



# AGENDA

CITY OF CAMDEN

CITY COUNCIL SPECIAL MEETING

*June 28<sup>th</sup>, 2022 – 5:00 p.m.*

*Honorable Angel Fuentes, Council President*

*Honorable Sheila Davis, Vice-President*

*Honorable Marilyn Torres*

*Honorable Felisha Reyes-Morton*

*Honorable Shaneka Boucher*

*Honorable Chris Collins*

*Honorable Nohemi Soria-Perez*

*Honorable Victor Carstarphen, Mayor*

*Michelle Spearman, City Attorney*

*Howard McCoach, Counsel to Council*

*Luis Pastoriza, Municipal Clerk*



# **CITY COUNCIL AGENDA**

## **SPECIAL MEETING**

**TUESDAY, JUNE 28<sup>TH</sup>, 2022– 5:00 P.M.**

**CALL TO ORDER**

**FLAG SALUTE**

**ROLL CALL**

**STATEMENT OF COMPLIANCE**

**NOTICE OF MEETING**

### **ORDINANCES – FIRST READING & PUBLIC HEARING**

#### **Department of Development and Planning**

1. AN ORDINANCE APPROVING APPLICATION FOR EXEMPTION AND EXECUTION OF FINANCIAL AGREEMENT BETWEEN THE CITY OF CAMDEN AND ABLETT VILLAGE, PHASE I URBAN RENEWAL, LLC, PURSUANT TO N.J.S.A. 401:20-1 ET SEQ.

#### **Department of Administration**

2. ORDINANCE FURTHER AMENDING AND SUPPLEMENTING AN ORDINANCE ENTITLED, “AN ORDINANCE FIXING THE SALARY RANGES TO BE PAID TO CERTAIN OFFICERS AND EMPLOYEES IN THE UNCLASSIFIED SERVICE OF THE CITY OF CAMDEN ADOPTED DECEMBER 23, 1982 (MC-1917)

### **RESOLUTIONS**

#### **Office of the City Attorney**

1. RESOLUTION AUTHORIZING AMENDMENT #1 TO CONTRACT #05-21-125S WITH HOWARD MCCOACH, PC FOR CONTRACT/GRANT COMPLIANCE AND COUNSEL TO COUNCIL SERVICES

#### **Department of Administration**

2. RESOLUTION AUTHORIZING THE INSERTION OF A SPECIAL ITEM OF REVUNUE IN THEY CY 2022 BUDGET OF THE CITY OF CAMDEN IN THE AMOUNT OF \$500,000.00
3. RESOLUTION PROVIDING ADVICE AND CONSENT TO THE MAYOR’S APPOINTMENT OF DANIEL S. BLACKBURN, ESQ. AS CITY ATTORNEY

4. RESOLUTION AUTHORIZING THE PURCHASE OF SIX (6) DUAL CHARGEPOINT GATEWAY CHARGING STATIONS FROM TIMOTHY P. BRYAN ELECTRIC UNDER ESCNJ #18/19-40 CO-OP
5. RESOLUTION APPOINTING HENRIETTA WASHINGTON TO THE CITY OF CAMDEN ZONING BORD OF ADJUSTMENT AS ALTERNATE #1
6. RESOLUTION AUTHORIZING THE REJECTION OF BID #22-04 FOR THE SUMMER FOOD SERVICE PROGRAM FOR THE CITY OF CAMDEN
7. RESOLUTION AUTHORIZING THE PURCHASE OF ELEVEN (11) 2022 CHEVROLET BOLT EV LT FROM MALL CHEVROLET UNDER NEW JERSEY STATE CONTRACT #19-FLEET-00954

**Department of Development and Planning**

8. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMDEN DETERMINING THAT THE ABLETT VILLAGE PHASE 1 URBAN RENEWAL LLC PROJECT PROVIDES FOR AND MEETS THE AFFORDABLE HOUSING NEED OF THE CITY OF CAMDEN

**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.*

*Ordinances 1<sup>st</sup>*  
*Reading*

**ORDINANCE APPROVING APPLICATION FOR EXEMPTION AND  
EXECUTION OF FINANCIAL AGREEMENT BETWEEN THE CITY OF  
CAMDEN AND ABLETT VILLAGE PHASE 1 URBAN RENEWAL, LLC,  
PURSUANT TO N.J.S.A. 40A:20-1 ET SEQ.**

WHEREAS, Ablett Village Phase 1 Urban Renewal LLC, a New Jersey limited liability company (hereinafter referred to as the "Sponsor") has or will lease the land currently comprising part of Block 807, Lot 1, on the official Tax Map of the City of Camden and more particularly described in Exhibit "A" hereto (the "Property") from the City of Camden Housing Authority; and

WHEREAS, Sponsor proposes to construct a new 78 unit affordable rental community (hereinafter referred to as the "the Project") pursuant to the provisions of the New Jersey Long Term Tax Exemption Law, (N.J.S.A. 40A:20-1 et seq.) (hereinafter referred to as the "Act") in the Cramer Hill neighborhood within the City of Camden (hereinafter referred to as the "Municipality") the Property" which Project shall be known as Ablett Village Phase 1; and

WHEREAS, in order to implement the development, financing, rehabilitation, preservation, operation and management of the Project, the Housing Authority of the City of Camden ("HACC") and Michaels Development Company received Low Income Housing Tax Credits from the New Jersey Housing Mortgage Finance Agency which will provide the required equity to allow this US HUD CHOICE Neighborhoods Implementation neighborhood revitalization project to proceed; and

WHEREAS, in accordance with the Act, Sponsor has submitted a written application ("Application") to the City for approval of a tax exemption for the land and improvements to be constructed on the Property; and

WHEREAS, City Council has heretofore determined that there is a need for affordable housing in the Cramer Hill neighborhood and that such housing will be beneficial to the City of Camden; and

WHEREAS, City Council finds and determines that Sponsor will not be able to proceed with the Project without the tax exemption because the Project would not be financially feasible; and

WHEREAS, the Acts permits a municipality to enter into a financial agreement exempting real property from taxation and accepting payment in lieu of taxes where the project meets an affordable housing need; and

WHEREAS, the Sponsor, has presented to City Council a revenue projection for the Project which sets forth the anticipated revenue to be received by the Sponsor from the operation of the Project as estimated by the Sponsor, a copy of which is attached hereto and made a part hereof as Exhibit "B"; now therefore

BE IT ORDAINED, by the City Council of the City of Camden as follows:

SECTION 1. The Council finds and determines that the proposed Project will meet or meets an existing housing need.

SECTION 2. The Council finds and determines that Sponsor will not be able to proceed with the Project without the tax exemption because the Project will not be financially feasible.

SECTION 3. The Council does hereby adopt the within Ordinance and makes the determinations and findings contained herein by virtue of, pursuant to, and in the conformity with the provisions of the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1.

SECTION 4. The Council does hereby approve Sponsor's application for tax exemption pursuant to the Long Term Tax Exemption Law.

SECTION 5. The Council does hereby adopt the within Ordinance with the further intent and purpose that from the date that the Project obtains its Certificate of Occupancy, the land and improvements of the Project will be exempt from real property taxation for a period of thirty (30) years as provided in the Act, provided that payments in lieu of taxes for municipal services supplied to the Project in the amount of five (5%) percent of the Gross Shelter Rents are made to the City of Camden as more particularly set forth the Financial Agreement attached hereto as Exhibit "C".

SECTION 6. The Council hereby authorizes and directs the Mayor of the City of Camden to execute, on behalf of the City of Camden, the Financial Agreement in substantially the form annexed hereto as Exhibit "C" upon the review and approval of the City Attorney.

SECTION 7. The Council understands and agrees that the revenue projections set forth in Exhibit "B" are estimates and that the actual payments in lieu of taxes to be paid by the Sponsor to the City of Camden shall be determined pursuant to the Financial Agreement executed between the Sponsor and the City of Camden.

SECTION 8. This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

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 28, 2022

The above has been reviewed  
and approved as to form.

  
\_\_\_\_\_  
Amia I. Valentine  
Assistant City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

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

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

Council Meeting Date: June 27, 2022

**TO:** Timothy Cunningham, MBA, Esq., Business Administrator

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

**Department Making Request:** Planning and Development

**TITLE OF RESOLUTION/ORDINANCE:** An Ordinance approving application for exemption and execution of a financial agreement between the City of Camden and Ablett Village, Phase 1 Urban Renewal, LLC, pursuant to N.J.S.A. 401:20-1 ET SEQ.

**BRIEF DESCRIPTION OF ACTION:** The purpose of this action is to approve a financial agreement via Payment in Lieu of Taxes for the construction of new 78 unit affordable rental community within the Cramer Hill neighborhood.

**BIDDING PROCESS:** N/A

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

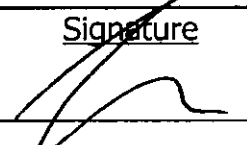
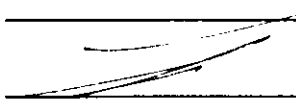
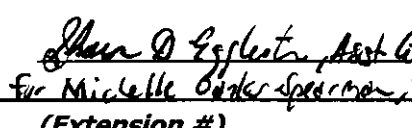
**APPROPRIATION ACCOUNT(S):** n/a

**AMOUNT:** n/a



**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:	6-21-22	
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:	6/22/22	
Received by City Attorney:	6/23/22	 Michelle Barker Spearman, City Attorney
	(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\*\*\*\***



**ORDINANCE APPROVING APPLICATION FOR EXEMPTION AND EXECUTION  
OF FINANCIAL AGREEMENT BETWEEN THE CITY OF CAMDEN AND ABLETT  
VILLAGE PHASE 1 URBAN RENEWAL, LLC, PURSUANT TO N.J.S.A. 40A:20-1  
ET SEQ.**

WHEREAS, Ablett Village Phase 1 Urban Renewal LLC, a New Jersey limited liability company (hereinafter referred to as the "Sponsor") has or will lease the land currently comprising part of Block 807, Lot 1, on the official Tax Map of the City of Camden and more particularly described in Exhibit "A" hereto (the "Property") from the City of Camden Housing Authority; and

WHEREAS, Sponsor proposes to construct a new 78 unit affordable rental community (hereinafter referred to as the "the Project") pursuant to the provisions of the New Jersey Long Term Exemption Law, (N.J.S.A. 40A:20-1 et seq.) (hereinafter referred to as the "Act") in the Cramer Hill neighborhood within the City of Camden (hereinafter referred to as the "Municipality") the Property" which Project shall be known as Ablett Village Phase 1; and

WHEREAS, in order to implement the development, financing, rehabilitation, preservation, operation and management of the Project, the Housing Authority of the City of Camden ("HACC") and Michaels Development Company received Low Income Housing Tax Credits from the New Jersey Housing Mortgage Finance Agency which will provide the required equity to allow this US HUD CHOICE Neighborhoods Implementation neighborhood revitalization project to proceed; and

WHEREAS, in accordance with the Act, Sponsor has submitted a written application ("Application") to the City for approval of a tax exemption for the land and improvements to be constructed on the Property; and

WHEREAS, City Council has heretofore determined that there is a need for affordable housing in the Cramer Hill neighborhood and that such housing will be beneficial to the City of Camden; and

WHEREAS, City Council finds and determines that Sponsor will not be able to proceed with the Project without the tax exemption because the Project would not be financially feasible; and

WHEREAS, the Acts permits a municipality to enter into a financial agreement exempting real property from taxation and accepting payment in lieu of taxes where the project meets an affordable housing need; and

WHEREAS, the Sponsor, has presented to City Council a revenue projection for the Project which sets forth the anticipated revenue to be received by the Sponsor from the operation of the Project as estimated by the Sponsor, a copy of which is attached hereto and made a part hereof as Exhibit "B"; now therefore

BE IT ORDAINED, by the City Council of the City of Camden as follows:

SECTION 1. The Council finds and determines that the proposed Project will meet or meets an existing housing need.

SECTION 2. The Council finds and determines that Sponsor will not be able to proceed with the Project without the tax exemption because the Project will not be financially feasible.

SECTION 3. The Council does hereby adopt the within Ordinance and makes the determinations and findings contained herein by virtue of, pursuant to, and in the conformity with the provisions of the Long Term Tax Exemption Law, N.J.S.A. 40A:20-1.

