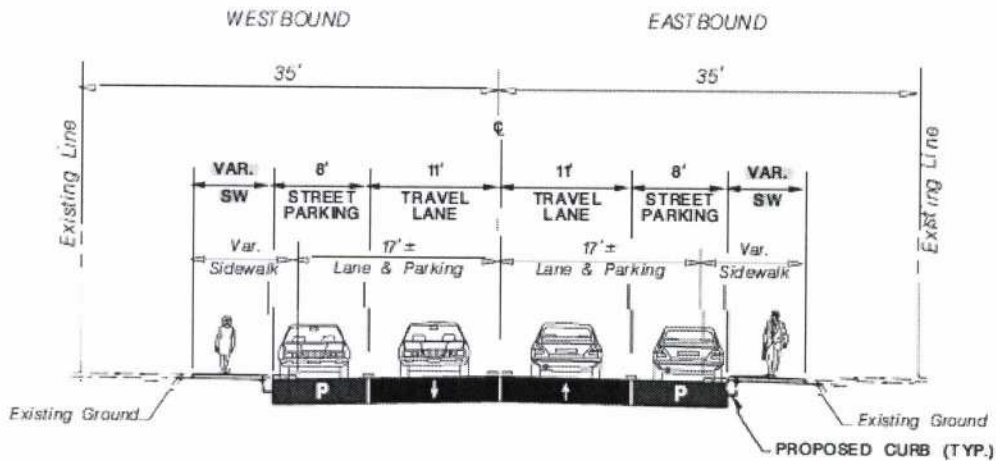
Alt. Description	Cross Section	Other Improvements
1. Maintain existing pavement width	<ul style="list-style-type: none"> <li>• 11-ft travel lanes + 6-ft parking</li> </ul>	Curb extensions at all intersection corners, proposed signal at State/10 <sup>th</sup> , complete connection to Delaware Ave
2. Widen pavement 2 feet on each side of roadway	<ul style="list-style-type: none"> <li>• 11-ft travel lanes + 8-ft parking</li> <li>• Reduce sidewalk width 2 feet on each side of roadway</li> </ul>	Curb extensions at all intersection corners, proposed signal at State/10 <sup>th</sup> , complete connection to Delaware Ave
3. Widen pavement 4 feet on north side of roadway	<ul style="list-style-type: none"> <li>• 11-ft travel lanes + 8-ft parking</li> <li>• Reduce sidewalk width 4 feet on north side of roadway</li> </ul>	Curb extensions at all intersection corners, proposed signal at State/10 <sup>th</sup> , complete connection to Delaware Ave
No Build	No improvements	



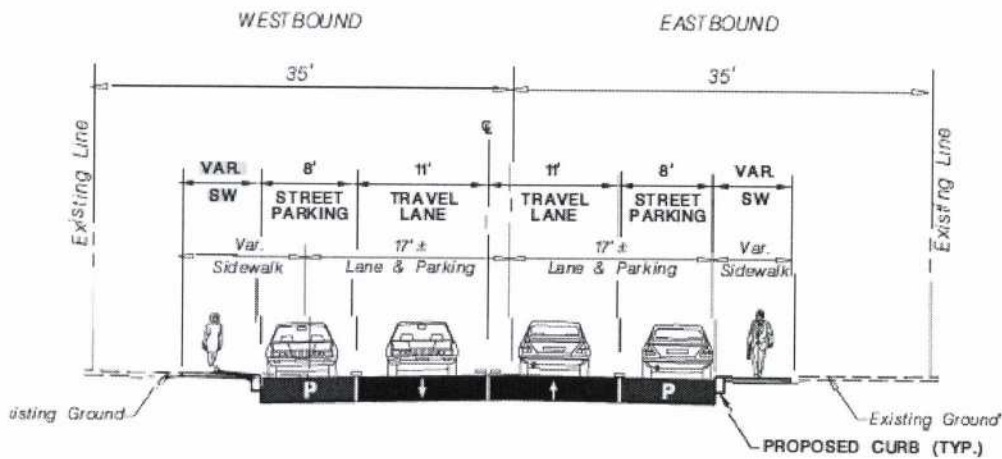
**Concept Development for Improvements to State Street, Delaware Avenue to N. 10<sup>th</sup> Street**  
**PROJECT FACT SHEET**



**STATE STREET - NORMAL SECTION**  
**ALTERNATIVE 1**



**STATE STREET - NORMAL SECTION**  
**ALTERNATIVE 2**



**STATE STREET - NORMAL SECTION**  
**ALTERNATIVE 3**

Concept Development for Improvements to State Street, Delaware Avenue to N. 10<sup>th</sup> Street  
**PROJECT FACT SHEET**

**Community Input:** In addition to the two stakeholder meetings, two stakeholder/community surveys were conducted during CD. Approximately 33 total responses were received from both surveys. Approximately 68% of the respondents reported being in the project area almost daily, while 6% reported being in the project area eleven or more days each month. Approximately 87% drive around the project area and nearly 69% walk around the project area. Additional responses of key questions are shown below.

Question	Top Responses
What is important to you in the project area?	Beautification – 94% Walking/biking – 75%, local businesses – 56%
Do you have a preferred alternative?	Alt 1 – 50%; Alt 2 – 37%; Alt 3 – 13% (17 responses)

In addition, an on-site and online survey was conducted at, and after, the April 30, 2019 Public Information Center of the alternatives. Twenty four (24) people voted on an alternative. Alternative 1 received 11 votes (46%), Alternative 2 received 2 votes (8%), and Alternative 3 received 11 votes (46%).

**PPA Summary:** The PPA selected for State Street is Alternative 1, as noted in the **Community Input** above. This alternative will ally the community's concerns about speeding traffic if the road is widened since the curb line(s) will remain in the present location. In addition, this alternative is favored by local officials, is the least expensive (avoids relocation of a majority of utility poles) but still provides safety features for pedestrians such as curb extensions at all intersection corners and a proposed signal at State/10<sup>th</sup>.

R-18  
MBS:dh  
07-14-20

**RESOLUTION SUPPORTING THE PREFERRED PRELIMINARY ALTERNATIVE  
FOR KAIGHN AVENUE (CR 607) RECONSTRUCTION CONCEPT DEVELOPMENT  
STUDY, BETWEEN BROADWAY AND HADDON AVENUE**

WHEREAS, the County of Camden Department of Public Works (hereinafter referred to "the County") received a Local Aid Infrastructure Funded (LIAF) grant from the New Jersey Department of Transportation, (NJDOT) to complete a Concept Development study for improvements to Kaighn Avenue (CR 607), between Broadway and Haddon Avenue; and

WHEREAS, the goal of the project is to improve County transportation and infrastructure and improve safety and mobility, improve signals, install streetscaping, reconstruct and resurface the roadway, reduce repetitive flooding and reduce driver confusion; and

WHEREAS, through a public process of two stakeholder meetings, a public information center (PIC) meeting and collection of printed and digital surveys in English and Spanish, the Camden City residents and stakeholders in the project area have participated in a community-driven public process to select a Preferred Preliminary Alternative (PPA); and

WHEREAS, the Preferred Preliminary Alternative (PPA) selected through the community driven process was presented and approved by a panel of Subject Matter Experts at NJDOT; and

WHEREAS, the City of Camden has reviewed and participated in the development of the Preferred Preliminary Alternative that has been selected through the concept development process (Alternative #3); and

WHEREAS, the City of Camden agrees that the Preferred Preliminary Alternative meets the goals of the concept development study; now, therefore

BE IT RESOLVED, the City Council of the City of Camden supports the selection of Alternative #3 as the Preferred Preliminary Alternative as proposed by Camden County.

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: July 14, 2020

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS-SPEARMAN  
City Attorney

\_\_\_\_\_  
CURTIS JENKINS  
President, City Council

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



**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

Council Meeting Date: July 14, 2020

**TO:** Jason J. Asuncion, Esq., Business Administrator

**FROM:** Dr. Edward C. Williams, PP, AICP, CSI, Director

**Department Making Request:** PLANNING & DEVELOPMENT

**TITLE OF RESOLUTION/ORDINANCE:** RESOLUTION IN SUPPORT OF PREFERRED PRELIMINARY ALTERNATIVE FOR KAIGHNS AVENUE (CR 607) RECONSTRUCTION CONCEPT DEVELOPMENT STUDY, BETWEEN BROADWAY AND HADDON AVENUE

**BRIEF DESCRIPTION OF ACTION:** Camden County received a grant to complete a concept development study for Kaighn Avenue Reconstruction. The grant process requires city council support the final concept called the Preliminary Preferred Alternative (PPA). The CD study will provide feasible design alternatives and select an improvement concept that best addresses the existing roadway deficiencies and key issues, supports the revitalization of the corridor and is community driven and stakeholder supported.

**BIDDING PROCESS:** N/A

*Procurement Process: Bid#, RFP#, State Contract#, Non-Fair & Open, EUS:*

**APPROPRIATION ACCOUNT(S):**

**AMOUNT:**

- ☐ **Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)**  
*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*

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	<u>6/24/20</u>	<u>[Signature]</u>
Approved by Grants Management:	_____	_____
Approved by Finance Director:	_____	(If applicable)
<input type="checkbox"/> CAF -Certifications of Availability of Funds		
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	<u>6-26-20</u>	<u>[Signature]</u>
Received by City Attorney:	<u>6/29/20</u>	<u>[Signature]</u>

	<u>(Name) Please Print</u>	<u>(Extension #)</u>
Prepared By:	<u>Candice Jefferson</u>	<u>3542</u>

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\*\*\*\***



City of Camden  
Resolution of Support

RESOLUTION OF SUPPORT FOR PREFERRED PRELIMINARY ALTERNATIVE FOR KAIGHNS AVENUE  
(CR 607) RECONSTRUCTION CONCEPT DEVELOPEMNT STUDY, BETWEEN BROADWAY AND  
HADDON AVENUE

WHEREAS, the County of Camden Department of Public Works (hereinafter referred to "the County") received a Local Aid Infrastructure Funded (LAIF) grant from the New Jersey Department of Transportation (NJDOT) to complete a Concept Development study for improvements to Kaighns Avenue (CR 607), between Broadway and Haddon Avenue; and

WHEREAS, the goal of the project is to improve County transportation and infrastructure and improve safety and mobility, improve signals, install streetscaping, reconstruct and resurface the roadway, reduce repetitive flooding and reduce driver confusion, and

WHEREAS, through a public process of two stakeholder meetings, a public information center (PIC) meeting and collection of printed and digital surveys in English and Spanish, the Camden City residents and stakeholders in the project area have participated in a community-driven public process to select a Preferred Preliminary Alternative (PPA); and

WHEREAS, the Preferred Preliminary Alternative (PPA) selected through the community driven process was presented and approved by a panel of Subject Matter Experts at NJDOT; and

WHEREAS, the City of Camden has reviewed and participated in the development of the Preferred Preliminary Alternative that has been selected through the concept development process (Alternative #3); and

WHEREAS, the City of Camden agrees that the Preferred Preliminary Alternative meets the goals of the concept development study; and

NOW, THEREFORE, BE IT RESOLVED, that the governing body of the City of Camden endorses the selection of Alternative #3 as the Preferred Preliminary Alternative as proposed by Camden County.



**Cooper's Ferry Partnership**

One Port Center, 2 Riverside Drive, Suite 501

Camden, New Jersey 08103

856.757.9154 Phone/856.757.9478 Fax

**To:** Mayor Frank Moran  
**CC:** Orion Joyner, PE, CME, Camden City Engineer  
**From:** Kathy Cullen, Project Manager  
**Date:** April 2, 2020  
**Re:** Resolution of Support for Preliminary Preferred Alternative  
Kaighns Avenue (CR 607) Reconstruction  
Broadway (CR 551) to Haddon Avenue (CR 561)  
Concept Development Study, City of Camden, Camden County

---

**RESOLUTION OF SUPPORT**

Under a NJDOT LAIF Grant, Camden county hired IH Engineers to complete the Concept Development (CD) Study for Kaighns Avenue Reconstruction between Broadway and Haddon Avenue in the City of Camden. The NJDOT Concept Development grant process requires the Camden City Council to support the final concept called the Preliminary Preferred Alternative (PPA).

**PURPOSE OF CONCEPT DEVELOPMENT**

The purpose of the Concept Development study is to provide feasible design alternatives and ultimately select a Preferred Alternative improvement concept that best addresses the existing roadway deficiencies and key issues, supports the revitalization of the corridor and is community-driven and stakeholder supported.

**NEED FOR CONCEPT DEVELOPMENT**

Within the project limits, the entire corridor is in poor condition and major key issues have been identified. They are as follows:

- Existing intersections (signalized and non-signalized) are not in compliance with the Americans with Disabilities Act (ADA) and Manual on Uniform Traffic Control Devices (MUTCD).
- The physical condition of the roadway pavement is severely degraded.
- The existing curbs and sidewalks are not up to current standards and are in poor physical condition.
- The obsolete and deficient combined sanitary and storm sewer system has been investigated for potential upgrades or replacement.

- Poor drainage conditions cause extensive flooding along the corridor.
- Streetscape amenities and lighting are lacking or non-existent.
- Improve corridor safety for all roadway users.
- Reduce driver confusion and increase mobility.

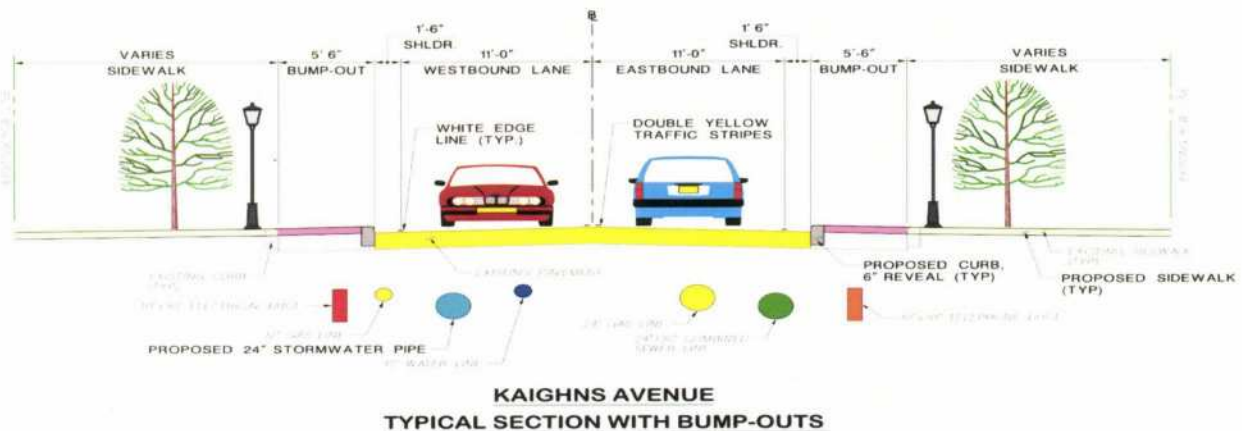
### **CONCEPT DEVELOPMENT - SCOPE OF WORK**

The ultimate goal for this project is to improve and revitalize Kaighns Avenue between Broadway and Haddon Avenue to meet the following goals:

- Improve safety and mobility for vehicles and pedestrians
- Reconstruct the roadway, curbing and sidewalks
- Upgrade all curb ramps and crosswalks for improved ADA accessibility
- Upgrade traffic and pedestrian signals and improve signing and striping throughout the corridor
- Enhance the corridor with streetscape measures where feasible
- Minimize impacts to existing overhead utilities
- Mitigate flooding along the corridor
- Coordinate the project with upgrade/replacement of existing combined sewer system
- Minimize impacts to the community during construction

### **PRELIMINARY PREFERRED ALTERNATIVE**

The County Consultant, IH Engineers, completed a public process of two stakeholder meetings and a public information center (PIC) meeting and collected printed and digital surveys in English and Spanish from Camden City residents, church leaders and business owners in the project area. The community-driven public process resulted in the selection of a Preferred Preliminary Alternative (PPA) that was presented and approved by a panel of Subject Matter Experts from NJDOT.



**Alternative 3: Maintain 36-foot roadway including 11-foot lanes and 7-foot parking lanes, making Kaighns Ave. two-way between 7<sup>th</sup> and 8<sup>th</sup> Streets.** This alternative would maintain the existing roadway width, delineating 11-foot wide travel and 7-foot wide parking lanes, constructing 5.5-foot wide bump-outs at intersecting streets and upgrading sidewalks, curbs and ramps to ADA compliance. Two-way traffic would be implemented between 7<sup>th</sup> and 8<sup>th</sup> Streets to reduce driver confusion and improve connectivity. MUTCD compliant traffic and pedestrian



signals, striping and signage would be installed at all signalized intersections. The stormwater and sewer system would be upgraded to address flooding concerns that occur on a regular basis. The alternative also includes streetscape measures, such as decorative lighting and street trees.

Alternative 3 meets the goals and objectives of the project. It also supports the vision of the Kaighns Avenue community and stakeholders that was developed in a 2007 concept report prepared by Pennoni.

The project Fact Sheet describing all Alternatives along with the Preliminary Preferred Alternative is attached.

# **CONCEPT DEVELOPMENT STUDY - PROJECT FACT SHEET**

## **IMPROVEMENTS TO KAIGHNS AVENUE (C.R. 607)**

### **HADDON AVENUE (C.R. 561) TO BROADWAY (C.R. 551), CAMDEN, NJ**

#### **Background**

Camden County, Cooper Ferry's Partnership and IH Engineers, P.C. are undertaking a Concept Development Study for the Reconstruction of Kaighns Avenue (CR 607) between Haddon Avenue and Broadway in Camden City.

Kaighns Avenue provides an important connection between South Camden, I-676 and Routes 30/38/130 at the Airport Circle. It also provides access between three primary corridors in Camden: Broadway (CR 551), Mt. Ephraim Avenue (CR 605) and Haddon Avenue (CR 561). Kaighns Avenue was originally a drainage channel to the Delaware River. Historically, Kaighns Avenue was a thriving manufacturing and business arterial; however, in recent decades the corridor has deteriorated, with many vacant lots and buildings. In 2007, the Camden Redevelopment Agency commissioned a streetscape concept study to develop recommendations for improvements to the corridor. The report concluded that restoration of the streetscape will enhance viability of the avenue and support new commercial, residential and transportation opportunities.



**Project Location Map.**

#### **Goals and Objectives**

1. Enhance motor vehicle, bicycle and pedestrian mobility while reducing traffic congestion and addressing safety issues within the project area.
2. Upgrade signalized and unsignalized intersections to meet ADA compliance;
3. Upgrade/replace the underground infrastructure as required;
4. Reduce flooding by improving drainage throughout the corridor;
5. Introduce streetscape elements and pedestrian accessibility improvements;
6. Improve the roadway pavement, curbs, sidewalks and street and under-bridge lighting;
7. Reduce driver confusion due to the one-way segment between 7<sup>th</sup> and 8<sup>th</sup> Streets;
8. Improve corridor safety and reduce speeds by implementing traffic calming measures, and signal and signage upgrades;
9. Incorporate Camden County's Complete Streets Policy to the greatest extent possible;
10. Develop a preferred alternative that is community-driven and stakeholder-supported.



## **Purpose**

The Purpose of this project is to develop a preferred alternative for the reconstruction of Kaighns Avenue, from Broadway to Haddon Avenue, that is community-driven and stakeholder supported, making Kaighns Avenue safer for all users; improving traffic flow throughout the area; bringing the infrastructure to a state of good repair; mitigating flooding along the corridor and establishing a foundation for the redevelopment of the Kaighns Avenue corridor.

## **Need**

- The existing intersections (signalized or non-signalized) are not in compliance with the Americans with Disabilities Act (ADA) and Manual on Uniform Traffic Control Devices (MUTCD).
- The physical condition of the roadway pavement is severely degraded.
- The existing curbs and sidewalks are not up to current standards and are in poor physical condition.
- The obsolete and deficient combined sanitary and storm sewer system has been investigated for potential upgrades or replacement.
- Poor drainage conditions cause extensive flooding along the corridor.
- Streetscape amenities and lighting are lacking or non-existent.
- Improve corridor safety for all roadway users.
- Reduce driver confusion and mobility.

## **Existing Conditions**

Kaighns Avenue runs east to west and is an urban minor arterial between Haddon Avenue and Broadway. The existing roadway cross-section for Kaighns Avenue throughout the project limits consists of one 18-foot wide combined travel and parking lane in each direction for a pavement width of 36' and 66' ROW. The posted speed limit is 25 mph and the roadway is under the jurisdiction of Camden County. I-676 passes over Kaighns Avenue with a high-speed exit ramp (under NJDOT jurisdiction). In addition, there are existing Conrail and PATCO rail overpasses that also bisect Kaighns Avenue.

Seven (7) signalized and seven (7) unsignalized intersections exist within the study limits. Kaighns Avenue crosses three (3) Camden County roadways within the project limits: Haddon Avenue (CR 561), Mt. Ephraim Avenue (CR 605) and Broadway (CR 551). The adjacent land use is a mix of residential and business/commercial use, several houses of worship, and a number of vacant lots. The project area deficiencies include pedestrian crossing conditions, non-ADA compliant curb ramps, aging underground infrastructure, flooding, insufficient street lighting and streetscape amenities, poor pavement conditions, pedestrian and bicyclist safety, traffic signals not in compliance with ADA and MUTCD and a one-way westbound segment between 7<sup>th</sup> and 8<sup>th</sup> Streets that causes driver confusion.

## **Environmental Screening**

An Environmental Screening Report prepared for the project, and approved by NJDOT-BEPR, identified the following within the study area:

- Cultural resources: one (1) historic district; two (2) RR bridges over 50 years; one (1) eligible church
- Flood hazard area/floodplain: in a portion of the project area
- Noise receptors: present within 200 feet of roadway but no analysis will be required
- Historic fill: mapped at three (3) locations within project area
- Known contaminated sites: two (2), plus four (4) Underground Storage Tanks
- No wetlands, vernal pools, Riparian Zones, tidal waters, threatened/endangered species, Green Acres

## **Crash History, 2015-2017**

Camden Police provided IH with copies of police crash reports for the entire length of the Kaighns Avenue corridor, from Broadway to Haddon Avenue, from January 2015 through December 2017.

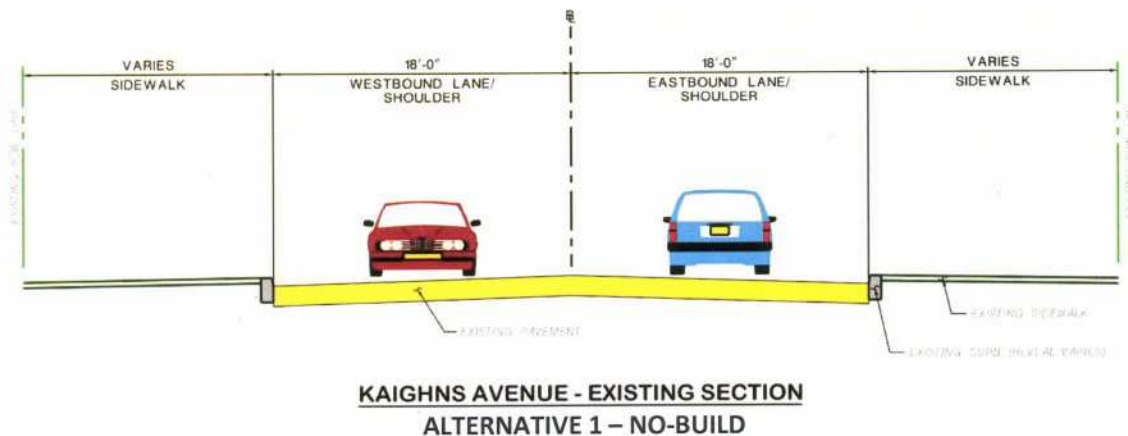
Reports for crashes which occurred on private property along the corridor were excluded from this analysis. The analysis includes total of 125 crashes, summarized by location in the following table.

Location	Number of Crashes
Mount Ephraim Avenue	31
Louis Street	22
Haddon Avenue	16
Broadway	13
7 <sup>th</sup> Street/Railroad Avenue	9
8 <sup>th</sup> Street (including I-676 ramps)	9
9 <sup>th</sup> Street	7
Other	18

- Predominant crash types are same-direction sideswipe; same-direction rear-end; struck fixed object; struck pedestrian; and right angle.
- Nine (9) crashes involved a pedestrian; one (1) crash involved a bicyclist.
- No fatal crashes occurred on the corridor during the study time frame.
- We believe safety along the corridor can be improved through traffic calming improvements aimed at reducing corridor speeds; and signal upgrades to better address variations in traffic volume and reduce congestion.
- High right-angle crash history at Louis Street intersection, which meets warrants for a multi-way stop installation. This may be implemented by the County in advance of other project improvements.
- For this corridor, the crash rate per million vehicle miles traveled (MVM) is 18.02, which is significantly higher than the 2017 statewide average of 4.17 for this roadway type (two-lane, without shoulders). However, we caution that the statewide average does not consider functional classification (i.e. rural vs. urban) and therefore the average rate likely is based in part on roadways with a much lower intersection density than the Kaighns Avenue corridor.

### Improvement Alternatives

Based on coordination between the Project Team, Stakeholders and the public through meetings, survey responses and the Public Information Center, we have prepared two (2) corridor improvement alternatives. Alternative 1 is the “no-build” alternative which does not address the project’s Purpose and Need. Cross-section illustrations for Alternative 2 and Alternative 3 are presented below along with summaries of the included elements.



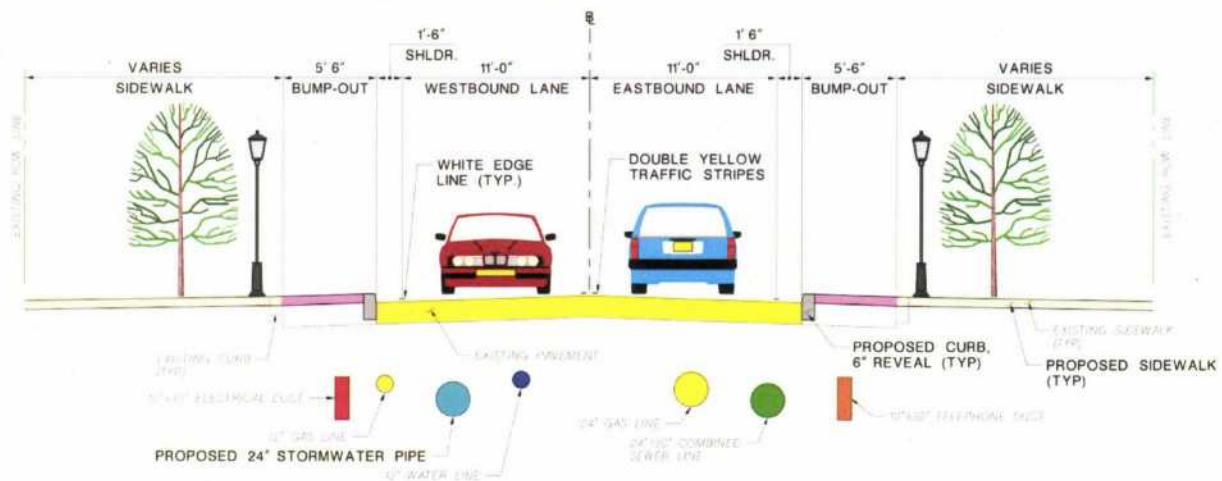




### ALTERNATIVE 2

Alternative 2 includes the following:

- Maintain 36-foot total roadway width includes 11-foot lanes and 7-foot wide parking lanes.
- Replace curbs and sidewalks including ADA compliant curb ramps.
- Decorative lighting – single decorative fixtures.
- Upgrade stormwater and sewer system infrastructure to address flooding concerns especially near the midpoint of the corridor
- Resurface roadway and upgrade signing & pavement markings.
- Maintain one-way operation of Kaighns Avenue between 7th and 8th Streets.
- Improve geometry at Kaighns/Mt. Ephraim, Kaighns/Haddon and signalized intersections.
- Street trees at specific locations



### ALTERNATIVE 3

Alternative 3 includes the following:



- Maintain 36-foot total roadway width including 11-foot lanes and 7-foot wide parking spaces.
- 5.5-foot wide bump-outs at intersecting streets.
- Replace curbs and sidewalks including ADA compliant curb ramps.
- Decorative lighting – single decorative fixtures.
- Upgrade stormwater and sewer system infrastructure to address flooding concerns especially near the midpoint of the corridor
- Traffic operational/safety improvements including elimination of high speed I-676/ Atlantic Avenue off-ramp, and implementation of two-way traffic on Kaighns between 7th and 8th Streets.
- Road alignment modified to reduce repetitive flooding.
- Traffic signal upgrades including signal equipment that is compatible with ITS/ Embedded Road/Adaptive Signal technology if it is implemented in the future.
- Street trees at specific locations

### Community Input and Survey Results

During the course of the project, two (2) Stakeholder Meetings were held, and on February 25, 2019 a Public Information Center (PIC) was held. Multiple hard copy and electronic surveys were distributed and twenty (20) unique responses were received. The following were the most common comments and concerns. The table also shows how the proposed improvement alternatives will address these issues.

Comment/Concern	Proposed Solution(s)
Beautification	Proposed streetscaping includes intersection and pedestrian lighting; brick pavers in the bump-outs; and new pavement, curbs and sidewalks
Traffic Issues/Speeding	Proposed bump-outs/curb extensions can “calm” traffic, reducing speeds; improved signals with pedestrian signals and push buttons; coordinated traffic flow
Encourage Local Business	Intent of project is to improve accessibility and provide beautification to make incorporation and development along the corridor more attractive
Lighting	Improved lighting at intersections; pedestrian-scale lighting (luminaires) along sidewalks between intersections; improved lighting under three overpasses
Public Safety	Used results of crash analysis to recommend improvements to help mitigate crash patterns; improved lighting ; bump-outs to reduce pedestrian crossing time and vehicular speed
Flooding	Alternatives address flooding through either cleaning system/pipes; lining existing brick sewer to improve flow and reduce groundwater infiltration; separating storm and sanitary sewer systems
Pedestrian/Transit Accessibility	Improved pedestrian signals; updated high-visibility crosswalks; proposed “bump-outs” to calm traffic, reduce speeds; inclusion of NJ Transit in Stakeholder group
Community Inclusion	Stakeholder surveys, ongoing coordination with stakeholders, local officials and the public

Of the survey responses, eight (8) listed “beautification” as a primary improvement goal, seven (7) each noted “encouraging local business” and “traffic concerns”; and four listed “pedestrian, bike and transit” issues. “Safety”, “lighting”, “flooding”, “speeding” and “elimination of the one-way section” were also noted.

**Of the eight (8) surveys in which the respondent expressed a preference for one of the alternatives, all 8 selected Alternative 3.**

R-19

ER:dh  
07-14-20

**RESOLUTION AUTHORIZING THE ASSIGNMENT OF  
SEVENTEEN (17) TAX SALE CERTIFICATES**

WHEREAS, the City of Camden has acquired the tax sale certificates for seventeen (17) properties located in the City of Camden; and

WHEREAS, N.J.S.A. 54:5-113 provides that after a municipality has purchased tax sale certificates upon delinquency, the governing body thereof may by resolution authorize a private sale of the tax sale certificate for not less than the amount of lien charges against the real estate, provided that before the assignment, notice shall be mailed to the owner at the address appearing on the tax books of the municipality at least five (5) days prior to the taking of action; public notice shall be posted in three public places in the municipality at the time of the mailing of the notice; and public notices shall be published at least once in a newspaper published or circulated in the municipality within five (5) days prior to taking action; and

WHEREAS, notice by regular and certified mail was sent to the owner(s) of record on June 30, 2020; public notices were posted on June 30, 2020; and such notice was published in the Courier Post on July 9, 2020; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the proper officers of the City of Camden are hereby authorized to execute the proper documents necessary to assign tax sale certificates to various individuals listed in consideration for full payment plus advertising costs in the amounts listed as follows:

	Certificate#	Block	Lot	Property Location	Total as of 7/14/20
1	19-00184	212	67	532 Royden St	\$6,160.24
2	980343	355	30	744 Pine St	\$3,573.54
3	15-00404	365	106	845 Princess Ave	\$1,758.83
4	14-00605	464	103	1607 Broadway	\$5,033.00
5	15-00875	676	1	2762 Constitution Rd	\$25,240.32
6	18-01202	910	1	1180 Bergen Ave	\$14,331.78
7	17-01382	930	66	2731 Lincoln Ave	\$5,056.26
8	16-01734	1014	74	284 N. 33rd St	\$10,275.46
9	14-02032	1077	27	3044 Waldorf Ave	\$11,986.79
10	18-01648	1087	24	237 S. 35th St	\$6,664.29
11	11311	1120.01	45	ES S 27th 97 S Benson St	\$12,372.13
12	19-01988	1257	1	SW Morse & Thorndyke	\$425.31
13	7A-03011	1364	196	SE Carl Miller & Cope ST	\$13,872.40
14	10-04074	1408	75	421 Chambers St	\$16,333.36
15	94-922	582	16	ES 9th 200 S of Chelton	\$9,059.77
16	19-02139	1294	34	1388-90 Haddon Ave	\$12,671.99
17	08-02739	1334	1	1401 Haddon Ave	\$43,411.11
Total					198,226.58

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: July 14, 2020

The above has been reviewed  
and approved as to form.



MICHELLE BANKS-SPEARMAN  
City Attorney

\_\_\_\_\_  
CURTIS JENKINS  
President, City Council

ATTEST:

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



**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

Council Meeting Date: July 14, 2020

**TO:** Jason J. Asuncion, Esq. Business Administrator

**DATE:** May 26, 2020

**FROM:** Michelle D. Hill, Tax Collector 

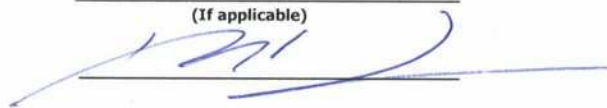

**Department Making Request:** Department of Finance-Revenue Collection

**TITLE OF RESOLUTION/ORDINANCE:** Resolution to Assign Tax Liens at Full Value

**BRIEF DESCRIPTION:** Resolution authorizing the assignment of several liens for the full value due to the City. Please see attached.

