

AUGUST 23, 2021

R2021-08:65

***RESOLUTION
OF***

**THE PARKING AUTHORITY OF THE CITY OF CAMDEN
APPROVING CASH DISBURSEMENTS FOR THE BALANCE
OF THE MONTH OF JUNE 2021 AND FOR THE
MONTH OF JULY 2021**

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	\$ 88,849.58
Other Monthly Expenses	<u>\$421,198.49</u>
Total	\$510,048.07

Adopted: August 23, 2021

August 23, 2021

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VOTING RECORD

Commissioners	Yea	Nay	Abstentions	Absent
Jose Martinez, Jr.	x			
Jasper Muhammad				x
Mary Espinal	x			
Troy Still	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 August 23, 2021.



Michael Ash
General Counsel

August 23, 2021

R2021-8:66

RESOLUTION

OF

THE PARKING AUTHORITY OF THE CITY OF CAMDEN AUTHORIZING A PROFESSIONAL SERVICES CONTRACT FOR A PARKING GARAGE CONDITION APPRAISAL

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, there exists for the Authority the need for the services of a qualified firm to provide a Condition Appraisal for the Hinson Garage; and

WHEREAS, on January 27, 2021, the Board of Commissioners resolved to qualify Tim Haahs as a qualified engineering firm and the Authority has previously retained said firm based on a Fair and Open procurement process for Professional Services; and

WHEREAS, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) and Pay to Play Law requires that resolutions authorizing the award of contracts for "Professional Services" without competitive bids must be publicly advertised; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioner of the Parking Authority of the City of Camden as follows:

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1. The Commissioners of the Parking Authority of the City of Camden authorize the Executive Director to enter into a professional services contract with Timothy Haahs & Associates, Inc., located at 144 Livingston Avenue, New Brunswick, New Jersey 08901 for a Condition Appraisal.
2. This total award of the contract for the Phase 1 scope of services shall not exceed \$9,000.00.
3. This agreement is awarded without competitive bidding as a "Professional Service" under the provisions of the Local Public Contracts Law (N.J.S.A. 40A:11-5) because it is a recognized profession, licensed and regulated by law.
4. A notice of this action shall be printed in the Legal Newspaper of the Authority as required by law within ten (10) days of its passage.
5. The vendor 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 for professional services contracts required by N.J.A.C.17:27, a copy of which shall be attached to and incorporated in the professional services contract authorized herein.
6. The vendor 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. A copy of the Act shall be attached to and incorporated in the professional services agreement authorized herein.

Certified to be a true copy of a Resolution adopted by the Board of Commissioners of the Parking Authority of the City of Camden, New Jersey at a regular meeting held on August 23, 2021

Secretary

Verified and Encumbered as to the Availability of Funds:

Date: _____

Account No. _____

Certification No. _____

By: _____
Treasurer

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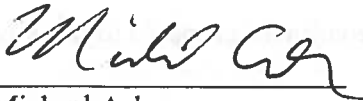
VOTING RECORD

Commissioners	Yea	Nay	Abstentions	Absent
Jose Martinez, Jr.	X			
Jasper Muhammad				X
Mary Espinal	X			
Troy Still	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 August 23, 2021.



Michael Ash
General Counsel

August 23, 2021

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RESOLUTION

OF

THE PARKING AUTHORITY OF THE CITY OF CAMDEN AUTHORIZING A SITE LICENSE AGREEMENT WITH RUTGERS UNIVERSITY POLICE DEPARTMENT FOR OFF-STREET PARKING ON THE CORNER OF FIFTH STREET AND FEDERAL STREET

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, the Rutgers University Police Department proposes to use a portion of the land on 5th and Federal for parking.

NOW, THEREFORE, BE IT RESOLVED, the Board of Commissioners of the Parking Authority of the City of Camden hereby authorizes the execution of a Parking Site License Agreement with Rutgers University Police Department; and

BE IT FURTHER RESOLVED, that the Chairman and the Secretary are hereby authorized to execute any and all documents, including the Parking Site License Agreement, 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 August 23, 2021.

Secretary

August 23, 2021

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VOTING RECORD

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

Jose Martinez, Jr., Chairman

SEAL

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Michael Ash
General Counsel

August 23, 2021

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RESOLUTION

OF

THE PARKING AUTHORITY OF THE CITY OF CAMDEN AUTHORIZING A LEASE FOR A CELL TOWER LOCATION

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 N.J.S.A. 40:11A-6(4)(e), the Authority is authorized to sell, transfer and dispose of any property or interest therein at any time acquired by it upon such terms and conditions as it may determine, with or without public bidding; and

WHEREAS, the Authority is the owner of the land known as Block 47, Lot 3, in the City of Camden, State of New Jersey (the “Lot 15”); and

WHEREAS, the Authority adopted Resolution 2020:10-67 to enter into negotiations regarding the conveyance of a Deed of Easement in, under, across, and over the real property owned by the PACC and designated as Block 47, Lot 3 on the Tax Map of the City of Camden (the “Property”) for a cell tower;

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WHEREAS, the Authority has re-negotiated the terms of a ground lease on the real property owned by the PACC and designated as Block 47, Lot 3 on the Tax Map of the City of Camden (the "Property") for a cell tower;

WHEREAS, the Authority finds that the rental revenue generated from the cell tower lease can help offset the operational expenses of the Authority.