SECTION 4. The Council does hereby approve Sponsor's application for tax exemption pursuant to the Long Term Tax Exemption Law.

SECTION 5. The Council does hereby adopt the within Ordinance with the further intent and purpose that from the date that the Project obtains its Certificate of Occupancy, the land and improvements of the Project will be exempt from real property taxation for a period of thirty (30) years as provided in the Act, provided that payments in lieu of taxes for municipal services supplied to the Project in the amount of five (5%) percent of the Gross Shelter Rents are made to the City of Camden as more particularly set forth the Financial Agreement attached hereto as Exhibit "C".

SECTION 6. The Council hereby authorizes and directs the Mayor of the City of Camden to execute, on behalf of the City of Camden, the Financial Agreement in substantially the form annexed hereto as Exhibit "C" upon the review and approval of the City Attorney.

SECTION 7. The Council understands and agrees that the revenue projections set forth in Exhibit "B" are estimates and that the actual payments in lieu of taxes to be paid by the Sponsor to the City of Camden shall be determined pursuant to the Financial Agreement executed between the Sponsor and the City of Camden.

SECTION 8. This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

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: \_\_\_\_\_, 2022

**FINANCIAL AGREEMENT PURSUANT TO  
THE LONG TERM TAX EXEMPTION LAW  
N.J.S.A. 40A:20-1 ET. SEQ.**

**BETWEEN THE CITY OF CAMDEN  
AND  
ABLETT VILLAGE PHASE 1 URBAN RENEWAL, LLC.**

This Financial Agreement (this "Agreement") is made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by and between the **City of Camden**, a Municipal Corporation of the County of Camden and State of New Jersey, hereinafter referred to as the "City" and **Ablett Village Phase 1 Urban Renewal, LLC**, a New Jersey limited liability company having its principal office at 2 Cooper Street, 14<sup>th</sup> Floor, Camden, New Jersey 08102, hereinafter referred to as the "AVP1AVP1-URE, LLC ", which is qualified to do business under the provisions of the "Long Term Tax Exemption Law of 1998", as amended, said law being set forth in N.J.S.A. 40A:20-1- through 20 (hereinafter referred to as the "Act").

WITNESSETH:

**WHEREAS**, the project is or will be situated on that parcel of land currently designated as part of Block 807, Lot 1 as shown on the Official Assessment Map of the City of Camden, and located in the Cramer Hill section of the City and will be comprised of seventy eight (78) affordable rental units, as more specifically described and identified on Exhibit A, which is attached hereto and made a part hereof (the "Project"). In the event the property constituting the Project is subdivided, AVP1-URE, LLC agrees to amend this Agreement to reflect the correct block, lots and addresses; and

**WHEREAS**, the City of Camden is authorized pursuant to the Act to grant a real property tax exemption for low to moderate income housing projects located within the City; and

**WHEREAS**, in accordance with the Act, AVP1-URE, LLC has heretofore made written application to the City for approval of a tax exemption for the Project ("Application"), a copy of which application is attached hereto as Exhibit C; and

**WHEREAS**, City Council by Ordinance MC-\_\_\_\_\_, hereby incorporated into this Agreement and made a part hereof, adopted on \_\_\_\_\_, 2022, approved said Application and the instant Financial Agreement, and a certified copy of such Ordinance of approval is attached hereto as Exhibit "B"; and

**WHEREAS**, the City believes that the in lieu of tax consideration to be given the Project pursuant to this Agreement affords maximum redevelopment of the Property and is, therefore, in the best interest of the City and the health, safety, morals and welfare of its residents and is in accordance with the provisions of the Act and the public purposes pursuant to which the redevelopment of Project's area of the City has been undertaken and is being assisted in accordance with the applicable provisions of State law:

**NOW THEREFORE**, it is mutually agreed as follows:

1. This Agreement shall be governed by the provisions of the Act, it being expressly understood and agreed that the City relies upon the facts, data and representations contained in the Application, and Redeveloper covenanting and agreeing to use its reasonable best efforts to conform in the development, construction and operation of the Project to the matters and things set forth in the Application; that is, the manner in which AVP1-URE, LLC proposes to develop, manage and operate the Project and the plans for financing the Project, it being understood, however, with respect to the Project costs, interest rate, financing terms and mortgage amortization, rents and lease terms, that the same are projected and estimated and may be modified as particular circumstances may require, but that in all material respects it is the intent of AVP1-

URE, LLC to comply as closely as shall be practicable with the information and representations set forth in the said Application. This Agreement shall be subject to the US Department of Housing and Urban Development Davis-Bacon wage requirements.

2. (a) The City hereby grants to AVP1-URE, LLC to the extent provided in this Agreement exemption from real property taxation on the land comprising the Property and the improvements thereon for a period of not more than thirty (30) years from the "Date of Completion of the Project" (as hereinafter defined). Such tax exemption shall be claimed and allowed in the same or similar manner as in the case of other real property exemptions. In the event that the exemption status changes during a tax year, the procedure for the apportionment of taxes for said year shall be the same as in the case of other changes in the tax exemptions status during the tax year.

(b) As used herein, the term "Date of Completion of the Project" is defined as the date of issuance by the City of a Certificate of Occupancy or Temporary Certificate of Occupancy for the Project. If the City issues more than one Certificate of Occupancy for the Project, the parties stipulate that for purposes of establishing the term of the exemption and for ease of administration, the Date of Completion of the Project will be the date on which the City issues the Certificate of Occupancy or Temporary Certificate of Occupancy for the last unit of the Project. AVP1-URE, LLC shall promptly provide copies of all Certificates of Occupancy or the Temporary Certificates of Occupancy to the Tax Assessor and the Tax Collector along with a request that the tax exemption be implemented. The tax exemption shall commence for each parcel of the Project on the Date of Completion of the Project (the "Effective Date") notwithstanding different parcels or units may be occupied earlier than others. This Agreement shall run for the full thirty (30) years from the Date of Completion of the Project but in no event longer than thirty-five (35) years from

the date of execution of this Agreement, so that the tax exemption for all parcels within the Project shall terminate simultaneously.

3. (a) In consideration for the tax exemption, AVP1-URE, LLC shall make an annual PILOT payment, as defined below, for municipal services supplied to the Project based on a percentage of the "Gross Shelter Rents" of the Project. The Annual PILOT Payment shall be adjusted from time to time following the submission by AVP1-URE, LLC's annual Auditor's Report as provided in Section 3 (b) below. AVP1-URE, LLC and the City specifically agree that, in the interpretation and administration of this paragraph:

(i) Gross Shelter Rents shall be calculated by taking the Annual Gross Revenue (defined below) and subtracting therefrom (a) a five percent (5%) vacancy allowance as set forth in Exhibit "D" attached hereto and (b) the costs of the Common Utilities (defined below) paid by AVP1-URE, LLC;

(ii) the computation of "Annual Gross Revenue" means the total annual gross rental or carrying charge or other income of the Sponsor from the Project less the costs of utilities furnished by the Project, which shall include the costs of gas, electricity, heating fuel, water supplied, and sewage charges, and less vacancies if any. Annual Gross Revenues shall not include any rental subsidy contributions received from any federal or state program.

(iii) AVP1-URE, LLC and the City acknowledge that the figures contained in Exhibits B and D are projections only and that the calculation of Gross Shelter Rents will be based on actual income and expenses.

(b) The Annual PILOT Payment, as defined herein, shall be calculated as follows (the "Annual PILOT Payment") :

- (1) Commencing on the Effective Date and continuing for a period of fifteen (15) years thereafter, the Annual PILOT Payment shall be five (5%) of the Project's Annual Gross Shelter Rents;
- (2) Commencing on the fifteenth (15<sup>th</sup>) anniversary of the Effective Date and continuing for a period of five (5) years thereafter, the Annual PILOT Payment shall be the greater of: (i) five percent (5%) of the Project's Annual Gross Shelter Rents, or (ii) twenty percent (20%) of the amount of taxes on the land and improvements otherwise due according to the general law applicable to non-exempt property in the City;
- (3) Commencing on the twentieth (20<sup>th</sup>) anniversary of the Effective Date and continuing for a period of four (4) years thereafter, the Annual PILOT Payment shall be the greater of: (i) five percent (5%) of the Project's Annual Gross Shelter Rents, or (ii) forty percent (40%) of the amount of the taxes on the land and improvements otherwise due according to the general law applicable to non-exempt property in the City;
- (4) Commencing on the twenty-fourth (24<sup>th</sup>) anniversary of the Effective Date and continuing for a period of four (4) years thereafter, the Annual PILOT Payment shall be the greater of: (i) five percent (5%) of the Project's Annual Gross Shelter Rents; or (ii) sixty percent (60%) of the amount of the taxes on the land and improvements otherwise due according to the general law applicable to non-exempt property in the City;
- (5) Commencing on the twenty-eighth (28<sup>th</sup>) anniversary of the Effective Date and continuing for a period of two (2) years thereafter, the Annual PILOT

Payment shall be the greater of: (i) five percent (5%) of the Project's Annual Gross Shelter Rents, or (ii) eighty percent (80%) of the amount of the taxes on the land and improvements otherwise due according to the general law applicable to non-exempt property in the City.

(c) Notwithstanding the provisions of this Agreement to the contrary, the Annual PILOT Payment shall in no case be less than the amount of the total taxes levied against all real property in the area covered by the Project in the last full tax year in which the area was subject to taxation. Notwithstanding the foregoing, the Minimum Annual PILOT Payment shall be \$15,000.00 ("Minimum Annual PILOT Payment"). The Minimum Annual PILOT Payment shall be paid in each year in which the Annual PILOT Payment calculated pursuant to paragraph 3(b) above is less than the Minimum Annual PILOT Payment.

(d) In each year during the term hereof, the Minimum Annual PILOT Payment will be increased as follows commencing on the first anniversary of the first full year after the Date of Completion of the Project: the prior year's Gross Shelter Rents shall be multiplied by 1.5% and that product shall then be multiplied by 5.0% and the amount by which that product shall exceed the prior year's Minimum Annual PILOT Payment shall then be added to the prior year's Minimum Annual PILOT Payment (the "New Minimum Annual PILOT Payment") for that year. Provided, however, in resetting the New Minimum Annual PILOT Payment annually, in no case may the New Minimum Annual PILOT Payment ever exceed the actual Gross Shelter Rents for the prior year utilizing a vacancy allowance of ten (10%) percent in place of the allowance set forth in Paragraph 3(a)(i)(a). Examples of how this shall operate are set forth on Exhibit "E" attached hereto.



(e) The Annual PILOT Payment shall be paid to the City on a quarterly basis, pro rata, in a manner consistent with the City's tax collection schedule.

(f) Water, sewer, gas and electric charges that are for common areas within the Project and not for a specific unit within the Project and water and sewer charges for tenant units (the "Common Utilities") shall be paid by AVP1-URE, LLC. Each tenant within the Project will pay their own utility charges. The Landlord will pay all water and sewer charges.

(g) The City acknowledges that the rents at the Property are subject to the jurisdiction of HUD, and are not subject to any rent control or rent leveling ordinance of the City.

4. A Financial Plan, showing the anticipated Project funding, and a Fiscal Plan, computing the estimated Annual PILOT Payment, are attached hereto as Exhibit "E" and made a part hereof.

5. AVP1-URE, LLC further covenants and agrees as follows:

(a) To limit its profits and dividends from operations payable in accordance with the provisions of the Act.

(b) During the period of tax exemption, AVP1-URE, LLC shall distribute any excess profits earned by it in accordance with N.J.S.A. 40A:20-15. AVP1-URE, LLC shall have the right to establish and maintain reserves against vacancies, unpaid rentals and contingencies in an amount not exceeding 10% of the gross revenues of AVP1-URE, LLC for the last full fiscal year preceding the year for which a determination is being made with respect to allowable net profit; and, AVP1-URE, LLC may retain such part of any excess net profit as may be necessary to eliminate the deficiency, if any, in such reserves.

