

February 26, 2024

R2024-02:29

RESOLUTION OF

THE PARKING AUTHORITY OF THE CITY OF CAMDEN APPROVING CASH DISBURSEMENTS FOR THE BALANCE OF THE MONTH OF DECEMBER 2023 AND JANUARY 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;

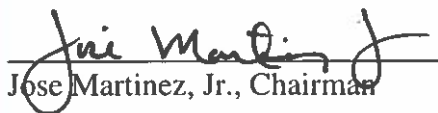
NOW THEREFORE, BE IT RESOLVED: that the Parking Authority of the City of Camden and the members thereof, that have reviewed the attached list of expenses and the same is hereby approved for payments as follows:

Prepaid and Payroll Expenses	\$ 67,865.47
Other Monthly Expenses	<u>\$462,520.159</u>
Total	\$530,385.62

Adopted: February 26, 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 February 26, 2024.

Michael Ash
General Counsel

February 26, 2024

R2024-02:30

RESOLUTION

OF

THE PARKING AUTHORITY OF THE CITY OF CAMDEN TO ENTER INTO NEGOTIATIONS REGARDING A DEED OF EASEMENT FOR CELL TOWER

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

WHEREAS, the Authority entered into a lease agreement with TowerNorth Development, LLC for a cell tower on Lot 15;

WHEREAS, TowerNorth Development, LLC (“TND”) has completed construction of the cell tower on Lot 15; and

WHEREAS, PACC received an offer TowerNorth Development, LLC 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;

February 26, 2024

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WHEREAS, the PACC wishes to enter into negotiations with the TND for an option agreement for the purposes of conveying a Deed of Easement in, under, across, and over the Property as set forth herein.

NOW THEREFORE BE IT RESOLVED:

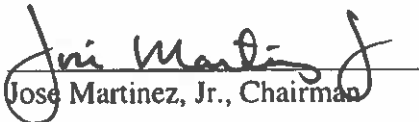
1. That the Parking Authority of the City of Camden and the members thereof hereby agree that they enter negotiations with TowerNorth Development, LLC, 750 W. Center Street, Suite 301, W. Bridgewater, MA 02379 for the purposes of conveying a Deed of Easement and Right of Way in, under, across, and over 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 convey said Deed of Easement and Right of Way 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 February 26, 2024.

Secretary

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 February 26, 2024.


Michael Ash
General Counsel

2024 (2024-2025) AUTHORITY BUDGET RESOLUTION

THE PARKING AUTHORITY OF THE CITY OF CAMDEN

FISCAL YEAR: FROM: JANUARY 1, 2024 TO: December 31, 2024

WHEREAS, the Annual Budget and Capital Budget for the Parking Authority of the City of Camden for the fiscal year beginning, January 1, 2024 and ending, December 31, 2024 has been presented before the governing body of the Parking Authority of the City of Camden at its open public meeting of February 26, 2024; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$3,941,016.00, Total Appropriations, including any Accumulated Deficit if any, of \$3,938,243.00 and Total Unrestricted Net Position utilized of \$0; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$300,000.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$300,000.00; and

WHEREAS, the schedule of rates, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget, must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Parking Authority of the City of Camden Authority, at an open public meeting held on Date that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Parking Authority of the City of Camden Authority for the fiscal year beginning, January 1, 2024 and ending, December 31, 2024 is hereby approved; and

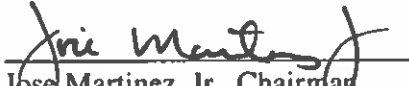
BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Parking Authority of the City of Camden Authority will consider the Annual Budget and Capital Budget/Program for adoption on March 25, 2024.

(Secretary's Signature)	(Date)			
Governing Body	Recorded Vote			
Member:	Aye	Nay	Abstain	Absent
Martinez, Jr.	X			
Muhammed				X
Espinal				X
Gainey	X			
Still	X			


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 February 26, 2024.


