

September 23, 2024

R2024-09:62

**RESOLUTION  
OF**

**THE PARKING AUTHORITY OF THE CITY OF CAMDEN  
APPROVING CASH DISBURSEMENTS FOR THE BALANCE  
OF THE MONTH OF JULY 2024 AND AUGUST 2024**

**WHEREAS**, expenses attached hereto have been submitted for approval and payment, and it being reported to the Members of the Authority that the same have been reviewed and are in proper order for payment;

**NOW THEREFORE, BE IT RESOLVED:** that the Parking Authority of the City of Camden and the members thereof, that have reviewed the attached list of expenses and the same is hereby approved for payments as follows:

Prepaid and Payroll Expenses	\$ 125768.49
Other Monthly Expenses	<u>\$495605.33</u>
Total	\$621,373.82

**Adopted:** September 23, 2024

**VOTING RECORD**

<b>Commissioners</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstentions</b>	<b>Absent</b>
Jose Martinez, Jr.				
Jasper Muhammad				
Mary Espinal				
Troy Still				
Tasha Gainey				

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Jose Martinez, Jr., Chairman

**SEAL**

I hereby certify that the foregoing is a true copy of the Resolution adopted by the members of the Parking Authority of the City of Camden at a meeting held on September 23, 2024.

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Brett Wiltsey  
General Counsel

***RESOLUTION***  
***OF***

**THE PARKING AUTHORITY OF THE CITY OF CAMDEN**

WHEREAS, the Parking Authority of the City of Camden (“PACC”) is engaged in the business of providing parking for various needs throughout the City of Camden, New Jersey; and

WHEREAS PACC is the owner and/or lessee of multiple lots and parcels in the City of Camden, New Jersey, including but not limited to Lot 30 (the “Property”); and

WHEREAS, PACC desires to ensure the Property is fenced in and secure, for the safety of patrons and visitors.

WHEREAS, the PACC has sufficient funds to effectuate to support the new and refurbished fencing on Lot 30.

WHEREAS, the Commissioner of the PACC hereby find it to be in the best interests of the PACC to secure Lot 30 for the purposes of parking for the City of Camden.

NOW THEREFORE, BE IT RESOLVED that Willie Hunter, as Executive Director of PACC is hereby authorized to do the following:

1. That Willie Hunter, as Executive Director of PACC, is hereby authorized to solicit proposals (“Proposals”) from qualified vendors (the “Vendors”) to install, repair and maintain any fencing that PACC may designate on the Property, or any fencing currently installed that may need repair or replacement, subject to the terms and conditions therein.
2. Willie Hunter, as Executive Director of PACC, selected ICAM, Institute for Contracts Administration and Management, 40 Pine Knoll Drive,

Lawrence Township, NJ 08648 to perform the work identified in the Solicitation for Proposals.

3. The work was performed on an emergent basis as the lot is used for parking during the "Concert Season" and this resolution ratifies the Executive Director's actions.

**VOTING RECORD**

<b>Commissioners</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstentions</b>	<b>Absent</b>
Jose Martinez, Jr.	<b>X</b>			
Jasper Muhammad				<b>X</b>
Mary Espinal	<b>X</b>			
Troy Still	<b>X</b>			
Tasha Gainey	<b>X</b>			

  
Jose Martinez, Jr., Chairman

**SEAL**

I hereby certify that the foregoing is a true copy of the Resolution adopted by the members of the Parking Authority of the City of Camden at a meeting held on September 23, 2024.

\_\_\_\_\_  
Brett Wiltsey  
General Counsel

**September 23, 2024**

**R2024-09:64**

***RESOLUTION***  
***OF***

**THE PARKING AUTHORITY OF THE CITY OF CAMDEN**

WHEREAS, the Parking Authority of the City of Camden (“PACC”) is engaged in the business of providing parking for various needs throughout the City of Camden, New Jersey; and

WHEREAS PACC is the owner and/or lessee of multiple lots and parcels in the City of Camden, New Jersey, including but not limited to Lot 50 (the “Property”); and

WHEREAS, PACC desires to ensure the Property is fenced in and secure, for the safety of patrons and visitors.

WHEREAS, the PACC has sufficient funds to effectuate and support the new and refurbished fencing on Lot 50.

WHEREAS, the Commissioners of the PACC hereby find it to be in the best interests of the PACC to secure Lot 50 for the purposes of parking for the City of Camden.

WHEREAS Willie Hunter, as Executive Director of PACC, did solicit proposals (“Proposals”) from qualified vendors (the “Vendors”) to install, repair and maintain fencing that PACC may designate on the Property, or any fencing currently installed that may need repair or replacement, subject to the terms and conditions therein.

NOW THEREFORE, BE IT RESOLVED that Willie Hunter, as Executive Director of PACC is hereby authorized to do the following:

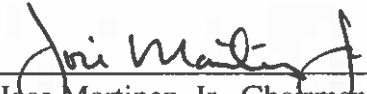
1. Pursuant to the responses to the Proposals, that Willie Hunter, as Executive Director of PACC, is hereby authorized to enter into a contract with ICAM,

Institute for Contracts Administration and Management, 40 Pine Knoll Drive, Lawrence Township, NJ 08648 as the selected Vendor for replacement of 6 foot chain link fence, under the terms and conditions therein.