(c) To pay the Annual PILOT Payment as provided for in paragraph 3 hereof, pro rata on a quarterly basis, in a manner consistent with the municipality's tax collection schedule. In the

event AVP1-URE, LLC fails to so pay within the time set forth in (d) below, the amount unpaid shall bear the same rate of interest permitted in the case of the unpaid taxes or tax liens on land until paid ("Late Fee"). For the first year after the Effective Date, the Tax Collector shall issue quarterly bills based on the Minimum Annual PILOT Payment set forth in Paragraph 3(d) on a pro-rata basis. Thereafter, pro rata quarterly bills will be based on five percent (5%) of the actual Gross Shelter Rents of the prior year, if same has been provided to the Tax Collector, or five percent (5%) of the prior year's projection of Gross Shelter Rents. Within ninety (90) days after the City's receipt and review of the Auditor's Report described in Paragraph 6(e), the City shall adjust the Annual PILOT Payment to reconcile with AVP1-URE, LLC's actual Gross Shelter Rents. The City will promptly issue a credit where it is determined that there has been an overpayment or an invoice where it is determined that there has been an underpayment of the Annual PILOT Payment.

(d) The failure of AVP1-URE, LLC to pay any quarterly installment of the Annual PILOT Payment and/or sewer and water charge payments, in a timely manner shall constitute a violation and breach of this Agreement. With respect to delinquent water and sewer charges, the City shall retain all rights reserved to municipalities under New Jersey law and the Code of the City of Camden, New Jersey Chapters 840 and 675, including the right to proceed against AVP1-URE, LLC's interest in the property and its ownership interest in the improvements pursuant to the In Rem Tax Foreclosure Act, N.J.S.A. 54:55-1, et seq. In the event that AVP1-URE, LLC shall fail to pay the Annual PILOT Payment within 30 (thirty) days after said payment is due, then the City shall send written notice to AVP1-URE, LLC and any Lender entitled to Notice hereunder that said payment is overdue and AVP1-URE, LLC is in Default under the terms of this Agreement (the "Default Notice"). In the event that AVP1-URE, LLC fails to make payment of the delinquent

installment of the Annual PILOT Payment and/or sewer and water charges together with the Late Fee within sixty (60) days after the date of the Default Notice, then this Agreement shall terminate on the sixtieth (60<sup>th</sup>) day after the date of the Default Notice.

(e) To submit annually, within ninety (90) days after the close of each of AVP1-URE, LLC's fiscal years, to the City's Chief Financial Officer and the Municipal Clerk, a financial audit, which audit shall include a note disclosure which both defines and calculates the amount of Annual PILOT Payment due for that audit year, which calculations shall be attested to by the Certified Public Accountant of AVP1-URE, LLC as to the accuracy of the computation and the compliance with this Agreement. AVP1-URE, LLC's fiscal year runs from January 1 to December 31. Such auditor's report shall include, but not be limited to, a rental schedule of the improvements, the terms and interest rate on any mortgage associated with the Property and the improvements, and such details as may relate to the financial affairs of AVP1-URE, LLC and its operation of the improvements and performance under this Agreement.

(f) Following receipt of the annual audit and transmittal letter required by subsection (e) above, the Chief Financial Officer shall modify the Annual PILOT Payment for the then-current calendar year. The remaining amount due on the Annual Pilot payment for the then-current calendar year, following receipt of the audit and transmittal letter, shall be increased (or decreased) by the difference between the audited amount and the Annual Pilot payment being utilized for that year with the intention that, by the end of that calendar year, AVP1-URE, LLC will have paid an Annual PILOT Payment equal to the amount identified in the most recent audit.

Upon initial review of the audit and schedule of payments stated in the cover letter, the Chief Financial Officer or designee may acknowledge acceptance of the audit and payment schedule while reserving the Chief Financial Officer's right to contest or modify the audit and

payment schedule upon a more detailed examination of the audit. The City may undertake its audit, if at all, not later than 90 days after delivery of AVP1-URE, LLC's audit above. Should the Chief Financial Officer not issue its preliminary acceptance of the audit and proposed payment schedule before the next quarterly payment is due, then AVP1-URE, LLC shall continue to make quarterly payments equal to the first quarter payment.

Upon finalizing the audit for the previous year, AVP1-URE, LLC will have thirty (30) days from receipt of an invoice or other written notice from the City to pay any additional amounts owed for the previous year or that would have been owed in the previous quarters of the current year if the audit had been accepted before those payments were made. Interest and penalties shall not be imposed upon any shortfall for the previous year or previous quarters if payment is made within thirty (30) days of receipt of an invoice or other written notice from the Chief Financial Officer.

(g) If the City and AVP1-URE, LLC dispute either (i) the correctness of the audit, or (ii) the calculation of the Annual PILOT Payment, either party may, pursuant to N.J.S.A. 40A:20-9f, submit this dispute to the American Arbitration Association in Camden, New Jersey to be determined in accordance with its rules and regulations in such a fashion as to accomplish the purposes of the Act.. The arbitration shall be before one neutral arbitrator to be selected in accordance with the AAA Rules and whose decision shall be rendered in writing. The results of the arbitration shall be final and binding upon the parties, with each party paying its own costs of the arbitration and 50% of the costs of the neutral arbitrator, and judgment on the award may be entered in any court having jurisdiction thereof. In rendering the award, the arbitrator shall determine the rights and obligations of the parties according to the laws of the State of New Jersey.

(h) Upon request of the City, to permit inspection of the property, equipment, buildings and other facilities of AVP1-URE, LLC at the Project, and to permit examination and audit of any of its books, contracts, records, documents and papers relating to this Agreement or the Project, by duly authorized representatives of the City, provided same are at reasonable hours on reasonable notice and in the presence of designated representatives of AVP1-URE, LLC.

(i) At all times prior to the expiration or other termination of this Financial Agreement, to remain bound by the provisions of the Act and other applicable laws of the State of New Jersey, including N.J.S.A. 52:15C-1 et seq.

(j) Not to effect or execute any agreement, lease, conveyance, or other instrument, whereby the Project, or any part thereof, or the use thereof, is restricted upon the basis of race, color, creed, religion, ancestry, national origin, sex, or marital status, in sale, lease or occupancy thereof, nor to discriminate upon the basis of race, color, creed, religion, ancestry, national origin, sex, or marital status, in the sale, lease, or rental, or in the use or occupancy of the Project or any improvement erected or to be erected thereon, or any part thereof, and to comply with all State and local laws prohibiting discrimination or segregation by reason of race, color, creed, religion, ancestry, national origin, sex or marital status.

(k) That operation under this Agreement shall be terminable by AVP1-URE, LLC in the manner provided for under the Act.

(l) That AVP1-URE, LLC's agreement to pay: (i) the Annual PILOT Payment, including the methodology of computation thereof; (ii) water and sewer charges, and (iii) any interest payments due pursuant this Agreement (collectively the "Material Conditions") are material conditions of the Agreement. The Material Conditions shall be deemed independent and

severable, and the invalidity or unenforceability of any other provision or portion of this Agreement shall not affect the enforceability or validity of the Material Conditions.

(m) It shall be the obligation of AVP1-URE, LLC to make application for and make all reasonable efforts to obtain Certificates of Occupancy for the improvements in a timely manner as identified in the Application. The failure of AVP1-URE, LLC to use reasonable efforts to secure and obtain the Certificate of Occupancy for the improvements shall constitute a Default by AVP1-URE, LLC provided the City has reasonably cooperated in processing AVP1-URE, LLC's request for the issuance of such Certificate of Occupancy. In the event that AVP1-URE, LLC does not obtain a Certificate of Occupancy within five (5) years after the date hereof then this Agreement will terminate.

6. It is understood and agreed that, commencing on the thirty-first (31st) anniversary of the Effective Date, the tax exemption upon the Project shall thereupon absolutely cease, and the property and improvements comprising the Project shall thereupon be assessed and taxed according to general law as other property in the City is assessed and taxed and, on the date on which the tax exemption upon the Project absolutely ceases, as described above, all restrictions and limitations herein contained as provided by law shall absolutely terminate and be at an end and AVP1-URE, LLC shall thereupon render its final account to the City.

7. (a) The City, on written application by AVP1-URE, LLC, will not unreasonably withhold, delay or condition its consent to a transfer of AVP1-URE, LLC's interest in the Property, the improvements and this Agreement to an entity eligible to operate the Project under the Act (a "Permitted Transferee"), provided: (i) there is at the time of the request no uncured event of default by AVP1-URE, LLC regarding any performance required of it under this Agreement; (ii) AVP1-URE, LLC has fully complied with the Act at the time of the request; and

(iii) the Permitted Transferee fully assumes AVP1-URE, LLC's obligations under this Agreement. Notwithstanding the foregoing, upon written notice by any lender advancing funds to AVP1-URE, LLC for the development of the Project (a "Lender"), whether or not there is an uncured event of default by AVP1-URE, LLC under this Agreement, the City will consent to a transfer of AVP1-URE, LLC's interest in the Property, the improvements, and this Agreement to a Lender or any entity organized, controlled or designated by the Lender (a "Lender Transferee") which succeeds to the interest of AVP1-URE, LLC in the Property and the improvements as a result of the foreclosure of the leasehold mortgage held by the Lender or by assignment of such interest to the Lender Transferee in lieu of foreclosure, provided that the Lender Transferee complies with the requirements of the Act and continues to operate the improvements as contemplated by this Agreement. Upon the assumption by the Permitted Transferee and/or Lender Transferee of the remaining obligations under this Agreement, the tax exemption of the improvements of the Project shall continue and inure to the Permitted Transferee and/or Lender Transferee, their respective successors or assigns.

(b) The City and AVP1-URE, LLC acknowledge that subsequent changes or expansions within the area of the Project may occur which may not now be in the contemplation of the parties. In connection with such changes or expansions, the City agrees that unimproved portions of the Project area (including surface parking areas) may be withdrawn by AVP1-URE, LLC from the coverage of this Agreement upon written notice to the City. Any such withdrawals shall not affect the continued applicability of the Agreement to the remainder of the Project.

(c) The City recognizes and acknowledges that AVP1-URE, LLC is a New Jersey limited liability company and as such intends to sell ownership interests in AVP1-URE, LLC through syndication of certain low income housing tax credits allocated to AVP1-URE, LLC. The

City specifically recognizes and consents to such syndication and sale or resale of ownership interests in AVP1-URE, LLC.

8. AVP1-URE, LLC may at any time after the expiration of one (1) year from the Date of Completion of the Project notify the City that, as of a certain date designated in said notice, it relinquishes its tax exemption status as to all or any designated portion of the Project. As of the date so set, the tax exemption, the service charges, the profit restrictions and all other restrictions and limitations imposed by this Agreement or by the Act shall terminate as to the Project or any designated portion of the Project, as applicable.

9. Upon any termination of such tax exemption, obligations and restrictions, whether by affirmative action of AVP1-URE, LLC as provided in paragraph 8 above or by the provisions of the Act or pursuant to this Agreement, and subject to paragraph 5(d) above, the date of such termination shall be deemed to be the end of the fiscal year of AVP1-URE, LLC, and within ninety (90) days after the date of such termination AVP1-URE, LLC shall pay to the City a sum equal to the amount of the reserve described in Section 6(b) above, if any, maintained pursuant to N.J.S.A. 40A:20-16, as well as the excess profit, if any, payable pursuant to N.J.S.A. 40A:20-16, and pursuant to paragraph 5 of this Financial Agreement by reason of the treatment of such date as the end of the fiscal year.

10. Unless otherwise provided by law, neither AVP1-URE, LLC nor any of its partners (or members of any of its partners), officers, employees, members, or Trustees shall be personally liable under this Agreement for the payment of the Annual PILOT Payment nor for the payment of any tax or assessment which may be levied or assessed against any land or building now or hereafter constituting all of or a portion of the Project.



11. (a) Any notice, demand or other communication under this Agreement by any party to any other shall be sufficiently given or delivered if sent registered or certified mail, postage prepaid and return receipt requested, or delivered personally and, in the case of AVP1-URE, LLC, addressed to: Ablett Village Phase 1 Urban Renewal, LLC, 2 Cooper Street, P.O. Box 90708, Camden, NJ 08101; and, in the case of the City, addressed to the Municipal Clerk of Camden, New Jersey, with a copy to the City Attorney, each of the foregoing having an address for this purpose at City Hall, 520 Market Street, Room 419, P.O. Box 95120, Camden, New Jersey 08101-5120; or to any such other address with respect to any such party as that party may, from time to time, designate in writing and forward to the others as provided in this paragraph.