**APPROPRIATION ACCOUNT(S):** (If applicable)

**AMOUNT:** ----

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____
Approved by Finance Director:	05/26/20	(If applicable) 
<input type="checkbox"/> CAF -Certifications of Availability of Funds		
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	5-27-20	
Received by City Attorney:	_____	_____

Prepared By: Lydia Laboy-Laracuente x7134

Contact Person: Michelle D. Hill x7582

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\*\*\*\*

	Certificate#	Block	Lot	Property Location	Neighborhood	Census Tract	Redev. P
	1	19-00184	212	67	532 Royden St		
	2	980343	355	30	744 Pine St		
	3	15-00404	365	106	845 Princess Ave		
	4	14-00605	464	103	1607 Broadway		
	5	15-00875	676	1	2762 Constitution Rd		
	6	18-01202	910	1	1180 Bergen Ave		
	7	17-01382	930	66	2731 Lincoln Ave		
	8	16-01734	1014	74	284 N. 33rd St		
	9	14-02032	1077	27	3044 Waldorf Ave		
	10	18-01648	1087	24	237 S. 35th St		
	11	11311	1120.01	45	ES S 27th 97 S Benson St		
	12	19-01988	1257	1	SW Morse & Thorndyke		
	13	7A-03011	1364	196	SE Carl Miller & Cope ST		
	14	10-04074	1408	75	421 Chambers St		
	15	94-922	582	16	ES 9th 200 S of Chelton		
	16	19-02139	1294	34	1388-90 Haddon Ave		
	17	08-02739	1334	1	1401 Haddon Ave		
Total							



FRANCISCO "FRANK" MORAN  
MAYOR

DEPARTMENT OF FINANCE  
CITY OF CAMDEN  
NEW JERSEY

Bureau of Revenue Collections  
TEL: (856) 757-7003

**REQUEST FOR ASSIGNMENT OF MUNICIPAL HELD LIEN**

DATE: 3/13/20

**CONTACT INFORMATION OF PERSON REQUESTING ASSIGNMENT:**

NAME: ANTHONY LEWIS

MAILING ADDRESS: 455 ROYDEN STREET

PHONE: 856-536-2911 EMAIL: antlew@gmail.com

**PROPERTY INFORMATION**

BLOCK 212 LOT 67

PROPERTY LOCATION 532 ROYDEN STREET

TAX SALE CERTIFICATE# 19-00184

AMOUNT OF LIEN AS OF DATE: \$5,407.12

AMOUNT OFFERED FOR LIEN: full value

Proposed Use of Property: primary residence

In the event of approval I understand that I am purchasing a Tax Lien Certificate against said property with foreclosure rights. I will not become the owner of said property upon assignment. Industrial properties may be subject to the Spill Compensation and Control Act (N.J.S.A. 58:10A-1 ET SEQ.), and the Industrial Site Recovery Act (N.J.S.A. 12:1k-6 ET SEQ.)



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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 19-00184

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Certificate: 19-00184  
Prop Loc: 532 ROYDEN ST

Owner: BLAKNEY, YVONNE A  
Address: 202 WASHINGTON COURT  
CAMDEN, NJ 08103-1228

Type of Lien: Municipal  
Interest Rate: 18.00  
Apr 2: N  
Premium: 0.00

Block/Lot/Qual: 212. 67.

Sale Date: 06/17/19

Redemption Calculation Date: 07/14/20

Include Current Charges: Y

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	671.91	13.58	685.49
Water	87.89	4.64	92.53
Sewer	69.69	4.70	74.39
CCMUA	219.00	27.90	246.90
Boarding Up	<u>1,153.13</u>	<u>87.13</u>	<u>1,240.26</u>
Total:	2,201.62	137.95	2,339.57
Cost:			<u>46.79</u>
Total Certificate:			2,386.36
#Days: 387	Per Diem: 1.193180	Int on Cert:	461.76
Redemption Penalty ( 2.00 %):			<u>47.73</u>
Total:			2,895.85

SUBSEQUENT CHARGES:

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
CCMUA	2019	2	05/15/19	54.75	18.00	0.027375	419	11.47	66.22
Sewer	2019	2	06/11/19	17.80	18.00	0.008900	393	3.50	21.30
Water	2019	2	06/11/19	22.05	18.00	0.011025	393	4.33	26.38
Tax	2019	3	08/01/19	332.43	18.00	0.166215	343	57.01	389.44
CCMUA	2019	3	08/15/19	54.75	18.00	0.027375	329	9.01	63.76
Sewer	2019	3	09/13/19	17.80	18.00	0.008900	301	2.68	20.48
Water	2019	3	09/13/19	22.05	18.00	0.011025	301	3.32	25.37
Tax	2019	4	11/01/19	332.42	18.00	0.166210	253	42.05	374.47
Tax	2020	1	02/01/20	337.86	18.00	0.168930	163	27.54	365.40
CCMUA	2020	1	02/15/20	54.75	18.00	0.027375	149	4.08	58.83
Sewer	2020	2	04/02/20	35.60	18.00	0.017800	102	1.82	37.42
Water	2020	2	04/02/20	44.10	18.00	0.022050	102	2.25	46.35
Tax	2020	2	05/01/20	337.85	18.00	0.168925	73	12.33	350.18
CCMUA	2020	2	05/15/20	<u>54.75</u>	18.00	0.027375	59	<u>1.62</u>	<u>56.37</u>
Total:				1,718.96				183.01	1,901.97

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	685.49	132.64	818.13
Subseq Tax	<u>1,340.56</u>	<u>138.93</u>	<u>1,479.49</u>
Total Tax	2,026.05	271.57	2,297.62

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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 19-00184

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Certificate Water	92.53	17.90	110.43
Subseq Water	<u>88.20</u>	<u>9.90</u>	<u>98.10</u>
Total Water	180.73	27.80	208.53
Certificate Sewer	74.39	14.39	88.78
Subseq Sewer	<u>71.20</u>	<u>8.00</u>	<u>79.20</u>
Total Sewer	145.59	22.39	167.98
Certificate CCMUA	246.90	47.78	294.68
Subseq CCMUA	<u>219.00</u>	<u>26.18</u>	<u>245.18</u>
Total CCMUA	465.90	73.96	539.86
Certificate Boarding Up	<u>1,240.26</u>	<u>239.99</u>	<u>1,480.25</u>
Total Boarding Up	1,240.26	239.99	1,480.25
Certificate Cost	46.79	9.06	55.85

LIEN REDEMPTION:

Principal:	4,105.32
Redemption Penalty ( 2.00 %):	47.73
Interest:	644.77
Recording Fees:	11.00
search fee:	<u>12.00</u>
TOTAL REDEMPTION:	4,820.82

Total Per Diem: 2.052660

(Note: Current Charges must be met on Municipal Liens.)



May 14, 2020  
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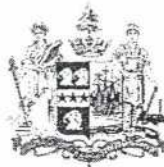
CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 19-00184

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Balance Type	Year	Prd	Date	Prin/Penalty	Interest	Total
CURRENT CHARGES:						
Sp Charges	2018	3	07/07/18	<u>1,153.13</u>	<u>186.29</u>	<u>1,339.42</u>
TOTAL SP CHARGES				1,153.13	186.29	1,339.42
TOTAL CURRENT CHARGES				1,153.13	186.29	1,339.42

LIEN REDEMPTION + CURRENT CHARGES:

Principal	5,258.45
Interest	831.06
Redemption Penalty	47.73
Recording Fees	11.00
Other Charges	12.00
TOTAL DUE	6,160.24



FRANCISCO "FRANK" MORAN  
MAYOR

DEPARTMENT OF FINANCE  
CITY OF CAMDEN  
NEW JERSEY

Bureau of Revenue Collections  
TEL: (856) 757-7003

**REQUEST FOR ASSIGNMENT OF MUNICIPAL HELD LIEN**

DATE: 1-14-2020

**CONTACT INFORMATION OF PERSON REQUESTING ASSIGNMENT:**

NAME: Steven Bettis

MAILING ADDRESS: 540<sup>s</sup> 6<sup>th</sup> Street Camden NJ 08103

PHONE: 856-308-8183 EMAIL: ScooBa Steve 24 @ Gmail.com

**PROPERTY INFORMATION**

BLOCK ~~744~~ 355 LOT 30

PROPERTY LOCATION 744 pine Street Camden NJ 08103

TAX SALE CERTIFICATE# 980343

AMOUNT OF LIEN AS OF DATE: 3,387.26

AMOUNT OFFERED FOR LIEN: Full Value

Proposed Use of Property: Storage

RECEIVED

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CITY OF CAMDEN  
TREASURER

In the event of approval I understand that I am purchasing a Tax Lien Certificate against said property with foreclosure rights. I will not become the owner of said property upon assignment. Industrial properties may be subject to the Spill Compensation and Control Act (N.J.S.A. 58:10A-1 ET SEQ.), and the Industrial Site Recovery Act (N.J.S.A. 12:1k-6 ET SEQ.)

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CAMDEN CITY  
Lien Redemption work Sheet - Certificate: 980343

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Certificate: 980343  
Prop Loc: 744 PINE ST

Owner: JAMES, RUSSELL E SR  
Address: 757 PINE STREET  
CAMDEN, NJ 08103-2423

Type of Lien: Municipal  
Interest Rate: 18.00  
Apr 2: N  
Premium: 0.00

Block/Lot/Qual: 355. 30.  
Sale Date: 06/15/98  
Redemption Calculation Date: 07/14/20  
Include Current Charges: Y

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	26.94	2.69	29.63
		Cost: 15.00	
		Total Certificate:	44.63
#Days: 7949 Per Diem: 0.022315		Int on Cert:	177.38
		Redemption Penalty ( 0.00 %):	0.00
		Total:	222.01

SUBSEQUENT CHARGES:

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	1997	3	08/01/97	11.94	8.00	0.002653	8263	21.92	33.86
Tax	1997	4	11/01/97	11.94	8.00	0.002653	8173	21.69	33.63
Tax	1998	1	02/01/98	12.54	8.00	0.002787	8083	22.52	35.06
Tax	1998	2	05/01/98	12.53	8.00	0.002784	7993	22.26	34.79
Tax	1998	3	08/01/98	11.71	8.00	0.002602	7903	20.57	32.28
Tax	1998	4	11/01/98	11.70	8.00	0.002600	7813	20.31	32.01
Tax	1999	1	02/01/99	12.44	8.00	0.002764	7723	21.35	33.79
Tax	1999	2	05/01/99	12.44	8.00	0.002764	7633	21.10	33.54
Tax	1999	3	08/01/99	11.83	8.00	0.002629	7543	19.83	31.66
Tax	1999	4	11/01/99	11.82	8.00	0.002627	7453	19.58	31.40
Tax	2000	1	02/01/00	12.27	8.00	0.002727	7363	20.08	32.35
Tax	2000	2	05/01/00	12.27	8.00	0.002727	7273	19.83	32.10
Tax	2000	3	08/01/00	12.48	8.00	0.002773	7183	19.92	32.40
Tax	2000	4	11/01/00	12.48	8.00	0.002773	7093	19.67	32.15
Tax	2001	1	02/01/01	12.53	8.00	0.002784	7003	19.50	32.03
Tax	2001	2	05/01/01	12.53	8.00	0.002784	6913	19.25	31.78
Tax	2001	3	08/01/01	12.22	8.00	0.002716	6823	18.53	30.75
Tax	2001	4	11/01/01	12.22	8.00	0.002716	6733	18.28	30.50
Tax	2002	1	02/01/02	12.51	8.00	0.002780	6643	18.47	30.98
Tax	2002	2	05/01/02	12.51	8.00	0.002780	6553	18.22	30.73
Tax	2002	3	08/01/02	12.69	8.00	0.002820	6463	18.23	30.92
Tax	2002	4	11/01/02	12.68	8.00	0.002818	6373	17.96	30.64
Tax	2003	1	02/01/03	12.73	8.00	0.002829	6283	17.77	30.50
Tax	2003	2	05/01/03	13.79	8.00	0.003064	6193	18.98	32.77



Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	2003	3	08/01/03	11.92	8.00	0.002649	6103	16.17	28.09
Tax	2003	4	11/01/03	11.92	8.00	0.002649	6013	15.93	27.85
Tax	2004	1	02/01/04	13.13	8.00	0.002918	5923	17.28	30.41
Tax	2004	2	05/01/04	13.12	8.00	0.002916	5833	17.01	30.13
Tax	2004	3	08/01/04	12.22	8.00	0.002716	5743	15.60	27.82
Tax	2004	4	11/01/04	12.22	8.00	0.002716	5653	15.35	27.57
Tax	2005	1	02/01/05	12.81	8.00	0.002847	5563	15.84	28.65
Tax	2005	2	05/01/05	12.81	8.00	0.002847	5473	15.58	28.39
Tax	2005	3	08/01/05	11.79	8.00	0.002620	5383	14.10	25.89
Tax	2005	4	11/01/05	11.79	8.00	0.002620	5293	13.87	25.66
Tax	2006	1	02/01/06	12.44	8.00	0.002764	5203	14.38	26.82
Tax	2006	2	05/01/06	12.43	8.00	0.002762	5113	14.12	26.55
Tax	2006	3	08/01/06	13.08	8.00	0.002907	5023	14.60	27.68
Tax	2006	4	11/01/06	13.07	8.00	0.002904	4933	14.33	27.40
Tax	2007	1	02/01/07	12.89	8.00	0.002864	4843	13.87	26.76
Tax	2007	2	05/01/07	12.89	8.00	0.002864	4753	13.61	26.50
Tax	2007	3	08/01/07	12.40	8.00	0.002756	4663	12.85	25.25
Tax	2007	4	11/01/07	12.39	8.00	0.002753	4573	12.59	24.98
Tax	2008	1	02/01/08	12.78	8.00	0.002840	4483	12.73	25.51
Tax	2008	2	05/01/08	12.78	8.00	0.002840	4393	12.48	25.26
Tax	2008	3	08/01/08	12.72	8.00	0.002827	4303	12.16	24.88
Tax	2008	4	11/01/08	12.71	8.00	0.002824	4213	11.90	24.61
Tax	2009	1	02/01/09	12.89	8.00	0.002864	4123	11.81	24.70
Tax	2009	2	05/01/09	12.88	8.00	0.002862	4033	11.54	24.42
Tax	2009	3	08/01/09	12.98	8.00	0.002884	3943	11.37	24.35
Tax	2009	4	11/01/09	12.98	8.00	0.002884	3853	11.11	24.09
Tax	2010	1	02/01/10	13.07	8.00	0.002904	3763	10.93	24.00
Tax	2010	2	05/01/10	13.07	8.00	0.002904	3673	10.67	23.74
Tax	2010	3	08/01/10	12.19	8.00	0.002709	3583	9.71	21.90
Tax	2010	4	11/01/10	12.19	8.00	0.002709	3493	9.46	21.65
Tax	2011	1	02/01/11	16.08	8.00	0.003573	3403	12.16	28.24
Tax	2011	2	05/01/11	12.43	8.00	0.002762	3313	9.15	21.58
Tax	2011	3	08/01/11	44.07	8.00	0.009793	3223	31.56	75.63
Tax	2011	4	11/01/11	44.07	8.00	0.009793	3133	30.68	74.75
Tax	2012	1	02/01/12	29.48	8.00	0.006551	3043	19.94	49.42
Tax	2012	2	05/01/12	29.92	8.00	0.006649	2953	19.63	49.55
Tax	2012	3	08/01/12	28.79	8.00	0.006398	2863	18.32	47.11
Tax	2012	4	11/01/12	28.79	8.00	0.006398	2773	17.74	46.53
Tax	2013	1	02/01/13	29.57	8.00	0.006571	2683	17.63	47.20
Tax	2013	2	05/01/13	29.56	8.00	0.006569	2593	17.03	46.59
Tax	2013	3	08/01/13	33.11	8.00	0.007358	2503	18.42	51.53
Tax	2013	4	11/01/13	33.11	8.00	0.007358	2413	17.75	50.86
Tax	2014	1	02/01/14	31.67	8.00	0.007038	2323	16.35	48.02
Tax	2014	2	05/01/14	31.66	8.00	0.007036	2233	15.71	47.37

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	2014	3	08/01/14	31.51	8.00	0.007002	2143	15.01	46.52
Tax	2014	4	11/01/14	31.50	8.00	0.007000	2053	14.37	45.87
Tax	2015	1	02/01/15	31.93	8.00	0.007096	1963	13.93	45.86
Tax	2015	2	05/01/15	32.88	8.00	0.007307	1873	13.69	46.57
Tax	2015	3	08/01/15	32.32	8.00	0.007182	1783	12.81	45.13
Tax	2015	4	11/01/15	32.31	8.00	0.007180	1693	12.16	44.47
Tax	2016	1	02/01/16	32.71	8.00	0.007269	1603	11.65	44.36
Tax	2016	2	05/01/16	34.53	8.00	0.007673	1513	11.61	46.14
Tax	2016	3	08/01/16	33.62	8.00	0.007471	1423	10.63	44.25
Tax	2016	4	11/01/16	33.61	8.00	0.007469	1333	9.96	43.57
Tax	2017	1	02/01/17	30.78	8.00	0.006840	1243	8.50	39.28
Tax	2017	1	02/01/17	3.20	18.00	0.001600	1243	1.99	5.19
Tax	2017	2	05/01/17	36.10	18.00	0.018050	1153	20.81	56.91
Tax	2017	3	08/01/17	34.41	18.00	0.017205	1063	18.29	52.70
Tax	2017	4	11/01/17	34.40	18.00	0.017200	973	16.74	51.14
Tax	2018	1	02/01/18	35.10	18.00	0.017550	883	15.50	50.60
Tax	2018	2	05/01/18	35.09	18.00	0.017545	793	13.91	49.00
Tax	2018	3	08/01/18	36.09	18.00	0.018045	703	12.69	48.78
Tax	2018	4	11/01/18	36.08	18.00	0.018040	613	11.06	47.14
Tax	2019	1	02/01/19	35.97	18.00	0.017985	523	9.41	45.38
Tax	2019	2	05/01/19	35.96	18.00	0.017980	433	7.79	43.75
Tax	2019	3	08/01/19	35.60	18.00	0.017800	343	6.11	41.71
Tax	2019	4	11/01/19	35.59	18.00	0.017795	253	4.50	40.09
Tax	2020	1	02/01/20	36.18	18.00	0.018090	163	2.95	39.13
Tax	2020	2	05/01/20	36.16	18.00	0.018080	73	1.32	37.48
Total:				1,921.30				1,418.23	3,339.53

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	29.63	117.76	147.39
Subseq Tax	1,921.30	1,418.23	3,339.53
Total Tax	1,950.93	1,535.99	3,486.92
Certificate Cost	15.00	59.62	74.62

LIEN REDEMPTION:

Principal:	1,965.93	
Redemption Penalty ( 0.00 %):	0.00	
Interest:	1,595.61	
search fee:	12.00	
TOTAL REDEMPTION:	3,573.54	Total Per Diem: 0.578696

(Note: Current Charges must be met on Municipal Liens.)

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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 980343

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Balance Type	Year Prd	Date	Prin/Penalty	Interest	Total
CURRENT CHARGES:					
TOTAL			0.00	0.00	0.00
TOTAL CURRENT CHARGES			0.00	0.00	0.00

LIEN REDEMPTION + CURRENT CHARGES:

Principal	1,965.93
Interest	1,595.61
Redemption Penalty	0.00
Other Charges	12.00
TOTAL DUE	3,573.54





FRANCISCO "FRANK" MORAN  
MAYOR

DEPARTMENT OF FINANCE  
CITY OF CAMDEN  
NEW JERSEY

Bureau of Revenue Collections  
TEL: (856) 757-7003

## REQUEST FOR ASSIGNMENT OF MUNICIPAL HELD LIEN

DATE: 2-10-20

### CONTACT INFORMATION OF PERSON REQUESTING ASSIGNMENT:

NAME: Demond Hill

MAILING ADDRESS: 1326 S 9th Street Camden NJ

PHONE: 267-407-6467 EMAIL: \_\_\_\_\_

### PROPERTY INFORMATION

FEB 10 2020

BLOCK 365 LOT 106

PROPERTY LOCATION 845 Princess Ave

TAX SALE CERTIFICATE# 15-00404

AMOUNT OF LIEN AS OF DATE: 1,673.61

AMOUNT OFFERED FOR LIEN: 1,673.61

Proposed Use of Property: Build

In the event of approval I understand that I am purchasing a Tax Lien Certificate against said property with foreclosure rights. I will not become the owner of said property upon assignment. Industrial properties may be subject to the Spill Compensation and Control Act (N.J.S.A. 58:10A-1 ET SEQ.), and the Industrial Site Recovery Act (N.J.S.A. 12:1k-6 ET SEQ.)

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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 15-00404

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Certificate: 15-00404  
Prop Loc: 845 PRINCESS AVE

Owner: BLACK, DENNIS; WILKINS, W; MASKE, C  
Address: 843 PRINCESS AVENUE  
CAMDEN, NJ 08103-2744

Type of Lien: Municipal  
Interest Rate: 18.00  
Apr 2: N  
Premium: 0.00

Block/Lot/Qual: 365. 106.  
Sale Date: 06/22/15  
Redemption Calculation Date: 07/14/20  
Include Current Charges: Y

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	145.50	4.51	150.01
		Cost: 90.00	
		Total Certificate:	240.01
#Days: 1822 Per Diem: 0.120005		Int on Cert:	218.65
		Redemption Penalty ( 2.00 %):	4.80
		Total:	463.46

SUBSEQUENT CHARGES:

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	2015	3	08/01/15	48.81	8.00	0.010847	1783	19.34	68.15
Tax	2015	4	11/01/15	48.80	8.00	0.010844	1693	18.36	67.16
Tax	2016	1	02/01/16	49.41	8.00	0.010980	1603	17.60	67.01
Tax	2016	2	05/01/16	52.16	8.00	0.011591	1513	17.54	69.70
Tax	2016	3	08/01/16	50.78	8.00	0.011284	1423	16.06	66.84
Tax	2016	4	11/01/16	50.78	8.00	0.011284	1333	15.04	65.82
Tax	2017	1	02/01/17	51.33	8.00	0.011407	1243	14.18	65.51
Tax	2017	2	05/01/17	54.54	8.00	0.012120	1153	13.97	68.51
Tax	2017	3	08/01/17	51.97	8.00	0.011549	1063	12.28	64.25
Tax	2017	4	11/01/17	51.97	8.00	0.011549	973	11.24	63.21
Tax	2018	1	02/01/18	53.02	8.00	0.011782	883	10.40	63.42
Tax	2018	2	05/01/18	53.00	8.00	0.011778	793	9.34	62.34
Tax	2018	3	08/01/18	54.52	8.00	0.012116	703	8.52	63.04
Tax	2018	4	11/01/18	54.52	8.00	0.012116	613	7.43	61.95
Tax	2019	1	02/01/19	54.34	8.00	0.012076	523	6.32	60.66
Tax	2019	2	05/01/19	54.33	8.00	0.012073	433	5.23	59.56
Tax	2019	3	08/01/19	53.77	8.00	0.011949	343	4.10	57.87
Tax	2019	4	11/01/19	53.76	8.00	0.011947	253	3.02	56.78
Tax	2020	1	02/01/20	54.65	8.00	0.012144	163	1.98	56.63
Tax	2020	2	05/01/20	54.63	8.00	0.012140	73	0.89	55.52
			Total:	1,051.09				212.84	1,263.93

BALANCE TYPE SUMMARY:

Certificate Total & Subseq. Prin/Penalty	Interest	Total
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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 15-00404

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Certificate Tax	150.01	136.66	286.67
Subseq Tax	<u>1,051.09</u>	<u>212.84</u>	<u>1,263.93</u>
Total Tax	1,201.10	349.50	1,550.60
Certificate Cost	90.00	81.99	171.99

LIEN REDEMPTION:

Principal: 1,291.10  
Redemption Penalty ( 2.00 %): 4.80  
Interest: 431.49  
Recording Fees: 11.00  
Other Fees: 8.44  
search fee: 12.00  
TOTAL REDEMPTION: 1,758.83

Total Per Diem: 0.353581

(Note: Current Charges must be met on Municipal Liens.)

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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 15-00404

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Balance Type	Year Prd	Date	Prin/Penalty	Interest	Total
CURRENT CHARGES:					
TOTAL			0.00	0.00	0.00
TOTAL CURRENT CHARGES			0.00	0.00	0.00

LIEN REDEMPTION + CURRENT CHARGES:

Principal	1,291.10
Interest	431.49
Redemption Penalty	4.80
Recording Fees	11.00
Other Fees	8.44
Other Charges	12.00
TOTAL DUE	1,758.83

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JAN 09 2020

FRANCISCO "FRANK" MORAN  
MAYOR



DEPARTMENT OF FINANCE  
CITY OF CAMDEN  
NEW JERSEY

Bureau of Revenue Collections  
TEL: (856) 757-7003

## REQUEST FOR ASSIGNMENT OF MUNICIPAL HELD LIEN

DATE: January 9, 2020

### CONTACT INFORMATION OF PERSON REQUESTING ASSIGNMENT:

NAME: Southwest Asset Management, LLC

MAILING ADDRESS: 2634 POWELL Street PENNSAUKEN, NJ 08110

PHONE: 609 481-2404 EMAIL: Southwestassetc@gmail.com

### PROPERTY INFORMATION

BLOCK 464 LOT 103

PROPERTY LOCATION 1607 Broadway

TAX SALE CERTIFICATE# 14-00005

AMOUNT OF LIEN AS OF DATE: 4,637.11

AMOUNT OFFERED FOR LIEN: 4700.00

Proposed Use of Property: Restore the property

In the event of approval I understand that I am purchasing a Tax Lien Certificate against said property with foreclosure rights. I will not become the owner of said property upon assignment. Industrial properties may be subject to the Spill Compensation and Control Act (N.J.S.A. 58:10A-1 ET SEQ.), and the Industrial Site Recovery Act (N.J.S.A. 12:1k-6 ET SEQ.)

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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 14-00605

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Certificate: 14-00605  
Prop Loc: 1607 BROADWAY

Owner: MCCARGO, LEON  
Address: 1234 BROWNING STREET  
CAMDEN, NJ 08104

Type of Lien: Municipal  
Interest Rate: 18.00  
Apr 2: N  
Premium: 0.00

Block/Lot/Qual: 464. 103.  
Sale Date: 06/23/14  
Redemption Calculation Date: 07/14/20  
Include Current Charges: Y

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	154.97	7.51	162.48
		Cost:	<u>90.00</u>
		Total Certificate:	252.48
#Days: 2181	Per Diem: 0.126240	Int on Cert:	275.33
	Redemption Penalty ( 2.00 %):		<u>5.05</u>
		Total:	532.86

SUBSEQUENT CHARGES:

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Boarding Up	2014	2	06/05/14	474.01	18.00	0.237005	2199	521.17	995.18
Tax	2014	3	08/01/14	77.08	18.00	0.038540	2143	82.59	159.67
Tax	2014	4	11/01/14	77.07	18.00	0.038535	2053	79.11	156.18
Tax	2015	1	02/01/15	78.11	18.00	0.039055	1963	76.66	154.77
Tax	2015	2	05/01/15	80.50	18.00	0.040250	1873	75.39	155.89
Tax	2015	3	08/01/15	79.05	18.00	0.039525	1783	70.47	149.52
Tax	2015	4	11/01/15	79.05	18.00	0.039525	1693	66.92	145.97
Tax	2016	1	02/01/16	80.03	18.00	0.040015	1603	64.14	144.17
Tax	2016	2	05/01/16	84.50	18.00	0.042250	1513	63.92	148.42
Tax	2016	3	08/01/16	82.25	18.00	0.041125	1423	58.52	140.77
Tax	2016	4	11/01/16	82.24	18.00	0.041120	1333	54.81	137.05
Tax	2017	1	02/01/17	83.14	18.00	0.041570	1243	51.67	134.81
Tax	2017	2	05/01/17	88.34	18.00	0.044170	1153	50.93	139.27
Tax	2017	3	08/01/17	84.18	18.00	0.042090	1063	44.74	128.92
Tax	2017	4	11/01/17	84.17	18.00	0.042085	973	40.95	125.12
Tax	2018	1	02/01/18	85.87	18.00	0.042935	883	37.91	123.78
Tax	2018	2	05/01/18	85.87	18.00	0.042935	793	34.05	119.92
Tax	2018	3	08/01/18	88.30	18.00	0.044150	703	31.04	119.34
Tax	2018	4	11/01/18	88.30	18.00	0.044150	613	27.06	115.36
Tax	2019	1	02/01/19	88.01	18.00	0.044005	523	23.01	111.02
Tax	2019	2	05/01/19	88.00	18.00	0.044000	433	19.05	107.05
Boarding Up	2019	3	07/10/19	319.28	18.00	0.159640	364	58.11	377.39
Tax	2019	3	08/01/19	87.09	18.00	0.043545	343	14.94	102.03
Tax	2019	4	11/01/19	87.08	18.00	0.043540	253	11.02	98.10

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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 14-00605

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Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	2020	1	02/01/20	88.51	18.00	0.044255	163	7.21	95.72
Tax	2020	2	05/01/20	88.49	18.00	0.044245	73	3.23	91.72
Total:				2,808.52				1,668.62	4,477.14

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	162.48	177.18	339.66
Subseq Tax	2,015.23	1,089.34	3,104.57
Total Tax	2,177.71	1,266.52	3,444.23
Subseq Boarding Up	793.29	579.28	1,372.57
Total Boarding Up	793.29	579.28	1,372.57
Certificate Cost	90.00	98.15	188.15

LIEN REDEMPTION:

Principal:	3,061.00	
Redemption Penalty ( 2.00 %):	5.05	
Interest:	1,943.95	
Recording Fees:	11.00	
search fee:	12.00	
TOTAL REDEMPTION:	5,033.00	Total Per Diem: 1.530500

(Note: Current Charges must be met on Municipal Liens.)

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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 14-00605

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Balance Type	Year Prd	Date	Prin/Penalty	Interest	Total
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CURRENT CHARGES:

TOTAL			<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL CURRENT CHARGES			0.00	0.00	0.00

LIEN REDEMPTION + CURRENT CHARGES:

Principal	3,061.00
Interest	1,943.95
Redemption Penalty	5.05
Recording Fees	11.00
Other Charges	12.00
TOTAL DUE	5,033.00





FRANCISCO "FRANK" MORAN  
MAYOR

DEPARTMENT OF FINANCE  
CITY OF CAMDEN  
NEW JERSEY

Bureau of Revenue Collections  
TEL: (856) 757-7003

**REQUEST FOR ASSIGNMENT OF MUNICIPAL HELD LIEN**

DATE: 1/28/2020

**CONTACT INFORMATION OF PERSON REQUESTING ASSIGNMENT:**

NAME: The Christian Temple Assembly Church of God (Rhesa Jones)

MAILING ADDRESS: P.O. Box 1181 Merchantville, NJ  
Church Office

PHONE: 856 365-7496 EMAIL: TheChristianTemple@gmail.com

**PROPERTY INFORMATION**

BLOCK 582 LOT 16

PROPERTY LOCATION ES 9th 200 South of Chelton

TAX SALE CERTIFICATE# 94-922

AMOUNT OF LIEN AS OF DATE: \$ 8726.54

AMOUNT OFFERED FOR LIEN: \$ 8726.54

Proposed Use of Property: Additional Parking / Future Dining Hall

In the event of approval I understand that I am purchasing a Tax Lien Certificate against said property with foreclosure rights. I will not become the owner of said property upon assignment. Industrial properties may be subject to the Spill Compensation and Control Act (N.J.S.A. 58:10A-1 ET SEQ.), and the Industrial Site Recovery Act (N.J.S.A. 12:1k-6 ET SEQ.)

SUITE 213, CITY HALL, P.O. BOX 95120, CAMDEN, NEW JERSEY 08101-5120

fax 856 757-7003

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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 94-922

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Certificate: 94-922

Prop Loc: ES 9TH 200 S OF CHELTON

Owner: JOHNS, RUTH E  
Address: 1346 CHESTNUT STREET  
PHILADELPHIA, PA 19107

Type of Lien: Municipal

Interest Rate: 18.00

Apr 2: N

Premium: 0.00

Block/Lot/Qual: 582. 16.