Michael Ash
General Counsel

February 26, 2024

R2024-02:32

RESOLUTION ***OF***

THE PARKING AUTHORITY OF THE CITY OF CAMDEN APPROVING AN AMENDMENT TO THE 2023 BUDGET TO INCREASE THE CAPITAL BUDGET

WHEREAS, the Annual Budget and Capital Budget for the Parking Authority of the City of Camden (“PACC”), for the fiscal year beginning, January 1, 2023 and ending December 31, 2023 was approved by PACC with total capital appropriations of \$300,000.00; and

WHEREAS, Department of Community Affairs approved PACC’s initial budget for 2023; and

WHEREAS, PACC approved capital appropriations in 2023 in the total amount of \$381,851.00; and

WHEREAS, PACC is required to approve the over-expenditure of \$81,851.00 in capital improvements; and

WHEREAS, PACC will fund the over-expenditure of \$81,851.00 through the use of unrestricted funds.

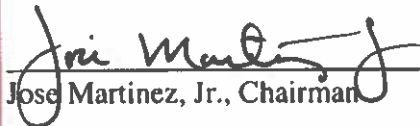
NOW, THEREFORE BE IT FURTHER RESOLVED, by the Board of Commissioners of the Parking Authority of the City of Camden Authority, the over-expenditure of \$81,851.00 of capital improvements in 2023 shall be funded through the use of unrestricted funds; and

BE IT FURTHER RESOLVED that the PACC Treasurer is authorized to take steps necessary to fund the over-expenditure of \$81,851.00 of capital improvements in 2023 through the use of unrestricted funds.

Adopted: February 26, 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 February 26, 2024.


Michael Ash
General Counsel

February 26, 2024

R2024-02:33_

RESOLUTION

OF

PARKING AUTHORITY OF THE CITY OF CAMDEN, APPROVING HIRING OF BRI-ANN WRIGHT, AS A SEASONAL ADMINISTRATIVE AIDE TO THE EXECUTIVE DIRECTOR

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 an immediate need for a Seasonal Administrative Aide; 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 hire Bri-Ann Wright as a seasonal Administrative Aide to begin employment immediately.

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 February 26, 2024

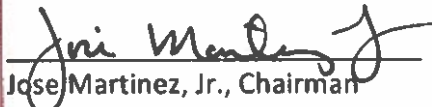
Secretary

February 26, 2024

R2024-02:33__


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 February 26, 2024.


Michael Ash
General Counsel

February 26, 2024

R2024-02:34

**RESOLUTION AUTHORIZING SPECIAL COUNSEL
AND CHAIRMAN TO NEGOTIATE
NEW EXECUTIVE DIRECTOR CONTRACT**

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; and

WHEREAS, PACC is managed through its Executive Director; and

WHEREAS, PACC and its Executive Director entered into a contract effective January 1, 2022 with a projected end date of December 31, 2027 (“Term End Date”); and

WHEREAS, PACC currently has many transformative infrastructure projects that will require continuity and attention, many of which will extend beyond the Term End Date, including but not limited to the multiple development projects of the PACC lots; and

WHEREAS, the Chairman of the Board of Commissioners (“Chairman”) is charged with the negotiation of the Executive Director’s contract; and

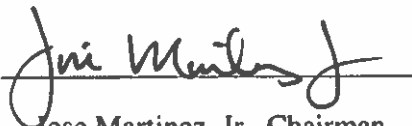
WHEREAS, PACC currently engages Brett Wiltsey, Esquire as Special Counsel (“Special Counsel”), for matters including employment and salary negotiation;

NOW THEREFORE, BE IT RESOLVED that the Chairman and Special Counsel are authorized to negotiate a new contract for the Executive Director of the PACC.

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VOTING RECORD

Commissioners	Yea	Nay	Abstentions	Absent
Jose Martinez, Jr.	X			
Troy Still	X			
Mary Espinal				X
Jasper Muhammad				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 February 26, 2024.


Michael Ash, Esquire General Counsel