(b) Whenever the City shall deliver any notice or demand to AVP1-URE, LLC with respect to any breach or default by AVP1-URE, LLC in its obligations or covenants under this Agreement, the City shall at the same time forward a copy of such notice or demand to each Lender, provided the City has received notice of the name and address of such Lender.

(c) (1) After any breach or default under this Agreement, each Lender shall (insofar as the rights of the City are concerned) have the right, at its option, to cure or remedy such breach or default in accordance with Section 6(d) above.

(2) Any such Lender who shall cure or remedy any breach or default under this Agreement shall be entitled to the benefits of the tax exemption previously granted to AVP1-URE, LLC pursuant to the Act and this Agreement, to the same extent that AVP1-URE, LLC would then have been if no default had occurred.

12. (a) Except as set forth in Paragraph 5(g), in the event of a breach of the within Agreement by either of the parties hereto or a dispute arising between the parties in reference to the terms and provisions as set forth herein, either party may apply to the Superior Court of New

Jersey by an appropriate proceeding to settle and resolve said dispute in such fashion as will tend to accomplish the purpose of the Act, including the termination of the exemption. In the event that the Superior Court shall not entertain jurisdiction, then the parties shall submit the dispute to the American Arbitration Association in Camden, New Jersey utilizing the arbitration process as set forth in paragraph 5(g) above.

(b) Anything in the foregoing to the contrary notwithstanding: (i) any dispute between the parties hereto concerning any provision of this Agreement shall be governed by the laws of the State of New Jersey; and (ii) no arbitrator shall have the power or authority to amend, alter, or modify any part of this Agreement, in any way. In the event of any inconsistency between the terms of this Agreement and the Act, such ambiguity or inconsistency shall be rendered in favor of the Act.

13. (a) Since the Housing Authority of the City of Camden, pursuant to agreements arising from the CNI Grant Agreement dated December 12, 2016, has assumed responsibility for oversight during construction phases, including but not limited to overseeing or being held responsible for any and all documentation, monitoring and/or filing requirements mandated by the CNI Grant and/or HUD, which has been previously approved by HUD Officials, it is agreed that AVP1-URE, LLC shall enter into an agreement with the Housing Authority to continue Affirmative Action monitoring during the construction phase of this project.

(b) AVP1-URE, LLC agrees to enter into an agreement with the Housing Authority to submit an Affirmative Action Plan prior to the execution of this Agreement to the Housing Authority for approval if determined satisfactory by the Housing Authority Section 3 Compliance Officer and to thereafter comply with said Plan during the construction phase, including submitting such documents as are requested from the Housing Authority's Section 3 Compliance Officer for

the purpose of determining AVP1-URE, LLC's compliance with its Affirmative Action Plan. If AVP1-URE, LLC fails to comply with the Affirmative Action Plan, such failure could lead to sanctions by the Housing Authority for failing to comply with Section 3 and/or NJ HMFA Affirmative Action requirements and/or constitute an event of default and be cause for the City to implement paragraph 12 of this Agreement.

14. It is understood and agreed that in the event the City shall be named as a party defendant by a third party in any action brought against AVP1-URE, LLC by reason of any breach, default, or a violation of any of the provisions of this Agreement and/or the provisions of N.J.S.A. 40A:20-1, et seq., as a result of the actions or inaction of AVP1-URE, LLC, AVP1-URE, LLC shall indemnify and hold the City harmless and shall further defend any such action at its own expense.

15. If any clause, sentence, subdivision, paragraph, section or part of this Agreement be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder hereof, but shall be confined in its operation to the clause, sentence, subdivision, paragraph, section or part hereof directly involved in the controversy in which said judgment shall have been rendered.

16. This Agreement may be executed in any number of counterparts, each of which when so executed shall be deemed to be an original and such counterparts together shall constitute one and the same instrument.

17. This Agreement shall be binding upon and inure to the benefit of AVP1-URE, LLC, the City, and their respective successors and permitted assigns.

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its name and on its behalf by the Mayor, and AVP1-URE, LLC has caused this Agreement to be duly executed on its behalf by duly authorized officers, all as of the day and year first above written.

WITNESS:

ABLETT VILLAGE PHASE 1 URBAN  
RENEWAL, LLC

\_\_\_\_\_

By: Ablett Village Phase 1-Michaels,  
LLC  
Its Managing Member

\_\_\_\_\_  
John J. O'Donnell, President

ATTEST:

CITY OF CAMDEN

\_\_\_\_\_  
Name: Luis Pastoriza  
Title: City Clerk

By: \_\_\_\_\_  
Name: Viczto Carstarphen  
Title: Mayor

Authorized by Ordinance  
MC-\_\_\_\_\_. This Agreement has  
been approved as to form:

\_\_\_\_\_  
City Attorney

**EXHIBIT A  
PROPERTY**

**EXHIBIT B**  
**ORDINANCE APPROVING THE APPLICATION AND FINANCIAL AGREEMENT**

**EXHIBIT C  
APPLICATION**

**EXHIBIT D**  
**FISCAL PLAN AND GROSS REVENUE PROFORMA**



**EXHIBIT E**  
**EXAMPLES OF MINIMUM ANNUAL PILOT PAYMENT**

MBS:gb  
6-28-22

0-2

**AN ORDINANCE FURTHER AMENDING AND SUPPLEMENTING AN ORDINANCE  
ENTITLED, "AN ORDINANCE FIXING THE SALARY RANGES TO BE PAID TO CERTAIN  
OFFICERS AND EMPLOYEES IN THE UNCLASSIFIED SERVICE OF THE CITY OF  
CAMDEN" ADOPTED DECEMBER 23, 1982 (MC-1917)**

BE IT ORDAINED by the City Council of the City of Camden that an ordinance entitled, "An Ordinance Fixing the Salary Ranges to be Paid to Certain Officers and Employees In the Classified and Unclassified Service of the City of Camden", adopted December 23, 1982 (MC-1917) is amended and supplemented as stated herein, with attachments, as follows:

SECTION 1. To adjust salary ranges for administrative efficiency and personnel retention/recruitment purposes (NOTE: any individual's increase in salary within the to-be-established Salary & Wage ranges must be approved in advance by the State Division of Local Government Services ("DLGS") by Waiver pursuant to the City's current Transitional Aid to Localities Memorandum of Understanding with the DLGS):

SECTION 2. The effective date of these amendments shall be July 1, 2022.

SECTION 3. Attached hereto and incorporated herein, by way of reference is the list of amending salaries and wages to be paid to certain officers and employees in the Classified and Unclassified Services of the City of Camden, as set forth on the attached schedule.

SECTION 4. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.


SECTION 5. This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

SECTION 6. 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: June 28, 2022

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS-SPEARMAN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

\_\_\_\_\_  
VICTOR CARSTARPHEN  
Mayor

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

7/1/2022

Section I. Elected Officials shall be entitled to the salary as set below, and benefits as may be permissible under the law and Memorandum of Understanding between the City of Camden and The State of New Jersey

**Elected Officials**

Mayor	110,000	160,000
Council President	-	36,000
Council Member	-	33,000

Section II. The employees listed in this section shall be entitled to all benefits as set for classified service except overtime payments.  
The salaries for the following department heads shall be as follows:

**Department Directors and Assistant Department Directors**

Business Administrator	85,000	155,000
City Attorney	80,000	175,000
Department Directors	75,000	150,000

Section III. The employees listed in this section shall be entitled to all benefits as set for classified service except payments. The salaries for the City Attorney's Office shall be as follows:

**City Attorney's Office**

First Assistant City Attorney	75,000	120,000
Counsel to the Mayor/Counsel to City Council	1	100,000
Supervising Litigation Attorney	70,000	110,000
Assistant City Attorney General & Litigation	60,000	110,000
Municipal Prosecutor	60,000	110,000

Section IV. This section sets the rates of pay for those positions in the Classified Service which are Managerial and or Confidential and are excluded from the collective bargaining process.  
These positions shall receive benefits equal to those of the classified for vacation, retirement, longevity and Overtime pay shall be only for those hours, days and purposed performed with the prior approval of the Business Administrator

**Managerial and/or Confidential Titles**

Assistant Business Administrator	65,000	125,000
Assistant Director of Finance	75,000	110,000
Chief Financial Officer	-	175,000
Comptroller	1	120,000
Director of Data Processing	1	105,000
Fiscal Analyst	50,000	85,000
Insurance Manager	60,000	85,000
Municipal Emergency Management Coordinator	1	65,000
Personnel Officer	75,000	95,000
Project Coordinator Redevelopment	45,000	75,000
Registrar of Vital Statistics	12,000	75,000

## Section V.

The employees listed in this section shall be entitled to all benefits as set for classified service except overtime payments.

## Unclassified Titles

Aide to the Mayor	34,802	79,500
Confidential Assistant	34,809	79,500
Confidential Aide	34,809	79,500
Attorney - A.B.C.	2,500	12,500
Attorney - Affirmative Action Review Council	1	8,000
Attorney - B.O.A.	13,845	25,631
Attorney - Municipal Personnel Defender	36,061	68,508
Attorney - Planning Board	10,342	18,869
Attorney - Rent Control Board (50.00 per billable hour)	2,700	4,235
Attorney - Rooming and Boarding Home Licensing Bd.	1	4,893
City Treasurer	76,200	95,000
Deputy Municipal Clerk	51,200	62,424
Judge of the Municipal Court	81,600	114,444
Judge of the Municipal Court (Part Time)	30,979	58,678
* Municipal Clerk	93,771	133,043
Municipal Court Director	70,968	130,000
Municipal Engineer	95,500	145,000
Secretary Board/Commission	1,000	9,145
* Tax Assessor	93,771	125,318
* Tax Collector	93,771	125,318
Tax Search Officer (Part Time)	5,058	15,000

\* Entitled to Salary Increases

## Section VI.

The employees of these titles are entitled to all benefits as set for the classified section.

Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
Confidential Secretary to the Mayor	01336							84,734
Confidential Secretary to the Mayor (Part-time)	01336							40,867
Secretary to the ABC Board	06982	5,673	5,939	6,523	6,728	7,155	7,426	7,709

## Section VII.

This section sets the rates as approved for those titles covered by those agreements. In any instances bilingual designations are required, the rate shall be as defined in the basic title. Any part time positions be paid on a pro rata basis salary grades.

Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
* Account Clerk	00001	33,379	34,961	38,475	40,312	41,748	43,232	44,787
* Accountant	00004	50,075	52,492	57,862	60,107	62,440	64,870	67,395
* Accounting Assistant	50451	39,648	41,542	45,753	47,957	49,696	51,500	53,384
* Administrative Analyst	00010	54,629	57,272	63,150	66,218	68,788	71,467	74,258
** Administrative Clerk	00020	50,034	52,299	57,334	62,759	68,122	70,663	73,297
** Administrative Secretary	00112	58,004	60,655	66,548	72,726	78,593	81,132	83,777
** Affirmative Action Officer	00233@	71,126	74,596	82,306	89,768	97,924	101,772	105,775
* Analyst Grant Applications	00259	56,574	59,317	65,409	68,592	71,161	73,895	76,597
* Architect	00276@	64,121	67,239	74,171	78,387	79,658	85,391	89,102
* Assistant Administrative Analyst	00302@	44,983	47,144	51,951	54,463	56,461	58,535	60,698
* Assistant Animal Control Officer	00312@	46,846	49,188	54,108	56,813	59,085	61,448	63,907
* Assistant Assessor	00317@	50,967	53,427	58,897	61,757	64,045	65,539	68,900
* Assistant Chief Housing Inspector	00387	63,473	66,560	69,801	73,204	76,062	79,037	82,129
** Assistant Engineer	00518	86,205	89,653	93,239	96,968	100,847	104,881	109,076