2. The total amount of the work performed shall not exceed \$38,375.00.

**VOTING RECORD**

<b>Commissioners</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstentions</b>	<b>Absent</b>
Jose Martinez, Jr.	X			
Jasper Muhammad				X
Mary Espinal	X			
Troy Still	X			
Tasha Gainey	X			

  
\_\_\_\_\_  
Jose Martinez, Jr., Chairman

**SEAL**

I hereby certify that the foregoing is a true copy of the Resolution adopted by the members of the Parking Authority of the City of Camden at a meeting held on September 23, 2024.

\_\_\_\_\_  
Brett Wiltsey  
General Counsel

September 23, 2024

R2024-09:65

# ***RESOLUTION*** ***OF***

## **THE PARKING AUTHORITY OF THE CITY OF CAMDEN AUTHORIZING A MEMORANDUM OF UNDERSTANDING WITH NEW JERSEY TRANSIT FOR THE CONSTRUCTION OF A PARKING GARAGE ON BLOCK N AS PART OF THE WALTER RAND TRANSPORTATION CENTER REDEVELOPMENT**

**WHEREAS**, the Parking Authority of the City of Camden (“Authority”) is a public corporation established by declaration of necessity by the legislature in the Parking Authorities Law, N.J.S.A. 40:11A-1 et seq. for the public purpose to promote the public safety convenience welfare and the necessity in the public interest for the provision of public parking; and

**WHEREAS**, the Authority is vested with all powers necessary or convenient to carry out and effectuate its corporate purpose of the construction, provision or operation of off-street parking projects within its area of operation; and

**WHEREAS**, pursuant to the Parking Authorities Law, N.J.S.A. 40:11A-6(3) the Authority is authorized to plan, design, construct, reconstruct, enlarge, improve, manage, maintain, repair, operate and use such parking project or projects as in the opinion of the authority will provide an effective and satisfactory method for promoting the purposes of the authority; and

**WHEREAS**, pursuant to the Parking Authorities Law, N.J.S.A. 40:11A-4(c) the Authority is authorized to acquire by gift, purchase, lease, devise or otherwise and hold and use, and to construct, improve, maintain, operate, own, manage, or lease either in a capacity of lessor or lessee parking projects and any land, franchise, property, real, personal or mixed, tangible or intangible; and

**WHEREAS**, NJ Transit is proposing the Walter Rand Transportation Center (WRTC) Improvement Project that will transform the current facility into a modern, vibrant, and customer-focused transit hub for the entire South Jersey region, including Camden residents and visitors; and

**WHEREAS**, the Authority owns Block 175 and Lots 5, 8, 12 & 18 located at 540-552 Federal Street, 1 S Broadway, 23-43 Broadway, and the corner of Broadway and Dr. Martin Luther King Jr. Blvd in the City of Camden, County of Camden, in the State of New Jersey; and

**WHEREAS**, NJ TRANSIT seeks to lease from the Landlord a portion of the land owned by the Authority; and

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**WHEREAS**, NJ TRANSIT will construct a public parking deck containing approximately 450 parking spaces; and the PACC either on its own or in conjunction with a third party under contract will manage, operate, and maintain the Parking deck for the benefit of their and NJ TRANSIT's customers; and

**WHEREAS**, NJ TRANSIT will be granted use of and maintain the ground floor for Bus operations and necessary activities, as well as twenty (20) dedicated parking spaces for the NJ TRANSIT staff; and

**WHEREAS**, the Authority and NJ TRANSIT have negotiated the terms of a Memorandum of Understanding to memorialize the material terms of the project to be included in more detailed documents to be negotiated and approved by the parties.

**NOW, THEREFORE, BE IT RESOLVED**, the Board of Commissioners of the Parking Authority of the City of Camden hereby authorizes the execution of a Memorandum of Understanding with NJTRANSIT; and

**BE IT FURTHER RESOLVED**, that the Chairman and the Executive Director are hereby authorized to execute any and all documents, including the Memorandum of Understanding, subject to final review by General Counsel as to legal form and content.

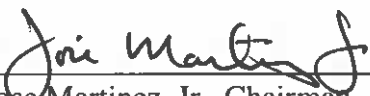
Certified to be true copy of a Resolution of the Board of Commissioners of the Parking Authority of the City of Camden, Camden, New Jersey at a regular meeting held on September 23, 2024.

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Secretary

**VOTING RECORD**

<b>Commissioners</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstentions</b>	<b>Absent</b>
Jose Martinez, Jr.	<b>x</b>			
Jasper Muhammad				<b>x</b>
Mary Espinal	<b>x</b>			
Troy Still	<b>x</b>			
Tasha Gainey	<b>x</b>			

  
\_\_\_\_\_  
Jose Martinez, Jr., Chairman

**SEAL**

I hereby certify that the foregoing is a true copy of the Resolution adopted by the members of the Parking Authority of the City of Camden at a meeting held on September 23, 2024.

