

October 28, 2024

R2024-10:68

RESOLUTION OF

THE PARKING AUTHORITY OF THE CITY OF CAMDEN APPROVING CASH DISBURSEMENTS FOR THE BALANCE OF THE MONTH OF AUGUST 2024 AND SEPTEMBER 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	\$ 82106.50
Other Monthly Expenses	<u>\$261988.83</u>
Total	\$364,095.33

Adopted: October 28, 2024

VOTING RECORD

Commissioners	Yea	Nay	Abstentions	Absent
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 October 28, 2024.

Brett Wiltsey
General Counsel

October 28, 2024

R2024-10:69

RESOLUTION
OF
THE PARKING AUTHORITY OF THE CITY OF CAMDEN
APPROVING A GROUND LEASE WITH HERO DEVELOPMENT

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 fee owner and/or lessee of multiple lots and parcels in the City of Camden, New Jersey, including but not limited to that certain parcel of land with the improvements thereon erected, located at Elm Street and Delaware Avenue, being Block 46, Lot 51, and Block 36, Lot 56 in the City of Camden, commonly known as PACC Lots 15 and 16 respectively, (collectively, the “Property”); and

WHEREAS, the Property will be developed into a phased in mixed use residential and commercial property;

WHEREAS, the PACC will receive replacement parking in parking structures that will be developed along with each phase of the project for use by existing customers and the public at large;

WHEREAS, the Commissioners of the PACC hereby find it to be in the best interests of the PACC to enter into a Commercial Ground Lease Agreement (the “Ground Lease”) with **Hero Development LLC**, (the “Lessee”), regarding the lease of the Property under the terms and conditions as contained in the Ground Lease; and

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 to the Ground Lease with Hero Development, LLC., under the terms and conditions therein.

Adopted: October 28, 2024

October 28, 2024

R2024-10:69

VOTING RECORD

Commissioners	Yea	Nay	Abstentions	Absent
Jose Martinez, Jr.	x			
Jasper Muhammad	x			
Mary Espinal				x
Troy Still	x			
Tasha Gaaney	x			

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 October 28, 2024.



Jose Martinez, Jr., Chairman

Brett Wiltsey
General Counsel

October 28, 2024

R2024-10:72

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.

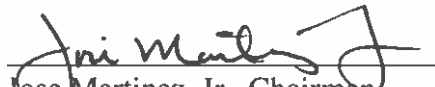
Adopted: October 28, 2024

October 28, 2024

R2024-10:72

VOTING RECORD

Commissioners	Yea	Nay	Abstentions	Absent
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 October 28, 2024.

Brett Wiltsey
General Counsel