\* CWA Non-Supervisory Unit

\*\* CWA Supervisory Unit

7/1/22

Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
** Assistant Municipal Clerk	00617	51,807	54,311	59,873	65,870	71,806	74,610	77,523
** Assistant Municipal Clerk*		0	0	0	0	0	0	85,432
** Assistant Municipal Tax Collector	00627@	74,166	77,787	85,834	94,509	103,261	107,319	113,830
** Assistant Payroll Supervisor	00639	54,358	56,392	60,911	65,779	69,642	71,764	73,983
* Assistant Planner	00645	48,825	51,178	56,411	59,143	61,330	63,597	65,965
** Assistant Public Works Superintendent	00671	56,066	58,783	64,820	71,325	77,771	80,813	83,976
** Assistant Purchasing Agent	00673	51,807	54,310	59,873	65,870	71,807	74,610	77,523
* Assistant Superintendent of Weights & Measures	00445	41,796	43,799	48,250	53,048	57,695	59,816	62,036
* Assistant Traffic Engineer	00795	67,588	70,882	78,198	86,083	93,786	97,361	101,071
* Assistant Violations Clerk	00806	39,648	41,542	45,753	47,957	49,696	51,500	53,384
* Assistant Zoning Officer (Part Time)	00822@	0	0	0	0	0	0	7,262
* Auditor	00846	56,574	59,317	65,409	68,592	71,161	73,912	76,597
* Building Inspector (ICS)	00924	65,611	68,806	75,904	79,611	82,724	85,964	89,339
* Building Inspector Apprentice	06969	51,786	57,683	0	0	0	0	0
* Building Maintenance Worker	00929	35,455	37,141	40,886	42,452	44,080	45,775	47,537
* Building Maintenance Worker Low Pressure License	00933	49,701	52,099	57,428	60,212	62,439	64,756	67,163
* Building Service Worker	00938	32,749	34,300	37,745	39,548	40,949	42,404	43,921
** Building Subcode Official (HHS)	05048	70,697	74,144	81,806	90,064	98,060	101,787	105,672
* Carpenter	00971	48,513	50,853	56,049	58,761	60,934	63,182	65,534
* Carpenters Helper	00974	40,524	42,465	46,772	49,021	50,908	52,879	54,925
* Cashier	00976	42,788	44,841	49,401	51,786	53,670	55,641	57,683
** Chief Accountant	01005	63,511	66,598	73,463	80,858	88,210	91,553	96,925
** Chief Assistant Assessor	01016	55,300	57,979	63,930	70,343	76,824	79,827	82,946
** Chief Clerk	01037	58,004	60,655	66,548	72,726	78,593	81,132	83,777
** Chief Community Relations Specialist	01107	67,578	70,870	78,186	85,371	93,118	96,772	100,575
** Chief Housing Inspector	01139	60,796	63,749	70,310	77,383	84,389	87,698	91,138
** Chief Landscape Architect	01150	60,796	63,749	70,310	77,383	84,389	87,698	91,138
** Chief License Inspector	01153	60,038	62,953	69,431	76,409	83,215	86,366	89,642
** Chief Sanitation Inspector	01209	48,226	50,550	55,724	61,285	66,643	69,239	71,939
* Claims Examiner Workmens Compensation	01241	47,694	49,843	54,616	59,773	63,941	67,763	80,395
* Clerk 1	01245	31,507	32,998	36,304	38,036	39,374	40,775	42,218
* Clerk 2	03247	34,810	36,463	40,135	42,058	43,561	45,118	46,748
* Clerk 3	02773	39,016	40,881	45,023	47,189	48,892	50,670	52,513
* Clerk 3 (Principal Personnel Clerk)	02773	54,893	57,551	60,799	63,161	65,618	68,176	70,833
** Clerk 4	03859	38,930	40,789	44,921	49,376	53,670	55,641	57,683
* Clerk Stenographer 1	01260	35,262	36,939	40,664	42,609	44,135	45,720	47,373
* Clerk Stenographer 2	03253	37,149	38,919	42,855	44,911	46,524	48,207	49,954
* Clerk Stenographer 3	02777	40,910	42,867	47,220	49,494	51,292	53,163	55,107
** Clerk Stenographer 4	03862@	40,930	42,890	47,244	51,936	56,299	58,475	60,751
* Clerk Transcriber	01266	34,650	36,296	39,951	41,858	43,465	45,135	46,870
* Clerk Typist 1, Evidence Handling	23239	35,812	37,514	41,301	43,277	44,780	46,391	48,064
* Code Enforcement Officer	01285	49,128	51,497	53,985	56,596	59,340	62,220	65,244
* Community Organization Specialist	01303	37,439	39,224	43,189	45,264	46,369	48,046	49,782
* Community Service Aide	01313	32,611	34,154	37,583	39,377	40,839	42,404	43,921
* Community Service Worker	01319	35,004	36,667	40,364	42,296	43,802	45,376	47,010
* Complaint Investigator	01324	40,278	42,205	46,487	48,725	50,495	52,332	54,250
* Computer Service Technician	07605	52,083	54,601	60,204	63,120	65,424	67,971	70,620
** Construction Official	05045	84,320	87,559	97,001	102,715	106,755	110,956	115,324
* Contract Administrator 1	51254	64,443	67,578	74,546	82,056	89,634	93,146	98,783
* Contract Compliance Representative	04883	61,273	66,689	70,705	76,612	79,121	81,741	85,742
** Coordinator for Federal & State Aid	01355	66,046	69,262	76,407	84,105	91,884	95,493	99,243

\* CWA Non-Supervisory Unit

\*\* CWA Supervisory Unit

7/1/22

	Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
**	Coordinator of Monitoring & Evaluation	04716	60,142	63,062	69,551	76,545	83,475	86,743	90,143
**	Coordinator of Motor Vehicle Repair	07607	84,197	88,270	96,923	102,736	108,011	112,118	116,452
**	Coordinator of Volunteers	01371	60,142	63,062	69,552	76,545	83,475	86,743	90,143
*	Cost Estimator Property Improvement	01379	52,716	55,267	60,930	63,892	66,268	68,737	71,302
*	Court Interpreter S&E	07959	50,075	52,492	57,862	60,107	62,440	64,870	67,395
*	Customer Service Representative	01459	45,331	47,511	52,356	54,884	56,979	59,081	61,266
*	Customer Service Representative Btl. In Spanish & English	08033	45,331	47,511	52,356	54,884	56,979	59,081	61,266
*	Data Control Clerk	01468	36,530	38,267	42,134	44,152	45,738	47,389	49,102
*	Data Entry Operator 1	53292	34,581	36,223	39,872	41,779	43,274	44,828	46,433
*	Data Entry Operator 2	53293	38,477	40,314	44,396	46,530	48,208	49,956	51,772
*	Data Entry Operator 3	53294	42,616	44,661	49,203	51,101	53,077	55,130	57,265
**	Data Entry Operator 4	53295	50,968	53,430	58,900	64,191	69,978	72,707	75,546
*	Data Processing Programmer	01474	47,557	49,849	54,940	57,597	59,725	62,115	64,422
*	Data Processing Programmer Trainee	01475	46,223	0	0	0	0	0	0
**	Deputy Municipal Court Administrator	07796	58,005	60,655	66,548	72,726	78,592	81,132	83,777
**	Deputy Municipal Court Administrator Bilingual S/E	07903	58,005	60,655	66,548	72,726	78,592	81,132	83,777
**	Deputy Registrar of Vital Statistics	05120	56,574	59,317	65,409	68,593	71,621	73,896	76,596
**	Deputy Tax Assessor	05780	85,880	88,904	98,862	104,790	110,172	114,359	118,781
*	Economic Development Rep. 2	55503	70,264	73,690	81,605	85,598	88,952	92,442	96,069
**	Director of Economic and Industrial Development	01595@	91,249	95,663	105,042	111,341	117,060	121,509	126,206
**	Director of Licenses	07163	67,578	70,870	78,186	85,371	93,118	96,772	100,575
**	Director of Inspections	01607@	85,880	90,035	98,862	104,790	110,172	114,359	118,781
**	Director of Neighborhood Preservation Program	02569	85,880	90,035	98,862	104,790	110,172	114,359	118,781
**	Director of Youth Services	01651	85,880	90,035	98,862	104,790	110,172	114,359	118,781
*	Electrical Inspector (ICS)	01699	65,611	68,806	75,904	79,611	82,724	85,964	89,339
**	Electrical Subcode Official (HHS)	05046	77,835	81,656	90,114	94,532	98,060	101,787	105,672
*	Electrician	01706	48,513	50,853	56,049	58,761	60,934	63,182	65,534
*	Electrician Helper	01710	40,524	42,465	46,772	49,021	50,908	52,879	54,925
**	Elevator Subcode Official	07928	78,697	74,144	81,806	90,064	98,060	101,787	105,672
*	Employee Benefits Clerk	04758	34,383	36,017	39,644	41,533	42,967	44,508	46,106
*	Employee Benefits Specialist	01728	36,910	38,668	42,576	44,617	46,289	48,028	49,844
*	Engineering Aide	01733	40,349	42,277	46,569	48,809	50,693	52,650	54,686
*	Equipment Operator	01746	41,499	43,486	47,905	50,214	52,050	53,947	55,922
**	Executive Assistant	04586	0	0	0	0	0	0	117,594
*	Garage Attendant	01877	36,642	38,387	42,265	44,290	45,960	47,695	49,513
*	Gardener	01883	40,800	42,752	47,093	49,358	51,159	53,024	54,964
**	General Supervisor Laboring	06635	49,444	51,828	57,127	62,839	68,500	71,167	73,945
**	General Supervisor Parks	06699	49,443	51,827	57,127	62,840	68,499	71,168	73,945
**	General Supervisor, Public Works	06652	57,032	59,797	63,177	65,634	71,553	74,344	77,249
*	GIS Specialist 3	03176	64,544	67,771	74,548	78,276	81,406	84,662	88,049
*	GIS Specialist Trainee	03174	56,939	0	0	0	0	0	0
*	Graphic Artist 1	54593	58,250	60,580	63,003	65,523	68,144	70,870	73,705
*	Graphic Artist 2	54604	65,101	67,705	70,413	73,230	76,159	79,205	82,374
*	Heavy Equipment Operator	02001@	49,622	52,017	57,339	60,116	62,439	64,756	67,163
*	Historic Preservation Specialist	15679	56,574	59,317	65,409	68,592	71,161	73,819	76,597
**	Housing Coordinator	02065	66,346	69,578	76,361	83,822	91,209	94,788	98,511
*	Housing Inspector	02071	49,128	51,497	53,985	56,596	59,340	62,220	65,244
*	Industrial Representative	02095	56,574	59,317	65,409	68,592	71,161	73,819	76,597
*	Interviewer, Courts	06207	45,331	47,511	52,357	54,884	56,979	59,081	61,267