\_\_\_\_\_  
Brett Wiltsey  
General Counsel

September 23, 2024

2024-09:66

***RESOLUTION***  
***OF***

**THE PARKING AUTHORITY OF THE CITY OF CAMDEN**

WHEREAS, the Parking Authority of the City of Camden (“PACC”) is engaged in the business of providing parking for various needs throughout the City of Camden, New Jersey; and

WHEREAS PACC is the owner and/or lessee of multiple lots and parcels in the City of Camden, New Jersey, including but not limited to the parking garage located at 10 Delaware Avenue, (the “Property”); and

WHEREAS, PACC desires to ensure the Property is safe and secure for the safety of patrons and visitors, which includes maintaining and enhancing the lighting infrastructure on the Property, and there are impending regulations in the State of New Jersey to ban fluorescent mercury lighting, of which PACC currently utilizes 250 pendant fixtures. These existing fixtures are costly to maintain and provide inadequate safety lighting; and

WHEREAS, PACC desires to review all available state, utility and federal incentives for lighting upgrades, as well as coordinate with a lighting contractor to provide a detailed plan for the upgrade and improvements to the Property; and

WHEREAS, PACC has an approved list of engineering firms to provide these and other services to PACC; and

WHEREAS, PACC has identified Pennoni Associates Inc. as the vendor who can best assist with the review and coordination of the upgrades and improvements and Pennoni Associates is on the approved vendor list;

**September 23, 2024**

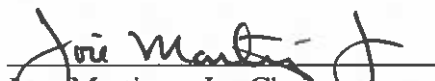
**2024-09:66**

NOW THEREFORE, BE IT RESOLVED that Willie Hunter, as Executive Director of PACC is hereby authorized to do the following:

1. That Willie Hunter, as Executive Director of PACC, is hereby authorized to enter into the proposal dated July 25, 2024 with Pennoni Associates, Inc. for the lump sum fee of \$2,000.00.
2. The Vendors shall supply the Agency with the Federal Affirmative Action Plan Approval or State Certificate of Employee Information Report within the time period specified by N.J.A.C. 17:27. The contract shall contain the mandatory affirmative language by N.J.A.C.17:27.
3. The Vendors shall agree to comply with the requirements of Title II of the Americans with Disabilities Act of 1990 and indemnify, protect and save harmless the Agency from all suits, claims, losses, demands or damages of whatever kind or nature arising out of or claimed to arise out of alleged violations of the Act.

**VOTING RECORD**

<b>Commissioners</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstentions</b>	<b>Absent</b>
Jose Martinez, Jr.	<b>X</b>			
Jasper Muhammad				<b>X</b>
Mary Espinal	<b>X</b>			
Troy Still	<b>X</b>			
Tasha Gainey	<b>X</b>			

  
\_\_\_\_\_  
Jose Martinez, Jr., Chairman

**SEAL**

I hereby certify that the foregoing is a true copy of the Resolution adopted by the members of the Parking Authority of the City of Camden at a meeting held on September 23, 2024.

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Brett Wiltsey  
General Counsel

September 23, 2024

R2024-09:67

# ***RESOLUTION OF***

## **THE PARKING AUTHORITY OF THE CITY OF CAMDEN AUTHORIZING THE AUTHORITY TO HOLD A CLOSED SESSION MEETING TO DISCUSS LEGAL, PERSONNEL, AND PROPERTY MATTERS**

**WHEREAS**, the Parking Authority of the City of Camden desires to discuss legal, personnel, and property matters and these are Closed Session concerns;

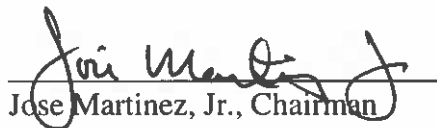
**NOW THEREFORE BE IT RESOLVED**, by the Parking Authority and the Members thereof, whose office is located at 10 Delaware Avenue, Camden, New Jersey, that the Minutes of the Closed Session meeting shall be kept as required by the Open Public meeting Law, and the Authority is authorized to take whatever action it deems advisable or necessary at said Closed Session meeting and the matters discussed and actions taken at such Meeting shall be disclosed to the public as soon as can conveniently be done.

It is further determined that said closed Session meeting and matters or items to be discussed or acted upon therein are legal, personnel, and property matters as is permitted under the Open Public Meeting Law.

**Adopted:** September 23, 2024

**VOTING RECORD**

<b>Commissioners</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstentions</b>	<b>Absent</b>
Jose Martinez, Jr.	<b>x</b>			
Jasper Muhammad				<b>x</b>
Mary Espinal	<b>x</b>			
Troy Still	<b>x</b>			
Tasha Gainey	<b>x</b>			

  
Jose Martinez, Jr., Chairman

**SEAL**

I hereby certify that the foregoing is a true copy of the Resolution adopted by the members of the Parking Authority of the City of Camden at a meeting held on September 23, 2024.

\_\_\_\_\_  
Brett Wiltsey  
General Counsel