Sale Date: 06/27/94

Redemption Calculation Date: 07/14/20

Include Current Charges: Y

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	80.10	9.09	89.19
		Cost: 15.00	
		Total Certificate:	104.19
#Days: 9377 Per Diem: 0.052095		Int on Cert:	488.49
		Redemption Penalty ( 0.00 %):	0.00
		Total:	592.68

SUBSEQUENT CHARGES:

Balance Type	Year	Prd	Date	Prin/Penalty	Interest	Rate	Per Diem	#Days	Interest	Total
Tax	1993	3	08/01/93	25.59	8.00		0.005687	9703	55.18	80.77
Tax	1993	4	11/01/93	25.58	8.00		0.005684	9613	54.64	80.22
Tax	1994	1	02/01/94	24.73	8.00		0.005496	9523	52.33	77.06
Tax	1994	2	05/01/94	24.72	8.00		0.005493	9433	51.82	76.54
Tax	1994	3	08/01/94	27.84	8.00		0.006187	9343	57.80	85.64
Tax	1994	4	11/01/94	27.84	8.00		0.006187	9253	57.25	85.09
Tax	1995	1	02/01/95	27.88	8.00		0.006196	9163	56.77	84.65
Tax	1995	2	05/01/95	27.87	8.00		0.006193	9073	56.19	84.06
Tax	1995	3	08/01/95	24.44	8.00		0.005431	8983	48.79	73.23
Tax	1995	4	11/01/95	24.44	8.00		0.005431	8893	48.30	72.74
Tax	1996	1	02/01/96	28.62	8.00		0.006360	8803	55.99	84.61
Tax	1996	2	05/01/96	28.61	8.00		0.006358	8713	55.40	84.01
Tax	1996	3	08/01/96	27.13	8.00		0.006029	8623	51.99	79.12
Tax	1996	4	11/01/96	27.12	8.00		0.006027	8533	51.43	78.55
Tax	1997	1	02/01/97	28.17	8.00		0.006260	8443	52.85	81.02
Tax	1997	2	05/01/97	28.17	8.00		0.006260	8353	52.29	80.46
Tax	1997	3	08/01/97	24.96	8.00		0.005547	8263	45.83	70.79
Tax	1997	4	11/01/97	24.96	8.00		0.005547	8173	45.33	70.29
Tax	1998	1	02/01/98	26.20	8.00		0.005822	8083	47.06	73.26
Tax	1998	2	05/01/98	26.20	8.00		0.005822	7993	46.54	72.74
Tax	1998	3	08/01/98	24.48	8.00		0.005440	7903	42.99	67.47
Tax	1998	4	11/01/98	24.48	8.00		0.005440	7813	42.50	66.98
Tax	1999	1	02/01/99	26.01	8.00		0.005780	7723	44.64	70.65
Tax	1999	2	05/01/99	26.00	8.00		0.005778	7633	44.10	70.10



Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	1999	3	08/01/99	24.74	8.00	0.005498	7543	41.47	66.21
Tax	1999	4	11/01/99	24.73	8.00	0.005496	7453	40.96	65.69
Tax	2000	1	02/01/00	25.66	8.00	0.005702	7363	41.99	67.65
Tax	2000	2	05/01/00	25.66	8.00	0.005702	7273	41.47	67.13
Tax	2000	3	08/01/00	26.09	8.00	0.005798	7183	41.65	67.74
Tax	2000	4	11/01/00	26.09	8.00	0.005798	7093	41.12	67.21
Tax	2001	1	02/01/01	26.20	8.00	0.005822	7003	40.77	66.97
Tax	2001	2	05/01/01	26.20	8.00	0.005822	6913	40.25	66.45
Tax	2001	3	08/01/01	25.55	8.00	0.005678	6823	38.74	64.29
Tax	2001	4	11/01/01	25.55	8.00	0.005678	6733	38.23	63.78
Tax	2002	1	02/01/02	26.17	8.00	0.005816	6643	38.63	64.80
Tax	2002	2	05/01/02	26.16	8.00	0.005813	6553	38.09	64.25
Tax	2002	3	08/01/02	26.52	8.00	0.005893	6463	38.09	64.61
Tax	2002	4	11/01/02	26.51	8.00	0.005891	6373	37.54	64.05
Tax	2003	1	02/01/03	26.63	8.00	0.005918	6283	37.18	63.81
Tax	2003	2	05/01/03	28.83	8.00	0.006407	6193	39.68	68.51
Tax	2003	3	08/01/03	24.92	8.00	0.005538	6103	33.80	58.72
Tax	2003	4	11/01/03	24.91	8.00	0.005536	6013	33.29	58.20
Tax	2004	1	02/01/04	27.45	8.00	0.006100	5923	36.13	63.58
Tax	2004	2	05/01/04	27.44	8.00	0.006098	5833	35.57	63.01
Tax	2004	3	08/01/04	25.55	8.00	0.005678	5743	32.61	58.16
Tax	2004	4	11/01/04	25.54	8.00	0.005676	5653	32.08	57.62
Tax	2005	1	02/01/05	26.79	8.00	0.005953	5563	33.12	59.91
Tax	2005	2	05/01/05	26.78	8.00	0.005951	5473	32.57	59.35
Tax	2005	3	08/01/05	24.66	8.00	0.005480	5383	29.50	54.16
Tax	2005	4	11/01/05	24.65	8.00	0.005478	5293	28.99	53.64
Tax	2006	1	02/01/06	26.01	8.00	0.005780	5203	30.07	56.08
Tax	2006	2	05/01/06	26.01	8.00	0.005780	5113	29.55	55.56
Tax	2006	3	08/01/06	27.33	8.00	0.006073	5023	30.51	57.84
Tax	2006	4	11/01/06	8.44	8.00	0.001876	4933	9.25	17.69
Tax	2006	4	11/01/06	18.88	18.00	0.009440	4933	46.57	65.45
Tax	2007	1	02/01/07	26.96	18.00	0.013480	4843	65.28	92.24
Tax	2007	2	05/01/07	26.95	18.00	0.013475	4753	64.05	91.00
Tax	2007	3	08/01/07	25.91	18.00	0.012955	4663	60.41	86.32
Tax	2007	4	11/01/07	25.91	18.00	0.012955	4573	59.24	85.15
Tax	2008	1	02/01/08	26.72	18.00	0.013360	4483	59.89	86.61
Tax	2008	2	05/01/08	26.72	18.00	0.013360	4393	58.69	85.41
Tax	2008	3	08/01/08	26.59	18.00	0.013295	4303	57.21	83.80
Tax	2008	4	11/01/08	26.58	18.00	0.013290	4213	55.99	82.57
Tax	2009	1	02/01/09	26.94	18.00	0.013470	4123	55.54	82.48
Tax	2009	2	05/01/09	26.94	18.00	0.013470	4033	54.32	81.26
Tax	2009	3	08/01/09	27.15	18.00	0.013575	3943	53.53	80.68
Tax	2009	4	11/01/09	27.14	18.00	0.013570	3853	52.29	79.43
Tax	2010	1	02/01/10	27.33	18.00	0.013665	3763	51.42	78.75

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	2010	2	05/01/10	27.33	18.00	0.013665	3673	50.19	77.52
Tax	2010	3	08/01/10	25.49	18.00	0.012745	3583	45.67	71.16
Tax	2010	4	11/01/10	25.49	18.00	0.012745	3493	44.52	70.01
Tax	2011	1	02/01/11	33.62	18.00	0.016810	3403	57.20	90.82
Tax	2011	2	05/01/11	26.00	18.00	0.013000	3313	43.07	69.07
Tax	2011	3	08/01/11	57.06	18.00	0.028530	3223	91.95	149.01
Tax	2011	4	11/01/11	57.06	18.00	0.028530	3133	89.38	146.44
Tax	2012	1	02/01/12	43.92	18.00	0.021960	3043	66.82	110.74
Tax	2012	2	05/01/12	44.55	18.00	0.022275	2953	65.78	110.33
Tax	2012	3	08/01/12	42.88	18.00	0.021440	2863	61.38	104.26
Tax	2012	4	11/01/12	42.88	18.00	0.021440	2773	59.45	102.33
Tax	2013	1	02/01/13	44.04	18.00	0.022020	2683	59.08	103.12
Tax	2013	2	05/01/13	44.03	18.00	0.022015	2593	57.08	101.11
Tax	2013	3	08/01/13	49.31	18.00	0.024655	2503	61.71	111.02
Tax	2013	4	11/01/13	49.31	18.00	0.024655	2413	59.49	108.80
Tax	2014	1	02/01/14	47.17	18.00	0.023585	2323	54.79	101.96
Tax	2014	2	05/01/14	47.16	18.00	0.023580	2233	52.65	99.81
Tax	2014	3	08/01/14	46.92	18.00	0.023460	2143	50.27	97.19
Tax	2014	4	11/01/14	46.91	18.00	0.023455	2053	48.15	95.06
Tax	2015	1	02/01/15	47.55	18.00	0.023775	1963	46.67	94.22
Tax	2015	2	05/01/15	48.99	18.00	0.024495	1873	45.88	94.87
Tax	2015	3	08/01/15	48.12	18.00	0.024060	1783	42.90	91.02
Tax	2015	4	11/01/15	48.12	18.00	0.024060	1693	40.73	88.85
Tax	2016	1	02/01/16	48.71	18.00	0.024355	1603	39.04	87.75
Tax	2016	2	05/01/16	51.44	18.00	0.025720	1513	38.91	90.35
Tax	2016	3	08/01/16	50.06	18.00	0.025030	1423	35.62	85.68
Tax	2016	4	11/01/16	50.06	18.00	0.025030	1333	33.36	83.42
Tax	2017	1	02/01/17	50.61	18.00	0.025305	1243	31.45	82.06
Tax	2017	2	05/01/17	53.76	18.00	0.026880	1153	30.99	84.75
Tax	2017	3	08/01/17	51.24	18.00	0.025620	1063	27.23	78.47
Tax	2017	4	11/01/17	51.24	18.00	0.025620	973	24.93	76.17
Tax	2018	1	02/01/18	52.27	18.00	0.026135	883	23.08	75.35
Tax	2018	2	05/01/18	52.26	18.00	0.026130	793	20.72	72.98
Tax	2018	3	08/01/18	53.75	18.00	0.026875	703	18.89	72.64
Tax	2018	4	11/01/18	53.75	18.00	0.026875	613	16.47	70.22
Tax	2019	1	02/01/19	53.57	18.00	0.026785	523	14.01	67.58
Tax	2019	2	05/01/19	53.56	18.00	0.026780	433	11.60	65.16
Tax	2019	3	08/01/19	53.01	18.00	0.026505	343	9.09	62.10
Tax	2019	4	11/01/19	53.01	18.00	0.026505	253	6.71	59.72
Tax	2020	1	02/01/20	53.87	18.00	0.026935	163	4.39	58.26
Tax	2020	2	05/01/20	53.87	18.00	0.026935	73	1.97	55.84
Total:				3,696.48				4,758.61	8,455.09

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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 94-922

Page No: 4

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BALANCE TYPE SUMMARY:

	<u>Certificate Total &amp; Subseq. Prin/Penalty</u>	<u>Interest</u>	<u>Total</u>
Certificate Tax	89.19	418.17	507.36
Subseq Tax	<u>3,696.48</u>	<u>4,758.61</u>	<u>8,455.09</u>
Total Tax	3,785.67	5,176.78	8,962.45
Certificate Cost	15.00	70.32	85.32

LIEN REDEMPTION:

Principal:	3,800.67	
Redemption Penalty ( 0.00 %):	0.00	
Interest:	5,247.10	
search fee:	<u>12.00</u>	
TOTAL REDEMPTION:	9,059.77	Total Per Diem: 1.512610

(Note: Current Charges must be met on Municipal Liens.)

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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 94-922

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Balance Type	Year Prd	Date	Prin/Penalty	Interest	Total
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CURRENT CHARGES:

TOTAL			0.00	0.00	0.00
TOTAL CURRENT CHARGES			0.00	0.00	0.00

LIEN REDEMPTION + CURRENT CHARGES:

Principal	3,800.67
Interest	5,247.10
Redemption Penalty	0.00
Other Charges	12.00
TOTAL DUE	9,059.77





FRANCISCO "FRANK" MORAN  
MAYOR

DEPARTMENT OF FINANCE  
CITY OF CAMDEN  
NEW JERSEY

Bureau of Revenue Collections  
TEL: (856) 757-7003

## REQUEST FOR ASSIGNMENT OF MUNICIPAL HELD LIEN

DATE: 2-4-20

### CONTACT INFORMATION OF PERSON REQUESTING ASSIGNMENT:

NAME: Wilfredo Quiles

MAILING ADDRESS: 1932 Filmore St

PHONE: 247-826-3228 EMAIL: \_\_\_\_\_

### PROPERTY INFORMATION

BLOCK 676 LOT 1

PROPERTY LOCATION 2762 Constitution Rd

TAX SALE CERTIFICATE# 15-00875

AMOUNT OF LIEN AS OF DATE: 23,253.15

AMOUNT OFFERED FOR LIEN: 23,253.15 Full amount

Proposed Use of Property: Reside

In the event of approval I understand that I am purchasing a Tax Lien Certificate against said property with foreclosure rights. I will not become the owner of said property upon assignment. Industrial properties may be subject to the Spill Compensation and Control Act (N.J.S.A. 58:10A-1 ET SEQ.), and the Industrial Site Recovery Act (N.J.S.A. 12:1k-6 ET SEQ.)

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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 15-00875

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Certificate: 15-00875

Prop Loc: 2762 CONSTITUTION RD

Owner: RODRIGUEZ, NELSON & RODRIGUEZ, JOSE  
Address: 2762 CONSTITUTION ROAD  
CAMDEN, NJ 08104

Type of Lien: Municipal

Interest Rate: 18.00

Apr 2: N

Premium: 0.00

Block/Lot/Qual: 676. 1.

Sale Date: 06/22/15

Redemption Calculation Date: 07/14/20

Include Current Charges: Y

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	1,026.16	21.73	1,047.89
CCMUA	209.00	27.14	236.14
Total:	1,235.16	48.87	1,284.03

Cost: 100.68

#Days: 1822 Per Diem: 0.692355 Int on Cert: 1,384.71  
Redemption Penalty ( 2.00 %): 27.69  
Total: 2,673.87

SUBSEQUENT CHARGES:

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
CCMUA	2015	2	05/15/15	54.75	8.00	0.012167	1859	22.62	77.37
Tax	2015	3	08/01/15	60.54	8.00	0.013453	1783	23.99	84.53
Tax	2015	3	08/01/15	450.87	18.00	0.225435	1783	401.95	852.82
CCMUA	2015	3	08/15/15	54.75	18.00	0.027375	1769	48.43	103.18
Tax	2015	4	11/01/15	511.41	18.00	0.255705	1693	432.91	944.32
CCMUA	2015	4	11/15/15	54.75	18.00	0.027375	1679	45.96	100.71
Sewer	2016	1	02/01/16	429.16	18.00	0.214580	1603	343.97	773.13
Tax	2016	1	02/01/16	517.73	18.00	0.258865	1603	414.96	932.69
Water	2016	1	02/01/16	627.76	18.00	0.313880	1603	503.15	1,130.91
CCMUA	2016	1	02/15/16	54.75	18.00	0.027375	1589	43.50	98.25
Sewer	2016	2	04/22/16	79.40	18.00	0.039700	1522	60.42	139.82
Water	2016	2	04/22/16	132.45	18.00	0.066225	1522	100.79	233.24
Tax	2016	2	05/01/16	546.78	18.00	0.273390	1513	413.64	960.42
CCMUA	2016	2	05/15/16	54.75	18.00	0.027375	1499	41.04	95.79
Sewer	2016	3	07/27/16	79.40	18.00	0.039700	1427	56.65	136.05
Water	2016	3	07/27/16	132.45	18.00	0.066225	1427	94.50	226.95
Tax	2016	3	08/01/16	532.04	18.00	0.266020	1423	378.55	910.59
CCMUA	2016	3	08/15/16	54.75	18.00	0.027375	1409	38.57	93.32
Tax	2016	4	11/01/16	532.03	18.00	0.266015	1333	354.60	886.63
CCMUA	2016	4	11/15/16	54.75	18.00	0.027375	1319	36.11	90.86
Sewer	2016	4	11/16/16	79.40	18.00	0.039700	1318	52.32	131.72
Water	2016	4	11/16/16	132.45	18.00	0.066225	1318	87.28	219.73
Tax	2017	1	02/01/17	537.84	18.00	0.268920	1243	334.27	872.11
CCMUA	2017	1	02/15/17	54.75	18.00	0.027375	1229	33.64	88.39
Sewer	2017	1	02/21/17	79.40	18.00	0.039700	1223	48.55	127.95
Water	2017	1	02/21/17	132.45	18.00	0.066225	1223	80.99	213.44

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	2017	2	05/01/17	571.58	18.00	0.285790	1153	329.52	901.10
CCMUA	2017	2	05/15/17	54.75	18.00	0.027375	1139	31.18	85.93
Tax	2017	3	08/01/17	544.55	18.00	0.272275	1063	289.43	833.98
CCMUA	2017	3	08/15/17	54.75	18.00	0.027375	1049	28.72	83.47
Tax	2017	4	11/01/17	544.55	18.00	0.272275	973	264.92	809.47
CCMUA	2017	4	11/15/17	54.75	18.00	0.027375	959	26.25	81.00
Tax	2018	1	02/01/18	555.54	18.00	0.277770	883	245.27	800.81
CCMUA	2018	1	02/15/18	54.75	18.00	0.027375	869	23.79	78.54
Tax	2018	2	05/01/18	555.52	18.00	0.277760	793	220.26	775.78
CCMUA	2018	2	05/15/18	54.75	18.00	0.027375	779	21.33	76.08
Boarding Up	2018	2	06/06/18	1,113.69	18.00	0.556845	758	422.09	1,535.78
Tax	2018	3	08/01/18	571.26	18.00	0.285630	703	200.80	772.06
CCMUA	2018	3	08/15/18	54.75	18.00	0.027375	689	18.86	73.61
Tax	2018	4	11/01/18	571.26	18.00	0.285630	613	175.09	746.35
CCMUA	2018	4	11/15/18	54.75	18.00	0.027375	599	16.40	71.15
Tax	2019	1	02/01/19	569.38	18.00	0.284690	523	148.89	718.27
CCMUA	2019	1	02/15/19	54.75	18.00	0.027375	509	13.93	68.68
Tax	2019	2	05/01/19	569.36	18.00	0.284680	433	123.27	692.63
CCMUA	2019	2	05/15/19	54.75	18.00	0.027375	419	11.47	66.22
Tax	2019	3	08/01/19	563.37	18.00	0.281685	343	96.62	659.99
CCMUA	2019	3	08/15/19	54.75	18.00	0.027375	329	9.01	63.76
Tax	2019	4	11/01/19	563.37	18.00	0.281685	253	71.27	634.64
CCMUA	2019	4	11/15/19	54.75	18.00	0.027375	239	6.54	61.29
Tax	2020	1	02/01/20	572.59	18.00	0.286295	163	46.67	619.26
CCMUA	2020	1	02/15/20	54.75	18.00	0.027375	149	4.08	58.83
Tax	2020	2	05/01/20	572.58	18.00	0.286290	73	20.90	593.48
CCMUA	2020	2	05/15/20	54.75	18.00	0.027375	59	1.62	56.37
Total:				15,181.91				7,361.54	22,543.45

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	1,047.89	954.63	2,002.52
Subseq Tax	11,014.15	4,987.78	16,001.93
Total Tax	12,062.04	5,942.41	18,004.45
Subseq Water	1,157.56	866.71	2,024.27
Total Water	1,157.56	866.71	2,024.27
Subseq Sewer	746.76	561.91	1,308.67
Total Sewer	746.76	561.91	1,308.67
Certificate CCMUA	236.14	215.12	451.26
Subseq CCMUA	1,149.75	523.05	1,672.80
Total CCMUA	1,385.89	738.17	2,124.06
Subseq Boarding Up	1,113.69	422.09	1,535.78
Total Boarding Up	1,113.69	422.09	1,535.78
Certificate Cost	100.68	91.72	192.40



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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 15-00875

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LIEN REDEMPTION:

Principal:	16,566.62
Redemption Penalty ( 2.00 %):	27.69
Interest:	8,623.01
Recording Fees:	11.00
search fee:	<u>12.00</u>
TOTAL REDEMPTION:	25,240.32

Total Per Diem: 8.251285

(Note: Current Charges must be met on Municipal Liens.)



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Lien Redemption Work Sheet - Certificate: 15-00875

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Balance Type	Year Prd	Date	Prin/Penalty	Interest	Total
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CURRENT CHARGES:

TOTAL			0.00	0.00	0.00
TOTAL CURRENT CHARGES			0.00	0.00	0.00

LIEN REDEMPTION + CURRENT CHARGES:

Principal	16,566.62
Interest	8,623.01
Redemption Penalty	27.69
Recording Fees	11.00
Other Charges	12.00
TOTAL DUE	25,240.32



FRANCISCO "FRANK" MORAN  
MAYOR

DEPARTMENT OF FINANCE  
CITY OF CAMDEN  
NEW JERSEY

MAR 13 2020 Bureau of Revenue Collections  
TEL: (856) 757-7003

## REQUEST FOR ASSIGNMENT OF MUNICIPAL HELD LIEN

DATE: 3-13-2020

### CONTACT INFORMATION OF PERSON REQUESTING ASSIGNMENT:

NAME: Antonio Falana

MAILING ADDRESS: 7402 Park ave Pennsauken NJ 08109

PHONE: (609) 760-5115 EMAIL: Falanatone24@gmail.com

### PROPERTY INFORMATION

BLOCK 910 LOT 1

PROPERTY LOCATION 1180 Bergen ave

TAX SALE CERTIFICATE# 18-01202

AMOUNT OF LIEN AS OF DATE: \$12,228.57

AMOUNT OFFERED FOR LIEN: \$12,228.57

Proposed Use of Property: Live in

In the event of approval I understand that I am purchasing a Tax Lien Certificate against said property with foreclosure rights. I will not become the owner of said property upon assignment. Industrial properties may be subject to the Spill Compensation and Control Act (N.J.S.A. 58:10A-1 ET SEQ.), and the Industrial Site Recovery Act (N.J.S.A. 12:1k-6 ET SEQ.)

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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 18-01202

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Certificate: 18-01202  
Prop Loc: 1180 BERGEN AVE

Owner: BARFOOT, FREDERICK J JR  
Address: 103 LINCOLN AVENUE  
FLORHAM PARK, NJ 07932

Type of Lien: Municipal  
Interest Rate: 18.00  
Apr 2: N  
Premium: 0.00

Block/Lot/Qual: 910. 1.  
Sale Date: 06/18/18  
Redemption Calculation Date: 07/14/20  
Include Current Charges: Y

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	2,512.75	227.47	2,740.22
CCMUA	438.00	56.02	494.02
Total:	2,950.75	283.49	3,234.24

Cost: 139.68  
Total Certificate: 3,373.92  
#Days: 746 Per Diem: 1.686960 Int on Cert: 1,258.47  
Redemption Penalty ( 2.00 %): 67.48  
Total: 4,699.87

SUBSEQUENT CHARGES:

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
CCMUA	2018	2	05/15/18	109.50	18.00	0.054750	779	42.65	152.15
Tax	2018	3	08/01/18	652.65	18.00	0.326325	703	229.41	882.06
CCMUA	2018	3	08/15/18	109.50	18.00	0.054750	689	37.72	147.22
Boarding Up	2018	3	09/13/18	1,657.81	18.00	0.828905	661	547.91	2,205.72
Tax	2018	4	11/01/18	652.64	18.00	0.326320	613	200.03	852.67
CCMUA	2018	4	11/15/18	109.50	18.00	0.054750	599	32.80	142.30
Tax	2019	1	02/01/19	650.49	18.00	0.325245	523	170.10	820.59
CCMUA	2019	1	02/15/19	109.50	18.00	0.054750	509	27.87	137.37
Tax	2019	2	05/01/19	650.49	18.00	0.325245	433	140.83	791.32
CCMUA	2019	2	05/15/19	109.50	18.00	0.054750	419	22.94	132.44
Tax	2019	3	08/01/19	643.64	18.00	0.321820	343	110.38	754.02
CCMUA	2019	3	08/15/19	109.50	18.00	0.054750	329	18.01	127.51
Tax	2019	4	11/01/19	643.63	18.00	0.321815	253	81.42	725.05
CCMUA	2019	4	11/15/19	109.50	18.00	0.054750	239	13.09	122.59
Tax	2020	1	02/01/20	654.17	18.00	0.327085	163	53.31	707.48
CCMUA	2020	1	02/15/20	109.50	18.00	0.054750	149	8.16	117.66
Tax	2020	2	05/01/20	654.15	18.00	0.327075	73	23.88	678.03
CCMUA	2020	2	05/15/20	109.50	18.00	0.054750	59	3.23	112.73
Total:				7,845.17				1,763.74	9,608.91

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	2,740.22	1,022.10	3,762.32
Subseq Tax	5,201.86	1,009.36	6,211.22

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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 18-01202

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Total Tax	<u>7,942.08</u>	<u>2,031.46</u>	<u>9,973.54</u>
Certificate CCMUA	494.02	184.27	678.29
Subseq CCMUA	<u>985.50</u>	<u>206.47</u>	<u>1,191.97</u>
Total CCMUA	1,479.52	390.74	1,870.26
Subseq Boarding Up	<u>1,657.81</u>	<u>547.91</u>	<u>2,205.72</u>
Total Boarding Up	1,657.81	547.91	2,205.72
Certificate Cost	139.68	52.10	191.78

LIEN REDEMPTION:

Principal:	11,219.09	
Redemption Penalty ( 2.00 %):	67.48	
Interest:	3,022.21	
Recording Fees:	11.00	
search fee:	<u>12.00</u>	
TOTAL REDEMPTION:	14,331.78	Total Per Diem: 5.609545

(Note: Current Charges must be met on Municipal Liens.)

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CAMDEN CITY  
Lien Redemption work Sheet - Certificate: 18-01202

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Balance Type	Year Prd	Date	Prin/Penalty	Interest	Total
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CURRENT CHARGES:

TOTAL			<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL CURRENT CHARGES			0.00	0.00	0.00

LIEN REDEMPTION + CURRENT CHARGES:

Principal	11,219.09
Interest	3,022.21
Redemption Penalty	67.48
Recording Fees	11.00
Other Charges	12.00
TOTAL DUE	14,331.78





RECEIVED

FRANCISCO "FRANK" MORAN  
MAYOR

DEPARTMENT OF FINANCE  
CITY OF CAMDEN  
NEW JERSEY

JAN 10 2020

Bureau of Revenue Collections  
TEL: (856) 757-7003

CITY OF CAMDEN  
TAX OFFICE

## REQUEST FOR ASSIGNMENT OF MUNICIPAL HELD LIEN

DATE: 1/10/2020

### CONTACT INFORMATION OF PERSON REQUESTING ASSIGNMENT:

NAME: Doo Tin Park

MAILING ADDRESS: 16 Oak Leaf Ln, West Chester PA 19382

PHONE: 856-419-3131 EMAIL: ParkandSon LLC@gmail.com

### PROPERTY INFORMATION

BLOCK 930 LOT 66

PROPERTY LOCATION 2731 Lincoln Ave

TAX SALE CERTIFICATE# 17-01382

AMOUNT OF LIEN AS OF DATE: 4,180.50

AMOUNT OFFERED FOR LIEN: 4,180.50

Proposed Use of Property: Residential

In the event of approval I understand that I am purchasing a Tax Lien Certificate against said property with foreclosure rights. I will not become the owner of said property upon assignment. Industrial properties may be subject to the Spill Compensation and Control Act (N.J.S.A. 58:10A-1 ET SEQ.), and the Industrial Site Recovery Act (N.J.S.A. 12:1k-6 ET SEQ.)

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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 17-01382

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Certificate: 17-01382  
Prop Loc: 2731 LINCOLN AVE

Owner: CRAMER HILL COMMUNITY DEVELOPMENT  
Address: 1892 RIVER AVENUE, #102  
CAMDEN, NJ 08105

Type of Lien: Municipal  
Interest Rate: 18.00  
Apr 2: N  
Premium: 0.00

Block/Lot/Qual: 930. 66.  
Sale Date: 06/19/17  
Redemption Calculation Date: 07/14/20  
Include Current Charges: Y

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	544.28	11.08	555.36
		Cost:	<u>90.00</u>
		Total Certificate:	645.36
#Days: 1105	Per Diem: 0.322680	Int on Cert:	356.56
	Redemption Penalty ( 2.00 %):		<u>12.91</u>
		Total:	1,014.83

SUBSEQUENT CHARGES:

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	2017	3	08/01/17	267.15	8.00	0.059367	1063	63.11	330.26
Tax	2017	4	11/01/17	267.15	8.00	0.059367	973	57.76	324.91
Tax	2018	1	02/01/18	272.54	8.00	0.060564	883	53.48	326.02
Tax	2018	2	05/01/18	47.80	8.00	0.010622	793	8.42	56.22
Tax	2018	2	05/01/18	224.74	18.00	0.112370	793	89.11	313.85
Tax	2018	3	08/01/18	280.26	18.00	0.140130	703	98.51	378.77
Tax	2018	4	11/01/18	280.25	18.00	0.140125	613	85.90	366.15
Tax	2019	1	02/01/19	279.34	18.00	0.139670	523	73.05	352.39
Tax	2019	2	05/01/19	279.31	18.00	0.139655	433	60.47	339.78
Tax	2019	3	08/01/19	276.39	18.00	0.138195	343	47.40	323.79
Tax	2019	4	11/01/19	276.39	18.00	0.138195	253	34.96	311.35
Tax	2020	1	02/01/20	280.91	18.00	0.140455	163	22.89	303.80
Tax	2020	2	05/01/20	280.89	18.00	0.140445	73	10.25	291.14
Total:				3,313.12				705.31	4,018.43

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	555.36	306.84	862.20
Subseq Tax	3,313.12	705.31	4,018.43
Total Tax	3,868.48	1,012.15	4,880.63
Certificate Cost	90.00	49.72	139.72

LIEN REDEMPTION:



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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 17-01382

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Principal:	3,958.48	
Redemption Penalty ( 2.00 %):	12.91	
Interest:	1,061.87	
Recording Fees:	11.00	
search fee:	<u>12.00</u>	
TOTAL REDEMPTION:	5,056.26	Total Per Diem: 1.741840

(Note: Current Charges must be met on Municipal Liens.)

May 14, 2020  
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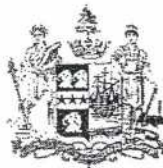
CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 17-01382

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Balance Type	Year Prd	Date	Prin/Penalty	Interest	Total
CURRENT CHARGES:					
TOTAL			0.00	0.00	0.00
TOTAL CURRENT CHARGES			0.00	0.00	0.00

LIEN REDEMPTION + CURRENT CHARGES:

Principal	3,958.48
Interest	1,061.87
Redemption Penalty	12.91
Recording Fees	11.00
Other Charges	12.00
TOTAL DUE	5,056.26



FRANCISCO "FRANK" MORAN  
MAYOR

DEPARTMENT OF FINANCE  
CITY OF CAMDEN  
NEW JERSEY

Bureau of Revenue Collections  
TEL: (856) 757-7003

## REQUEST FOR ASSIGNMENT OF MUNICIPAL HELD LIEN

DATE: \_\_\_\_\_

### CONTACT INFORMATION OF PERSON REQUESTING ASSIGNMENT:

NAME: \_\_\_\_\_



Blended Brown Management LLC  
PO BOX 764  
Camden, New Jersey 08101

MAILING ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_

856-993-8378

EMAIL: \_\_\_\_\_

BlendedBrownManagement@gmail.com

### PROPERTY INFORMATION

BLOCK \_\_\_\_\_

1014

LOT \_\_\_\_\_

74

PROPERTY LOCATION \_\_\_\_\_

284 North 33rd

TAX SALE CERTIFICATE# \_\_\_\_\_

16-01734

AMOUNT OF LIEN AS OF DATE: \_\_\_\_\_

\$ 8,990.70

AMOUNT OFFERED FOR LIEN: \_\_\_\_\_

Full Amount

Proposed Use of Property: \_\_\_\_\_

#### Blended Brown Management LLC

Blended Brown Management is a company 100% owned and operated by Camden City Natives. We seek to acquire property in Camden City, to create high quality, affordable Living and Learning housing communities, for Camden residents currently pursuing a college degree or who have already obtained a college credential. This in effort to increase the number of Camden residents that have obtained a post-secondary credential. This is one element of a larger school to workforce development project.

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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 16-01734

Page No: 1

Certificate: 16-01734  
Prop Loc: 284 NO 33RD ST

Owner: RIVERA, ANGEL  
Address: 284 NO 33RD STREET  
CAMDEN, NJ 08105

Type of Lien: Municipal  
Interest Rate: 18.00  
Apr 2: N  
Premium: 0.00

Block/Lot/Qual: 1014. 74.  
Sale Date: 06/20/16  
Redemption Calculation Date: 07/14/20  
Include Current Charges: Y

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	362.18	8.87	371.05
		Cost:	<u>90.00</u>
		Total Certificate:	461.05
#Days: 1464	Per Diem: 0.230525	Int on Cert:	337.49
	Redemption Penalty ( 2.00 %):		<u>9.22</u>
		Total:	807.76

SUBSEQUENT CHARGES:

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
CCMUA	2016	2	05/15/16	54.75	18.00	0.027375	1499	41.04	95.79
Tax	2016	3	08/01/16	354.70	18.00	0.177350	1423	252.37	607.07
CCMUA	2016	3	08/15/16	54.75	18.00	0.027375	1409	38.57	93.32
Tax	2016	4	11/01/16	354.69	18.00	0.177345	1333	236.40	591.09
CCMUA	2016	4	11/15/16	54.75	18.00	0.027375	1319	36.11	90.86
Tax	2017	1	02/01/17	358.56	18.00	0.179280	1243	222.85	581.41
CCMUA	2017	1	02/15/17	54.75	18.00	0.027375	1229	33.64	88.39
Tax	2017	2	05/01/17	381.06	18.00	0.190530	1153	219.68	600.74
CCMUA	2017	2	05/15/17	54.75	18.00	0.027375	1139	31.18	85.93
Tax	2017	3	08/01/17	363.03	18.00	0.181515	1063	192.95	555.98
CCMUA	2017	3	08/15/17	54.75	18.00	0.027375	1049	28.72	83.47
Tax	2017	4	11/01/17	363.03	18.00	0.181515	973	176.61	539.64
CCMUA	2017	4	11/15/17	54.75	18.00	0.027375	959	26.25	81.00
Tax	2018	1	02/01/18	370.36	18.00	0.185180	883	163.51	533.87
CCMUA	2018	1	02/15/18	54.75	18.00	0.027375	869	23.79	78.54
Tax	2018	2	05/01/18	370.34	18.00	0.185170	793	146.84	517.18
CCMUA	2018	2	05/15/18	54.75	18.00	0.027375	779	21.33	76.08
Tax	2018	3	08/01/18	380.84	18.00	0.190420	703	133.87	514.71
CCMUA	2018	3	08/15/18	54.75	18.00	0.027375	689	18.86	73.61
Tax	2018	4	11/01/18	380.84	18.00	0.190420	613	116.73	497.57
CCMUA	2018	4	11/15/18	54.75	18.00	0.027375	599	16.40	71.15
Tax	2019	1	02/01/19	379.59	18.00	0.189795	523	99.26	478.85
CCMUA	2019	1	02/15/19	54.75	18.00	0.027375	509	13.93	68.68
Tax	2019	2	05/01/19	379.56	18.00	0.189780	433	82.17	461.73
CCMUA	2019	2	05/15/19	54.75	18.00	0.027375	419	11.47	66.22
Tax	2019	3	08/01/19	375.59	18.00	0.187795	343	64.41	440.00

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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 16-01734

Page No: 2

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
CCMUA	2019	3	08/15/19	54.75	18.00	0.027375	329	9.01	63.76
Tax	2019	4	11/01/19	375.58	18.00	0.187790	253	47.51	423.09
CCMUA	2019	4	11/15/19	54.75	18.00	0.027375	239	6.54	61.29
Tax	2020	1	02/01/20	381.73	18.00	0.190865	163	31.11	412.84
CCMUA	2020	1	02/15/20	54.75	18.00	0.027375	149	4.08	58.83
Tax	2020	2	05/01/20	381.71	18.00	0.190855	73	13.93	395.64
CCMUA	2020	2	05/15/20	54.75	18.00	0.027375	59	1.62	56.37
Total:				6,881.96				2,562.74	9,444.70

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	371.05	271.61	642.66
Subseq Tax	5,951.21	2,200.20	8,151.41
Total Tax	6,322.26	2,471.81	8,794.07
Subseq CCMUA	930.75	362.54	1,293.29
Total CCMUA	930.75	362.54	1,293.29
Certificate Cost	90.00	65.88	155.88

LIEN REDEMPTION:

Principal:	7,343.01	
Redemption Penalty ( 2.00 %):	9.22	
Interest:	2,900.23	
Recording Fees:	11.00	
search fee:	12.00	
TOTAL REDEMPTION:	10,275.46	Total Per Diem: 3.671505

(Note: Current Charges must be met on Municipal Liens.)



May 14, 2020  
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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 16-01734

Page No: 3

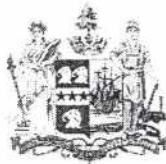
Balance Type	Year Prd	Date	Prin/Penalty	Interest	Total
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CURRENT CHARGES:

TOTAL			0.00	0.00	0.00
TOTAL CURRENT CHARGES			0.00	0.00	0.00

LIEN REDEMPTION + CURRENT CHARGES:

Principal	7,343.01
Interest	2,900.23
Redemption Penalty	9.22
Recording Fees	11.00
Other Charges	12.00
TOTAL DUE	10,275.46



FRANCISCO "FRANK" MORAN  
MAYOR

DEPARTMENT OF FINANCE  
CITY OF CAMDEN  
NEW JERSEY

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CITY OF CAMDEN  
TREASURY

Bureau of Revenue Collections  
TEL: (856) 757-7003

## REQUEST FOR ASSIGNMENT OF MUNICIPAL HELD LIEN

DATE: 2/11/20

### CONTACT INFORMATION OF PERSON REQUESTING ASSIGNMENT:

NAME: ~~Shawn~~ Shawn Druding

MAILING ADDRESS: ~~Shawn~~ P.O. Box #298

PHONE: 609-304-8198 EMAIL: Shawn.druding@gmail.com

### PROPERTY INFORMATION

BLOCK 1077 LOT 27

PROPERTY LOCATION 3044 Waldorf Ave. Camden, NJ 08105

TAX SALE CERTIFICATE# 14-02032

AMOUNT OF LIEN AS OF DATE: 11,230.39

AMOUNT OFFERED FOR LIEN: 11,500.00

Proposed Use of Property: Residential

In the event of approval I understand that I am purchasing a Tax Lien Certificate against said property with foreclosure rights. I will not become the owner of said property upon assignment. Industrial properties may be subject to the Spill Compensation and Control Act (N.J.S.A. 58:10A-1 ET SEQ.), and the Industrial Site Recovery Act (N.J.S.A. 12:1k-6 ET SEQ.)