\* CWA Non-Supervisory Unit

\*\* CWA Supervisory Unit

7/1/22

Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
* Interviewer, Courts, Bilingual Spanish & English	07573	45,331	47,511	52,357	54,884	56,979	59,081	61,267
* Investigator A.B.C.	02175	0	0	0	0	0	0	10,757
* Investigator Public Works	05217	52,033	54,548	60,138	63,054	65,389	68,012	70,544
* Job Developer	02217	70,796	74,336	81,769	85,858	89,292	92,864	96,579
* Keyboarding Clerk 1	01268	32,449	33,985	37,397	39,176	40,562	42,010	43,511
* Keyboarding Clerk 2	03256@	35,812	37,515	41,301	43,277	44,780	46,390	48,064
* Keyboarding Clerk 3	02781	40,014	41,927	46,182	48,405	50,116	51,941	53,832
** Keyboarding Clerk 4	03864@	39,834	41,738	45,970	50,534	54,892	56,910	59,005
* Laborer 1	02248	37,649	39,445	43,436	45,517	47,160	48,861	50,639
* Laborer 1 (Laborer Heavy)	02248	39,402	41,285	45,471	47,654	49,383	51,173	53,048
** Laborer 3	06633	46,901	49,159	54,178	59,584	64,947	67,470	70,099
* Landscape Architect	02256@	46,409	48,644	53,606	56,197	58,349	60,595	62,931
* Legal Secretary	07675	51,763	53,833	55,986	58,226	60,555	62,977	65,496
* Legal Stenographer	02279	39,016	40,881	45,023	47,189	48,892	50,670	52,513
* License Inspector	02292	48,425	50,760	55,947	58,661	60,686	62,916	65,244
* License Inspector Bil. In S&E	05785	48,425	50,760	55,947	58,661	60,686	62,916	65,244
* Loan Advisor	05136	40,707	42,654	46,982	49,245	51,109	53,052	55,075
* Mail Clerk	02320	42,632	44,676	49,218	51,597	53,475	55,438	57,485
* Maintenance Repairer	02328	39,662	41,557	45,771	47,971	49,720	51,530	53,415
** Maintenance Superintendent	02384	67,578	70,870	78,186	85,371	93,118	96,772	100,575
* Maintenance Supervisor, Grounds	06731	46,901	49,159	54,178	59,584	64,947	67,470	70,099
* Maintenance Worker 1, Grounds	01940	37,239	39,014	42,960	45,021	46,702	48,391	50,145
* Management Information Systems Specialist	04354	91,249	95,663	105,042	111,341	117,060	121,509	126,206
** Material Management Coordinator	05702	57,950	60,762	67,008	70,273	73,014	75,863	78,830
* Mechanic	02434	44,798	46,948	51,734	54,236	56,226	58,287	60,446
* Mechanic (Diesel)	02440	46,628	48,871	53,861	56,466	58,546	60,708	62,955
* Mechanic Fire Apparatus	02441	46,994	49,259	54,286	56,913	59,014	61,194	63,465
* Mechanic's Helper	02456@	39,402	41,285	45,471	46,318	47,995	49,734	51,554
* Motor Broom Driver	05565	41,499	43,486	47,905	50,214	52,050	53,947	55,922
** Municipal Court Administrator	07795	78,549	82,349	90,423	95,845	100,768	104,597	108,641
* Municipal Court Attendant	02524	0	0	0	0	0	0	56,834
* Network Administrator 1	10107	78,577	82,505	90,756	95,293	99,107	103,070	107,193
* Network Administrator 2	10108	84,948	89,195	98,115	103,020	107,142	111,428	115,884
* Omnibus Operator	05594	36,716	38,463	42,349	43,976	45,664	47,420	49,248
* Paralegal Specialist	02593	63,038	65,559	68,181	70,905	76,820	79,770	82,837
* Parking Enforcement Officer	07305	39,531	41,423	45,621	47,816	49,546	51,352	53,227
* Payroll Clerk	02634	34,383	36,017	39,644	41,533	42,967	44,508	46,106
** Payroll Supervisor	02636	64,561	67,642	74,487	81,865	89,181	92,626	96,216
* Personnel Aide	02685	55,500	57,720	60,029	62,430	64,927	67,524	70,225
* Personnel Assistant	02648@	71,548	75,430	80,628	83,193	87,075	90,956	94,841
* Planning Aide	02685	36,910	38,668	42,576	44,617	46,289	48,028	49,844
** Planning Director	02686	85,880	90,035	98,862	104,790	110,172	114,359	118,781
* Plumbing Inspector (ICS)	02704	65,611	68,806	75,904	79,611	82,724	85,964	89,339
** Plumbing Subcode Official (HHS)	05056	70,697	74,144	81,806	90,064	98,060	101,787	105,672
* Principal Account Clerk	02755	39,648	41,542	45,753	47,957	49,696	51,500	53,384
* Principal Account Clerk (Typing)		40,559	42,501	46,812	49,068	50,915	52,767	54,710
* Principal Cashier	02771	48,263	50,589	55,758	58,461	60,651	62,891	65,228
* Principal Clerk Transcriber	02779	40,288	42,215	46,499	48,737	50,619	52,571	54,608
* Principal Community Organization Specialist	02785@	42,914	44,973	49,546	51,939	53,912	55,977	58,122
* Principal Data Control Clerk	04646	42,912	44,970	49,544	51,938	53,835	55,808	57,860
* Principal Employee Benefits Clerk	04936	42,191	44,212	48,706	51,058	53,029	55,080	57,215

\* CWA Non-Supervisory Unit

\*\*CWA Supervisory Unit

7/1/22

Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
* Principal Engineering Aide	02804	51,569	54,061	59,596	61,912	64,319	66,822	69,425
* Principal Legal Stenographer	02819	50,032	52,448	57,812	60,615	64,511	66,903	69,384
* Principal Mail Clerk		56,015	58,256	60,586	63,009	65,530	68,151	70,877
* Principal Payroll Clerk	02831	54,893	57,552	60,798	63,161	65,618	68,176	70,833
* Principal Planner	02837	56,574	59,317	65,409	68,592	71,161	73,819	76,597
* Principal Planner Community Development Program	05335	56,574	59,317	65,409	68,592	71,161	73,819	76,597
* Principal Planning Aide	02840	45,336	47,516	52,361	54,892	56,982	59,172	61,450
* Principal Purchasing Assistant	02847	42,191	44,212	48,706	51,058	53,029	55,080	57,215
* Principal Storekeeper	02852	54,427	57,062	62,914	65,972	68,434	70,990	73,652
* Printing Machine Operator 1	02571	40,435	42,368	46,667	48,914	50,693	52,533	54,458
* Printing Machine Operator 2	22533	48,775	51,127	56,354	59,086	61,266	63,539	65,901
* Printing Machine Operator 3	22534	51,127	53,594	59,091	61,951	64,210	66,710	69,308
** Printing Machine Operator 4	22535	53,594	56,187	61,958	64,963	67,333	69,957	72,686
* Program Analyst	02871	54,629	57,272	63,150	66,218	68,788	71,467	74,258
** Program Coordinator Demolition	05679	72,428	75,687	78,946	82,205	85,465	88,724	91,983
* Program Monitor	04700	53,136	55,707	61,416	64,401	66,793	69,286	71,881
* Project Coordinator Construction	02883	68,590	71,932	79,360	87,368	95,188	98,809	102,583
* Project Manager, Data Processing	53023	109,351	0	0	0	0	0	0
* Property Clerk	02894	34,809	36,463	40,136	42,059	43,561	45,118	46,748
* Public Information Officer	02927	43,675	45,771	50,430	52,869	54,800	56,819	59,419
* Public Works Inspector	02933	48,797	51,151	56,378	59,110	61,294	63,566	65,929
** Public Works Superintendent	02936	67,578	70,870	78,186	85,371	93,118	96,772	100,575
** Purchasing Agent	02952	91,249	95,663	105,042	111,341	117,060	121,509	126,206
* Purchasing Assistant	02952	34,383	36,017	39,644	41,533	42,967	44,508	46,106
* Purchasing Expediter	02956	44,983	47,144	51,951	54,463	56,464	58,535	60,705
* Radio Dispatcher	02958	41,480	43,467	47,885	50,190	52,017	53,916	55,901
* Radio Dispatcher Typing	02959	42,335	44,365	48,876	51,183	53,009	54,909	56,893
* Radio Technician	02965	56,806	59,849	62,893	65,936	68,979	72,023	75,066
** Real Estate Officer	02974	81,296	84,249	90,811	97,883	104,889	108,198	111,639
* Receptionist	02976	31,507	32,998	36,304	38,036	39,374	40,775	42,218
* Recorder Operator Courts	04873	33,413	34,997	38,517	40,361	41,903	43,511	45,181
* Records Management Analyst	05429	52,543	55,085	60,744	63,689	66,013	68,586	71,262
** Records Manager	06382	64,462	68,213	72,183	76,385	80,830	85,534	90,513
* Records Support Technician 1	56562	34,810	36,202	37,650	39,156	40,723	42,351	44,045
* Records Support Technician 2	56563	39,015	40,576	42,200	43,887	45,643	47,468	49,368
* Records Support Technician 3	56564	43,697	45,445	47,263	49,153	51,119	53,164	55,290
* Recreation Aide	02983	30,192	31,612	34,775	37,745	39,081	40,467	41,912
* Recreation Leader	02993	36,247	37,972	41,809	43,816	45,448	47,160	48,937
* Recreation Program Coordinator	03018	55,280	57,955	63,905	67,015	69,620	72,337	75,159
** Recreation Supervisor	03020	43,818	45,922	50,598	55,639	60,636	62,979	65,438
* Relocation Officer (Part Time)	03060@	0	0	0	0	0	0	13,057
** Rent Regulation Officer	05681	61,478	64,465	71,102	74,570	77,376	80,291	83,322
* Research Assistant	03069	49,216	51,590	56,865	59,622	61,820	64,117	66,500
** Risk Manager	07390	91,249	95,663	105,042	111,341	117,060	121,509	126,206
** Road Repairer Superintendent	03803	67,578	70,870	78,186	85,371	93,118	96,772	100,575
* Sanitation Inspector	03110	47,557	49,849	54,947	57,602	59,696	62,015	64,422
* Secretarial Assistant	03127	44,994	47,027	51,547	56,414	60,278	62,399	64,618
* Secretary Board/Commission (Part Time)	07419	1,287	0	0	0	0	0	11,769
* Secretary Board/Commission (Full Time)	07419	50,723	53,179	58,638	62,109	64,532	67,050	69,667
* Security Guard	06124	36,246	37,971	41,807	43,814	45,381	47,012	48,711
* Senior Account Clerk	03165@	37,149	38,919	42,855	44,911	46,524	49,169	49,954
* Senior Administrative Analyst	03173@	64,443	67,578	74,546	82,056	89,634	93,146	98,783

\* CWA Non-Supervisory Unit

\*\*CWA Supervisory Unit

7/1/22



	Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
*	Senior Auditor	03196@	62,359	65,390	72,125	75,138	77,869	80,913	84,081
*	Senior Building Maintenance Worker	03227	37,356	39,136	43,100	45,164	46,793	48,594	50,469
**	Senior Budget Examiner	03223	80,513	84,409	92,684	98,241	103,287	107,212	111,357
	Senior Building Maintenance Worker								
*	Low Pressure License	03228	52,099	54,617	60,221	63,139	65,441	68,454	70,639
*	Senior Cashier	03236	45,224	47,399	52,230	54,754	56,762	58,852	61,035
*	Senior Clerk Transcriber	03255	36,531	38,270	42,136	44,157	45,853	47,619	49,453
*	Senior Community Relations Specialist	03265@	45,788	47,990	52,885	55,440	57,485	59,606	61,802
*	Senior Community Service Worker	03269@	40,707	42,654	46,982	49,245	51,109	53,052	55,075
**	Senior Computer Service Technician	07691	57,953	60,765	67,258	70,533	73,284	76,147	79,122
*	Senior Data Control Clerk	03294	39,710	41,609	45,827	48,033	49,760	51,567	53,454
*	Senior Data Processing Programmer	03295	54,784	57,435	60,677	61,834	64,238	66,738	69,338
*	Senior Electrician	03308	53,210	55,784	61,502	63,893	66,380	68,964	71,653
**	Senior Engineer	03314	87,043	90,982	90,163	105,341	109,356	115,917	120,438
*	Senior Engineering Aide	03320	44,093	46,209	50,915	53,370	55,326	57,366	59,477
*	Senior Gardener	03341	35,004	36,667	40,364	42,296	43,802	45,376	47,010
*	Senior Historic Preservation Specialist	15680	59,482	62,368	68,785	72,137	74,956	77,767	80,701
*	Senior Housing Inspector	03368	57,539	60,387	63,258	66,335	68,918	71,605	74,399
*	Senior Landscape Architect	04407	53,136	55,707	61,416	64,401	66,793	69,286	71,881
*	Senior Legal Stenographer	03405	43,117	45,185	49,784	52,184	54,202	56,297	58,484
*	Senior Mail Clerk	20433	50,018	52,019	54,099	56,263	58,514	60,855	63,289
*	Senior Maintenance Repairer	03425	43,484	45,572	50,211	52,635	54,560	56,557	58,644
*	Senior Mechanic	03459	46,994	49,259	54,286	56,913	59,014	61,194	63,465
*	Senior Mechanic (Diesel)	04561	48,833	51,189	56,421	59,150	61,337	63,608	65,975
*	Senior Payroll Clerk	03496	38,133	39,954	43,997	46,111	47,742	49,479	51,275
**	Senior Personnel Assistant	04982	91,296	95,578	99,889	104,186	108,482	112,779	117,079
*	Senior Planner Economic Dev.	04569	53,136	55,707	61,416	64,401	66,793	69,286	71,881
*	Senior Planning Aide	03512	39,744	41,645	45,867	48,077	49,832	51,641	53,522
	Senior Program Development Specialist								
*	Community Service	06931	59,482	62,368	68,785	72,137	74,956	77,767	80,701
*	Senior Program Monitor	05399	65,398	68,582	75,655	79,350	82,345	85,453	88,697
*	Senior Public Works Inspector	03539	52,033	54,548	60,138	63,054	65,389	68,012	70,544
*	Senior Purchasing Assistant	03547	38,133	39,954	43,997	46,111	47,742	49,479	51,275
*	Senior Sanitation Inspector	03572	53,708	56,310	62,083	63,515	65,585	68,011	70,544
*	Senior Security Guard	06257	42,750	44,460	46,238	48,088	50,011	52,012	54,092
*	Senior Storekeeper	03600	48,797	51,151	56,378	59,110	61,294	63,566	65,929
*	Senior Traffic Maintenance Worker	03625	48,750	50,944	53,236	55,632	58,135	60,751	63,482
*	Senior Traffic Signal Electrician	03626	53,210	55,784	61,502	63,893	66,380	68,964	71,653
**	Senior Training Technician	05614	57,953	60,765	67,258	70,533	73,284	76,147	79,122
*	Senior Youth Group Worker	03657	57,299	59,590	61,974	64,453	67,031	69,712	72,501
*	Signal Systems Technician 1	03714	55,267	57,478	59,776	62,168	64,654	67,241	69,930
*	Signal Systems Technician 2	03589	57,407	59,705	62,092	64,577	67,159	69,846	72,639
*	Social Service Assistant	04623	36,948	38,711	42,621	44,667	46,270	47,940	49,679
*	Storekeeper	03779	42,644	44,691	49,234	51,609	53,489	55,460	57,494
*	Storekeeper Automotive	03781	44,946	47,106	51,907	54,417	56,412	58,485	60,646
*	Substance Abuse Counselor 1	63114	57,108	59,875	66,028	69,241	71,829	74,524	77,325
**	Superintendent of Recreation	03834@	67,578	70,870	78,186	85,371	93,118	96,772	100,575
**	Superintendent of Weights & Measures	01428	65,660	68,856	75,959	82,936	90,456	94,005	97,697
**	Supervising Account Clerk	03848	42,411	44,445	48,964	53,832	57,695	59,816	62,036
**	Supervising Administrative Analyst	03850@	72,406	75,939	83,790	91,390	99,692	103,609	107,688
**	Supervising Animal Control Officer	05999	74,166	77,541	80,916	84,291	87,666	91,041	94,424