NOW THEREFORE BE IT RESOLVED:

1. That the Parking Authority of the City of Camden and the members thereof hereby agree that they enter negotiations with Tower North Development, LLC, 750 W. Center Street, Suite 301, W. Bridgewater, MA 02379 for the purposes of conveying a lease in for a portion of the Property for the purposes set forth herein.
2. That the Executive Director of the Parking Authority of the City of Camden be authorized to execute a lease with Tower North Development LLC in a form that has been reviewed and approved by Counsel to the PACC.

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 August 23, 2021.

Secretary

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VOTING RECORD

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

Jose Martinez, Jr., Chairman

SEAL

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Michael Ash
General Counsel

August 23, 2021

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RESOLUTION

OF

PARKING AUTHORITY OF THE CITY OF CAMDEN, RECOMMENDING THE CITY COUNCIL OF THE CITY OF CAMDEN DESIGNATE A PARTICULAR AREA IN THE CITY OF CAMDEN AS A RESIDENTIAL PARKING PERMIT ZONE

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.; 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, the City Council of the City of Camden established a Residential Parking Permit program to be operated by the Authority by Ordinance MC-2561, adopted July 12, 1990, as set forth in Chapter 388, Section 3880-5 et seq. of the City Code; and

WHEREAS, pursuant to Section 388-5, the City Council is authorized to request the Camden Parking Authority to conduct a public meeting after advance due notice to affected residents in the particular area to determine whether a particular area in the City of Camden should be designated as a Residential Parking Permit Zone; and

WHEREAS, the City Council received a request and petition asking the City to institute a Residential Parking Permit Zone during weekdays for the neighborhood between Pearl Street and State Street and 2nd Street and 6th Street (the “Proposed Zone”); and

WHEREAS, the City Council adopted a Resolution on April 9, 2019 directing the Authority to conduct a public hearing as to whether the Proposed Zone should be included in a Residential Parking Permit Zone; and

WHEREAS, the Authority conducted a public hearing on notice via Zoom on August 5, 2021 wherein the Authority received comments from residents in favor of including the Proposed Zone in a Residential Parking Permit Zone; and

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WHEREAS, the Executive Director of the Authority has made findings dated August 20, 2021 based on the record of the August 5, 2021 hearing including: 1) Residents in the Proposed Zone have difficulty parking on-street due to the daily parking of Rutgers students; 2) Residents in the Proposed Zone have difficult parking on-street due to the daily parking of other visitors to Camden for business or waterfront events; 3) On-street parking in the Proposed Zone is a limited resource for residents in the neighborhood who are often denied convenient parking to their residences; 4) Improvements to the overall health and safety of the Proposed Zone have increased on-street parking demand from non-residents; and 5) Increased enforcement and improved signage could make additional on-street parking available for the convenience of residents in the Proposed Zone.

WHEREAS, based on the Executive Director's findings, it is recommended that the City Council expand the Residential Parking Permit Zone to include the Proposed Zone.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Parking Authority of the City of Camden adopt the findings of the Executive Director in the August 20, 2021 report and recommend that the City Council of the City of Camden designate the Proposed Area a Residential Parking Permit Zone.

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Secretary

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VOTING RECORD

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

Jose Martinez, Jr., Chairman

SEAL

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Michael Ash
General Counsel

RESOLUTION

OF

PARKING AUTHORITY OF THE CITY OF CAMDEN, APPROVING GREENER BY DESIGN, LLC TO MAKE AN APPLICATION FOR A SOLAR ENERGY PROJECT

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.; 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, the Authority has a need for a firm to make an application to the Board of Public Utilities for a Solar Energy Project; and

WHEREAS, the Authority received a proposal from the Greener By Design, LLC; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Parking Authority of the City of Camden, as follows:

1. The Commissioners of the Parking Authority of the City of Camden authorize the Executive Director to enter into a professional services contract with Greener By Design, LLC, 94 Church Street, Suite 402, New Brunswick, New Jersey 08901, for making an application for a solar energy program, which shall remain on file in the Authority's office and available for public inspection.
2. The contract shall be in an amount not to exceed \$1,500.00.
3. This agreement is awarded without competitive bidding as a “Professional Service” under the provisions of the Local Public Contracts Law (N.J.S.A. 40A:11-5) because it is a recognized profession, licensed and regulated by law.
4. A notice of this action shall be printed in the Legal Newspaper of the Authority as required by law within ten (10) days of its passage.

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5. The vendor 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 for professional services contracts required by N.J.A.C.17:27, a copy of which shall be attached to and incorporated in the professional services contract authorized herein.

6. The vendor 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. A copy of the Act shall be attached to and incorporated in the professional services agreement authorized herein.

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Secretary

August 23, 2021

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VOTING RECORD

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

Jose Martinez, Jr., Chairman

SEAL

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Michael Ash
General Counsel