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CAMDEN CITY  
Lien Redemption work Sheet - Certificate: 14-02032

Page No: 1

Certificate: 14-02032  
Prop Loc: 3044 WALDORF AVE

Owner: BOLLINGER, ALBERT W  
Address: 3044 WALDORF AVENUE  
CAMDEN, NJ 08105-2857

Type of Lien: Municipal  
Interest Rate: 18.00  
Apr 2: N  
Premium: 0.00

Block/Lot/Qual: 1077. 27.

Sale Date: 06/23/14

Redemption Calculation Date: 07/14/20

Include Current Charges: Y

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	672.56	28.25	700.81
Sewer	100.01	8.20	108.21
CCMUA	202.25	26.21	228.46
Total:	974.82	62.66	1,037.48

Cost: 95.75

Total Certificate: 1,133.23  
#Days: 2181 Per Diem: 0.566615 Int on Cert: 1,235.79  
Redemption Penalty ( 2.00 %): 22.66  
Total: 2,391.68

SUBSEQUENT CHARGES:

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
CCMUA	2014	2	05/15/14	52.25	8.00	0.011611	2219	25.77	78.02
Sewer	2014	3	08/12/13	1.56	8.00	0.000347	2492	0.86	2.42
Sewer	2014	3	11/14/13	2.01	8.00	0.000447	2400	1.07	3.08
Sewer	2014	3	02/12/14	1.10	8.00	0.000244	2312	0.57	1.67
Sewer	2014	3	05/15/14	12.16	8.00	0.002702	2219	6.00	18.16
Tax	2014	3	08/01/14	163.53	8.00	0.036340	2143	77.88	241.41
Sewer	2014	3	08/08/14	19.38	8.00	0.004307	2136	9.20	28.58
CCMUA	2014	3	08/15/14	52.25	8.00	0.011611	2129	24.72	76.97
Tax	2014	4	11/01/14	62.53	8.00	0.013896	2053	28.53	91.06
Tax	2014	4	11/01/14	100.99	18.00	0.050495	2053	103.67	204.66
CCMUA	2014	4	11/15/14	52.25	18.00	0.026125	2039	53.27	105.52
Tax	2015	1	02/01/15	165.72	18.00	0.082860	1963	162.65	328.37
CCMUA	2015	1	02/15/15	52.25	18.00	0.026125	1949	50.92	103.17
Tax	2015	2	05/01/15	170.81	18.00	0.085405	1873	159.96	330.77
CCMUA	2015	2	05/15/15	54.75	18.00	0.027375	1859	50.89	105.64
Tax	2015	3	08/01/15	167.73	18.00	0.083865	1783	149.53	317.26
CCMUA	2015	3	08/15/15	54.75	18.00	0.027375	1769	48.43	103.18
Boarding up	2015	4	10/13/15	538.63	18.00	0.269315	1711	460.80	999.43
Tax	2015	4	11/01/15	167.72	18.00	0.083860	1693	141.97	309.69
CCMUA	2015	4	11/15/15	54.75	18.00	0.027375	1679	45.96	100.71
Tax	2016	1	02/01/16	169.80	18.00	0.084900	1603	136.09	305.89
CCMUA	2016	1	02/15/16	54.75	18.00	0.027375	1589	43.50	98.25
Tax	2016	2	05/01/16	179.31	18.00	0.089655	1513	135.65	314.96
CCMUA	2016	2	05/15/16	54.75	18.00	0.027375	1499	41.04	95.79

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	2016	3	08/01/16	174.49	18.00	0.087245	1423	124.15	298.64
CCMUA	2016	3	08/15/16	54.75	18.00	0.027375	1409	38.57	93.32
Tax	2016	4	11/01/16	174.48	18.00	0.087240	1333	116.29	290.77
CCMUA	2016	4	11/15/16	54.75	18.00	0.027375	1319	36.11	90.86
Tax	2017	1	02/01/17	176.39	18.00	0.088195	1243	109.63	286.02
CCMUA	2017	1	02/15/17	54.75	18.00	0.027375	1229	33.64	88.39
Tax	2017	2	05/01/17	187.45	18.00	0.093725	1153	108.06	295.51
CCMUA	2017	2	05/15/17	54.75	18.00	0.027375	1139	31.18	85.93
Tax	2017	3	08/01/17	178.59	18.00	0.089295	1063	94.92	273.51
CCMUA	2017	3	08/15/17	54.75	18.00	0.027375	1049	28.72	83.47
Tax	2017	4	11/01/17	178.59	18.00	0.089295	973	86.88	265.47
CCMUA	2017	4	11/15/17	54.75	18.00	0.027375	959	26.25	81.00
Tax	2018	1	02/01/18	182.20	18.00	0.091100	883	80.44	262.64
CCMUA	2018	1	02/15/18	54.75	18.00	0.027375	869	23.79	78.54
Tax	2018	2	05/01/18	182.17	18.00	0.091085	793	72.23	254.40
CCMUA	2018	2	05/15/18	54.75	18.00	0.027375	779	21.33	76.08
Tax	2018	3	08/01/18	187.36	18.00	0.093680	703	65.86	253.22
CCMUA	2018	3	08/15/18	54.75	18.00	0.027375	689	18.86	73.61
Tax	2018	4	11/01/18	187.35	18.00	0.093675	613	57.42	244.77
CCMUA	2018	4	11/15/18	54.75	18.00	0.027375	599	16.40	71.15
Tax	2019	1	02/01/19	186.74	18.00	0.093370	523	48.83	235.57
CCMUA	2019	1	02/15/19	54.75	18.00	0.027375	509	13.93	68.68
Tax	2019	2	05/01/19	186.71	18.00	0.093355	433	40.42	227.13
CCMUA	2019	2	05/15/19	54.75	18.00	0.027375	419	11.47	66.22
Tax	2019	3	08/01/19	184.77	18.00	0.092385	343	31.69	216.46
CCMUA	2019	3	08/15/19	54.75	18.00	0.027375	329	9.01	63.76
Tax	2019	4	11/01/19	184.76	18.00	0.092380	253	23.37	208.13
CCMUA	2019	4	11/15/19	54.75	18.00	0.027375	239	6.54	61.29
Tax	2020	1	02/01/20	187.79	18.00	0.093895	163	15.30	203.09
CCMUA	2020	1	02/15/20	54.75	18.00	0.027375	149	4.08	58.83
Tax	2020	2	05/01/20	187.77	18.00	0.093885	73	6.85	194.62
CCMUA	2020	2	05/15/20	54.75	18.00	0.027375	59	1.62	56.37
Total:				6,209.34				3,362.77	9,572.11

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	700.81	764.23	1,465.04
Subseq Tax	4,275.75	2,178.27	6,454.02
Total Tax	4,976.56	2,942.50	7,919.06
Certificate Sewer	108.21	118.00	226.21
Subseq Sewer	36.21	17.70	53.91
Total Sewer	144.42	135.70	280.12
Certificate CCMUA	228.46	249.14	477.60
Subseq CCMUA	1,358.75	706.00	2,064.75
Total CCMUA	1,587.21	955.14	2,542.35
Subseq Boarding Up	538.63	460.80	999.43

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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 14-02032

Page No: 3

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Total Boarding Up	538.63	460.80	999.43
Certificate Cost	95.75	104.42	200.17

LIEN REDEMPTION:

Principal:	7,342.57
Redemption Penalty ( 2.00 %):	22.66
Interest:	4,598.56
Recording Fees:	11.00
search fee:	12.00
TOTAL REDEMPTION:	11,986.79

Total Per Diem: 3.569404

(Note: Current Charges must be met on Municipal Liens.)

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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 14-02032

Page No: 4

Balance Type	Year Prd	Date	Prin/Penalty	Interest	Total
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CURRENT CHARGES:

TOTAL			0.00	0.00	0.00
TOTAL CURRENT CHARGES			0.00	0.00	0.00

LIEN REDEMPTION + CURRENT CHARGES:

Principal	7,342.57
Interest	4,598.56
Redemption Penalty	22.66
Recording Fees	11.00
Other Charges	12.00
TOTAL DUE	11,986.79





FRANCISCO "FRANK" MORAN  
MAYOR

DEPARTMENT OF FINANCE  
CITY OF CAMDEN  
NEW JERSEY

Bureau of Revenue Collections  
TEL: (856) 757-7003

## REQUEST FOR ASSIGNMENT OF MUNICIPAL HELD LIEN

DATE: \_\_\_\_\_

### CONTACT INFORMATION OF PERSON REQUESTING ASSIGNMENT:

NAME: \_\_\_\_\_



Blended Brown Management LLC  
PO BOX 764  
Camden, New Jersey 08101

MAILING ADDRESS: \_\_\_\_\_

PHONE: 856-993-8378 EMAIL: BlendedBrownManagement@gmail.com

### PROPERTY INFORMATION

BLOCK 1087 LOT 24

PROPERTY LOCATION 237 South 35<sup>th</sup>

TAX SALE CERTIFICATE# 18-01648

AMOUNT OF LIEN AS OF DATE: \$5,738.55

AMOUNT OFFERED FOR LIEN: Full Amount

Proposed Use of Property: \_\_\_\_\_

#### Blended Brown Management LLC

Blended Brown Management is a company 100% owned and operated by Camden City Natives. We seek to acquire property in Camden City, to create high quality, affordable Living and Learning housing communities, for Camden residents currently pursuing a college degree or who have already obtained a college credential. This in effort to increase the number of Camden residents that have obtained a post-secondary credential. This is one element of a larger school to workforce development project.

In the event of approval I understand that I am subject to the Spill Compensation and Control Act (N.J.A.C. 17:27)

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May 14, 2020  
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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 18-01648

Page No: 1

Certificate: 18-01648  
Prop Loc: 237 SO 35TH ST

Owner: THOMPSON, FRANK  
Address: 1613 40TH STREET  
PENNSAUKEN, NJ 08110

Type of Lien: Municipal  
Interest Rate: 18.00  
Apr 2: N  
Premium: 0.00

Block/Lot/Qual: 1087. 24.

Sale Date: 06/18/18

Redemption Calculation Date: 07/14/20

Include Current Charges: Y

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	503.25	11.83	515.08
CCMUA	219.00	28.01	247.01
Total:	722.25	39.84	762.09
Cost:			90.24
Total Certificate:			852.33
#Days: 746	Per Diem: 0.426165	Int on Cert:	317.92
Redemption Penalty ( 2.00 %):			17.05
Total:			1,187.30

SUBSEQUENT CHARGES:

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
CCMUA	2018	2	05/15/18	54.75	18.00	0.027375	779	21.33	76.08
Tax	2018	3	08/01/18	517.52	18.00	0.258760	703	181.91	699.43
CCMUA	2018	3	08/15/18	54.75	18.00	0.027375	689	18.86	73.61
Tax	2018	4	11/01/18	517.51	18.00	0.258755	613	158.62	676.13
CCMUA	2018	4	11/15/18	54.75	18.00	0.027375	599	16.40	71.15
Tax	2019	1	02/01/19	515.81	18.00	0.257905	523	134.88	650.69
CCMUA	2019	1	02/15/19	54.75	18.00	0.027375	509	13.93	68.68
Tax	2019	2	05/01/19	515.79	18.00	0.257895	433	111.67	627.46
CCMUA	2019	2	05/15/19	54.75	18.00	0.027375	419	11.47	66.22
Tax	2019	3	08/01/19	510.37	18.00	0.255185	343	87.53	597.90
CCMUA	2019	3	08/15/19	54.75	18.00	0.027375	329	9.01	63.76
Tax	2019	4	11/01/19	434.36	18.00	0.217180	253	54.95	489.31
CCMUA	2019	4	11/15/19	54.75	18.00	0.027375	239	6.54	61.29
Tax	2020	1	02/01/20	518.72	18.00	0.259360	163	42.28	561.00
CCMUA	2020	1	02/15/20	54.75	18.00	0.027375	149	4.08	58.83
Sewer	2020	2	05/01/20	17.80	18.00	0.008900	73	0.65	18.45
Tax	2020	2	05/01/20	518.70	18.00	0.259350	73	18.93	537.63
CCMUA	2020	2	05/15/20	54.75	18.00	0.027375	59	1.62	56.37
Total:				4,559.33				894.66	5,453.99

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	515.08	192.12	707.20
Subseq Tax	4,048.78	790.77	4,839.55

Total Tax	<u>4,563.86</u>	<u>982.89</u>	<u>5,546.75</u>
Subseq Sewer	<u>17.80</u>	<u>0.65</u>	<u>18.45</u>
Total Sewer	17.80	0.65	18.45
Certificate CCMUA	247.01	92.13	339.14
Subseq CCMUA	<u>492.75</u>	<u>103.24</u>	<u>595.99</u>
Total CCMUA	739.76	195.37	935.13
Certificate Cost	90.24	33.67	123.91

LIEN REDEMPTION:

Principal:	5,411.66	
Redemption Penalty ( 2.00 %):	17.05	
Interest:	1,212.58	
Recording Fees:	11.00	
search fee:	<u>12.00</u>	
TOTAL REDEMPTION:	6,664.29	Total Per Diem: 2.705830

(Note: Current Charges must be met on Municipal Liens.)



May 14, 2020  
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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 18-01648

Page No: 3

Balance Type	Year Prd	Date	Prin/Penalty	Interest	Total
CURRENT CHARGES:					
TOTAL			0.00	0.00	0.00
TOTAL CURRENT CHARGES			0.00	0.00	0.00

LIEN REDEMPTION + CURRENT CHARGES:

Principal	5,411.66
Interest	1,212.58
Redemption Penalty	17.05
Recording Fees	11.00
Other Charges	12.00
TOTAL DUE	6,664.29



FRANCISCO "FRANK" MORAN  
MAYOR

DEPARTMENT OF FINANCE  
CITY OF CAMDEN  
NEW JERSEY

RECEIVED  
JAN 03 2020

Bureau of Revenue Collections  
TEL: (856) 757-7003

CITY OF CAMDEN  
TAX OFFICE

**REQUEST FOR ASSIGNMENT OF MUNICIPAL HELD LIEN**

DATE: 1/3/2020

**CONTACT INFORMATION OF PERSON REQUESTING ASSIGNMENT:**

NAME: RAMON PENA

MAILING ADDRESS: 1729 40ST

PHONE: (856) 495-9465 EMAIL: ramon.pena 06@gmail.com

**PROPERTY INFORMATION**

BLOCK 1120.01 LOT 45

PROPERTY LOCATION ES S 27<sup>th</sup> 975 Benson

TAX SALE CERTIFICATE# 011311

AMOUNT OF LIEN AS OF DATE: 1183996

AMOUNT OFFERED FOR LIEN: 1183996

Proposed Use of Property: Parking

In the event of approval I understand that I am purchasing a Tax Lien Certificate against said property with foreclosure rights. I will not become the owner of said property upon assignment. Industrial properties may be subject to the Spill Compensation and Control Act (N.J.S.A. 58:10A-1 ET SEQ.), and the Industrial Site Recovery Act (N.J.S.A. 12:1k-6 ET SEQ.)

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09:40 AM

CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 011311

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Certificate: 011311

Prop Loc: ES S 27TH 97 S BENSON ST

Owner: ROBERTSON, DAVID L  
Address: 471 RARITAN STREET  
CAMDEN, NJ 08105

Type of Lien: Municipal  
Interest Rate: 18.00

Apr 2: N  
Premium: 0.00

Block/Lot/Qual: 1120.01 45.

Sale Date: 01/16/01

Redemption Calculation Date: 07/14/20

Include Current Charges: Y

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	120.50	8.03	128.53
		Cost: 40.00	
		Total Certificate:	168.53
#Days: 7018 Per Diem: 0.084265		Int on Cert:	591.37
		Redemption Penalty ( 0.00 %):	0.00
		Total:	759.90

SUBSEQUENT CHARGES:

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	2000	3	08/01/00	61.25	8.00	0.013611	7183	97.77	159.02
Tax	2000	4	11/01/00	61.25	8.00	0.013611	7093	96.54	157.79
Tax	2001	1	02/01/01	61.51	8.00	0.013669	7003	95.72	157.23
Tax	2001	2	05/01/01	61.51	8.00	0.013669	6913	94.49	156.00
Tax	2001	3	08/01/01	59.99	8.00	0.013331	6823	90.96	150.95
Tax	2001	4	11/01/01	59.99	8.00	0.013331	6733	89.76	149.75
Tax	2002	1	02/01/02	61.44	8.00	0.013653	6643	90.70	152.14
Tax	2002	2	05/01/02	61.43	8.00	0.013651	6553	89.46	150.89
Tax	2002	3	08/01/02	62.25	8.00	0.013833	6463	89.40	151.65
Tax	2002	4	11/01/02	62.25	8.00	0.013833	6373	88.16	150.41
Tax	2003	1	02/01/03	62.53	8.00	0.013896	6283	87.31	149.84
Tax	2003	2	05/01/03	67.71	8.00	0.015047	6193	93.18	160.89
Tax	2003	3	08/01/03	58.49	8.00	0.012998	6103	79.33	137.82
Tax	2003	4	11/01/03	58.48	8.00	0.012996	6013	78.14	136.62
Tax	2004	1	02/01/04	64.46	8.00	0.014324	5923	84.84	149.30
Tax	2004	2	05/01/04	64.45	8.00	0.014322	5833	83.54	147.99
Tax	2004	3	08/01/04	59.96	8.00	0.013324	5743	76.52	136.48
Tax	2004	4	11/01/04	59.96	8.00	0.013324	5653	75.32	135.28
Tax	2005	1	02/01/05	62.90	8.00	0.013978	5563	77.76	140.66
Tax	2005	2	05/01/05	62.89	8.00	0.013976	5473	76.49	139.38
Tax	2005	3	08/01/05	57.88	8.00	0.012862	5383	69.24	127.12
Tax	2005	4	11/01/05	38.89	8.00	0.008642	5293	45.74	84.63
Tax	2005	4	11/01/05	18.98	18.00	0.009490	5293	50.23	69.21
Tax	2006	1	02/01/06	61.07	18.00	0.030535	5203	158.87	219.94
Tax	2006	2	05/01/06	61.07	18.00	0.030535	5113	156.13	217.20



Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	2006	3	08/01/06	64.16	18.00	0.032080	5023	161.14	225.30
Tax	2006	4	11/01/06	64.15	18.00	0.032075	4933	158.23	222.38
Tax	2007	1	02/01/07	63.30	18.00	0.031650	4843	153.28	216.58
Tax	2007	2	05/01/07	63.30	18.00	0.031650	4753	150.43	213.73
Tax	2007	3	08/01/07	60.82	18.00	0.030410	4663	141.80	202.62
Tax	2007	4	11/01/07	60.82	18.00	0.030410	4573	139.06	199.88
Tax	2008	1	02/01/08	62.75	18.00	0.031375	4483	140.65	203.40
Tax	2008	2	05/01/08	62.74	18.00	0.031370	4393	137.81	200.55
Tax	2008	3	08/01/08	62.40	18.00	0.031200	4303	134.25	196.65
Tax	2008	4	11/01/08	62.40	18.00	0.031200	4213	131.45	193.85
Tax	2009	1	02/01/09	63.26	18.00	0.031630	4123	130.41	193.67
Tax	2009	2	05/01/09	63.26	18.00	0.031630	4033	127.56	190.82
Tax	2009	3	08/01/09	63.72	18.00	0.031860	3943	125.62	189.34
Tax	2009	4	11/01/09	63.72	18.00	0.031860	3853	122.76	186.48
Tax	2010	1	02/01/10	64.18	18.00	0.032090	3763	120.75	184.93
Tax	2010	2	05/01/10	64.17	18.00	0.032085	3673	117.85	182.02
Tax	2010	3	08/01/10	59.84	18.00	0.029920	3583	107.20	167.04
Tax	2010	4	11/01/10	59.83	18.00	0.029915	3493	104.49	164.32
Tax	2011	1	02/01/11	78.95	18.00	0.039475	3403	134.33	213.28
Tax	2011	2	05/01/11	61.03	18.00	0.030515	3313	101.10	162.13
Tax	2011	3	08/01/11	41.70	18.00	0.020850	3223	67.20	108.90
Tax	2011	4	11/01/11	41.70	18.00	0.020850	3133	65.32	107.02
Tax	2012	1	02/01/12	56.46	18.00	0.028230	3043	85.90	142.36
Tax	2012	2	05/01/12	57.30	18.00	0.028650	2953	84.60	141.90
Tax	2012	3	08/01/12	55.13	18.00	0.027565	2863	78.92	134.05
Tax	2012	4	11/01/12	55.12	18.00	0.027560	2773	76.42	131.54
Tax	2013	1	02/01/13	56.63	18.00	0.028315	2683	75.97	132.60
Tax	2013	2	05/01/13	56.61	18.00	0.028305	2593	73.39	130.00
Tax	2013	3	08/01/13	63.40	18.00	0.031700	2503	79.35	142.75
Tax	2013	4	11/01/13	63.39	18.00	0.031695	2413	76.48	139.87
Tax	2014	1	02/01/14	60.65	18.00	0.030325	2323	70.44	131.09
Tax	2014	2	05/01/14	60.63	18.00	0.030315	2233	67.69	128.32
Tax	2014	3	08/01/14	60.32	18.00	0.030160	2143	64.63	124.95
Tax	2014	4	11/01/14	60.32	18.00	0.030160	2053	61.92	122.24
Tax	2015	1	02/01/15	61.13	18.00	0.030565	1963	60.00	121.13
Tax	2015	2	05/01/15	63.00	18.00	0.031500	1873	59.00	122.00
Tax	2015	3	08/01/15	61.87	18.00	0.030935	1783	55.16	117.03
Tax	2015	4	11/01/15	61.86	18.00	0.030930	1693	52.36	114.22
Tax	2016	1	02/01/16	62.63	18.00	0.031315	1603	50.20	112.83
Tax	2016	2	05/01/16	66.13	18.00	0.033065	1513	50.03	116.16
Tax	2016	3	08/01/16	64.37	18.00	0.032185	1423	45.80	110.17
Tax	2016	4	11/01/16	64.36	18.00	0.032180	1333	42.90	107.26
Tax	2017	1	02/01/17	65.06	18.00	0.032530	1243	40.43	105.49

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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 011311

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Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	2017	2	05/01/17	69.14	18.00	0.034570	1153	39.86	109.00
Tax	2017	3	08/01/17	65.88	18.00	0.032940	1063	35.02	100.90
Tax	2017	4	11/01/17	65.87	18.00	0.032935	973	32.05	97.92
Tax	2018	1	02/01/18	67.20	18.00	0.033600	883	29.67	96.87
Tax	2018	2	05/01/18	67.20	18.00	0.033600	793	26.64	93.84
Tax	2018	3	08/01/18	69.11	18.00	0.034555	703	24.29	93.40
Tax	2018	4	11/01/18	69.10	18.00	0.034550	613	21.18	90.28
Tax	2019	1	02/01/19	68.88	18.00	0.034440	523	18.01	86.89
Tax	2019	2	05/01/19	68.87	18.00	0.034435	433	14.91	83.78
Tax	2019	3	08/01/19	68.15	18.00	0.034075	343	11.69	79.84
Tax	2019	4	11/01/19	68.15	18.00	0.034075	253	8.62	76.77
Tax	2020	1	02/01/20	69.27	18.00	0.034635	163	5.65	74.92
Tax	2020	2	05/01/20	69.25	18.00	0.034625	73	2.53	71.78
Total:				4,987.23				6,610.00	11,597.23

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	128.53	451.01	579.54
Subseq Tax	4,987.23	6,610.00	11,597.23
Total Tax	5,115.76	7,061.01	12,176.77
Certificate Cost	40.00	140.36	180.36

LIEN REDEMPTION:

Principal:	5,155.76	
Redemption Penalty ( 0.00 %):	0.00	
Interest:	7,201.37	
Recording Fees:	3.00	
search fee:	12.00	
TOTAL REDEMPTION:	12,372.13	Total Per Diem: 2.208027

(Note: Current Charges must be met on Municipal Liens.)

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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 011311

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Balance Type	Year Prd	Date	Prin/Penalty	Interest	Total
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CURRENT CHARGES:

TOTAL			0.00	0.00	0.00
TOTAL CURRENT CHARGES			0.00	0.00	0.00

LIEN REDEMPTION + CURRENT CHARGES:

Principal	5,155.76
Interest	7,201.37
Redemption Penalty	0.00
Recording Fees	3.00
Other Charges	12.00
TOTAL DUE	12,372.13



FRANCISCO "FRANK" MORAN  
MAYOR

DEPARTMENT OF FINANCE  
CITY OF CAMDEN  
NEW JERSEY

RECEIVED

FEB 03 2020

CITY OF CAMDEN  
TAX OFFICE

Bureau of Revenue Collections  
TEL: (856) 757-7003

## REQUEST FOR ASSIGNMENT OF MUNICIPAL HELD LIEN

DATE: \_\_\_\_\_

### CONTACT INFORMATION OF PERSON REQUESTING ASSIGNMENT:

NAME: Este Thomas III

MAILING ADDRESS: 347 Morse st. Camden, NJ 08105

PHONE: 856-831-3488 EMAIL: estethomas1115@gmail.com

### PROPERTY INFORMATION

BLOCK 1257 LOT 1

PROPERTY LOCATION SW Morse & Thorndyke

TAX SALE CERTIFICATE# 19-01988

AMOUNT OF LIEN AS OF DATE: \$ 336.87

AMOUNT OFFERED FOR LIEN: \$ 336.87

Proposed Use of Property: lot adjointed to my property

In the event of approval I understand that I am purchasing a Tax Lien Certificate against said property with foreclosure rights. I will not become the owner of said property upon assignment. Industrial properties may be subject to the Spill Compensation and Control Act (N.J.S.A. 58:10A-1 ET SEQ.), and the Industrial Site Recovery Act (N.J.S.A. 12:1k-6 ET SEQ.)



May 14, 2020  
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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 19-01988

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Certificate: 19-01988  
Prop Loc: SW MORSE & THORNDYKE

Owner: DICKEN, JOSEPH C & RAMIE  
Address: 347 MORSE STREET  
CAMDEN, NJ 08105

Type of Lien: Municipal  
Interest Rate: 18.00  
Apr 2: N  
Premium: 0.00

Block/Lot/Qual: 1257. 1.

Sale Date: 06/17/19

Redemption Calculation Date: 07/14/20

Include Current Charges: Y

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	116.31	2.35	118.66
		Cost: 15.00	
		Total Certificate:	133.66
#Days: 387 Per Diem: 0.066830		Int on Cert:	25.86
		Redemption Penalty ( 0.00 %):	0.00
		Total:	159.52

SUBSEQUENT CHARGES:

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	2019	3	08/01/19	57.56	8.00	0.012791	343	4.39	61.95
Tax	2019	4	11/01/19	57.55	8.00	0.012789	253	3.24	60.79
Tax	2020	1	02/01/20	58.49	8.00	0.012998	163	2.12	60.61
Tax	2020	2	05/01/20	58.49	8.00	0.012998	73	0.95	59.44
			Total:	232.09				10.70	242.79

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	118.66	22.96	141.62
Subseq Tax	232.09	10.70	242.79
Total Tax	350.75	33.66	384.41
Certificate Cost	15.00	2.90	17.90

LIEN REDEMPTION:

Principal: 365.75  
Redemption Penalty ( 0.00 %): 0.00  
Interest: 36.56  
Recording Fees: 11.00  
search fee: 12.00  
TOTAL REDEMPTION: 425.31  
Total Per Diem: 0.118406

(Note: Current Charges must be met on Municipal Liens.)

May 14, 2020  
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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 19-01988

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Balance Type	Year Prd	Date	Prin/Penalty	Interest	Total
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CURRENT CHARGES:

TOTAL			<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL CURRENT CHARGES			0.00	0.00	0.00

LIEN REDEMPTION + CURRENT CHARGES:

Principal	365.75
Interest	36.56
Redemption Penalty	0.00
Recording Fees	11.00
Other Charges	12.00
TOTAL DUE	425.31

CITY OF CAMDEN  
OFFICE OF THE TAX COLLECTOR  
520 MARKET STREET  
CAMDEN, NEW JERSEY 08102  
(856) 757-7003

to tax office

REQUEST FOR ASSIGNMENT OF MUNICIPAL HELD  
LIEN

DATE: 1/10/20 (Revised)

JAN 10 2020

CITY OF CAMDEN  
TAX OFFICE

NAME OF PERSON REQUESTING ASSIGNMENT:

Parkside Business & Community in Partnership, Inc.

MAILING ADDRESS:

1487 Kenwood Ave, Camden, NJ 08103

TELEPHONE NUMBER: (856) 964-0440, X17

LIEN INFORMATION

BLOCK 1294 LOT 34

TAX SALE CERTIFICATE # 19-02139

PROPERTY LOCATION: 1388-90 Haddon Avenue

AMOUNT OF LIEN AS OF DATE: \$ 7,750.36

OFFERED AMOUNT FOR LIEN: \$ 7,750.36

In the event of approval I understand that I am purchasing a  
lien against said property with foreclosure rights. I will not  
become owner of said property upon assignment.

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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 19-02139

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Certificate: 19-02139  
Prop Loc: 1388-90 HADDON AVE

Owner: SOK, VANNA  
Address: 7308 MERGANSER PLACE  
PHILADELPHIA, PA 19153

Type of Lien: Municipal  
Interest Rate: 18.00  
Apr 2: N  
Premium: 0.00

Block/Lot/Qual: 1294. 34.  
Sale Date: 06/17/19  
Redemption Calculation Date: 07/14/20  
Include Current Charges: Y

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	1,754.79	21.19	1,775.98
<u>CCMUA</u>	<u>1,101.00</u>	<u>143.88</u>	<u>1,244.88</u>
Total:	2,855.79	165.07	3,020.86
Cost:			<u>60.42</u>
Total Certificate:			3,081.28
#Days: 387	Per Diem: 1.540640	Int on Cert:	596.23
Redemption Penalty ( 2.00 %):			<u>61.63</u>
Total:			3,739.14

SUBSEQUENT CHARGES:

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
CCMUA	2019	2	05/15/19	264.00	18.00	0.132000	419	55.31	319.31
Tax	2019	3	08/01/19	1,736.30	18.00	0.868150	343	297.78	2,034.08
CCMUA	2019	3	08/15/19	264.00	18.00	0.132000	329	43.43	307.43
Tax	2019	4	11/01/19	1,736.30	18.00	0.868150	253	219.64	1,955.94
Tax	2020	1	02/01/20	1,764.71	18.00	0.882355	163	143.82	1,908.53
CCMUA	2020	1	02/15/20	264.00	18.00	0.132000	149	19.67	283.67
Tax	2020	2	05/01/20	1,764.69	18.00	0.882345	73	64.41	1,829.10
CCMUA	2020	2	05/15/20	<u>264.00</u>	18.00	0.132000	59	<u>7.79</u>	<u>271.79</u>
Total:				8,058.00				851.85	8,909.85

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	1,775.98	343.65	2,119.63
Subseq Tax	<u>7,002.00</u>	<u>725.65</u>	<u>7,727.65</u>
Total Tax	8,777.98	1,069.30	9,847.28
Certificate CCMUA	1,244.88	240.88	1,485.76
Subseq CCMUA	<u>1,056.00</u>	<u>126.20</u>	<u>1,182.20</u>
Total CCMUA	2,300.88	367.08	2,667.96
Certificate Cost	60.42	11.70	72.12

LIEN REDEMPTION:

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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 19-02139

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Principal:	11,139.28	
Redemption Penalty ( 2.00 %):	61.63	
Interest:	1,448.08	
Recording Fees:	11.00	
search fee:	<u>12.00</u>	
TOTAL REDEMPTION:	12,671.99	Total Per Diem: 5.569640

(Note: Current Charges must be met on Municipal Liens.)

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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 19-02139

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Balance Type	Year Prd	Date	Prin/Penalty	Interest	Total
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CURRENT CHARGES:

TOTAL			<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL CURRENT CHARGES			0.00	0.00	0.00

LIEN REDEMPTION + CURRENT CHARGES:

Principal	11,139.28
Interest	1,448.08
Redemption Penalty	61.63
Recording Fees	11.00
Other Charges	12.00
TOTAL DUE	12,671.99



CITY OF CAMDEN  
OFFICE OF THE TAX COLLECTOR  
520 MARKET STREET  
CAMDEN, NEW JERSEY 08102  
(856) 757-7003

to tax office

REQUEST FOR ASSIGNMENT OF MUNICIPAL HELD  
LIEN

DATE: 12/23/19

RECEIVED  
DEC 23 2019  
CITY OF CAMDEN  
TAX OFFICE

NAME OF PERSON REQUESTING ASSIGNMENT:

Parkside Business & Community in Partnership, Inc.

MAILING ADDRESS:

1487 Kenwood Ave, Camden, NJ 08103

TELEPHONE NUMBER: (856) 964-0440, X17

LIEN INFORMATION

BLOCK 1334 LOT 1

TAX SALE CERTIFICATE # 08-02739

PROPERTY LOCATION: 1401 Haddon Ave, Camden NJ

AMOUNT OF LIEN AS OF DATE: \$ 39,887.18

OFFERED AMOUNT FOR LIEN: \$ 39,887.18

In the event of approval I understand that I am purchasing a  
lien against said property with foreclosure rights. I will not  
become owner of said property upon assignment.