\* CWA Non-Supervisory Unit

\*\*CWA Supervisory Unit

7/1/22

Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
** Supervising Building Service Low Pressure License	06468	47,780	50,084	55,200	60,709	66,791	68,498	71,051
** Supervising Cashier	03857@	52,666	55,212	60,872	66,972	73,014	75,863	78,830
** Supervising Clerk Transcriber	03863@	40,312	42,241	46,526	50,676	55,207	57,346	59,570
** Supervising Data Control Clerk	03872	49,782	52,184	57,521	63,272	68,718	71,144	73,671
** Supervising Electrician	06605	49,443	51,827	57,127	62,840	68,499	71,168	73,945
** Supervising Engineering Aide	03881	54,093	56,712	62,528	68,795	75,006	77,938	80,987
Supervising Health Insurance Benefits Clerk	03887@	54,855	57,350	62,895	68,867	74,522	77,043	79,667
** Supervising Maintenance Repairer	07338	49,443	51,827	57,127	62,840	68,499	71,168	73,945
Supervising Maintenance Worker, Grounds	06731	49,443	51,827	57,127	62,840	68,499	71,168	73,945
** Supervising Mechanic	06724	49,443	51,827	57,127	62,840	68,499	71,168	73,945
** Supervising Mechanic Fire Apparatus	06726	49,443	51,827	57,127	62,840	68,499	71,168	73,945
** Supervising Planner	05137	67,662	70,958	78,282	85,371	93,118	96,774	100,575
** Supervising Program Analyst	03927	60,796	63,749	70,310	77,383	84,389	87,698	91,138
** Supervising Property Clerk	05519	39,834	41,738	45,970	50,534	54,892	56,910	59,006
** Supervising School Traffic Guard	03937	56,171	58,890	64,930	70,775	77,166	81,772	85,841
** Supervising Youth Group Worker	03945@	58,901	61,257	63,707	66,256	68,906	71,662	74,529
** Supervisor Demolition	06910	54,727	57,375	63,263	69,131	74,975	77,497	80,126
** Supervisor of Accounts	03969	49,180	51,553	56,824	62,508	68,249	70,907	73,672
** Supervisor of Collection of Revenue		59,081	61,948	68,318	75,186	81,987	85,204	88,533
** Supervisor of Motor Pool	05971	49,443	51,827	57,127	62,840	68,499	71,168	73,945
** Supervisor of Real Estate Sales	04060	45,285	47,461	52,301	57,516	62,686	65,119	67,659
** Supervisor of Senior Citizens Activities	04069	46,511	48,854	53,840	59,212	64,534	67,044	69,708
** Supervisor of Telephone Systems	04080	41,628	43,623	46,060	49,216	53,615	55,688	57,847
** Supervisor Public Works	06650	49,443	51,827	57,127	62,840	68,499	71,168	73,945
** Supervisor Traffic Maintenance	06816	55,421	58,106	61,387	63,772	69,520	72,230	75,049
* Tax Searcher	04130	43,167	45,238	49,841	52,248	54,155	56,144	58,208
* Technical Assistant Contract Administration	62844	51,187	53,629	59,054	61,884	64,118	66,431	68,849
* Technical Assistant to the Construction Official	05193	45,232	47,410	52,242	54,770	56,756	58,831	60,981
* Technician, Management Information Systems	53099	54,783	57,435	60,678	61,834	64,238	66,738	69,338
* Telecommunications Systems Analyst	07604	49,656	52,051	57,377	63,112	68,788	71,467	74,258
* Telephone Operator	04145@	38,200	40,023	44,073	46,190	47,859	49,594	51,397
* Tractor Trailer Driver	04179	41,499	43,486	47,905	50,214	52,050	53,947	55,922
* Traffic Maintenance Worker	04189	40,278	42,205	46,487	48,277	50,138	52,075	54,088
* Traffic Signal Electrician	04192	48,513	50,853	56,049	58,761	60,934	63,182	65,534
Traffic Signal Superintendent 1	00799	67,578	70,870	78,186	85,371	93,118	96,772	100,575
** Traffic Signal Superintendent 2	04196	70,211	73,635	81,244	88,714	96,772	100,572	104,528
** Traffic Signal Supervisor 1	06819	59,634	62,530	68,957	71,652	74,448	77,356	80,381
** Traffic Signal Supervisor 2	04082	61,950	64,961	71,645	74,448	77,356	80,381	85,317
* Traffic Signal Technician 1	04195	55,267	57,945	63,892	66,380	68,964	71,652	74,449
* Traffic Signal Technician 2	05219	57,408	60,192	66,373	68,964	71,652	74,448	77,409
* Training Technician	04207	53,594	56,187	61,958	64,963	67,333	69,957	72,686
* Tree Maintenance Worker 1	04220	41,285	43,263	47,666	49,958	51,764	53,764	55,846
* Truck Driver	04222	40,800	42,752	47,093	49,358	51,159	53,024	54,964
** Violations Clerk	04244	75,155	79,028	86,776	91,979	96,703	100,379	104,259
* Weights and Measures Apprentice	04201	0	0	0	0	0	0	40,075
* Welder	04305	44,798	46,948	51,734	54,236	56,226	58,287	60,446
* Youth Group Worker	04333	53,813	55,965	58,204	60,532	61,742	62,977	64,237

\* CWA Non-Supervisory Unit

\*\*CWA Supervisory Unit

7/1/22

	Title		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
*	Youth Group Worker Bil. In S&E	04334	52,500	54,600	56,784	59,055	60,236	61,441	62,670
*	Youth Services Counselor	04336	58,529	60,870	63,304	65,837	68,470	71,209	74,057
*	Zoning Officer (Part Time)	04338	0	0	0	0	0	0	8,011

7/1/22

\* CWA Non-Supervisory Unit  
 \*\*CWA Supervisory Unit

# CITY OF CAMDEN

## CITY COUNCIL REQUEST FORM

Council Meeting Date: June 28, 2022

**TO:** Timothy J. Cunningham, Esq., Business Administrator

**DATE:** June 23, 2022

**FROM:** Lisa Y. Picon

**Department Making Request:** Administration

**TITLE OF RESOLUTION/ORDINANCE:** Ordinance further amending and supplementing an ordinance fixing the salary ranges to be paid to certain officers and employees in the unclassified service of the City of Camden adopted December 23, 1982 (MC-1917) is amended.

### BRIEF DESCRIPTION:

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

**APPROPRIATION ACCOUNT(S):**

**AMOUNT:**

	<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:	6/23/22	_____
Received by City Attorney:	6/24/22	M. C. C. R. 3/22
	<b>(Name) Please Print</b>	<b>(Extension #)</b>
Prepared By:	Lisa Y. Picon	7676
Contact Person:	Lisa Y. Picon	7676

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\*\*\*\*

# *Resolutions*

MBS:gb  
06-28-22

R-1

**RESOLUTION AUTHORIZING AMENDMENT #1 TO CONTRACT #05-21-125s WITH  
HOWARD MCCOAH, PC FOR CONTRACT/GRANT COMPLIANCE AND COUNSEL  
TO COUNCIL SERVICES**

WHEREAS, the Council of the City of Camden by Resolution R-26 (MC-21:7880) adopted March 9, 2021 awarded a contract to Howard McCoach to provide legal services to the City of Camden for Contract/Grant Compliance and Counsel to Council Services; and

WHEREAS, the contract price set forth in Resolution R-26 as aforesaid was One Hundred Thousand Dollars (\$100,000.00); and

WHEREAS, it is necessary to amend contract #05-21-125s with Howard McCoach, PC by Amendment #1 in the amount of TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00) for continuing legal services; and

WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the budget of the City of Camden, under line item(s) "\_\_\_\_\_", said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden, that contract #05-21-125s with Howard McCoach, PC is hereby amended by amendment #1 in the amount not to exceed TWENTY-FIVE THOUSAND DOLLARS (\$25,000.00), making the total amount of the contract an amount not to exceed ONE HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$125,000.00).

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: June 28, 2021

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS-SPEARMAN  
Acting City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

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

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

Council Meeting: June 28, 2022

**TO:** Timothy Cunningham, Business Administrator

**FROM:** Michelle Banks-Spearman, City Attorney

**Department Making Request:** Office of the City Attorney

**TITLE OF ORDINANCE OR RESOLUTION:** RESOLUTION AUTHORIZING AMENDMENT#1 TO CONTRACT #05-21-125s WITH HOWARD MCCOACH, PC FOR CONTRACT/GRANT COMPLIANCE AND COUNSEL TO COUNCIL SERVICES

**BRIEF DESCRIPTION OF ACTION:** It is necessary to increase the amount of the contract in order to continue the provision of contract grant compliance and counsel to council legal services for the remainder of the contract term.

**APPROPRIATION ACCOUNT TO BE CHARGED:**

**AMOUNT OF PROPOSED CONTRACT: \$25,000**

☐ **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 City Attorney:	<u>6/24/22</u>	<u>Michelle Banks-Spearman</u>
Approved by Grants Management:	_____	_____
Approved by Finance Director:	_____	(If applicable)
<input type="checkbox"/> CAF - Certifications of Availability of Funds		
Approved by Business Administrator:	<u>6-24-22</u>	<u>[Signature]</u>

<u>(Name) Please Print</u>	<u>(Extension #)</u>
Prepared By: <u>Dionne Giles</u>	<u>X7185</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\*\*\*\***

**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	Camden
Professional Service or EUS Type	Amendment #1 to Contract #05-21-125s
Name of Vendor	Howard McCoach
Purpose or Need for service:	It is necessary to increase the amount of the contract in order to continue the provision of contract grant compliance and counsel to council legal services for the remainder of the contract term.
Contract Award Amount	\$25,000
Term of Contract	7/13/21 – 7/12/22
Temporary or Seasonal	
Grant Funded (attach appropriate documentation allowing for service through grant funds)	No
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?	N/A

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:gb  
06-28-22

Revised  
R-2

**RESOLUTION AUTHORIZING THE INSERTION OF A SPECIAL ITEM OF REVENUE  
IN THE CY 2022 BUDGET OF THE CITY OF CAMDEN IN THE AMOUNT OF \$500,000**

WHEREAS, N.J.S.A. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of a special item of revenue in the budget of any county or municipality when any such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of an item of appropriation for equal amount; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that said Council hereby requests that the Director of Local Government Services approve the insertion of a special item of revenue in the budget for the calendar year 2022 in the sum of \$500,000, which is now available as a revenue from the Coronavirus American Rescue State and Local Fiscal Recovery Funds.