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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 08-02739

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Certificate: 08-02739  
Prop Loc: 1401 HADDON AVE

Owner: 605 WALNUT, LLC  
Address: 888 HUGUENOT AVENUE  
STATEN ISLAND, NY 10312

Type of Lien: Municipal  
Interest Rate: 18.00  
Apr 2: N  
Premium: 0.00

Block/Lot/Qual: 1334. 1.  
Sale Date: 06/24/08  
Redemption Calculation Date: 07/14/20  
Include Current Charges: Y

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	2,059.79	94.42	2,154.21
		Cost:	<u>43.08</u>
		Total Certificate:	2,197.29
#Days: 4340	Per Diem: 1.098645	Int on Cert:	4,768.12
	Redemption Penalty ( 2.00 %):		<u>43.95</u>
		Total:	7,009.36

SUBSEQUENT CHARGES:

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	2008	3	08/01/08	521.13	18.00	0.260565	4303	1,121.21	1,642.34
Tax	2008	4	11/01/08	521.13	18.00	0.260565	4213	1,097.76	1,618.89
Tax	2009	1	02/01/09	528.35	18.00	0.264175	4123	1,089.19	1,617.54
Tax	2009	2	05/01/09	528.35	18.00	0.264175	4033	1,065.42	1,593.77
Tax	2009	3	08/01/09	532.18	18.00	0.266090	3943	1,049.19	1,581.37
Tax	2009	4	11/01/09	532.17	18.00	0.266085	3853	1,025.23	1,557.40
Tax	2010	1	02/01/10	536.02	18.00	0.268010	3763	1,008.52	1,544.54
Tax	2010	2	05/01/10	536.01	18.00	0.268005	3673	984.38	1,520.39
Tax	2010	3	08/01/10	499.71	18.00	0.249855	3583	895.23	1,394.94
Tax	2010	4	11/01/10	499.70	18.00	0.249850	3493	872.73	1,372.43
Tax	2011	1	02/01/11	659.33	18.00	0.329665	3403	1,121.85	1,781.18
Tax	2011	2	05/01/11	509.82	18.00	0.254910	3313	844.52	1,354.34
Tax	2012	4	11/01/12	83.54	18.00	0.041770	2773	115.83	199.37
Tax	2013	1	02/01/13	158.55	18.00	0.079275	2683	212.69	371.24
Tax	2013	2	05/01/13	158.53	18.00	0.079265	2593	205.53	364.06
Tax	2013	3	08/01/13	177.50	18.00	0.088750	2503	222.14	399.64
Tax	2013	4	11/01/13	177.50	18.00	0.088750	2413	214.15	391.65
Tax	2014	1	02/01/14	169.80	18.00	0.084900	2323	197.22	367.02
Tax	2014	2	05/01/14	169.80	18.00	0.084900	2233	189.58	359.38
Tax	2014	3	08/01/14	168.89	18.00	0.084445	2143	180.97	349.86
Tax	2014	4	11/01/14	168.89	18.00	0.084445	2053	173.37	342.26
Tax	2015	1	02/01/15	171.16	18.00	0.085580	1963	167.99	339.15
Tax	2015	2	05/01/15	176.41	18.00	0.088205	1873	165.21	341.62
Tax	2015	3	08/01/15	173.22	18.00	0.086610	1783	154.43	327.65

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	2015	4	11/01/15	173.22	18.00	0.086610	1693	146.63	319.85
Tax	2016	1	02/01/16	175.36	18.00	0.087680	1603	140.55	315.91
Tax	2016	2	05/01/16	185.20	18.00	0.092600	1513	140.10	325.30
Tax	2016	3	08/01/16	180.21	18.00	0.090105	1423	128.22	308.43
Tax	2016	4	11/01/16	180.20	18.00	0.090100	1333	120.10	300.30
Tax	2017	1	02/01/17	182.17	18.00	0.091085	1243	113.22	295.39
Tax	2017	2	05/01/17	193.59	18.00	0.096795	1153	111.60	305.19
Tax	2017	3	08/01/17	184.45	18.00	0.092225	1063	98.04	282.49
Sewer	2017	3	09/11/17	61.60	18.00	0.030800	1023	31.51	93.11
Water	2017	3	09/11/17	132.45	18.00	0.066225	1023	67.75	200.20
Tax	2017	4	11/01/17	1,562.85	18.00	0.781425	973	760.33	2,323.18
Sewer	2017	4	12/11/17	61.60	18.00	0.030800	933	28.74	90.34
Water	2017	4	12/11/17	132.45	18.00	0.066225	933	61.79	194.24
Tax	2018	1	02/01/18	188.17	18.00	0.094085	883	83.08	271.25
Sewer	2018	1	03/12/18	61.60	18.00	0.030800	842	25.93	87.53
Water	2018	1	03/12/18	132.45	18.00	0.066225	842	55.76	188.21
Tax	2018	2	05/01/18	188.15	18.00	0.094075	793	74.60	262.75
Sewer	2018	2	06/11/18	61.60	18.00	0.030800	753	23.19	84.79
Water	2018	2	06/11/18	132.45	18.00	0.066225	753	49.87	182.32
Tax	2018	3	08/01/18	552.43	18.00	0.276215	703	194.18	746.61
Sewer	2018	3	09/11/18	123.40	18.00	0.061700	663	40.91	164.31
Water	2018	3	09/11/18	256.35	18.00	0.128175	663	84.98	341.33
Tax	2018	4	11/01/18	552.43	18.00	0.276215	613	169.32	721.75
Sewer	2018	4	12/11/18	123.40	18.00	0.061700	573	35.35	158.75
Water	2018	4	12/11/18	256.35	18.00	0.128175	573	73.44	329.79
Tax	2019	1	02/01/19	374.23	18.00	0.187115	523	97.86	472.09
Sewer	2019	1	03/12/19	123.40	18.00	0.061700	482	29.74	153.14
Water	2019	1	03/12/19	256.35	18.00	0.128175	482	61.78	318.13
Tax	2019	2	05/01/19	374.21	18.00	0.187105	433	81.02	455.23
Sewer	2019	2	06/11/19	123.40	18.00	0.061700	393	24.25	147.65
Water	2019	2	06/11/19	256.35	18.00	0.128175	393	50.37	306.72
Tax	2019	3	08/01/19	370.29	18.00	0.185145	343	63.50	433.79
Sewer	2019	3	09/13/19	123.40	18.00	0.061700	301	18.57	141.97
Water	2019	3	09/13/19	256.35	18.00	0.128175	301	38.58	294.93
Tax	2019	4	11/01/19	370.28	18.00	0.185140	253	46.84	417.12
Sewer	2019	4	12/15/19	123.40	18.00	0.061700	209	12.90	136.30
Water	2019	4	12/15/19	256.35	18.00	0.128175	209	26.79	283.14
Tax	2020	1	02/01/20	376.34	18.00	0.188170	163	30.67	407.01
Sewer	2020	2	04/02/20	123.40	18.00	0.061700	102	6.29	129.69
Water	2020	2	04/02/20	256.35	18.00	0.128175	102	13.07	269.42
Tax	2020	2	05/01/20	376.33	18.00	0.188165	73	13.74	390.07
Total:				18,532.25				17,849.50	36,381.75

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	2,154.21	4,674.64	6,828.85
Subseq Tax	15,097.80	16,987.94	32,085.74
Total Tax	17,252.01	21,662.58	38,914.59

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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 08-02739

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Subseq Water	<u>2,324.25</u>	<u>584.18</u>	<u>2,908.43</u>
Total Water	2,324.25	584.18	2,908.43
Subseq Sewer	<u>1,110.20</u>	<u>277.38</u>	<u>1,387.58</u>
Total Sewer	1,110.20	277.38	1,387.58
Certificate Cost	43.08	93.48	136.56

LIEN REDEMPTION:

Principal:	20,729.54	
Redemption Penalty ( 2.00 %):	43.95	
Interest:	22,617.62	
Recording Fees:	8.00	
search fee:	<u>12.00</u>	
TOTAL REDEMPTION:	43,411.11	Total Per Diem: 10.364770

(Note: Current Charges must be met on Municipal Liens.)

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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 08-02739

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Balance Type	Year Prd	Date	Prin/Penalty	Interest	Total
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CURRENT CHARGES:

TOTAL			<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL CURRENT CHARGES			0.00	0.00	0.00

LIEN REDEMPTION + CURRENT CHARGES:

Principal	20,729.54
Interest	22,617.62
Redemption Penalty	43.95
Recording Fees	8.00
Other Charges	12.00
TOTAL DUE	43,411.11



**CITY OF CAMDEN  
OFFICE OF THE TAX COLLECTOR  
520 MARKET STREET  
CAMDEN, NEW JERSEY 08102  
(856) 757-7003**

RECEIVED

JAN 30 2020

CITY OF CAMDEN  
TAX OFFICE

**REQUEST FOR ASSIGNMENT OF MUNICIPAL HELD  
LIEN**

DATE: 1/30/2020 Text

NAME OF PERSON REQUESTING ASSIGNMENT:  
Angad Guglani

MAILING ADDRESS: ag@cooperacq.com (Email Preferred)

525 Market St. 2nd Floor Camden NJ 08102

TELEPHONE NUMBER: (856) 485 5004

**LIEN INFORMATION**

BLOCK 1364 LOT 196

TAX SALE CERTIFICATE # 7A-03011

PROPERTY LOCATION: SE CARL MILLER & COPE ST

AMOUNT OF LIEN AS OF DATE: \$ 13,172.63

OFFERED AMOUNT FOR LIEN: \$ 13,172.63

**In the event of approval I understand that I am purchasing a  
lien against said property with foreclosure rights. I will not  
become owner of said property upon assignment.**

May 14, 2020  
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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 7A-03011

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Certificate: 7A-03011  
Prop Loc: SE CARL MILLER & COPE ST

Owner: NORMAN, ROBERT K SR  
Address: 1714 COPE STREET  
CAMDEN, NJ 08104-3522

Type of Lien: Municipal  
Interest Rate: 18.00  
Apr 2: N  
Premium: 0.00

Block/Lot/Qual: 1364. 196.  
Sale Date: 06/19/07  
Redemption Calculation Date: 07/14/20  
Include Current Charges: Y

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	675.02	27.55	702.57
		Cost:	<u>15.00</u>
		Total Certificate:	717.57
#Days: 4705	Per Diem: 0.358785	Int on Cert:	1,688.08
	Redemption Penalty ( 2.00 %):		<u>14.35</u>
		Total:	2,420.00

SUBSEQUENT CHARGES:

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	2007	3	08/01/07	161.06	8.00	0.035791	4663	166.89	327.95
Tax	2007	4	11/01/07	161.06	8.00	0.035791	4573	163.67	324.73
Tax	2008	1	02/01/08	166.16	8.00	0.036924	4483	165.53	331.69
Tax	2008	2	05/01/08	166.16	8.00	0.036924	4393	162.21	328.37
Tax	2009	2	05/01/09	4.70	8.00	0.001044	4033	4.21	8.91
Tax	2009	3	08/01/09	123.29	8.00	0.027398	3943	108.03	231.32
Tax	2009	3	08/01/09	45.46	18.00	0.022730	3943	89.62	135.08
Tax	2009	4	11/01/09	168.74	18.00	0.084370	3853	325.08	493.82
Tax	2010	1	02/01/10	169.95	18.00	0.084975	3763	319.76	489.71
Tax	2010	2	05/01/10	169.95	18.00	0.084975	3673	312.11	482.06
Tax	2010	3	08/01/10	158.45	18.00	0.079225	3583	283.86	442.31
Tax	2010	4	11/01/10	158.45	18.00	0.079225	3493	276.73	435.18
Tax	2011	1	02/01/11	209.06	18.00	0.104530	3403	355.72	564.78
Tax	2011	2	05/01/11	161.64	18.00	0.080820	3313	267.76	429.40
Tax	2011	3	08/01/11	7.01	18.00	0.003505	3223	11.30	18.31
Tax	2012	1	02/01/12	97.23	18.00	0.048615	3043	147.94	245.17
Tax	2012	2	05/01/12	98.69	18.00	0.049345	2953	145.72	244.41
Tax	2012	3	08/01/12	94.94	18.00	0.047470	2863	135.91	230.85
Tax	2012	4	11/01/12	94.94	18.00	0.047470	2773	131.63	226.57
Tax	2013	1	02/01/13	97.52	18.00	0.048760	2683	130.82	228.34
Tax	2013	2	05/01/13	97.51	18.00	0.048755	2593	126.42	223.93
Tax	2013	3	08/01/13	109.18	18.00	0.054590	2503	136.64	245.82
Tax	2013	4	11/01/13	109.18	18.00	0.054590	2413	131.73	240.91
Tax	2014	1	02/01/14	104.45	18.00	0.052225	2323	121.32	225.77

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	2014	2	05/01/14	104.43	18.00	0.052215	2233	116.60	221.03
Tax	2014	3	08/01/14	103.88	18.00	0.051940	2143	111.31	215.19
Tax	2014	4	11/01/14	103.88	18.00	0.051940	2053	106.63	210.51
Tax	2015	1	02/01/15	105.28	18.00	0.052640	1963	103.33	208.61
Tax	2015	2	05/01/15	42.17	18.00	0.021085	1873	39.49	81.66
Tax	2015	3	08/01/15	106.55	18.00	0.053275	1783	94.99	201.54
Tax	2015	4	11/01/15	106.55	18.00	0.053275	1693	90.19	196.74
Tax	2016	1	02/01/16	107.86	18.00	0.053930	1603	86.45	194.31
Tax	2016	2	05/01/16	113.91	18.00	0.056955	1513	86.17	200.08
Tax	2016	3	08/01/16	110.85	18.00	0.055425	1423	78.87	189.72
Tax	2016	4	11/01/16	110.84	18.00	0.055420	1333	73.87	184.71
Tax	2017	1	02/01/17	112.05	18.00	0.056025	1243	69.64	181.69
Tax	2017	2	05/01/17	119.07	18.00	0.059535	1153	68.64	187.71
Tax	2017	3	08/01/17	113.46	18.00	0.056730	1063	60.30	173.76
Tax	2017	4	11/01/17	113.45	18.00	0.056725	973	55.19	168.64
Tax	2018	1	02/01/18	115.74	18.00	0.057870	883	51.10	166.84
Tax	2018	2	05/01/18	115.73	18.00	0.057865	793	45.89	161.62
Tax	2018	3	08/01/18	119.02	18.00	0.059510	703	41.84	160.86
Tax	2018	4	11/01/18	119.01	18.00	0.059505	613	36.48	155.49
Tax	2019	1	02/01/19	118.63	18.00	0.059315	523	31.02	149.65
Tax	2019	2	05/01/19	118.60	18.00	0.059300	433	25.68	144.28
Tax	2019	3	08/01/19	117.38	18.00	0.058690	343	20.13	137.51
Tax	2019	4	11/01/19	117.37	18.00	0.058685	253	14.85	132.22
Tax	2020	1	02/01/20	119.30	18.00	0.059650	163	9.72	129.02
Tax	2020	2	05/01/20	119.27	18.00	0.059635	73	4.35	123.62
Total:				5,689.06				5,743.34	11,432.40

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	702.57	1,652.80	2,355.37
Subseq Tax	5,689.06	5,743.34	11,432.40
Total Tax	6,391.63	7,396.14	13,787.77
Certificate Cost	15.00	35.28	50.28

LIEN REDEMPTION:

Principal:	6,406.63	
Redemption Penalty ( 2.00 %):	14.35	
Interest:	7,431.42	
Recording Fees:	8.00	
search fee:	12.00	
TOTAL REDEMPTION:	13,872.40	Total Per Diem: 2.985973

(Note: Current Charges must be met on Municipal Liens.)



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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 7A-03011

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Balance Type	Year Prd	Date	Prin/Penalty	Interest	Total
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CURRENT CHARGES:

TOTAL			0.00	0.00	0.00
TOTAL CURRENT CHARGES			0.00	0.00	0.00

LIEN REDEMPTION + CURRENT CHARGES:

Principal	6,406.63
Interest	7,431.42
Redemption Penalty	14.35
Recording Fees	8.00
Other Charges	12.00
TOTAL DUE	13,872.40



FRANCISCO "FRANK" MORAN  
MAYOR

DEPARTMENT OF FINANCE  
CITY OF CAMDEN  
NEW JERSEY

Bureau of Revenue Collections  
TEL: (856) 757-7003

FEB 27 2020

## REQUEST FOR ASSIGNMENT OF MUNICIPAL HELD LIEN

DATE: 02/27/2020

### CONTACT INFORMATION OF PERSON REQUESTING ASSIGNMENT:

NAME: Camden Rising, LLC

MAILING ADDRESS: 1321 Heartwood Drive. Cherry Hill, NJ 08003

PHONE: (856) 535-4626 EMAIL: Jonathan@JeaniePropertyGroup.com

### PROPERTY INFORMATION

BLOCK 1408 LOT 75

PROPERTY LOCATION 421 Chambers Ave. Camden, NJ 08103

TAX SALE CERTIFICATE# Cert#08-03011 - Lien Holder: Berger Square Community Development  
Cert#10-04074 - Lien Holder: City of Camden

AMOUNT OF LIEN AS OF DATE: \$9,076.30

AMOUNT OFFERED FOR LIEN: \$15,000.00

Proposed Use of Property: Develop residential - parcel is an eyesore on a historic block

In the event of approval I understand that I am purchasing a Tax Lien Certificate against said property with foreclosure rights. I will not become the owner of said property upon assignment. Industrial properties may be subject to the Spill Compensation and Control Act (N.J.S.A. 58:10A-1 ET SEQ.), and the Industrial Site Recovery Act (N.J.S.A. 12:1k-6 ET SEQ.)

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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 10-04074

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Certificate: 10-04074  
Prop Loc: 421 CHAMBERS AVE

Owner: DESIGN DEVELOPMENT  
Address: PO BOX 2563  
CAMDEN, NJ 08101

Type of Lien: Municipal  
Interest Rate: 18.00  
Apr 2: N  
Premium: 0.00

Block/Lot/Qual: 1408. 75.

Sale Date: 06/21/10

Redemption Calculation Date: 07/14/20

Include Current Charges: Y

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	360.02	14.77	374.79
		Cost: 15.00	
		Total Certificate:	389.79
#Days: 3623 Per Diem: 0.194895		Int on Cert:	706.10
		Redemption Penalty ( 2.00 %):	7.80
		Total:	1,103.69

SUBSEQUENT CHARGES:

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	2010	3	08/01/10	84.21	8.00	0.018713	3583	67.05	151.26
Tax	2010	4	11/01/10	84.21	8.00	0.018713	3493	65.37	149.58
Tax	2011	1	02/01/11	111.11	8.00	0.024691	3403	84.02	195.13
Tax	2011	2	05/01/11	85.91	8.00	0.019091	3313	63.25	149.16
Tax	2011	3	08/01/11	26.83	8.00	0.005962	3223	19.22	46.05
Tax	2011	4	11/01/11	26.83	8.00	0.005962	3133	18.68	45.51
Tax	2012	1	02/01/12	63.36	8.00	0.014080	3043	42.85	106.21
Tax	2012	2	05/01/12	64.31	8.00	0.014291	2953	42.20	106.51
Tax	2012	3	08/01/12	189.33	8.00	0.042073	2863	120.46	309.79
Tax	2012	3	08/01/12	183.66	18.00	0.091830	2863	262.91	446.57
Tax	2012	4	11/01/12	372.98	18.00	0.186490	2773	517.14	890.12
Tax	2013	1	02/01/13	220.83	18.00	0.110415	2683	296.24	517.07
Tax	2013	2	05/01/13	220.82	18.00	0.110410	2593	286.29	507.11
Tax	2013	3	08/01/13	247.24	18.00	0.123620	2503	309.42	556.66
Tax	2013	4	11/01/13	247.23	18.00	0.123615	2413	298.28	545.51
Tax	2014	1	02/01/14	236.51	18.00	0.118255	2323	274.71	511.22
Tax	2014	2	05/01/14	236.50	18.00	0.118250	2233	264.05	500.55
Tax	2014	3	08/01/14	235.24	18.00	0.117620	2143	252.06	487.30
Tax	2014	4	11/01/14	235.24	18.00	0.117620	2053	241.47	476.71
Tax	2015	1	02/01/15	238.40	18.00	0.119200	1963	233.99	472.39
Tax	2015	2	05/01/15	245.71	18.00	0.122855	1873	230.11	475.82
Tax	2015	3	08/01/15	241.27	18.00	0.120635	1783	215.09	456.36
Tax	2015	4	11/01/15	241.27	18.00	0.120635	1693	204.24	445.51
Tax	2016	1	02/01/16	244.25	18.00	0.122125	1603	195.77	440.02
Tax	2016	2	05/01/16	257.96	18.00	0.128980	1513	195.15	453.11

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CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 10-04074

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Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax	2016	3	08/01/16	251.00	18.00	0.125500	1423	178.59	429.59
Tax	2016	4	11/01/16	251.00	18.00	0.125500	1333	167.29	418.29
Tax	2017	1	02/01/17	253.74	18.00	0.126870	1243	157.70	411.44
Tax	2017	2	05/01/17	269.66	18.00	0.134830	1153	155.46	425.12
Tax	2017	3	08/01/17	256.91	18.00	0.128455	1063	136.55	393.46
Tax	2017	4	11/01/17	256.90	18.00	0.128450	973	124.98	381.88
Tax	2018	1	02/01/18	262.09	18.00	0.131045	883	115.71	377.80
Tax	2018	2	05/01/18	262.08	18.00	0.131040	793	103.91	365.99
Tax	2018	3	08/01/18	269.51	18.00	0.134755	703	94.73	364.24
Tax	2018	4	11/01/18	269.50	18.00	0.134750	613	82.60	352.10
Tax	2019	1	02/01/19	268.62	18.00	0.134310	523	70.24	338.86
Tax	2019	2	05/01/19	268.61	18.00	0.134305	433	58.15	326.76
Tax	2019	3	08/01/19	265.79	18.00	0.132895	343	45.58	311.37
Tax	2019	4	11/01/19	265.78	18.00	0.132890	253	33.62	299.40
Tax	2020	1	02/01/20	270.14	18.00	0.135070	163	22.02	292.16
Tax	2020	2	05/01/20	270.12	18.00	0.135060	73	9.86	279.98
Total:				8,852.66				6,357.01	15,209.67

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	374.79	678.93	1,053.72
Subseq Tax	8,852.66	6,357.01	15,209.67
Total Tax	9,227.45	7,035.94	16,263.39
Certificate Cost	15.00	27.17	42.17

LIEN REDEMPTION:

Principal:	9,242.45	
Redemption Penalty ( 2.00 %):	7.80	
Interest:	7,063.11	
Recording Fees:	8.00	
search fee:	12.00	
TOTAL REDEMPTION:	16,333.36	Total Per Diem: 4.416753

(Note: Current Charges must be met on Municipal Liens.)



May 14, 2020  
09:40 AM

CAMDEN CITY  
Lien Redemption Work Sheet - Certificate: 10-04074

Balance Type	Year Prd	Date	Prin/Penalty	Interest	Total
CURRENT CHARGES:					
TOTAL			0.00	0.00	0.00
TOTAL CURRENT CHARGES			0.00	0.00	0.00

LIEN REDEMPTION + CURRENT CHARGES:

Principal	9,242.45
Interest	7,063.11
Redemption Penalty	7.80
Recording Fees	8.00
Other Charges	12.00
TOTAL DUE	16,333.36

Revised R. 20

MBS:ET  
07-14-20

**RESOLUTION AUTHORIZING A DISCHARGE OF MORTGAGE AGAINST  
516 SOUTH 8<sup>TH</sup> STREET and 518 SOUTH 8<sup>TH</sup> STREET**

**WHEREAS**, the Camden Redevelopment Agency ("CRA") acquired 516 South 8th Street subject to a certain Mortgage made and dated, May 23, 2011 by and between Camden Redevelopment Agency and the Tax Lien Financing Corporation recorded in the Office of Camden County Clerk on June 17, 2011 in mortgage book 09426 page 1744, which Mortgage was assigned to the City of Camden by way of Assignment of Mortgages dated July 1, 2011 and recorded in the Office of the County Clerk on May 17, 2012 in Book 09594 Page 0209; and

**WHEREAS**, the mortgage was made to secure payment of a \$10,028.34 Note which Note was modified by a certain Note Modification Agreement dated October 19, 2016 which changed the amount of the Note to \$8,968.12; and

**WHEREAS**, the fair market value of 516 South 8<sup>th</sup> Street has been determined to be \$10,000; and

**WHEREAS**, in accordance with the terms of the Note the CRA will pay the City the Proceeds of the sale in the amount of \$10,000 less the CRA's closing costs to complete the sale and less any capital expenditures and/or repairs and/or carrying costs incurred by the CRA ("Net Proceeds"); and

**WHEREAS**, the City of Camden agrees to accept the Net Proceeds in full satisfaction of the Note and Mortgage pertaining to 516 South 8<sup>th</sup> Street and to issue a Discharge of Mortgage discharging 516 South 8<sup>th</sup> Street; and

**WHEREAS**, the Camden Redevelopment Agency ("CRA") acquired 518 South 8th Street subject to a certain Mortgage made and dated, May 23, 2011 by and between Camden Redevelopment Agency and the Tax Lien Financing Corporation recorded in the Office of Camden County Clerk on June 17, 2011 in mortgage book 09426 page 1731, which Mortgage was assigned to the City of Camden by way of Assignment of Mortgages dated July 1, 2011 and recorded in the Office of the County Clerk on May 17, 2012 in Book 09594 Page 0209; and

**WHEREAS**, the mortgage was made to secure payment of a \$47,754.35 Note which Note was modified by a certain Note Modification Agreement dated October 19, 2016 which changed the amount of the Note to \$46,694.13; and

**WHEREAS**, the fair market value of 518 South 8<sup>th</sup> Street has been determined to be \$10,000; and

**WHEREAS**, in accordance with the terms of the Note the CRA will pay the City the Proceeds of the sale in the amount of \$10,000 less the CRA's closing costs to complete the sale and less any capital expenditures and/or repairs and/or carrying costs incurred by the CRA ("Net Proceeds"); and

**WHEREAS**, the City of Camden agrees to accept the Net Proceeds in full satisfaction of the Note and Mortgage pertaining to 518 South 8<sup>th</sup> Street and to issue a Discharge of Mortgage discharging 518 South 8<sup>th</sup> Street the Property; now therefore

**BE IT RESOLVED**, that the governing body of the City of Camden does hereby authorizes the proper officials to execute a Discharge of Mortgage for the properties known as 516 South 8<sup>th</sup> Street and 518 South 8<sup>th</sup> Street.

**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: July 14, 2020

The above has been reviewed  
and approved as to form:

  
\_\_\_\_\_  
MICHELLE BANKS-SPEARMAN,  
City Attorney

\_\_\_\_\_  
CURTIS JENKINS  
President, City Council

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

**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

Council Meeting: July 14, 2020

**TO:** Jason J. Asuncion, Esq., Business Administrator

**FROM:** Edward L. Trueblood, Assistant City Attorney

**Department Making Request:** LAW

**TITLE OF RESOLUTION/ORDINANCE:**

RESOLUTION REQUESTING DISCHARGE OF MORTGAGE AGAINST 516 AND 518 SOUTH 8TH STREET

**BRIEF DESCRIPTION OF ACTION:**

The Camden Redevelopment Agency ("CRA") acquired the properties described in the attached Exhibit "A" (the "Properties") from the Tax Lien Financing Corporation ("TFLC"). Per the terms of the transfer TFLC took back a note and a mortgage against the Properties in the listed amounts, which mortgages were recorded under mortgage book and page in the listed Exhibit "A", in the Office of the Camden County Clerk. The Notes and Mortgages were assigned to the City of Camden. The fair market value of the Properties have been determined to total \$20,000. In accordance with the Notes the CRA will pay the City the Net Proceeds from the sale equal to \$20,000 less the CRA's closing cost to complete the sale less any capital expenditures and/or repairs and/or carrying cost incurred by the CRA. A resolution is requested authorizing the discharge of the City's mortgage against the Properties upon payment of the note.

**APPROPRIATION ACCOUNT TO BE CHARGED:**

**AMOUNT OF PROPOSED CONTRACT:**

☐

**Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)**

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

	<u>Date</u>	<u>Signature</u>
Approved by City Attorney:	7-9-20	Michelle Banks-Spearman (Duty)
Approved by Grants Management:	_____	_____
Approved by Finance Director:	_____	(If applicable)
<input type="checkbox"/> CAF -Certifications of Availability of Funds	_____	_____
Approved by Business Administrator:	_____	_____

(Name) Please Print (Extension #)

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\*\*\*\***

## EXHIBIT A

CRA – Mortgagor  
TFLC –Mortgagee

Address	Block/Lot	Mortgage Amount	Book/Page	Date of Recording	Fair Market Value
516 South 8 <sup>th</sup> Street	1431/47	\$8,968.12	9427/189	6/20/2011	\$10,000
518 South 8 <sup>th</sup> Street	1431/48	\$46,694.13	9427/189	6/20/2011	\$10,000

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\*\*\*\***

## **PROJECT SUMMARY (Revised)**

**516 & 518 S. 8th Street (Block 1431, Lots 47 & 48), Camden, NJ 08103**

<b>Name of Redeveloper/Purchaser:</b>	Appletree Homes, LLC
<b>Redevelopment Area:</b>	Cooper Plaza Redevelopment Area
<b>CRA Properties:</b>	Block 1431, Lots 47 & 48 (516 & 518 S. 8th Street)
<b>Properties within block of CRA Properties:</b>	Block 1431, Lots 37 (815 Line Street)
<b>Work Commencement Deadline:</b>	30-days after title closing
<b>Work Completion Deadline:</b>	12 months
<b>Purchase Price:</b>	\$10,000.00 Per Property/FMV appraisal
<b>Closing Date:</b>	On or before August 31, 2020

### **1. Description of Redevelopment Project:**

- a. CRA is the owner of Block 1431, Lots 47 & 48 as designated of the Tax Map of the City of Camden and described as 516 & 518 S. 8th Street, Camden, New Jersey 08103.
- b. Properties are vacant and blighted structures.
- c. Redeveloper redeveloped a nearby structure (Block 1431, Lot 37, 815 Line Street)
- d. Redeveloper will engage a contractor to be responsible for securing all necessary City of Camden permits and approvals.
- e. Redeveloper has evidenced the financial capacity to make proposed improvements.

### **2. Development Budget**

#### **SOURCES**

Private Loan: \$144,000

#### **USES**

Building and property Acquisition: \$20,000

Rehabilitation Costs: \$110,000

Carrying and Financing Costs: \$14,000

**Total Development Cost: \$144,000**

### **3. Board Conditions:**

- a. The Deed will contain a restriction requiring the improvements to be completed within 12-months from the date of title closing or the properties will revert to CRA.
- b. CRA will monitor progress made during completion of the improvements.

JIC S.842  
lot 418

MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING

THIS MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING (this "Mortgage") is made the 23 day of May, 2011, between the **CAMDEN REDEVELOPMENT AGENCY**, 520 Market Street, Suite 1300, Camden, New Jersey 08101, ("Mortgagor"), and the **TAX LIEN FINANCING CORPORATION** c/o Office of the State Treasurer, State House, 125 West State Street, P.O. Box 002, Trenton, New Jersey 08625, ("Mortgagee").

WITNESSETH on May 23, 2011, the Mortgagor executed a Note in favor of the Mortgagee, (the "Note"), wherein Mortgagor promises to pay to Mortgagee (i) the principal sum of Ten Thousand Twenty Eight Dollars and 34/100 (\$10,028.34), lawful money of the United States of America, with interest thereon, at the rate and times, in the manner and according to the terms and conditions specified in the Note, representing the value of the Priority Tax Lien (including any and all amounts due to the Camden County Municipal Utilities Authority thereunder), (ii) or such lesser amount as calculated pursuant to the terms of the Note, all of which are incorporated herein by reference, such loan transaction being referred to herein as the "Loan".

NOW, THEREFORE, in consideration of the indebtedness, and as security for payment to Mortgagee of the sums provided for in the Note and in this Mortgage, according to their respective terms and conditions and for performance of the agreements, conditions, covenants, provisions and stipulations contained herein, Mortgagor does hereby grant, convey, assign and mortgage unto Mortgagee all of its interest in all that certain parcel of real estate situate in the City of Camden, County of Camden and State of New Jersey (the "State"), as more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Land"),

TOGETHER WITH:

- (1) Any and all buildings and improvements erected or hereafter erected thereon;
- (2) Any and all fixtures, appliances, machinery and equipment of any nature whatsoever at any time now or hereafter installed in or attached to the Land or the buildings and improvements erected thereon and all renewals or replacements thereof or articles in substitution therefor, including the cash and non-cash proceeds thereof;
- (3) Any and all tenements, hereditaments and appurtenances belonging to the Land or any part thereof or intended so to be in any way appertaining thereto, and all streets, alleys, passages, ways, water courses and all easements and covenants now existing or hereafter created for the benefit of Mortgagor or any subsequent owner or tenant of the Land or any part thereof and all rights to enforce the maintenance thereof, and all other rights, liberties and privileges of whatsoever kind or character, and the reversions and remainders, income, rents, issues and profits arising therefrom, and all the estate, right, title, interest, property, possession, claim and demand whatsoever, at law or in equity, of Mortgagor in and to the Land or any part thereof;

R+R  
Liberty Title Agency  
2300 New Road  
P.O. Box 655  
Northfield, NJ 08225  
609-484-0500

1478417.1

LA 18.384

CAMDEN COUNTY, NJ CAMDEN COUNTY CLERK'S OFFICE  
MTG-OR BOOK 09426 PG 1744 RECORDED 06/17/2011 14:30:59  
FILE NUMBER 201103005  
RECORDING FEES 153.001 H-NOT 0.001 RIF 0.001 RECD BY: JOELIW

618 58<sup>th</sup>  
Lot 8

**MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING**

THIS MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING (this "Mortgage") is made the 23 day of May, 2011, between the **CAMDEN REDEVELOPMENT AGENCY**, 520 Market Street, Suite 1300, Camden, New Jersey 08101, ("Mortgagor"), and the **TAX LIEN FINANCING CORPORATION** c/o Office of the State Treasurer, State House, 125 West State Street, P.O. Box 002, Trenton, New Jersey 08625, ("Mortgagee").

WITNESSETH on May 23, 2011, the Mortgagor executed a Note in favor of the Mortgagee, (the "Note"), wherein Mortgagor promises to pay to Mortgagee (i) the principal sum of Forty Seven Thousand Seven Hundred Fifty Four Dollars and 35/100 (\$47,754.35), lawful money of the United States of America, with interest thereon, at the rate and times, in the manner and according to the terms and conditions specified in the Note, representing the value of the Priority Tax Lien, (including any and all amounts due to the Camden County Municipal Utilities Authority thereunder), (ii) or such lessor amount as calculated pursuant to the terms of the Note, all of which are incorporated herein by reference, such loan transaction being referred to herein as the "Loan".

NOW, THEREFORE, in consideration of the indebtedness, and as security for payment to Mortgagee of the sums provided for in the Note and in this Mortgage, according to their respective terms and conditions and for performance of the agreements, conditions, covenants, provisions and stipulations contained herein, Mortgagor does hereby grant, convey, assign and mortgage unto Mortgagee all of its interest in all that certain parcel of real estate situate in the City of Camden, County of Camden and State of New Jersey (the "State"), as more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Land"),

**TOGETHER WITH:**

- (1) Any and all buildings and improvements erected or hereafter erected thereon;
- (2) Any and all fixtures, appliances, machinery and equipment of any nature whatsoever at any time now or hereafter installed in or attached to the Land or the buildings and improvements erected thereon and all renewals or replacements thereof or articles in substitution therefor, including the cash and non-cash proceeds thereof;
- (3) Any and all tenements, hereditaments and appurtenances belonging to the Land or any part thereof or intended so to be in any way appertaining thereto, and all streets, alleys, passages, ways, water courses and all easements and covenants now existing or hereafter created for the benefit of Mortgagor or any subsequent owner or tenant of the Land or any part thereof and all rights to enforce the maintenance thereof, and all other rights, liberties and privileges of whatsoever kind or character, and the reversions and remainders, income, rents, issues and profits arising therefrom, and all the estate, right, title, interest, property, possession, claim and demand whatsoever, at law or in equity, of Mortgagor in and to the Land or any part thereof;

R+K  
Liberty Title Agency  
2300 New Road  
P.O. Box 655  
Northfield, NJ 08225  
609-484-0500

1478420.1

LA 18.379

CAMDEN COUNTY, NJ: CAMDEN COUNTY CLERK'S OFFICE  
MTG-DR BOOK 09426 Pg 1731 RECORDED 06/17/2011 14:30:59  
FILE NUMBER 2011025004  
RECORDING FEE: 153.004 R-NOT 0.001 RIF 0.001 REC'D BY: joelle



NOTE

516 NYS in  
Block 1431  
Lot 47  
May 23, 2011

FOR VALUE RECEIVED, the CAMDEN REDEVELOPMENT AGENCY, 520 Market Street, Suite 1300, Camden, New Jersey 08101 (the "Borrower"), promises to pay to the order of the TAX LIEN FINANCING CORPORATION, c/o Office of the State Treasurer, State House, 125 West State Street, P.O. Box 002, Trenton, New Jersey 08625 ("Lender"), (i) the sum of \$10,028.34, which represents the outstanding value of the Priority Tax Lien, as defined in the Purchase and Sale Agreement, dated January 17, 2006, (the "Original Agreement"), as amended by First Amendment to the Original Agreement (undated) and Second Amendment to the Original Agreement dated November 4, 2009, by and between the Borrower and the Lender, (collectively the "Agreement"), with interest on outstanding principal balances at the per annum rate of one and one-half percent (1.50%) or (ii) such lesser amount as calculated pursuant to this Note (the "Loan").

All applicable interest rates hereunder shall be calculated on the basis of a 360 day year for the actual number of days elapsed with interest commencing to accrue as of the date of this Note.

Borrower promises to repay the Loan to Lender as follows:

All principal and interest shall be due and payable upon sale, transfer or disposition of the real property known as 516 S. 8<sup>th</sup> Street, Camden, N.J.; Block 1431, Lot 47, of the Camden, NJ Tax Map ("Premises") pledged as collateral hereunder and no payment shall be due under the Note prior to the sale, transfer or disposition of the Premises. All payments of principal and interest made under the Note shall be applied to the payment of principal and interest then due and shall be distributed as follows: (i) 94.47% of the payment shall be directed to and retained by Lender and (ii) 05.53% of the payment shall be directed to and retained by the Camden County Municipal Utilities Authority. The foregoing percentages represent the percentage of the Priority Tax Lien that is owned respectively by Lender and the Camden County Municipal Utilities Authority.

Notwithstanding any other provision of this Note or the Agreement to the contrary, the amount of principal and interest due under this Note shall not exceed and shall be limited to the Net Proceeds to be received by the Borrower upon the sale, transfer or other disposition of the Premises to a bona fide purchaser as approved by Lender pursuant to this paragraph. For the purposes of this provision "Net Proceeds" shall mean the total amount of consideration to be received by Borrower for the sale, transfer or disposition of the Premises less Borrower's closing costs to complete the sale, transfer or disposition of the Premises and less further the amount of any capital expenditures and/or repairs and/ or carrying costs paid for or incurred by Borrower for the Premises on or after the date of this Note. If Borrower receives an offer to purchase the Premises which offer would result in Net Proceeds that would be less than the amount that would be otherwise due under subparagraph (i) of the first paragraph of this Note, the Borrower shall provide notice of such offer to the Lender for review and approval. Written approval or denial of approval of the offer shall be made by Lender within fifteen (15) calendar days of Lender's receipt of the offer, which period may be extended by the Lender for an additional fifteen (15)

Block 1431

Lot 48

518

NOTE

May 23, 2011

FOR VALUE RECEIVED, the CAMDEN REDEVELOPMENT AGENCY, 520 Market Street, Suite 1300, Camden, New Jersey 08101 (the "Borrower"), promises to pay to the order of the TAX LIEN FINANCING CORPORATION, c/o Office of the State Treasurer, State House, 125 West State Street, P.O. Box 002, Trenton, New Jersey 08625 ("Lender"), (i) the sum of \$47,754.35, which represents the outstanding value of the Priority Tax Lien, as defined in the Purchase and Sale Agreement, dated January 17, 2006, (the "Original Agreement"), as amended by First Amendment to the Original Agreement (undated) and Second Amendment to the Original Agreement dated November 4, 2009, by and between the Borrower and the Lender, (collectively the "Agreement"), with interest on outstanding principal balances at the per annum rate of one and one-half percent (1.50%) or (ii) such lesser amount as calculated pursuant to this Note (the "Loan").

All applicable interest rates hereunder shall be calculated on the basis of a 360 day year for the actual number of days elapsed with interest commencing to accrue as of the date of this Note.

Borrower promises to repay the Loan to Lender as follows:

All principal and interest shall be due and payable upon sale, transfer or disposition of the real property known as 518 S. 8<sup>th</sup> Street, Camden, N.J.; Block 1431, Lot 48, of the Camden, NJ Tax Map ("Premises") pledged as collateral hereunder and no payment shall be due under the Note prior to the sale, transfer or disposition of the Premises. All payments of principal and interest made under the Note shall be applied to the payment of principal and interest then due and shall be distributed as follows: (i) 81.85% of the payment shall be directed to and retained by Lender and (ii) 18.15% of the payment shall be directed to and retained by the Camden County Municipal Utilities Authority. The foregoing percentages represent the percentage of the Priority Tax Lien that is owned respectively by Lender and the Camden County Municipal Utilities Authority.

Notwithstanding any other provision of this Note or the Agreement to the contrary, the amount of principal and interest due under this Note shall not exceed and shall be limited to the Net Proceeds to be received by the Borrower upon the sale, transfer or other disposition of the Premises to a bona fide purchaser as approved by Lender pursuant to this paragraph. For the purposes of this provision "Net Proceeds" shall mean the total amount of consideration to be received by Borrower for the sale, transfer or disposition of the Premises less Borrower's closing costs to complete the sale, transfer or disposition of the Premises and less further the amount of any capital expenditures and/or repairs and/ or carrying costs paid for or incurred by Borrower for the Premises on or after the date of this Note. If Borrower receives an offer to purchase the Premises which offer would result in Net Proceeds that would be less than the amount that would be otherwise due under subparagraph (i) of the first paragraph of this Note, the Borrower shall provide notice of such offer to the Lender for review and approval. Written approval or denial of approval of the offer shall be made by Lender within fifteen (15) calendar days of Lender's receipt of the offer, which period may be extended by the Lender for an additional fifteen (15)

(5)

CAMDEN COUNTY, NJ  
CAMDEN COUNTY CLERK'S OFFICE  
ASSN MTG-DR BOOK 07594 PG 0202  
RECORDED 05/17/2012 14:05:21  
FILE NUMBER: 2012034315  
RCPT #: 11304043 RECD BY: Jucada  
RECORDING FEE: 70.00  
MARGINAL NOTATION 1,169.00

### ASSIGNMENT OF MORTGAGES

#### KNOW ALL MEN BY THESE PRESENTS:

That the Tax Lien Financing Corporation, a public body corporate and politic of the State of New Jersey (the "State"), located at State House, 125 West State Street, Trenton, NJ 08625, New Jersey, herein designated as the Assignor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents assign to the City of Camden, New Jersey located at 520 Market Street, City Hall, 4<sup>th</sup> Floor, P.O. Box 95120, Camden, New Jersey 08101, herein designated as the Assignee, these certain Mortgages made by the Camden Redevelopment Agency in the amounts, and dates recorded on such dates and in such books and pages with the Camden County Clerk's Office as set forth in Exhibit "A" attached hereto and made a part hereof.

Together with the Note or other Obligation therein described, and the money due and to become due thereon, with the interest. To Have and to Hold the same unto the said Assignee forever, subject only to all the provisions contained in the said Mortgage and Note or other Obligation.

And the said Assignor hereby presently transfers, delegates and assigns to the Assignee all of its rights, duties, obligations, liabilities under said Mortgage and Note or other Obligation. The Assignor covenants that there are no set-offs, counterclaims or defenses against the same, in law or in equity, nor have there been any modifications or other changes in the original terms thereof, other than as stated herein.

In all references herein to any parties, persons, entities or corporations the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Assignor has caused these presents to be signed by its proper corporate officers and its corporate seal to be hereto affixed as of the 1<sup>st</sup> day of July, 2011.

Witnessed or Attest:

Sharm Alusi

By: [Signature]  
(Corporate Seal)

STATE OF NEW JERSEY

COUNTY OF Mercer

BE IT REMEMBERED that on this <sup>30th</sup> day of <sup>June</sup> July, 2011, before me, the undersigned witnessing authority, personally appeared Andrew P. Solomon who is the President of The Tax Lien Financing Corporation, a public body corporate and politic of the State of New Jersey, who I am satisfied is the person who signed the within instrument, and he acknowledged that he signed the same as such officer aforesaid, and that the within instrument is the voluntary act and deed of such corporation duly authorized by a proper resolution of said Tax Lien Financing Corporation, and that the seal affixed to said instrument is the proper corporate seal of such corporation.

Sharon Alessi  
Print Name: Sharon Alessi  
Title: Secretary  
Commission Expires: \_\_\_\_\_

SHARON ALESSI  
NOTARY PUBLIC OF NEW JERSEY  
Commission Expires 9/25/2013

**ASSIGNMENT OF MORTGAGE**

TO

Dated as of July 1, 2011

Record and Return to:

David A. Weinstein, Esq.  
Archer & Greiner, P.C.  
One Centennial Square  
Haddonfield, NJ 08033

**EXHIBIT "A"**

	Address	Block	Lot	Amount of Notes and Mortgages	Mort. Book	Page	Date of Closing
1.	330 Washington Street	153	51	\$24,909.17	9399	1619	3/30/11
2.	312 Benson Street	154	4	44,759.96	9400	1	3/30/11
3.	316 Benson Street	154	6	15,492.10	9400	14	3/30/11
4.	318 Benson Street	154	7	2,097.93	9400	27	3/30/11
5.	337 Washington Street	154	18	2,104.35	9400	40	3/30/11
6.	335 Washington Street	154	19	1,469.99	9400	53	3/30/11
7.	331 Washington Street	154	21	25,830.74	9400	66	3/30/11
8.	309 Washington Street	154	32	25,670.30	9400	79	3/30/11
9.	307 Washington Street	154	33	10,920.48	9400	601	3/30/11
10.	322 Stevens Street	155	50	21,512.92	9400	614	3/30/11
11.	324 Stevens Street	155	51	3,761.90	9400	92	3/30/11
12.	326 Stevens Street	155	52	2,015.30	9400	105	3/30/11
13.	334 Stevens Street	155	56	86,314.38	9400	118	3/30/11
14.	327 Benson Street	155	62	2,166.75	9400	327	3/30/11
15.	325 Benson Street	155	63	2,166.75	9400	340	3/30/11
16.	323 Benson Street	155	64	17,476.70	9400	353	3/30/11
17.	321 Benson Street	155	65	1,874.13	9400	366	3/30/11
18.	315 Benson Street	155	68	95,333.38	9400	379	3/30/11
19.	305 Stevens Street	156	37	3,916.61	9400	588	3/30/11
20.	327 Clinton Street	159	37	19,405.03	9400	392	3/30/11
21.	536 S. 3 <sup>rd</sup> Street	161	4	61,115.42	9427	198	5/23/11
22.	542 S. 3 <sup>rd</sup> Street	161	7	11,604.46	9426	1926	5/23/11
23.	330 Clinton Street	161	18	30,415.43	9426	1913	5/23/11
24.	429 Benson Street	178	15	24,298.26	9426	1900	5/23/11
25.	413 Benson Street	178	20	52,211.40	9427	74	5/23/11
26.	312 S. 4 <sup>th</sup> Street	178	24	4,798.35	9427	61	5/23/11
27.	416 Berkley Street	183	50	2,992.00	9427	48	5/23/11
28.	434 Berkley Street	183	57	3,349.25	9427	35	5/23/11
29.	WS Reilly 82 S. Washington	184	6	1,850.18	9427	22	5/23/11
30.	420 Benson Street	186	33	18,694.14	9427	152	5/23/11
31.	422 Benson Street	186	34	42,417.09	9427	139	5/23/11
32.	BS West 25 N. Washington	187	45	851.46	9427	126	5/23/11
33.	444 West Street	191	63	62,865.03	9427	113	5/23/11
34.	527 Broadway	208	44	60,363.38	9427	100	5/23/11
35.	582 Line Street	290	26	2,587.10	9461	309	6/30/11
36.	587-589 Pine Street	290	33	65,898.55	9462	1043	6/30/11
37.	585 Pine Street	290	35	14,147.09	9462	1030	6/30/11
38.	577 Pine Street	290	39	29,765.69	9462	1069	6/30/11
39.	605 Pine Street	291	11	28,312.13	9462	1017	6/30/11
40.	625 Pine Street	292	27	55,658.21	9461	1013	6/30/11
41.	643 Pine Street	292	31	38,482.56	9461	1000	6/30/11
42.	633 Pine Street	292	126	21,564.46	9461	987	6/30/11

43.	641 Pine Street	292	138	88,469.78	9461	974	6/30/11
44.	768 Line Street	352	8	18,883.14	9461	948	6/30/11
45.	770 Line Street	352	9	51,377.53	9461	961	6/30/11
46.	612 Newton Avenue	352	15	21,447.91	9461	935	6/30/11
47.	709 Silver Street	352	18	20,345.91	9461	922	6/30/11
48.	711 Silver Street	352	19	19,378.71	9461	909	6/30/11
49.	715 Silver Street	352	21	38,807.32	9461	896	6/30/11
50.	717 Silver Street	352	22	28,680.74	9461	671	6/30/11
51.	776 Line Street	353	34	43,348.60	9461	322	6/30/11
52.	778 Line Street	353	35	60,912.80	9461	335	6/30/11
53.	710 Silver Street	353	47	15,423.76	9461	348	6/30/11
54.	718 Silver Street	353	51	488.14	9461	374	6/30/11
55.	707 South 8th Street	353	59	22,762.20	9461	361	6/30/11
56.	709 South 8th Street	353	60	50,082.71	9461	1447	6/30/11
57.	717 South 8th Street	353	64	39,189.99	9461	1460	6/30/11
58.	785 Pine Street	353	76	21,736.12	9461	387	6/30/11
59.	787 Pine Street	353	77	64,040.22	9461	400	6/30/11
60.	807 Pine Street	357	50	16,611.01	9461	413	6/30/11
61.	809 Pine Street	357	51	92,835.42	9461	554	6/30/11
62.	811 Pine Street	357	52	96,460.47	9461	567	6/30/11
63.	813 Pine Street	357	53	89,326.01	9461	580	6/30/11
64.	817 Pine Street	357	55	39,500.02	9461	593	6/30/11
65.	819 Pine Street	357	56	4,005.81	9461	606	6/30/11
66.	923 North 19th Street	848	16	31,693.68	9461	619	6/30/11
67.	915 North 19th Street	848	20	50,370.16	9461	632	6/30/11
68.	903 North 19th Street	848	26	32,248.87	9461	645	6/30/11
69.	939 North 20th Street	853	7	40,091.70	9461	1564	6/30/11
70.	936 North 19th Street	853	28	57,554.04	9461	658	6/30/11
71.	926 North 19th Street	853	33	51,736.38	9461	1551	6/30/11
72.	906 North 19th Street	853	43	37,475.88	<del>9461</del>	<del>1557</del>	6/30/11
73.	933 North 20th Street	853	49	42,692.62	9461	1434	6/30/11
74.	919 North 20th Street	853	56	30,361.41	9461	1421	6/30/11
75.	921 North 22nd Street	855	4	88,427.10	9461	1408	6/30/11
76.	931 North 22nd Street	855	20	74,081.04	9461	1525	6/30/11
77.	905 North 22nd Street	855	66	40,018.75	9461	1512	6/30/11
78.	923 North 22nd Street	855	72	56,286.35	9461	1499	6/30/11
79.	932 North 21st Street	855	95	57,477.33	9461	1486	6/30/11
80.	564 Benson Street	1403	8	28,460.63	9461	1473	6/30/11
81.	596 Benson Street	1403	24	45,810.92	9461	1382	6/30/11
82.	422 Broadway	1404	30	13,328.49	9461	1538	6/30/11
83.	512 Broadway	1410	6	26,488.25	9462	1056	6/30/11
84.	516 Broadway	1410	8	23,514.60	9462	1147	6/30/11
85.	604 Berkley Street	1411	3	35,717.95	9426	1433	5/23/11
86.	606 Berkley Street	1411	4	59,364.04	9426	1485	5/23/11
87.	608 Berkley Street	1411	5	39,341.90	9426	1498	5/23/11

(BMD)

89445/PH



88.	610 Berkley Street	1411	6	14,689.56	9426	1511	5/23/11
89.	612 Berkley Street	1411	7	11,541.57	9426	1524	5/23/11
90.	548 Royden Street	1420	19	40,052.61	9462	1121	6/30/11
91.	550 Royden Street	1420	20	10,289.35	9462	1134	6/30/11
92.	716 Berkley Street	1426	49	4,594.36	9426	1537	5/23/11
93.	718 Berkley Street	1426	50	10,881.48	9426	1653	5/23/11
94.	730 Berkley Street	1427	56	10,666.32	9426	1666	5/23/11
95.	738 Berkley Street	1427	60	14,855.48	9426	1679	5/23/11
96.	715 Berkley Street	1428	28	34,472.50	9426	1627	5/23/11
97.	717 Berkley Street	1428	29	24,560.75	9426	1589	5/23/11
98.	747 Berkley Street	1429	21	27,069.63	9426	1576	5/23/11
99.	450 Trenton Avenue	1429	24	34,318.18	9426	1563	5/23/11
100.	452 Trenton Avenue	1429	25	92,877.95	9426	1640	5/23/11
101.	460 Trenton Avenue	1429	29	7,737.47	9426	1550	5/23/11
102.	785 Line Street	1430	91	83,916.90	9426	1472	5/23/11
103.	529 S. 8 <sup>th</sup> Street	1430	104	51,611.84	9426	1965	5/23/11
104.	516 S. 8 <sup>th</sup> Street	1431	47	9,453.34	9426	1744	5/23/11
105.	518 S. 8 <sup>th</sup> Street	1431	48	47,179.35	9426	1731	5/23/11
106.	522 S. 8 <sup>th</sup> Street	1431	50	46,752.47	9426	1952	5/23/11
107.	528 S. 8 <sup>th</sup> Street	1431	53	45,925.39	9426	1939	5/23/11
108.	538 S. 8 <sup>th</sup> Street	1431	58	32,470.48	9426	1783	5/23/11
109.	717 New Street	1435	25	30,845.48	9427	87	5/23/11
110.	719 New Street	1435	26	12,594.85	9426	1757	5/23/11
111.	447 Trenton Avenue	1438	17	18,324.16	9426	1770	5/23/11
112.	449 Trenton Avenue	1438	18	81,731.37	9426	1796	5/23/11
113.	1010 Line Street	1471	7	56,808.51	9461	1395	6/30/11
114.	1032 Line Street	1471	18	31,226.77	9462	1082	6/30/11
115.	708 Haddon Avenue	1471	24	64,813.44	9462	1095	6/30/11
116.	712 Haddon Avenue	1471	26	67,328.37	9462	1108	6/30/11

6890974v2

Assignment of  
Mortgages

MBS:ET  
07-14-20

R-21

**RESOLUTION AUTHORIZING A DISCHARGE OF MORTGAGE AGAINST  
330 CLINTON STREET**

**WHEREAS**, the Camden Redevelopment Agency ("CRA") acquired 330 Clinton Street (the "Property") subject to a certain mortgage made and dated October 27, 2014 by and between Camden Redevelopment Agency and the City of Camden recorded in the Office of Camden County Clerk on November 14, 2014 in mortgage book 10102 page 794; and

**WHEREAS**, the mortgage was made to secure payment of \$30,415.43 Note which Note was modified by a certain Note Modification Agreement dated October 19, 2016 which changed the amount of the Note to \$29,646.99; and

**WHEREAS**, the fair market value of the Property has been determined to be \$6,000; and

**WHEREAS**, in accordance with the terms of the Note the CRA will pay the City the Proceeds of the sale in the amount of \$6,000 less the CRA's closing costs to complete the sale and less any capital expenditures and/or repairs and/or carrying costs incurred by the CRA ("Net Proceeds"); and

**WHEREAS**, the City of Camden agrees to accept the Net Proceeds in full satisfaction of the Note and Mortgage pertaining to the Property and to issue a Discharge of Mortgage discharging the Property; now therefore

**BE IT RESOLVED**, that the governing body of the City of Camden does hereby authorize the proper officials to execute a Discharge of Mortgage for the property known as 330 Clinton Street

**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: July 14, 2020

The above has been reviewed  
and approved as to form:

  
MICHELLE SPEARMAN, City Attorney

\_\_\_\_\_  
FRANCISCO MORAN  
President, City Council

APPROVED: \_\_\_\_\_

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

**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

Council Meeting: July 14, 2020

**TO:** Jason J. Asuncion, Esq., Business Administrator

**FROM:** Edward L. Trueblood, Assistant City Attorney

**Department Making Request:** LAW

**TITLE OF RESOLUTION/ORDINANCE:**

RESOLUTION AUTHORIZING DISCHARGE OF CITY MORTGAGE AGAINST 330 CLINTON STREET

**BRIEF DESCRIPTION OF ACTION:**

The Camden Redevelopment Agency ("CRA") acquired 330 Clinton St as more particularly described in the attached Exhibit "A" (the "Property") from the Tax Lien Financing Corporation ("TFLC"). Per the terms of the transfer TFLC took back a note and a mortgage against the Property in the listed amounts, which mortgages were recorded under mortgage book and page in the listed Exhibit "A", in the Office of the Camden County Clerk. The Notes and Mortgages were assigned to the City of Camden. The fair market value of the Property has been determined to total \$6,000. In accordance with the Note the CRA will pay the City the Net Proceeds from the sale equal to \$6,000 less the CRA's closing cost to complete the sale less any capital expenditures and/or repairs and/or carrying cost incurred by the CRA. A resolution is requested authorizing the discharge of the City's mortgage against the 330 Clinton upon CRA's payment of the Net Proceeds.

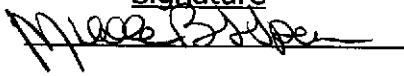
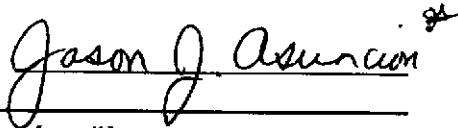
**APPROPRIATION ACCOUNT TO BE CHARGED:**

**AMOUNT OF PROPOSED CONTRACT:**

☐

**Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)**

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

	<u>Date</u>	<u>Signature</u>
Approved by City Attorney:	7/8/20	
Approved by Grants Management:	_____	_____
		(If applicable)
Approved by Finance Director:	_____	_____
<input type="checkbox"/> CAF -Certifications of Availability of Funds		
Approved by Business Administrator:	7.9.20	
(Name) Please Print		(Extension #)

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\*\*\*\***

## EXHIBIT A

CRA – Mortgagor  
TFLC –Mortgagee

Address	Block/Lot	Mortgage Amount	Book/Page	Date of Recording	Fair Market Value
330 Clinton Street	161/18	\$29,646.99	9427 /179	6/20/2011	6,000

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\*\*\*\***

## **Michelle Spearman**

---

**From:** Olivette Simpson  
**Sent:** Thursday, March 05, 2020 2:46 PM  
**To:** Edward Trueblood  
**Cc:** Michelle Spearman  
**Subject:** FW: Request for Resolution Authorizing Mortgage Discharge for Block 161, Lot 18 at the April 2020 Council Meeting  
**Attachments:** 07\_23\_19 Appraisal by Robert Johnson\_Block 161\_Lot 18\_330 Clinton.pdf; Deed for B161 L18\_330 Clinton\_Luciano Disposition.pdf; Mortgage for B161 L18\_330 Clinton\_Luciano Disposition.pdf

Hi, Ed:

Request for City Council Resolution for the April Agenda : Authorizing the Discharge of a City Mortgage related to Block 161, Lot 18, which property was acquired by CRA from the Tax Lien Finance Corporation.

### **Background and Description of Redevelopment Project:**

1. CRA is the title owner of 330 Clinton Street designated on the Tax Map as Block 161, Lot 18. CRA acquired the property from the Tax Lien Finance Corporation, and such property is subject to a Mortgage secured by a Note.
2. 330 Clinton Street is an unimproved, undersized vacant Lot.
3. Carlos Luciano, adjacent property owner, resides at 332 Clinton Street (Block 161, Lot 19), proposes to use the property as a side yard.
4. The appraised value of the property is \$6,000 as determined by an appraisal report dated July 23, 2019.
5. Closing of title scheduled for April 2020.
6. CRA board by Resolution 02-12-20D authorized the sale of the property to the adjacent property owner.

See Attached Mortgage and Note, Appraisal, and Deed.  
Thank you for your attention to this matter.  
Olivette Simpson

## MORTGAGE, SECURITY AGREEMENT AND FIXTURE FILING

This Mortgage Security Agreement and Fixture Filing (this "Mortgage") is made this 27th day of October, 2014, between the **Camden Redevelopment Agency a/k/a The City of Camden Redevelopment Agency**, 520 Market Street, Suite 1300, Camden, New Jersey 08101 ("Mortgagor") and the **City of Camden**, City Hall, 520 Market Street, Suite 201, Camden, New Jersey 08101 ("Mortgagee").

This Mortgage secures the same debt that was secured by a mortgage from Mortgagor to the Tax Lien Financing Corporation ("TLFC"), dated May 23, 2011 and recorded June 20, 2011 at Book 9426, Page 1913 ("Prior Mortgage"). Both this Mortgage and the Prior Mortgage secure the note executed by Mortgagor in favor of TLFC ("Note") wherein Mortgagor promised to pay to TLFC (i) the principal sum of Thirty Thousand Four Hundred Fifteen Dollars and Forty-Three Cents (\$30,415.43) lawful money of the United States of America, with interest thereon, at the rate and times, in the manner and according to the terms and conditions specified in the Note, representing the value of the Priority Tax Lien (including any and all amounts due to the Camden County Municipal Utilities Authority thereunder), (ii) or such lesser amount as calculated pursuant to the terms of the Note, all of which are incorporated herein by reference, such loan transaction being referred to herein as the "Loan".

The Prior Mortgage was intended to be recorded after the recording of the deed transferring the applicable parcel, identified below, to the Mortgagor, but was inadvertently recorded prior to the recording of such deed. The original of the Prior Mortgage cannot be located for re-recording. Therefore, the parties are executing and recording this Mortgage to ensure that a mortgage is recorded subsequent to the recording of the deed which transferred the applicable parcel to the Mortgagor.

In the interim between the date of the Prior Mortgage and this Mortgage, TLFC assigned all of its right, title and interest in and to its duties and obligations under the Note and Prior Mortgage to Mortgagee via an Assignment, Assumption and Modification Agreement dated June 30, 2011. Therefore, the City of Camden is properly identified in this Mortgage as the Mortgagee.

NOW, THEREFORE, in consideration of the indebtedness, and as security for payment to Mortgagee of the sums provided for in the Note and in this Mortgage, according to their respective terms and conditions and for performance of the agreements, conditions, covenants, provisions and stipulations contained herein, Mortgagor does hereby grant, convey, assign and mortgage unto Mortgagee all of its interest in all that certain parcel of real estate situate in the **City of Camden, County of Camden and State of New Jersey (the "State")**, commonly known as **330 Clinton Street**, identified on the City of Camden Tax Map as **Block 161, Lot 18** and more particularly described in **Exhibit "A"** attached hereto and made a part hereof (the "Land"),

TOGETHER WITH:

- (1) Any and all buildings and improvements erected or hereafter erected thereon;

2253615

CAMDEN COUNTY, NJ CAMDEN COUNTY CLERK'S OFFICE  
MTG MUNIC-DR BOOK 10102 PG 0794 RECORDED 11/14/2014 11:17:02  
FILE NUMBER 2014079980  
RECORDING FEES 11.001 H-NDT 0.001 RTF 0.001 RECD BY: chr-iss



(5)

## ASSIGNMENT OF MORTGAGES

### KNOW ALL MEN BY THESE PRESENTS:

That the Tax Lien Financing Corporation, a public body corporate and politic of the State of New Jersey (the "State"), located at State House, 125 West State Street, Trenton, NJ 08625, New Jersey, herein designated as the Assignor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents assign to the City of Camden, New Jersey located at 520 Market Street, City Hall, 4<sup>th</sup> Floor, P.O. Box 95120, Camden, New Jersey 08101, herein designated as the Assignee, these certain Mortgages made by the Camden Redevelopment Agency in the amounts, and dates recorded on such dates and in such books and pages with the Camden County Clerk's Office as set forth in Exhibit "A" attached hereto and made a part hereof.

Together with the Note or other Obligation therein described, and the money due and to become due thereon, with the interest. To Have and to Hold the same unto the said Assignee forever, subject only to all the provisions contained in the said Mortgage and Note or other Obligation.

And the said Assignor hereby presently transfers, delegates and assigns to the Assignee all of its rights, duties, obligations, liabilities under said Mortgage and Note or other Obligation. The Assignor covenants that there are no set-offs, counterclaims or defenses against the same, in law or in equity, nor have there been any modifications or other changes in the original terms thereof, other than as stated herein.

In all references herein to any parties, persons, entities or corporations the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Assignor has caused these presents to be signed by its proper corporate officers and its corporate seal to be hereto affixed as of the 1<sup>st</sup> day of July, 2011.

Witnessed or Attest:

Sharon Alonzi

(Corporate Seal)

CAMDEN COUNTY, NJ  
CAMDEN COUNTY CLERK'S OFFICE  
ASHB. #16-DR. BOOK 09594 PG 0209  
RECORDED 05/17/2012 14:05:21  
FILE NUMBER 2012034315  
RCPT #: 11306041 RECD BY: Jaraad  
RECORDING FEES 70.00  
MARGINAL NOTATION 1:169.00

STATE OF NEW JERSEY

COUNTY OF Mercer

BE IT REMEMBERED that on this <sup>30th</sup> day of <sup>June</sup> July, 2011, before me, the undersigned witnessing authority, personally appeared Andrew P. Salem who is the President of The Tax Lien Financing Corporation, a public body corporate and politic of the State of New Jersey, who I am satisfied is the person who signed the within instrument, and he acknowledged that he signed the same as such officer aforesaid, and that the within instrument is the voluntary act and deed of such corporation duly authorized by a proper resolution of said Tax Lien Financing Corporation, and that the seal affixed to said instrument is the proper corporate seal of such corporation.

Print Name: Sharon Alessi

Title: Secretary

Commission Expires: \_\_\_\_\_

SHARON ALESSI  
NOTARY PUBLIC OF NEW JERSEY  
Commission Expires 9/25/2013

**ASSIGNMENT OF MORTGAGE**

TO

Dated as of July 1, 2011

Record and Return to:

David A. Weinstein, Esq.  
Archer & Greiner, P.C.  
One Centennial Square  
Haddonfield, NJ 08033

**EXHIBIT "A"**

	Address	Block	Lot	Amount of Notes and Mortgages	Mort. Book	Page	Date of Closing
1.	330 Washington Street	153	51	\$24,909.17	9399	1619	3/30/11
2.	312 Benson Street	154	4	44,759.96	9400	1	3/30/11
3.	316 Benson Street	154	6	15,492.10	9400	14	3/30/11
4.	318 Benson Street	154	7	2,097.93	9400	27	3/30/11
5.	337 Washington Street	154	18	2,104.35	9400	40	3/30/11
6.	335 Washington Street	154	19	1,469.99	9400	53	3/30/11
7.	331 Washington Street	154	21	25,830.74	9400	66	3/30/11
8.	309 Washington Street	154	32	25,670.30	9400	79	3/30/11
9.	307 Washington Street	154	33	10,920.48	9400	601	3/30/11
10.	322 Stevens Street	155	50	21,512.92	9400	614	3/30/11
11.	324 Stevens Street	155	51	3,761.90	9400	92	3/30/11
12.	326 Stevens Street	155	52	2,015.30	9400	105	3/30/11
13.	334 Stevens Street	155	56	86,314.38	9400	118	3/30/11
14.	327 Benson Street	155	62	2,166.75	9400	327	3/30/11
15.	325 Benson Street	155	63	2,166.75	9400	340	3/30/11
16.	323 Benson Street	155	64	17,476.70	9400	353	3/30/11
17.	321 Benson Street	155	65	1,874.13	9400	366	3/30/11
18.	315 Benson Street	155	68	95,333.38	9400	379	3/30/11
19.	305 Stevens Street	156	37	3,916.61	9400	588	3/30/11
20.	327 Clinton Street	159	37	19,405.03	9400	392	3/30/11
21.	536 S. 3 <sup>rd</sup> Street	161	4	61,115.42	9427	198	5/23/11
22.	542 S. 3 <sup>rd</sup> Street	161	7	11,604.46	9426	1926	5/23/11
23.	330 Clinton Street	161	18	30,415.43	9426	1913	5/23/11
24.	429 Benson Street	178	15	24,298.26	9426	1900	5/23/11
25.	413 Benson Street	178	20	52,211.40	9427	74	5/23/11
26.	312 S. 4 <sup>th</sup> Street	178	24	4,798.35	9427	61	5/23/11
27.	416 Berkley Street	183	50	2,992.00	9427	48	5/23/11
28.	434 Berkley Street	183	57	3,349.25	9427	35	5/23/11
29.	WS Reilly 82 S. Washington	184	6	1,850.18	9427	22	5/23/11
30.	420 Benson Street	186	33	18,694.14	9427	152	5/23/11
31.	422 Benson Street	186	34	42,417.09	9427	139	5/23/11
32.	BS West 25 N. Washington	187	45	851.46	9427	126	5/23/11
33.	444 West Street	191	63	62,865.03	9427	113	5/23/11
34.	527 Broadway	208	44	60,363.38	9427	100	5/23/11
35.	582 Line Street	290	26	2,587.10	9461	309	6/30/11
36.	587-589 Pine Street	290	33	65,898.55	9462	1043	6/30/11
37.	585 Pine Street	290	35	14,147.09	9462	1030	6/30/11
38.	577 Pine Street	290	39	29,765.69	9462	1069	6/30/11
39.	605 Pine Street	291	11	28,312.13	9462	1017	6/30/11
40.	625 Pine Street	292	27	55,658.21	9461	1013	6/30/11
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58.	785 Pine Street	353	76	21,736.12	9461	387	6/30/11
59.	787 Pine Street	353	77	64,040.22	9461	400	6/30/11
60.	807 Pine Street	357	50	16,611.01	9461	413	6/30/11
61.	809 Pine Street	357	51	92,835.42	9461	554	6/30/11
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63.	813 Pine Street	357	53	89,326.01	9461	580	6/30/11
64.	817 Pine Street	357	55	39,500.02	9461	593	6/30/11
65.	819 Pine Street	357	56	4,005.81	9461	606	6/30/11
66.	923 North 19th Street	848	16	31,693.68	9461	619	6/30/11
67.	915 North 19th Street	848	20	50,370.16	9461	632	6/30/11
68.	903 North 19th Street	848	26	32,248.87	9461	645	6/30/11
69.	939 North 20th Street	853	7	40,091.70	9461	1564	6/30/11
70.	936 North 19th Street	853	28	57,554.04	9461	658	6/30/11
71.	926 North 19th Street	853	33	51,736.38	9461	1551	6/30/11
72.	906 North 19th Street	853	43	37,475.88	9461	<del>1557</del>	6/30/11
73.	933 North 20th Street	853	49	42,692.62	9461	1434	6/30/11
74.	919 North 20th Street	853	56	30,361.41	9461	1421	6/30/11
75.	921 North 22nd Street	855	4	88,427.10	9461	1408	6/30/11
76.	931 North 22nd Street	855	20	74,081.04	9461	1525	6/30/11
77.	905 North 22nd Street	855	66	40,018.75	9461	1512	6/30/11
78.	923 North 22nd Street	855	72	56,286.35	9461	1499	6/30/11
79.	932 North 21st Street	855	95	57,477.33	9461	1486	6/30/11
80.	564 Benson Street	1403	8	28,460.63	9461	1473	6/30/11
81.	596 Benson Street	1403	24	45,810.92	9461	1382	6/30/11
82.	422 Broadway	1404	30	13,328.49	9461	1538	6/30/11
83.	512 Broadway	1410	6	26,488.25	9462	1056	6/30/11
84.	516 Broadway	1410	8	23,514.60	9462	1147	6/30/11
85.	604 Berkley Street	1411	3	35,717.95	9426	1433	5/23/11
86.	606 Berkley Street	1411	4	59,364.04	9426	1485	5/23/11
87.	608 Berkley Street	1411	5	39,341.90	9426	1498	5/23/11

BMD

89495/PH

88.	610 Berkley Street	1411	6	14,689.56	9426	1511	5/23/11
89.	612 Berkley Street	1411	7	11,541.57	9426	1524	5/23/11
90.	548 Royden Street	1420	19	40,052.61	9462	1121	6/30/11
91.	550 Royden Street	1420	20	10,289.35	9462	1134	6/30/11
92.	716 Berkley Street	1426	49	4,594.36	9426	1537	5/23/11
93.	718 Berkley Street	1426	50	10,881.48	9426	1653	5/23/11
94.	730 Berkley Street	1427	56	10,666.32	9426	1666	5/23/11
95.	738 Berkley Street	1427	60	14,855.48	9426	1679	5/23/11
96.	715 Berkley Street	1428	28	34,472.50	9426	1627	5/23/11
97.	717 Berkley Street	1428	29	24,560.75	9426	1589	5/23/11
98.	747 Berkley Street	1429	21	27,069.63	9426	1576	5/23/11
99.	450 Trenton Avenue	1429	24	34,318.18	9426	1563	5/23/11
100.	452 Trenton Avenue	1429	25	92,877.95	9426	1640	5/23/11
101.	460 Trenton Avenue	1429	29	7,737.47	9426	1550	5/23/11
102.	785 Line Street	1430	91	83,916.90	9426	1472	5/23/11
103.	529 S. 8 <sup>th</sup> Street	1430	104	51,611.84	9426	1965	5/23/11
104.	516 S. 8 <sup>th</sup> Street	1431	47	9,453.34	9426	1744	5/23/11
105.	518 S. 8 <sup>th</sup> Street	1431	48	47,179.35	9426	1731	5/23/11
106.	522 S. 8 <sup>th</sup> Street	1431	50	46,752.47	9426	1952	5/23/11
107.	528 S. 8 <sup>th</sup> Street	1431	53	45,925.39	9426	1939	5/23/11
108.	538 S. 8 <sup>th</sup> Street	1431	58	32,470.48	9426	1783	5/23/11
109.	717 New Street	1435	25	30,845.48	9427	87	5/23/11
110.	719 New Street	1435	26	12,594.85	9426	1757	5/23/11
111.	447 Trenton Avenue	1438	17	18,324.16	9426	1770	5/23/11
112.	449 Trenton Avenue	1438	18	81,731.37	9426	1796	5/23/11
113.	1010 Line Street	1471	7	56,808.51	9461	1395	6/30/11
114.	1032 Line Street	1471	18	31,226.77	9462	1082	6/30/11
115.	708 Haddon Avenue	1471	24	64,813.44	9462	1095	6/30/11
116.	712 Haddon Avenue	1471	26	67,328.37	9462	1108	6/30/11

6290974v2

Assignment of  
Mortgages

MBS:dh  
07-14-20

**RESOLUTION DESIGNATING DR. EDWARD WILLIAMS AS THE CITY'S  
MUNICIPAL HOUSING LIAISON**

WHEREAS, CP Residential GSBZ, LLC is the developer of the apartment complex located at 11 Cooper Street, Camden, NJ, (the "Project") which project was developed with funding, in part, from New Jersey Economic Development Authority ("EDA") through an Economic Redevelopment Growth Grant ("ERG") pursuant to P.L. 2009, C. 90 approved on June 14, 2016; and

WHEREAS, the ERG regulations, NJAC 19:31-4.3(a)3, require that any project consisting of newly constructed units that receive State funding shall reserve at least 20% of the residential units as affordable units, with affordability controls as required by the rules of COAH; and

WHEREAS, the New Jersey Fair Housing Act requires that affordability controls be administered by an administrative agent acting on behalf of the municipality; and

WHEREAS, the City of Camden desires to appoint Michaels Management-Affordable, LLC to be its administrative agent for purposes of ensuring that the project complies with the affordability control services for all affordable housing units within the Project and to enter into a Contract for Administration of Affordable Housing Units with Michael Management-Affordable, LLC for such administration services; and

WHEREAS, said contract requires that the City designate a Municipal Housing Liaison to administer the City's obligations under this contract; and


WHEREAS, the City desires to designate Dr. Edward Williams, Director of Planning and Development as its Municipal Housing Liaison now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the City hereby designates Dr. Edward Williams, Director of Planning and Development as the City's Municipal Housing Liaison.

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: July 14, 2020

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
MICHELLE BANKS-SPEARMAN  
City Attorney

\_\_\_\_\_  
CURTIS JENKINS  
President, City Council

ATTEST:

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



**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

Council Meeting: July 14, 2020

**TO:** Jason J. Asuncion, Esq., Business Administrator  
**FROM:** Dr. Edward Williams, Director of Planning & Development

**Department Making Request: Planning & Development**

**TITLE OF ORDINANCE/RESOLUTION:** Resolution Designating Dr. Edward Williams as the Municipal Housing Liaison

**BRIEF DESCRIPTION OF ACTION:** CP Residential GSBZ, LLC is the developer of the recently constructed apartment complex located at 11 Cooper Street, Camden, NJ. This project was developed with funding, in part, from the New Jersey Economic Development Authority ("EDA") through an Economic Redevelopment Growth Grant ("ERG") pursuant to P.L. 2009, C. 90 approved on June 14, 2016. The ERG regulations, NJAC 19:31-4.3(a)3, require that any project consisting of newly constructed units that receive State funding shall reserve at least 20% of the residential units as affordable units, with affordability controls as required by the rules of COAH. The New Jersey Fair Housing Act requires that affordability controls be administered by an administrative agent acting on behalf of a municipality.

The City desires to appoint Michaels Management-Affordable, LLC to be its administrative agent for purposes of ensuring that the project complies with the affordability control services for all affordable housing units within the Project and to enter into a Contract for the Administration of Affordable Housing Units with Michael Management-Affordable, LLC outlining the responsibilities of the parties.

Said contract requires that the City designate a Municipal Housing Liaison to administer the City's obligations under this contract. This resolution designates Dr. Edward Williams as the City's Municipal Liaison.

**AMOUNT OF PROPOSED CONTRACT:**



**Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)**

*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*

Approved by Director:

Date

7/6/20

Signature

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\*\*\*\***

Approved by Grants Management: \_\_\_\_\_

Approved by Finance Director: \_\_\_\_\_

☐ CAF –Certifications of Availability of Funds

Approved by Business Administrator: 7-8-20 Jason J. Ascencio

Approved by City Attorney: 7/8/20 Marela B. Lopez

(Name) Please Print

(Extension #)

Prepared By: \_\_\_\_\_

Contact Person: \_\_\_\_\_

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\*\*\*\***

**CONTRACT FOR THE ADMINISTRATION OF AFFORDABLE  
HOUSING UNITS**

*THIS AGREEMENT*, entered into as of this the \_\_\_\_ day of \_\_\_\_\_, 2020

**BETWEEN**

**The City of Camden** a municipality and instrumentality of the State, having offices at 520 Market Street, Camden, New Jersey, hereinafter called the "Municipality"; and

**Michaels Management - Affordable, LLC**, having offices at 2 Cooper Street, Camden, New Jersey, hereinafter called the "Administrative Agent."

**WITNESSETH**

**WHEREAS**, under authorization of the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301, *et seq.*, hereinafter the "Act") the Municipality is implementing a program to provide affordable housing units to moderate-income households desiring to live within the Municipality; and

**WHEREAS**, at Title 5, Chapter 80, Subchapter 26 of the New Jersey Administrative Code, the State has promulgated affordability controls in regulations designed to implement the Act, by assuring that low- and moderate-income units that are created under the Act are occupied by low- and moderate-income households for an appropriate period of time (the "Rules"); and

**WHEREAS**, Section 5:80-26.14 of the Rules provides that affordability controls may be administered by an administrative agent acting on behalf of a municipality; and

**WHEREAS**, the Municipality has selected **Michaels Management - Affordable, LLC** to be the Administrative Agent for the purposes of ensuring that the developer of the project owned and operated by CP Residential GSGZ, LLC, commonly known as **11 Cooper**, located at 11 Cooper Street, Camden, New Jersey (the "Project") complies with the affordability control services for all affordable housing units within the Project.

**NOW THEREFORE**, subject to COAH's approval, the Municipality and the Administrative Agent hereby agree to the following terms and conditions:

**Section 1. Term**

This Agreement shall become effective as of the 1<sup>st</sup> day of January, 2020, and shall have a term of one (1) year, terminating at the close of business on the 31<sup>st</sup> day of December, 2020, subject to the termination and renewal provisions set forth in *Section 4*, below.

## **Section 2. Applicability and Supersession**

This Agreement shall define and govern all terms between the parties with respect to affordability controls for affordable housing units identified in *Section 4* hereof and provided under the Act, and shall supersede all prior agreements or documents related thereto.

## **Section 3. Agency and Enforcement Delegation**

The Municipality and the Administrative Agent acknowledge that under the Rules, the Administrative Agent is acting hereunder primarily as an agent of the Municipality as to the affordable units identified in *Section 4* hereof. Anything herein to the contrary notwithstanding, however, the Municipality hereby delegates to the Administrative Agent, and the Administrative Agent hereby accepts, primary responsibility for enforcing substantive provisions of the Act and the Rules with respect to the Project. The Municipality, however, shall retain the ultimate responsibility for ensuring effective compliance with the Rules and the Administrative Agent will come under the supervision of the Municipal Housing Liaison.

## **Section 4. Termination and Renewal**

- (1) The Agreement may be terminated by either party, by giving three (3) months advanced written notice to the other, to the address and in the form as set forth in *Section 8*, below, provided however, that no such termination may take effect unless and until an alternate Administrative Agent has been selected by the Municipality and approved by all required governmental authorities.
- (2) Unless terminated as set forth in *Section 4*, this Agreement shall automatically be renewed for successive terms of one (1) year each.

## **Section 5. Assignment of Affordable Housing Units**

For the term hereof, and without exception, this Agreement shall govern the provision of affordability control services for the all affordable housing units located within the Project

## **Section 6. Responsibilities of the Administrative Agent**

The Administrative Agent shall ensure that the developer of the Project complies with the duties and responsibilities set forth in the Rules, including those set forth in Sections 5:80-26.14, 16 and 18 thereof, which includes ~~the~~ *ing*.

- (1) Affirmative Marketing

- (a) Conducting an outreach process to insure affirmative marketing of the affordable housing units in the Project in accordance with the provisions of N.J.A.C. 5:80-26.15;
  - (b) Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by COAH; and
  - (c) Providing counseling, or contracting to provide counseling services, to low and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.
- (2) Household Certification
- (a) Soliciting, scheduling, conducting and following up on interviews with interested households;
  - (b) Conducting interviews and obtaining sufficient documentation of gross income and assets upon which to base a determination of income eligibility for a low- or moderate-income unit;
  - (c) Providing written notification to each applicant as to the determination of eligibility or non-eligibility;
  - (d) Requiring that all certified applicants for restricted units execute a certificate substantially in the form, as applicable, of rental certificates set forth in Appendix K of N.J.A.C. 5:80-26.1 et. seq.;
- (3) Affordability Controls
- (a) Creating and maintaining a file on each restricted unit within the Project for its control period; and
  - (b) Ensuring the issuance of Continuing Certificates of Occupancy or certifications pursuant to N.J.A.C. 5:80-26.10.
- (4) Rental and re-rental
- (a) Instituting and maintaining an effective means of communicating information between the developer of the Project and the Administrative Agent regarding the availability of restricted units for rental; and
  - (b) Instituting and maintaining an effective means of communicating information to low- and moderate-income households regarding the availability of restricted units for or re-rental.

- (5) Enforcement
  - (a) The posting annually a notice as to the maximum permitted rent together with the telephone number of the Administrative Agent where complaints of excess rent can be made;
  - (b) Sending annual mailings to all owners of affordable dwelling units, reminding them of the notices and requirements outlined in N.J.A.C. 5:80-26.18(d)4; and
  - (c) Providing annual reports to COAH as required.
- (6) Records received, retained, retrieved, or transmitted under the terms of this contract may constitute public records of the City of Camden as defined by N.J.S.A. 47:3-16, and are legal property of the City of Camden. The Administrative Agent named in this contract must agree to administer and dispose of such records in compliance with the State's public records laws and associated administrative rules.

The City of Camden has identified the following as public records under this contract, subject to the above-cited provisions:

0120-0000	Affordable Housing Project File
0120-0001	Affordable Housing Project File-Approved
0120-0002	Affordable Housing Project File-Denied/Withdrawn
0112-0000	Affordable Housing Application File-Individual
0121-0002	Affordable Housing Application File-Certification Denied or Expired
0122-0000	Affordable Housing Unit File
0122-0001	Affordable Housing Unit File-Mailing Notification of Responsibilities
0123-0000	Affordable Housing Unit Inventory

Although the State has used its best efforts to identify all records that qualify as public records under this contract, the State reserves the right to amend the above list from time to time as warranted.

- (7) The Administrative Agent shall have authority to take all actions necessary and appropriate to carry out its responsibilities hereunder

## **Section 7. Responsibilities of the Municipality**

The Municipality shall:

- (1) Provide to the Administrative Agent the name, title and telephone number of the municipal official designated as the Municipal Housing Liaison to the Administrative Agent on all matters related to this Agreement;



- (2) Ensure that applicable local ordinances are not in conflict with, and enable efficient implementation of, the Rules and the provisions of this Agreement;
- (3) Monitor the status of all restricted units in the Municipality's Fair Share Plan;
- (4) Compile, verify, and submit annual reports as required by COAH;
- (5) Coordinate meetings with affordable housing providers and Administrative Agents, as applicable;
- (6) Develop an Affirmative Marketing Plan and distribute to the Administrative Agent;
- (7) Ensure that all restricted units are identified as affordable within the tax assessor's office and any Municipal Utility Authority (MUA). The municipality and MUA shall promptly notify the Administrative Agent of a change in billing address, payment delinquency of two billing cycles, transfer of title, or institution of a writ of foreclosure on all affordable units; and
- (8) Provide all reasonable and necessary assistance to the Administrative Agent in support of efforts to enforce provisions of the Act, the Rules, deed covenants, mortgages, court decisions or other authorities governing the affordability control services to be provided under the Agreement.

#### **Section 8. Notices**

All notices and other written communications between the Municipality and the Administrative Agent shall be to the addresses and personnel specified below:

if to the Municipality:

The City of Camden  
520 Market Street  
Camden, NJ 08101

ATTN: Business Administrator

if to the Administrative Agent:

Michaels Management - Affordable, LLC  
2 Cooper Street  
Camden, NJ 08102

ATTN: \_\_\_\_\_

**Section 9. Non-Waiver of Conditions**

The failure of either party to insist upon strict performance of any provision of this Agreement in any one or more instances shall not constitute a consent to waiver of or excuse for any other different or subsequent breach of the same or other provision, nor as a result shall either party relinquish any rights which it may have under this Agreement. No terms or provisions hereof shall be deemed waived and no breach excused unless such waiver or consent is in writing and signed by the waiving party.

**Section 10. Merger and Amendment**

This written Agreement, together with its Exhibits, constitutes the sole agreement between the parties with respect to the matters covered therein, and no other written or oral communication exists which shall bind the parties with respect thereto, provided however that this Agreement may be modified by written amendments clearly identified as such and signed by both the Municipality and the Administrative Agent.

**Section 11. Partial Invalidation of Agreement**

Should any provision of this Agreement be deemed or held to be invalid, ineffective or unenforceable, under present or future laws, the remainder of the provisions shall remain in full force and effect.

IN WITNESS WHEREOF, the Municipality and the Administrative Agent have executed this Agreement in triplicate as of the date first above written.

THE CITY OF CAMDEN

BY \_\_\_\_\_  
(Name)  
(Title)

*MICHAELS MANAGEMENT - AFFORDABLE, LLC*

BY \_\_\_\_\_  
(Name)  
(Title)

**ACKNOWLEDGEMENTS**

On this the \_\_\_\_ day of \_\_\_\_\_, 2020, before me came \_\_\_\_\_  
known and known to me to be the \_\_\_\_\_ of the City of Camden, the  
Municipality identified as such in the foregoing Agreement, who states that (s)he is duly  
authorized to execute said Agreement on behalf of said Municipality, and that (s)he has so  
executed the foregoing Agreement for the purposes stated therein.

\_\_\_\_\_  
NOTARY PUBLIC

On this the \_\_\_\_ day of \_\_\_\_\_, 2020 before me came \_\_\_\_\_,  
known and known to me to be the \_\_\_\_\_ of Michaels Management – Affordable,  
LLC, the Administrative Agent identified as such in the foregoing Agreement, who states that  
(s)he has signed said Agreement on behalf of said Administrative Agent for the purposes stated  
therein.

\_\_\_\_\_  
NOTARY PUBLIC

MBS:dh  
07-14-20

**RESOLUTION APPOINTING MICHAELS MANAGEMENT-AFFORDABLE, LLC AS  
THE CITY'S ADMINISTRATIVE AGENT FOR 11 COOPER STREET AND  
AUTHORIZING THE CITY TO ENTER INTO A CONTRACT FOR THE  
ADMINISTRATION OF AFFORDABLE HOUSING UNITS WITH MICHAELS  
MANAGEMENT-AFFORDABLE, LLC**

WHEREAS, CP Residential GSBZ, LLC is the developer of the apartment complex located at 11 Cooper Street, Camden, NJ, (the "Project") which project was developed with funding, in part, from New Jersey Economic Development Authority ("EDA") through an Economic Redevelopment Growth Grant ("ERG") pursuant to P.L. 2009, C. 90 approved on June 14, 2016; and

WHEREAS, the ERG regulations, NJAC 19:31-4.3(a)3, require that any project consisting of newly constructed units that receive State funding shall reserve at least 20% of the residential units as affordable units, with affordability controls as required by the rules of COAH; and

WHEREAS, the New Jersey Fair Housing Act requires that affordability controls be administered by an administrative agent acting on behalf of the municipality; and

WHEREAS, the City of Camden desires to appoint Michaels Management-Affordable, LLC to be its administrative agent for purposes of ensuring that the project complies with the affordability control services for all affordable housing units within the Project and to enter into a Contract for Administration of Affordable Housing Units with Michael Management-Affordable, LLC outlining the responsibilities of the parties; attached hereto as Exhibit A; now therefore

BE IT RESOLVED, by the City Council of the City of Camden that the City hereby appoints Michaels Management Affordable, LLC as its administrative agent for purposes of ensuring that the project complies with the affordability control services for all affordable housing units within the Project; and

BE IT FURTHER RESOLVED, that the City is authorized to enter into a Contract for Administration of Affordable Housing Units with Michaels Management-Affordable, LLC outlining the responsibilities of the Administrative Agent and the City substantially in the form attached hereto as Exhibit A.

BE IT FURTHER RESOLVED, that the Mayor or his designee is hereby authorized to execute such documentation as is necessary to effect said appointment and enter into said contract.

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: July 14, 2020

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS-SPEARMAN  
City Attorney

\_\_\_\_\_  
CURTIS JENKINS  
President, City Council

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

**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

Council Meeting: July 14, 2020

**TO:** Jason J. Asuncion, Esq., Business Administrator  
**FROM:** Dr. Edward Williams, Director of Planning & Development

**Department Making Request: Planning & Development**

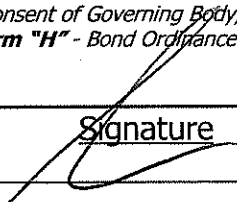
**TITLE OF ORDINANCE/RESOLUTION:** Resolution Appointing Michaels Management-Affordable, LLC as the City's Administrative Agent for 11 Cooper Street and Authorizing the City to Enter into a Contract for the Administration of Affordable Housing Units with Michaels Management-Affordable, LLC.

**BRIEF DESCRIPTION OF ACTION:** CP Residential GSBZ, LLC is the developer of the recently constructed apartment complex located at 11 Cooper Street, Camden, NJ. This project was developed with funding, in part, from the New Jersey Economic Development Authority ("EDA") through an Economic Redevelopment Growth Grant ("ERG") pursuant to P.L. 2009, C. 90 approved on June 14, 2016. The ERG regulations, NJAC 19:31-4.3(a)3, require that any project consisting of newly constructed units that receive State funding shall reserve at least 20% of the residential units as affordable units, with affordability controls as required by the rules of COAH. The New Jersey Fair Housing Act requires that affordability controls be administered by an administrative agent acting on behalf of a municipality.

The City desires to appoint Michaels Management-Affordable, LLC to be its administrative agent for purposes of ensuring that the project complies with the affordability control services for all affordable housing units within the Project and to enter into a Contract for the Administration of Affordable Housing Units with Michael Management-Affordable, LLC outlining the responsibilities of the parties. A copy of the proposed contract is attached hereto.

**AMOUNT OF PROPOSED CONTRACT:**

☒ **Waiver Request Form Attached for State DCA/DLGS Approval - (If applicable)**  
*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*

	<u>Date</u>	<u>Signature</u>
Approved by Director:	<u>7/6/20</u>	
Approved by Grants Management:	_____	_____
		(If applicable)
Approved by Finance Director:	_____	_____

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\*\*\*\***

☐ CAF –Certifications of Availability of Funds

Approved by Business Administrator:

7-8-20

Jasen J. Asenew III

Approved by City Attorney:

7/8/20

Michael B. Spier

(Name) Please Print	(Extension #)
Prepared By: _____	_____
Contact Person: _____	_____

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\*\*\*\*



**CONTRACT FOR THE ADMINISTRATION OF AFFORDABLE  
HOUSING UNITS**

*THIS AGREEMENT*, entered into as of this the \_\_\_\_ day of \_\_\_\_\_, 2020

**BETWEEN**

**The City of Camden** a municipality and instrumentality of the State, having offices at 520 Market Street, Camden, New Jersey, hereinafter called the "Municipality"; and

**Michaels Management - Affordable, LLC**, having offices at 2 Cooper Street, Camden, New Jersey, hereinafter called the "Administrative Agent."

**WITNESSETH**

*WHEREAS*, under authorization of the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301, *et seq.*, hereinafter the "Act") the Municipality is implementing a program to provide affordable housing units to moderate-income households desiring to live within the Municipality; and

*WHEREAS*, at Title 5, Chapter 80, Subchapter 26 of the New Jersey Administrative Code, the State has promulgated affordability controls in regulations designed to implement the Act, by assuring that low- and moderate-income units that are created under the Act are occupied by low- and moderate-income households for an appropriate period of time (the "Rules"); and

*WHEREAS*, Section 5:80-26.14 of the Rules provides that affordability controls may be administered by an administrative agent acting on behalf of a municipality; and

*WHEREAS*, the Municipality has selected **Michaels Management - Affordable, LLC** to be the Administrative Agent for the purposes of ensuring that the developer of the project owned and operated by CP Residential GSGZ, LLC, commonly known as **11 Cooper**, located at 11 Cooper Street, Camden, New Jersey (the "Project") complies with the affordability control services for all affordable housing units within the Project.

*NOW THEREFORE*, subject to COAH's approval, the Municipality and the Administrative Agent hereby agree to the following terms and conditions:

**Section 1. Term**

This Agreement shall become effective as of the 1<sup>st</sup> day of January, 2020, and shall have a term of one (1) year, terminating at the close of business on the 31<sup>st</sup> day of December, 2020, subject to the termination and renewal provisions set forth in *Section 4*, below.

## **Section 2. Applicability and Supersession**

This Agreement shall define and govern all terms between the parties with respect to affordability controls for affordable housing units identified in *Section 4* hereof and provided under the Act, and shall supersede all prior agreements or documents related thereto.

## **Section 3. Agency and Enforcement Delegation**

The Municipality and the Administrative Agent acknowledge that under the Rules, the Administrative Agent is acting hereunder primarily as an agent of the Municipality as to the affordable units identified in *Section 4* hereof. Anything herein to the contrary notwithstanding, however, the Municipality hereby delegates to the Administrative Agent, and the Administrative Agent hereby accepts, primary responsibility for enforcing substantive provisions of the Act and the Rules with respect to the Project. The Municipality, however, shall retain the ultimate responsibility for ensuring effective compliance with the Rules and the Administrative Agent will come under the supervision of the Municipal Housing Liaison.

## **Section 4. Termination and Renewal**

- (1) The Agreement may be terminated by either party, by giving three (3) months advanced written notice to the other, to the address and in the form as set forth in *Section 8*, below, provided however, that no such termination may take effect unless and until an alternate Administrative Agent has been selected by the Municipality and approved by all required governmental authorities.
- (2) Unless terminated as set forth in *Section 4*, this Agreement shall automatically be renewed for successive terms of one (1) year each.

## **Section 5. Assignment of Affordable Housing Units**

For the term hereof, and without exception, this Agreement shall govern the provision of affordability control services for the all affordable housing units located within the Project

## **Section 6. Responsibilities of the Administrative Agent**

The Administrative Agent shall ensure that the developer of the Project complies with the duties and responsibilities set forth in the Rules, including those set forth in Sections 5:80-26.14, 16 and 18 thereof, which includes <sup>49</sup>

- (1) Affirmative Marketing

- (a) Conducting an outreach process to insure affirmative marketing of the affordable housing units in the Project in accordance with the provisions of N.J.A.C. 5:80-26.15;
  - (b) Attending continuing education opportunities on affordability controls, compliance monitoring, and affirmative marketing as offered or approved by COAH; and
  - (c) Providing counseling, or contracting to provide counseling services, to low and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.
- (2) Household Certification
- (a) Soliciting, scheduling, conducting and following up on interviews with interested households;
  - (b) Conducting interviews and obtaining sufficient documentation of gross income and assets upon which to base a determination of income eligibility for a low- or moderate-income unit;
  - (c) Providing written notification to each applicant as to the determination of eligibility or non-eligibility;
  - (d) Requiring that all certified applicants for restricted units execute a certificate substantially in the form, as applicable, of rental certificates set forth in Appendix K of N.J.A.C. 5:80-26.1 et. seq.;
- (3) Affordability Controls
- (a) Creating and maintaining a file on each restricted unit within the Project for its control period; and
  - (b) Ensuring the issuance of Continuing Certificates of Occupancy or certifications pursuant to N.J.A.C. 5:80-26.10.
- (4) Rental and re-rental
- (a) Instituting and maintaining an effective means of communicating information between the developer of the Project and the Administrative Agent regarding the availability of restricted units for rental; and
  - (b) Instituting and maintaining an effective means of communicating information to low- and moderate-income households regarding the availability of restricted units for or re-rental.

(5) Enforcement

- (a) The posting annually a notice as to the maximum permitted rent together with the telephone number of the Administrative Agent where complaints of excess rent can be made;
  - (b) Sending annual mailings to all owners of affordable dwelling units, reminding them of the notices and requirements outlined in N.J.A.C. 5:80-26.18(d)4; and
  - (c) Providing annual reports to COAH as required.
- (6) Records received, retained, retrieved, or transmitted under the terms of this contract may constitute public records of the City of Camden as defined by N.J.S.A. 47:3-16, and are legal property of the City of Camden. The Administrative Agent named in this contract must agree to administer and dispose of such records in compliance with the State's public records laws and associated administrative rules.

The City of Camden has identified the following as public records under this contract, subject to the above-cited provisions:

0120-0000	Affordable Housing Project File
0120-0001	Affordable Housing Project File-Approved
0120-0002	Affordable Housing Project File-Denied/Withdrawn
0112-0000	Affordable Housing Application File-Individual
0121-0002	Affordable Housing Application File-Certification Denied or Expired
0122-0000	Affordable Housing Unit File
0122-0001	Affordable Housing Unit File-Mailing Notification of Responsibilities
0123-0000	Affordable Housing Unit Inventory

Although the State has used its best efforts to identify all records that qualify as public records under this contract, the State reserves the right to amend the above list from time to time as warranted.

- (7) The Administrative Agent shall have authority to take all actions necessary and appropriate to carry out its responsibilities hereunder

**Section 7. Responsibilities of the Municipality**

The Municipality shall:

- (1) Provide to the Administrative Agent the name, title and telephone number of the municipal official designated as the Municipal Housing Liaison to the Administrative Agent on all matters related to this Agreement;

- (2) Ensure that applicable local ordinances are not in conflict with, and enable efficient implementation of, the Rules and the provisions of this Agreement;
- (3) Monitor the status of all restricted units in the Municipality's Fair Share Plan;
- (4) Compile, verify, and submit annual reports as required by COAH;
- (5) Coordinate meetings with affordable housing providers and Administrative Agents, as applicable;
- (6) Develop an Affirmative Marketing Plan and distribute to the Administrative Agent;
- (7) Ensure that all restricted units are identified as affordable within the tax assessor's office and any Municipal Utility Authority (MUA). The municipality and MUA shall promptly notify the Administrative Agent of a change in billing address, payment delinquency of two billing cycles, transfer of title, or institution of a writ of foreclosure on all affordable units; and
- (8) Provide all reasonable and necessary assistance to the Administrative Agent in support of efforts to enforce provisions of the Act, the Rules, deed covenants, mortgages, court decisions or other authorities governing the affordability control services to be provided under the Agreement.

#### **Section 8. Notices**

All notices and other written communications between the Municipality and the Administrative Agent shall be to the addresses and personnel specified below:

if to the Municipality:

The City of Camden  
520 Market Street  
Camden, NJ 08101

ATTN: Business Administrator

if to the Administrative Agent:

Michaels Management - Affordable, LLC  
2 Cooper Street  
Camden, NJ 08102

ATTN: \_\_\_\_\_

**Section 9. Non-Waiver of Conditions**

The failure of either party to insist upon strict performance of any provision of this Agreement in any one or more instances shall not constitute a consent to waiver of or excuse for any other different or subsequent breach of the same or other provision, nor as a result shall either party relinquish any rights which it may have under this Agreement. No terms or provisions hereof shall be deemed waived and no breach excused unless such waiver or consent is in writing and signed by the waiving party.

**Section 10. Merger and Amendment**

This written Agreement, together with its Exhibits, constitutes the sole agreement between the parties with respect to the matters covered therein, and no other written or oral communication exists which shall bind the parties with respect thereto, provided however that this Agreement may be modified by written amendments clearly identified as such and signed by both the Municipality and the Administrative Agent.

**Section 11. Partial Invalidation of Agreement**

Should any provision of this Agreement be deemed or held to be invalid, ineffective or unenforceable, under present or future laws, the remainder of the provisions shall remain in full force and effect.

IN WITNESS WHEREOF, the Municipality and the Administrative Agent have executed this Agreement in triplicate as of the date first above written.

THE CITY OF CAMDEN

BY \_\_\_\_\_  
(Name)  
(Title)

*MICHAELS MANAGEMENT - AFFORDABLE, LLC*

BY \_\_\_\_\_  
(Name)  
(Title)

**ACKNOWLEDGEMENTS**

On this the \_\_\_\_ day of \_\_\_\_\_, 2020, before me came \_\_\_\_\_  
known and known to me to be the \_\_\_\_\_ of the City of Camden, the  
Municipality identified as such in the foregoing Agreement, who states that (s)he is duly  
authorized to execute said Agreement on behalf of said Municipality, and that (s)he has so  
executed the foregoing Agreement for the purposes stated therein.

---

NOTARY PUBLIC

On this the \_\_\_\_ day of \_\_\_\_\_, 2020 before me came \_\_\_\_\_,  
known and known to me to be the \_\_\_\_\_ of Michaels Management – Affordable,  
LLC, the Administrative Agent identified as such in the foregoing Agreement, who states that  
(s)he has signed said Agreement on behalf of said Administrative Agent for the purposes stated  
therein.

---

NOTARY PUBLIC



MBS/JA  
7/14/20

**RESOLUTION AUTHORIZING GRANTEE, THE CITY OF CAMDEN, TO ENTER INTO A MINI-PITCH PROGRAM GRANT AGREEMENT AND SEPARATE LICENSING AGREEMENT WITH GRANTOR, THE U.S. SOCCER FOUNDATION AND ITS SPECIALTY CONTRACTOR, ACE SURFACES AND MUSCO SPORTS LIGHTING, FOR THE INSTALLATION OF A SOCCER MINI-PITCH AT THE MASTER STREET TENNIS COURTS, IN CAMDEN, NEW JERSEY**

**WHEREAS**, the U.S. Soccer Foundation's ("Foundation") "Safe Places to Play" Program transforms abandoned courts, empty schoolyards, vacant lots and the like into state-of-the-art soccer fields for children, and

**WHEREAS**, the Foundation's funding partner has chosen to fully fund a soccer mini-pitch system at the Master Street Tennis Courts, located on the southeast corner of Chelton Avenue and Master Street, and

**WHEREAS**, there is no financial commitment required from the City of Camden; and

**WHEREAS**, Soccer mini-pitches are small, customized areas that are perfectly suited for organized soccer programs and pick-up games; and

**WHEREAS**, hardcourt concrete or asphalt surfaces like the underutilized tennis court at the Master Street Tennis Courts are the ideal locations for a soccer mini-pitch; and

**WHEREAS**, the City, as Grantee, desires to enter into a Mini-Pitch Program Grant Agreement with Grantor, U.S. Soccer Foundation, substantially in the form of agreement attached hereto as Exhibit A, to facilitate the Foundation's grant as supplied by its specialty contractor, Ace Surfaces and Musco Sports Lighting, which work shall be valued by the Foundation, in its sole and absolute discretion, in an amount up to \$100,000.00; and

**WHEREAS**, the City seeks authorization and approval to allow, via an appropriate negotiated license agreement, the Foundation and its specialty contractor to access the Master Street Tennis Courts for the purposes of installing a mini-pitch soccer system; and

**WHEREAS**, the necessary license agreement shall be terminable at any time with or without cause by Licensor-Grantee, the City of Camden; and

**WHEREAS**, the Foundation and Contractor shall be solely responsible for any and all necessary expenses incurred and/or any damage to the Master Street Tennis Courts as well as any of the City's rights of way impacted by this project, as a result of installation activities related to this project; and

**WHEREAS**, Licensee-Grantor, the Foundation and its specialty contractor agrees to indemnify and hold harmless Licensor-Grantee, the City of Camden, for all their activities and work conducted with respect to the installation of this project, now, therefore

**BE IT RESOLVED**, by the City Council of the City of Camden that it hereby accepts and approves the U.S. Soccer Foundation's grant in the form of the installation of a soccer mini-pitch, as detailed above, and hereby authorizes the Mayor of the City of Camden to enter into a Mini-Pitch Program Grant Agreement with Grantor, U.S. Soccer Foundation, substantially in the form of the agreement attached hereto as Exhibit A.

**BE IT FURTHER RESOLVED**, by the City Council of the City of Camden that the Mayor of the City of Camden is also hereby authorized to enter into a License Agreement to facilitate the soccer mini-pitch installation project at the Master Street Tennis Court for all the purposes discussed above.

**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: July 14, 2020

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS-SPEARMAN  
City Attorney

\_\_\_\_\_  
CURTIS JENKINS  
President, City Council

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



WALK ON

Camden City Council  
RESOLUTION / ORDINANCE REQUEST FORM

DATE: July 8, 2020

Council Meeting Date: July 14, 2020

FROM: Councilperson

- |                          |                           |                                     |  |
|--------------------------|---------------------------|-------------------------------------|--|
| <input type="checkbox"/> | Curtis Jenkins, President | <input type="checkbox"/>            | Marilyn Torres, Vice President, 3 <sup>rd</sup> Ward |
| <input type="checkbox"/> | Sheila Davis, At-Large    | <input type="checkbox"/>            | Shaneka Boucher, 1 <sup>st</sup> Ward                |
| <input type="checkbox"/> | Angel Fuentes, At-Large   | <input checked="" type="checkbox"/> | Victor Carstarphen, 2 <sup>nd</sup> Ward             |
|                          |                           | <input type="checkbox"/>            | Felisha Reyes-Morton, 4 <sup>th</sup> Ward           |

Action Requested:

RESOLUTION AUTHORIZING GRANTEE, THE CITY OF CAMDEN, TO ENTER INTO A MINI-PITCH PROGRAM GRANT AGREEMENT AND SEPARATE LICENSING AGREEMENT WITH GRANTOR, THE U.S. SOCCER FOUNDATION AND ITS SPECIALTY CONTRACTOR, ACE SURFACES AND MUSCO SPORTS LIGHTING, FOR THE INSTALLATION OF A SOCCER MINI-PITCH AT THE MASTER STREET TENNIS COURTS, IN CAMDEN, NEW JERSEY

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

Victor Carstarphen/wr  
\_\_\_\_\_  
Signature of Councilperson

07/8/2020  
\_\_\_\_\_  
Date

JSC/dc  
7-14-2020

**RESOLUTION AUTHORIZING TEMPORARY BUDGET APPROPRIATIONS  
FOR THE FISCAL YEAR 2021**

WHEREAS, by the provisions of NJSA 40A:4-19 temporary appropriations may be made by resolution of a two-thirds majority of the full membership of the Governing Body to provide for the period between the beginning of the budget year and the date of the adoption of the budget; now, therefore

BE IT RESOLVED by the City Council of the City of Camden, County of Camden, New Jersey, pursuant to Revised Statutes 40A:4-19 concerning temporary appropriations, that there is hereby appropriated to supplement the temporary budget of the City of Camden, New Jersey, for the period July 14, 2020 until the regular budget be adopted, the following sums:

**OFFICE OF MAYOR**

Office of Mayor

Salaries and Wages	112,243.00
Other Expenses	52,626.00

Office of Public Defender

Salaries and Wages	
Other Expenses	43,313.00

Municipal Court

Salaries and Wages	557,720.00
Other Expenses	20,823.00

Planning Board

Salaries and Wages	2,997.00
Other Expenses	14,700.00

Zoning Board of Adjustment

Salaries and Wages	2,206.00
Other Expenses	11,813.00

Rooming and Boarding Board

Salaries and Wages	1,685.00
Other Expenses	-0-

Office of City Attorney

Salaries and Wages	261,545.00
Other Expenses	212,625.00

**OFFICE OF CITY COUNCIL**

Office of City Council

Salaries and Wages	94,997.00
Other Expenses	4,057.00

Annual Audit

Other Expenses	62,213.00
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Office of Municipal Clerk

Salaries and Wages	72,320.00
Other Expenses	14,685.00

Municipal Clerk - Elections

Other Expenses	12,338.00
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Alcoholic Beverage Control Board

Salaries and Wages	1,611.00
Other Expenses	1,835.00

Division of Vital Statistics

Salaries and wages	93,955.00
Other Expenses	2,769.00

**DEPARTMENT OF ADMINISTRATION**

Business Administrator's Office

Salaries & Wages	53,620.00
Other Expenses	91,875.00

Workmen's Compensation	
Other Expenses	367,500.00

Surety Bonds & Other Premiums	
Other Expenses	249,375.00

Utilities	
Other Expenses	577,500.00

Bureau of Purchasing

Salaries and Wages	57,467.00
Other Expenses	109,082.00

Division of Personnel

Salaries and Wages	66,578.00
Other Expenses	788.00

Management Information Systems

Salaries and Wages	123,788.00
Other Expenses	183,750.00

## DEPARTMENT OF FINANCE

### Director's Office

Salaries and Wages	110,648.00
Other Expenses	78,750.00

### Accounts and Controls

Salaries and Wages	33,229.00
Other Expenses	709.00

### Treasurer's Office

Salaries and Wages	72,357.00
Other Expenses	1,050.00

### Revenue Collections

Salaries and Wages	211,909.00
Other Expenses	134,337.00

### Assessor's Office

Salaries and Wages	99,764.00
Other Expenses	63,394.00

### Grants Management

Salaries and Wages	19,936.00
Other Expenses	-0-

### Payroll Division

Salaries and Wages	67,152.00
Other Expenses	236.00

## DEPARTMENT OF POLICE

### Police Department

Salaries and Wages	48,563.00
Other Expenses	2,625.00

### Traffic Control

Salaries and Wages	391,164.00
Other Expenses	74,500.00

## DEPARTMENT OF FIRE

### Division of Fire

Salaries and Wages	5,403,864.00
Other Expenses	98,825.00

**DEPARTMENT OF FIRE (Cont'd)**

Fire Prevention

Salaries and Wages	24,324.00
Other Expenses	2,126.00

**DEPARTMENT OF CODE ENFORCEMENT**

Office of the Director

Salaries and Wages	73,278.00
Other Expenses	998.00

Animal Control

Salaries and Wages	-0-
Other Expenses	131,250.00

Housing Inspection

Salaries and Wages	157,515.00
Other Expenses	10,946.00

License Inspection

Salaries and Wages	76,770.00
Other Expenses	7,718.00

Construction Code

Salaries and Wages	246,495.00
Other Expenses	8,820.00

Office of Rent Control

Salaries and Wages	-0-
Other Expenses	-0-

Weights and Measure

Salaries and Wages	25,923.00
Other Expenses	788.00

**DEPARTMENT OF DEVELOPMENT & PLANNING**

Office of the Director

Salaries and Wages	72,024.00
Other Expenses	20,193.00

Division of Planning

Salaries and Wages	66,452.00
Other Expenses	119,872.00



**DEPARTMENT OF DEVELOPMENT & PLANNING (Cont'd)**

City Properties

Salaries and Wages	26,318.00
Other Expenses	66,743.00

Housing Service

Salaries and Wages	72,833.00
Other Expenses	16,112.00

Capital Improvement & Project Mgmt.

Salaries and Wages	138,741.00
Other Expenses	173,939.00

**DEPARTMENT OF PUBLIC WORKS**

Office of the Director

Salaries and Wages	101,313.00
Other Expenses	202,206.00

Garbage and Trash Removal

Other Expenses	1,929,000.00
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Neighborhood District

Salaries and Wages	818,516.00
Other Expenses	228,440.00

Traffic Engineering

Salaries and Wages	85,647.00
Other Expenses	13,582.00

Parks & Open Space

Salaries and Wages	246,559.00
Other Expenses	113,400.00

Facility Maintenance

Salaries and Wages	151,034.00
Other Expenses	159,435.00

Electrical Bureau

Salaries and Wages	71,549.00
Other Expenses	19,425.00

Fleet Maintenance

Salaries and Wages	162,429.00
Other Expenses	238,061.00

Street Lighting

Other Expenses	656,250.00
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## DEPARTMENT OF HUMAN SERVICES

### Office of the Director

Salaries and Wages	96,542.00
Other Expenses	93,581.00

### Office of Aging

Salaries and Wages	89,160.00
Other Expenses	12,600.00

### Neighborhood Services

Salaries and Wages	73,578.00
Other Expenses	13,125.00

### Recreation

Salaries and Wages	80,055.00
Other Expenses	63,788.00

### Division of Youth & Family Services

Salaries and Wages	67,052.00
Other Expenses	5,381.00

## OTHER EXPENDITURES

Business Personal Property Tax Replacement	40,692.00
Accumulated Absences	78,750.00
Group Insurance	6,726,003.00
General Liability Insurance	236,250.00
Interest on Tax Refunds	-0-
Prior Yr. Bill – Mayor Office Travel (Angela Johnston)	88.20
Prior Yr. Bill – Epicor Software	1,012.50
Prior Yr. Bill - New Jersey Alliance Action FY 2018	600.00

### Statutory Expenditures

Social Security Program	490,195.00
Police and Firemen's Retirement System	-0-
Pension Increase	36,000.00
State Disability Insurance	6,536.00
Unemployment	84,000.00
PERS	-0-
Defined Contribution Retirement Program	13,125.00
Consolidated Police & Firemen's Pension	1,600.00

Matching Funds for Grants	-0-
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### Grants:

FY 2019 Municipal Court Alcohol Ed	25,339.58
FY 2020 Clean Communities Grant	118,719.57

### Municipal Debt Service:

BANS & Capital Notes	-0-
Loan Repayment Prin & Int.	28,750.00
Interest on Bonds	163,912.00
Unsafe Structure Loan Program – Principal	481,100.00
Bond Principal	372,750.00

**WATER UTILITY APPROPRIATIONS**

<u>Operating</u>	
Other Expenses	1,950,000.00
Taxes, License & Fees	180,000.00
Capital Improvement Fund	-0-
<u>Debt Service</u>	
Loan Principal	3,575,322.72
Loan Interest	184,669.00
Prior Year Bills	

**SEWER UTILITY APPROPRIATIONS**

<u>Operating</u>	
Other Expenses	1,350,000.00
Taxes, License & Fees	40,000.00
Capital Improvement Fund	-0-
<u>Debt Service:</u>	
Loan Principal	2,163,396.50
Loan Interest	236,518.75

A copy of this resolution shall be filed forthwith with the Director of the New Jersey Division of Local Government Service.

On Motion Of: \_\_\_\_\_

Dated: July 14, 2020

The above has been reviewed  
And approved as to form.

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

\_\_\_\_\_  
President, City Council

APPROVED: July 14, 2020

ATTEST: \_\_\_\_\_  
Municipal Clerk

MBS:dh  
07-14-20

R-26

**RESOLUTION APPOINTING JOHANNA S. CONYER HARRIS AS ACTING/INTERIM  
DIRECTOR OF THE DEPARTMENT OF FINANCE OF THE CITY OF CAMDEN**

WHEREAS, the City of Camden desires to appoint Johanna S. Conyer Harris to the position of Acting/Interim Director of Finance; and

WHEREAS, Johanna S. Conyer Harris was appointed by the Mayor and Business Administrator to act as the Finance Director due to a transition in the Department's Director on June 30, 2020; and

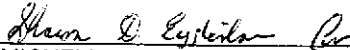
WHEREAS, to ensure critical Finance Department matters are timely handled and appropriate supervision of Finance personnel, the Mayor and City Administration intend to seat a new Finance Director as soon as possible for presentation to City Council for its consent; now, therefore

BE IT RESOLVED by the City Council of the City of Camden that Johanna S. Conyer Harris be, and hereby is, appointed to serve as the Acting/Interim Director of Finance effective July 1, 2020.

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: July 14, 2020

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS-SPEARMAN  
City Attorney

\_\_\_\_\_  
CURTIS JENKINS  
President, City Council

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

**CITY OF CAMDEN**  
**CITY COUNCIL REQUEST FORM**

Council Meeting Date: July 14, 2020

**TO:** City Council

**FROM:** Jason J. Asuncion, Esq., Business Administrator

**Department Making Request:** Administration

**TITLE OF RESOLUTION/ORDINANCE:** Resolution Appointing Johanna S. Conyer Harris as Acting/Interim Director of the Department of Finance Effective as of July 1, 2020

**DESCRIPTION:** To ensure critical Finance Department matters are timely handled and appropriate supervision of Finance Dept. Personnel, on behalf of the City Administration, Johanna S. Conyer Harris was appointed by the Mayor and Business Administrator to act as the Finance Director due to a transition in the Department's Director on June 30, 2020. Mrs. Conyer currently provides such Finance Dept. Services pursuant to a Shared Services Agreement with the Camden Redevelopment Agency. The Mayor and City Administration intend to seat a new Finance Director as soon as possible for presentation to City Council for its consent.

**BIDDING PROCESS:**

*Procurement Process: Bid#, RFP#, State Contract#, Non-Fair & Open, EUS:*

**APPROPRIATION ACCOUNT(S):** *(If applicable)*

**AMOUNT:** *(If applicable)*

☐ **Waiver Request Form Attached for State DCA/DLGS Approval - *(If applicable)***  
*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*

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____
Approved by Finance Director:	_____	(If applicable)
<input type="checkbox"/> CAF -Certifications of Availability of Funds		
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	7.8.20	Jason J. Asuncion
Received by City Attorney:	7/8/20	[Signature]

<b>(Name) Please Print</b>	<b>(Extension #)</b>
Prepared By: Diana Gonzalez	7150
Contact Person: Jason Asuncion	7150

**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\*\*\*\***

Amended at July 9<sup>th</sup>, 2020 Caucus meeting  
Please note that items within boxed area (s) are items added.  
Items on consent Agenda include Resolutions: 1-24, 26



## CITY COUNCIL AGENDA

TUESDAY, JULY 14<sup>TH</sup>, 2020– 5:00 P.M.

CALL TO ORDER

FLAG SALUTE

ROLL CALL

STATEMENT OF COMPLIANCE

NOTICE OF MEETING

APPROVAL OF MINUTES

### COMMUNICATIONS

1. Check registers of the City of Camden for the period of May 27<sup>th</sup>, 2020 through June 23<sup>rd</sup>, 2020
2. Payroll register summary of the City of Camden for the pay period of May 24<sup>th</sup>, 2020, June 7<sup>th</sup>, 2020 and June 21<sup>st</sup>, 2020

### OLD BUSINESS

#### Department of Administration

1. Resolution requiring mandating direct deposit of net pay for all employees pursuant to MOU with the State of New Jersey transitional aid program (Section H-10)

#### Office of the City Attorney

##### Tabled on First Reading 6/9/20

2. Ordinance authorizing a lease renewal agreement between the City of Camden and Farragut Sportsmen's Association



**ORDINANCES – FIRST READING**

**Department of Public Works**

1. An Ordinance amending and supplementing an Ordinance entitled, "An Ordinance providing for the regulation of vehicles and pedestrians in the streets of the City of Camden and the enforcement thereof, "Ordinance 717, adopted December 27, 1945 An Ordinance approving a stop sign control at the intersections of Tuckahoe & Dallas Roads: 500 Feet of a school (Fairview Village Preschool)

**ORDINANCES – SECOND READING & PUBLIC HEARING**

**Department of Public Works**

1. An Ordinance authorizing the removal of handicap parking privileges in certain locations in the City of Camden

**RESOLUTIONS**

**Office of City Council**

1. Resolution recognizing the Nineteenth Day of June in the year 2020 as Juneteenth Independence Day in the City of Camden
2. Resolution reappointing Councilwoman Marilyn Torres as a commissioner to the Camden Redevelopment Agency of the City of Camden for a term of one (1) year, expiring July 13, 2021
3. Resolution reappointing Thomas B. Johnson to the Affirmative Action Review Council of the City of Camden for a two (2) year term, ending July 13, 2022
4. Resolution authorizing the ceremonial naming of Broadway, between Cooper Street & Martin Luther King Blvd., as "Black Lives Matter Blvd."

**Office of the Municipal Clerk**

5. Resolution authorizing the governing body of the City of Camden certification of the annual audit

**Office of the City Attorney**

6. Resolution authorizing a contract to Conner Strong & Buckelew Companies, LLC to provide Risk Management Consultant Services to the City of Camden

**Department of Administration**

7. Resolution re-appointing Jose DeJesus as a class I member of the City of Camden Planning Board
8. Resolution re-appointing Keith Walker as a class II member of the City of Camden Planning Board
9. Resolution appointing Johanna S. Conyer Harris, acting Director of Finance as a commissioner to the Municipal Insurance Fund Commission
10. Resolution amending resolution #R-28 (MC-18:6148) designating the names of authorized check signers for the payment of claims for the City of Camden (TD Bank) to replace Patrick J. Keating with Johanna S. Conyer Harris, Acting Director of Finance
11. Resolution amending resolution #R-31 (MC-18:6109) designating the names of authorized check signers for the payment of claims for the City of Camden (PNC N.A.) to replace Patrick J. Keating with Johanna S. Conyer Harris, Acting Director of Finance

**Department of Planning & Development**

12. Resolution authorizing an execution of shared services agreement between the City of Camden and the County of Camden for engineering services
13. Resolution authorizing execution of deed restriction for affordable housing on 11 Cooper Street
14. Resolution approving the release of performance guaranty in the amount of \$1,461,065.40 to Virtua-West Jersey Health Systems, Inc., 1000 Atlantic Avenue, Block 421 Lot 1, Block 422 Lot 19, Block 423 Lot 53, Block 424 Lot 31 for the completion of the hospital project
15. Resolution authorizing a shared services agreement between the City of Camden and the Camden Redevelopment Agency ("CRA") for oversight of a USEPA \$200,000 Sub-Grant
16. Resolution authorizing the City of Camden to enter into a subgrant agreement with the Camden Redevelopment Agency for oversight of USEPA \$200,000 grant for Dominic Andujar Park
17. Resolution supporting the preferred preliminary alternative (alternative #1) that has been selected and advancement of the State Street Improvements concept development by Camden County Department of Public Works with regard to reconstruction of State Street (CR 601) from Delaware Avenue to 10<sup>th</sup> Street

18. Resolution supporting the preferred preliminary alternative for Kaighn Avenue (CR 607) reconstruction concept development study, between Broadway and Haddon Avenue

**Department of Finance**

19. Resolution authorizing the assignment of seventeen (17) sale certificates

**Office of the City Attorney**

20. Resolution Authorizing a Discharge of City Mortgage against 516 and 518 South 8<sup>th</sup> Street (by title)
21. Resolution Authorizing a Discharge of City Mortgage against 330 Clinton Street (by title)

**Department of Planning & Development**

22. Resolution designating Dr. Edward Williams as the municipal housing liason
23. Resolution appointing Michaels Management-Affordable, LLC as the City's Administrative Agent for 11 Cooper Street and authorizing the City to enter into a contract for the administration of affordable housing units with Michaels Management-Affordable, LLC

**Department of Administration**

24. Resolution authorizing grantee, the City of Camden, to enter into a mini-pitch program grant agreement and separate licensing agreement with grantor, the U.S. Soccer Foundation and its specialty contractor, Ace Surfaces and Musco Sports Lighting, for the installation of a soccer mini-pitch at the Master Street tennis courts, in Camden, New Jersey

**Department of Finance**

25. Resolution authorizing the temporary emergency appropriations for the FY 2021 budget

**Department of Administration**

26. Resolution Appointing Johanna S. Conyer Harris as Acting/Interim Director of the Department of Finance Effective as of July 1, 2020

**Department of Finance**

27. Resolution authorizing the transfer of appropriations in the local budget of the City of Camden for fiscal year 2020

PUBLIC COMMENT

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.*

0-1  
MBS:dh  
07-14-20

**AN ORDINANCE AMENDING AND SUPPLEMENTING AN ORDINANCE ENTITLED,  
"AN ORDINANCE PROVIDING FOR THE REGULATION OF VEHICLES AND  
PEDESTRIANS IN THE STREETS OF THE CITY OF CAMDEN AND THE  
ENFORCEMENT THEREOF," ORDINANCE 717, ADOPTED DECEMBER 27, 1945  
AN ORDINANCE APPROVING A STOP SIGN CONTROL AT  
THE INTERSECTIONS OF TUCKAHOE & DALLAS ROADS:  
500 FEET OF A SCHOOL (FAIRVIEW VILLAGE PRESCHOOL)**

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

SECTION 1. An ordinance entitled, "An Ordinance Providing For The Regulation of Vehicles and Pedestrians in the Streets of the City of Camden and the Enforcement Thereof," Ordinance adopted December 27, 1945, is hereby amended and supplemented to include as follows:

"An Ordinance approving a Stop Sign-Control to be posted at the following intersections":

"SIGNS", shall be amended and supplemented to include:

**Stop Sign-Controlled: Multi-Way**

<u>Name of Street</u>	<u>Direction</u>	<u>Limits</u>
Tuckahoe Road	Northwest	Intersection
Dallas Road	Southwest	Intersection

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.

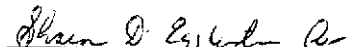
SECTION 4. This ordinance shall take effect twenty (20) days after final passage and publication as provided by law.

SECTION 5. 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: July 14, 2020

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS-SPEARMAN  
City Attorney

\_\_\_\_\_  
CURTIS JENKINS  
President, City Council

\_\_\_\_\_  
FRANCISCO MORAN  
Mayor

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

# CITY OF CAMDEN

## CITY COUNCIL REQUEST FORM

July 14, 2020

Council Meeting Date: ~~August 11, 2020~~

**TO:** Jason Asuncion, Business Administrator

**FROM:** Keith L. Walker, Director, DPW

**Department Making Request:** Department of Public Works

**TITLE OF RESOLUTION/ORDINANCE:** Ordinance amending and supplementing an ordinance entitled, "An ordinance providing for the regulation of vehicles and pedestrians in the streets of the City of Camden and the enforcement thereof," Ordinance 717, Adopted December 27, 1945. An ordinance approving A STOP SIGN CONTROL at the following intersections: Tuckahoe & Dallas Roads: 500 feet of a school (Fairview Village Preschool).

**BRIEF DESCRIPTION:** An ordinance approving a Stop Sign-Control to be posted at the following intersections: Signs shall be amended and supplemented to include:  
STOP SIGN CONTROLLED: MULTI-WAY

Name of Street

Tuckahoe Road

Dallas Road

Directions

Northwest

Southwest

Limits

Intersection

Intersection

**BIDDING PROCESS: N.A.**

*Procurement Process: Bid#, RFP#, State Contract#, Non-Fair & Open, EUS:*

**APPROPRIATION ACCOUNT(S):** N/A

**AMOUNT:** N/A

	<u>Date</u>	<u>Signature</u>
Approved by Municipal Engineer:		
Approved by Relevant Director:	6-29-20	James Falconio
Approved by Grants Management:		(If applicable)
Approved by Finance Director:		
<input type="checkbox"/> CAF -Certifications of Availability of Funds		
Approved by Purchasing Agent:		
Approved by Business Administrator:	7-8-20	Jason J. Asuncion
Received by City Attorney:	7/8/20	M. B. B.

**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\*\*\*\*



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	<i>(Name) Please Print</i>	<i>(Extension #)</i>
Prepared By:	Tamara M. Jefferson	ext. 7393
Contact Person:	SAME	

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**\*\*\*\*Please attach all supporting documents\*\*\*\***



**CITY OF CAMDEN**  
**Department of Planning and Development**  
**Division of Capital Improvements and Project Management**

**MEMORANDUM**

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**DATE:** May 20, 2019

**TO:** Keith L. Walker, Director of Public Works

**FROM:** Orion C. Joyner, PE, CME, Acting City Engineer

**RE:** Multi-Way Stop Controlled Sign at the intersections of Tuckahoe and Dallas Roads

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N.J.S.A. 39:4-197(1) j [old N.J.S.A. N.J.S.A. 39:4-8b (1) (d) repealed] permits designating any intersection as a stop intersection and erecting appropriate signs, on streets under municipal jurisdiction if that intersection is located within 500 feet of a school, or of a playground or youth recreational facility and the street on which the stop sign will be erected is contiguous to that school, playground, or youth recreational facility. The municipal engineer shall certify to the following in regard to the designated site in which a stop intersection is being designated that: (i) both intersecting streets are under municipal jurisdiction; (ii) the intersection is within 500 feet of a school (**Fairview Village Preschool**), playground, or youth recreational facility as defined herein; and (iii) that the intersection is on a street contiguous to a school, playground, or youth recreational facility

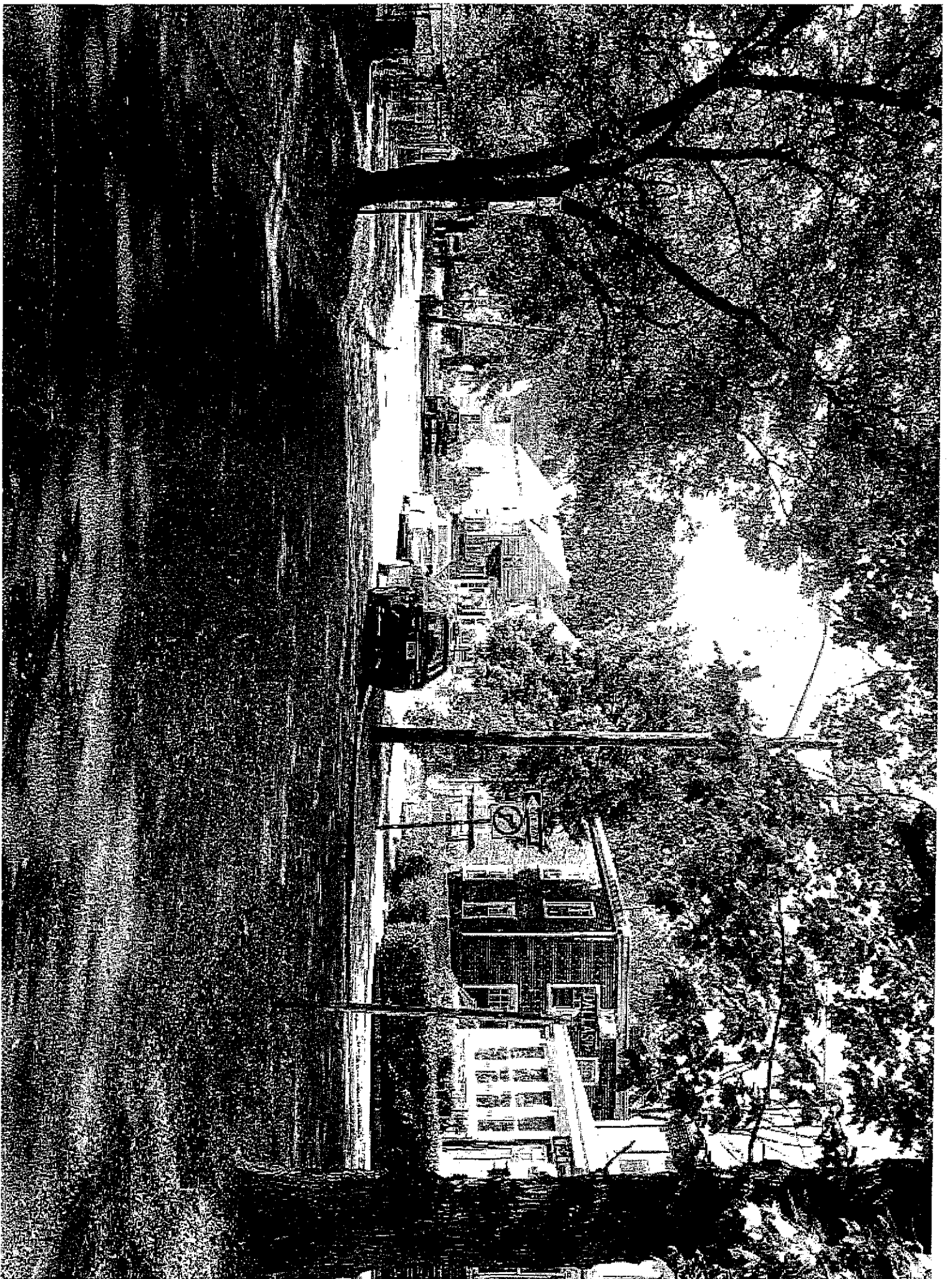
On Thursday, May 15, 2019, a field inspection and investigation was conducted at the above referenced intersection regarding the possibility of designating a stop controlled sign on all approaches based on the above statute.

Based on our field investigation/inspection and available information, it is my professional opinion that a Multi-Way Stop Control Sign is approvable under 39:4-197(1) j.

I also certify to the following:

- (i) that both intersecting streets are under municipal jurisdiction;
- (ii) that the intersection is within 500 feet of a school, playground, or youth recreational facility as defined herein; and
- (iii) that the intersection is on a street contiguous to a school, playground, or youth recreational facility

c: Jason J. Asuncion, Esq., MPA, Business Administrator,  
Dr. Edward C. Williams, PP, AICP, Director (Planning & Development)  
Charles Hall, (Public Works)





JSC/dc  
07-14-2020

**RESOLUTION AMENDING RESOLUTION MC-7542 APPROVED ON 6/29/20  
AUTHORIZING THE TRANSFER OF APPROPRIATIONS IN THE LOCAL BUDGET  
OF THE CITY OF CAMDEN FOR FISCAL YEAR 2020**

WHEREAS, Section 40A: 4-58 of the Revised Statutes of New Jersey authorizes the transfer of appropriations, during the last two (2) months of the fiscal year, to said budget where adopted heretofore by the following governing body by two-thirds vote thereof; now, therefore

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

1. That the excess in the appropriations listed in the column designated "From" be transferred to the appropriations listed in the column designated "To" as follows:

Descriptions	Transfer from	Transfer To
Current Fund	\$	\$
Police Department Sal & Wages	100,000.00	
Municipal Clerk Sal & Wages		5,000.00
Business Administration Sal & Wages		7,500.00
Purchasing Sal & Wages		5,000.00
Personnel Sal & Wages		5,000.00
Information Systems Sal & Wages		7,500.00
Payroll Sal & Wages		25,000.00
Code Director Sal & Wages		15,000.00
License and Inspections Sal & Wages		20,000.00
Fleet Sal & Wages		10,000.00
<b>TOTALS</b>	<b>100,000.00</b>	<b>100,000.00</b>

2. The City Clerk is hereby authorized and directed to transmit to the Director of Finance and the Chief Financial Officer, of the City of Camden, a certified copy of this resolution.
3. This resolution shall take effect immediately.
4. A copy of this resolution shall be filed forthwith with the Director of the New Jersey, Division of Local Government Service.
5. Adopted at a Regular meeting of City Council, of the City of Camden, held on July 14, 2020.

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: July 14, 2020

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS-SPEARMAN  
City Attorney

\_\_\_\_\_  
CURTIS JENKINS  
President, City Council

ATTEST:

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

## CITY COUNCIL REQUEST FORM

Council Meeting Date: July 14, 2020
--

TO: Jason J. Asuncion, Esq., Business Administrator

FROM: Johanna S. Conyer, Director of Finance

Department Making Request: Department of Finance

**TITLE OF RESOLUTION/ORDINANCE:** Amending Resolution # MC-7542 approved on 6/29/2020 authorizing the transfer of appropriations in the local budget for FY 2020.

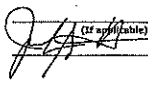
**BRIEF DESCRIPTION OF ACTION:** Resolution for amendment attached**BIDDING PROCESS:**

Procurement Process: Bid#, RFP#, State Contract#, Non-Fair &amp; Open, EUS:

APPROPRIATION ACCOUNT(S): (If applicable)

AMOUNT: (If applicable)

- ☐ **Waiver Request Form Attached for State DCA/DLGS Approval - (If Applicable)**  
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

	Date	Signature
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____
Approved by Finance Director:	7/7/2020	 (If applicable)
CAF - Certifications of Availability of Funds	_____	_____
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	_____	_____
Received by City Attorney:	_____	_____

(Name) Please Print	(Extension #)
Prepared By: Doreen Chang	3511

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\*\*\*\*

Adopted at a Special meeting of City Council, of the City of Camden, held on July 14, 2020.

On Motion Of: \_\_\_\_\_

Dated: July 14, 2020

The above has been reviewed and approved as to form.

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

\_\_\_\_\_  
President, City Council

APPROVED:

ATTEST: \_\_\_\_\_  
Municipal Clerk



## CITY OF CAMDEN

## WALK-ON

## CITY COUNCIL REQUEST FORM

Council Meeting Date:  
July 14, 2020

**TO:** Jason J. Asuncion, Esq., Business Administrator

**FROM:** Johanna S. Conyer, Director of Finance

**Department Making Request:** Department of Finance

**TITLE OF RESOLUTION/ORDINANCE:** Amending Resolution # MC-7542 approved on 6/29/2020 authorizing the transfer of appropriations in the local budget for FY 2020.

**BRIEF DESCRIPTION OF ACTION:** Resolution for amendment attached

**BIDDING PROCESS:**

*Procurement Process: Bid#, RFP#, State Contract#, Non-Fair & Open, EUS:*

**APPROPRIATION ACCOUNT(S):** (If applicable)

**AMOUNT:** (If applicable)

☐ **Waiver Request Form Attached for State DCA/DLGS Approval -** (If applicable)

*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*

	<u>Date</u>	<u>Signature</u>
Approved by Relevant Director:	_____	_____
Approved by Grants Management:	_____	_____
Approved by Finance Director:	7/7/2020	(If applicable)
<input checked="" type="checkbox"/> CAF -Certifications of Availability of Funds		
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	7.9.20	Jason J. Asuncion
Received by City Attorney:	_____	_____

**(Name) Please Print**

**(Extension #)**

Prepared By: Doreen Chang

3511

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\*\*\*\*Please attach all supporting documents\*\*\*\*