BE IT FURTHER RESOLVED, that the sum of \$500,00.00 is hereby appropriated under the caption American Rescue Plans Coronavirus State and Local Fiscal Recovery Funds (SLFRF) Electric Vehicle/Charging Station Purchase and

BE IT FURTHER RESOLVED that the above is the result of funds from the Coronavirus American Rescue State and Local Fiscal Recovery Funds.

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.

Dated: June 28, 2022

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS-SPEARMAN  
Acting City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

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

**CITY OF CAMDEN  
CITY COUNCIL REQUEST FORM**

Council Meeting Date: **SPECIAL JUNE 28 2022**

**TO:** Timothy J. Cunningham, Business Administrator

**FROM:** L. Chandler, Purchasing Agent

**DEPARTMENT MAKING REQUEST:** Administration/Purchasing Bureau

**TITLE OF RESOLUTION/ORDINANCE:** Resolution Authorizing the Insertion of a Special Item of Revenue in the CY 2022 Budget of the City of Camden Pursuant to N.J.S.A 40A:4-87 in the amount of \$500,000.00 from the Coronavirus American Rescue Plans State and Local Fiscal Recovery Funds (SLFRF) – Code Enforcement Electric Vehicle/Charging Stations Capital Improvement Project purchase.

**BRIEF DESCRIPTION:** The Department of Administration/Purchasing Bureau is currently seeking council authorization to insert a special item of revenue in the amount of \$500,000 into the CY22 Camden City Budget for the purpose of establishing an appropriation for the Code Enforcement SLFRF-Electric Vehicle/Charging Station Capital Improvement Project under the Coronavirus American Rescue State and Local Fiscal Recovery Funds.

It is necessary to appropriate \$500,000.00 from the SLFRF to purchase eleven (11) electric vehicles for approximately \$360,000.00 and six (6) dual ChargePoint Gateway charging stations for approximately \$140,000.00 for the Department of Code Enforcement. This will allow the Department to effectively administer the enforcement of all city codes in order to establish a minimum standard of health, welfare, and well-being for all City residents.

**APPROPRIATION ACCOUNT:** N/A

**AMOUNT OF PROPOSED PROJECT:** \$500,000.00

☐ **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 Bureau of Grants Mgt:	6-24-22	Kelly M. Kelly
Approved by Finance Director:	6/24/22	JFC
<input type="checkbox"/> CAF –Certifications of Availability of Funds		
Approved by Purchasing Agent:	6/24/2022	L. Chandler
Approved by Business Administrator:	6/24/22	[Signature]
Received by City Attorney:	6/24/22	[Signature]

(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: L. CHANDLER

X7475

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

\_\_\_\_\_

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

**Department:** Administration/Purchasing Bureau

Grant Administrator: Cheryl Pine/Lateefah Chandler

Grant Administrator #: 757

Grant/Project Name:		Code Enforcement SLFRF-Electric Vehicle/Charging Station – Capital Improvement Project			
Grant #:		SLT-3698			
City Contract Date:		Pending	City Contract #:	Pending	
Application Resolution #:		N/A	Appropriation Code :	N/A	
Funding Source:		Coronavirus American Rescue State and Local Fiscal Recovery Funds (SLFRF) – Capital Expenditures			
Pass Through:		N	Source:	N/A	
Amount of Grant:		\$500,000			
Local Match:		N	Cash:	N/A	In-Kind: N/A
Budget Insertion Resolution # & Date:		Pending	Accepting Grant Resolution # MC:	Pending	
Term of Grant:		Pending	Location of Activity:	City of Camden	
Date of Analysis:		June 23, 2022	Reviewed By:	<i>Lateefah Chandler</i>	

**Summary:**

24-6-Jun: The Department of Administration/Purchasing Bureau is currently seeking council authorization to insert a special item of revenue in the amount of \$500,000 into the CY22 Camden City Budget for the purpose of establishing an appropriation for the Code Enforcement SLFRF-Electric Vehicle/Charging Station Capital Improvement Project under the Coronavirus American Rescue State and Local Fiscal Recovery Funds.

The City will utilize the funding to procure six (6) dual ChargePoint electric vehicle charging stations and eleven (11) electric vehicles for our Code Enforcement Inspectors to ensure the City can enforce all city codes to establish a minimum standard of health, welfare, and well-being for all residents and maintain a stock of affordable, safe and decent housing for our residents. Thus and thereby effectuating and improving public health safety and reducing the spread of any diseases.

The City will procure these items through an approved ESCNJ co-operative vendor (electrical stations) and an approved New Jersey State contract vendor (vehicles).

Proposed Budget: \$140,000 (electrical stations)  
 \$360,000 (11 electric vehicles)

**Time Lines:** 10 MONTHS

**Problematic Areas/Recommendations:** N/A

Initial Report ☒ Revised Report ☐ Closing Report

# Bureau of Grants Management Grant Summary Form

Grant Status Code: G

(green - g; yellow - y; red - r)

MBS:gb  
06-28-22

A-3

**RESOLUTION PROVIDING ADVICE AND CONSENT TO THE MAYOR'S  
APPOINTMENT OF DANIEL S. BLACKBURN, ESQ. AS CITY ATTORNEY**

WHEREAS, pursuant to N.J.S.A. 40:69A-43(b) the City Council of the City of Camden desires to provide its advice and consent to Mayor Victor G. Carstarphen's appointment of Daniel S. Blackburn, Esq. to serve as the City Attorney; now therefore

BE IT RESOLVED, by the City Council of the City of Camden that it hereby provides its advice and consent to Mayor Victor G. Carstarphen's appointment of Daniel S. Blackburn, Esq. to serve as the City Attorney for a term conterminous with the term of office of Mayor Carstarphen.

BE IT FURTHER RESOLVED, by the City Council that Mr. Blackburn is hereby authorized during the tenure of his appointment to reside outside the municipality.

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: June 28, 2022

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS-SPEARMAN  
Acting City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

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

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

June

Council Meeting Date: July 28, 2022
-------------------------------------

**TO:** City Council

**FROM:** Timothy J. Cunningham, Esq., Business Administrator

**Department Making Request:** Administration

**TITLE OF RESOLUTION/ORDINANCE:** Resolution Providing Advice and Consent to the Mayor's Appointment of Daniel S. Blackburn, Esq. as City Attorney.

**BRIEF DESCRIPTION OF ACTION:** Mayor Victor G. Carstarphen is seeking the advice and consent of City Council of his appointment of Daniel S. Blackburn, Esq. as City Attorney for a term beginning July, 2022 and for the remainder of Mayor Carstarphen's term of office as Mayor.

**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:	6/23/22	
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:	6/23/22	
Received by City Attorney:	6/23/22	Timothy J. Cunningham

	<b>(Name) Please Print</b>	<b>(Extension #)</b>
Prepared By:	Diana Gonzalez	7150
Contact Person:	Timothy J. Cunningham, Esq.	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\*\*\*\***



MBS:dh  
06-28-22

R-4

**RESOLUTION AUTHORIZING THE PURCHASE OF SIX (6) DUAL CHARGEPOINT  
GATEWAY CHARGING STATIONS FROM TIMOTHY P. BRYAN ELECTRIC UNDER  
ESCNJ #18/19-40 CO-OP**

WHEREAS, there exists a need to purchase six (6) dual ChargePoint Gateway charging stations and applicable accessories and maintenance warranties for use by the Department of Code Enforcement; and

WHEREAS, pursuant to N.J.S.A. 52:34-6.2(b)(3), a municipality is permitted to make purchases and contract for services through the use of a nationally-recognized and accepted cooperative; and

WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the approved budget of the City of Camden under line item "G-02-41-765-201 and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

BE IT RESOLVED by the City Council of the City of Camden, that the contract be awarded to Timothy P. Bryan Electric, 1926 Chestnut Avenue, Trenton, NJ 08611 for the purchase of six (6) dual ChargePoint Gateway charging stations and applicable accessories and maintenance warranties under ESCNJ #18/19-40 Co-Op #65MCESCCPS for use by Department of Code Enforcement, in the amount of ONE HUNDRED FORTY THOUSAND DOLLARS (\$140,000.00), 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.

Dated: June 28, 2022

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS-SPEARMAN  
Acting City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

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

**CITY OF CAMDEN  
CITY COUNCIL REQUEST FORM**

Council Meeting Date: SPECIAL JUNE 28 2022

**TO:** Timothy J. Cunningham, Business Administrator

**FROM:** L. Chandler, Purchasing Agent

**DEPARTMENT MAKING REQUEST:** Administration/Purchasing Bureau

**TITLE OF RESOLUTION/ORDINANCE:** Resolution authorizing the purchase of six (6) dual ChargePoint Gateway charging stations from Timothy P. Bryan Electric under ESCNJ #18/19-40 Co-Op #65MCESCCPS

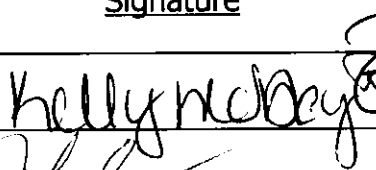
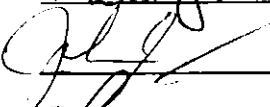
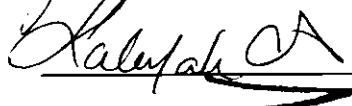

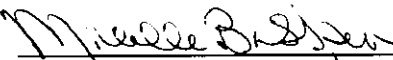
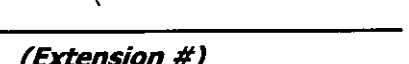
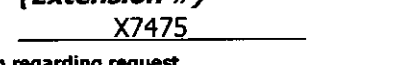
**BRIEF DESCRIPTION:** Under the ESCNJ Cooperative #65-MCESCCPS the City of Camden will purchase six (6) dual ChargePoint Gateway charging stations and applicable accessories and maintenance warranties from Timothy P. Bryan Electric Co., Inc, 1926 Chestnut Avenue, Trenton, NJ 08611 for usage by the Department of Code Enforcement via the Coronavirus American Rescue Plans State and Local Fiscal Recovery Funds (SLFRF) – Code Enforcement Electric Vehicle/Charging Stations Capital Improvement Project.

**BIDDING PROCESS:** Under N.J.A.C. 5:34-7.3 Cooperative pricing system or joint purchasing system creation (a) Two or more contracting units may join together to form a cooperative pricing system or a joint purchasing system for the provision and performance of goods and services

**APPROPRIATION ACCOUNT:** G-02-41-765-201

**AMOUNT OF PROPOSED PROJECT:** \$140,000.00

☐ **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:	6-24-22	
Approved by Bureau of Grants Mgt:	6/24/22	
Approved by Finance Director:	6/24/2022	
<input checked="" type="checkbox"/> CAF - Certifications of Availability of Funds	6/24/22	
Approved by Purchasing Agent:	6/24/22	
Approved by Business Administrator:	6/24/22	
Received by City Attorney:	6/24/22	

<b>(Name) Please Print</b>	<b>(Extension #)</b>
Prepared By: L. CHANDLER	X7475

**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: \_\_\_\_\_

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

**Department: Administration/Purchasing Bureau**

Grant Administrator: Cheryl Pine/Lateefah Chandler

Grant Administrator #: 757

Grant/Project Name:			Code Enforcement SLFRF-Electric Vehicle/Charging Station – Capital Improvement Project			
Grant #:			SLT-3698			
City Contract Date:			Pending	City Contract #:		Pending
Application Resolution #:			N/A	Appropriation Code :		G-02-41-765-201
Funding Source:			Coronavirus American Rescue State and Local Fiscal Recovery Funds (SLFRF) – Capital Expenditures			
Pass Through:		N	Source:	N/A		
Amount of Grant:			\$140,000			
Local Match:		N	Cash:	N/A	In-Kind:	N/A
Budget Insertion Resolution # & Date:		Pending	Accepting Grant Resolution # MC:		Pending	
Term of Grant:		Pending	Location of Activity:		City of Camden	
Date of Analysis:		June 23, 2022	Reviewed By:		<i>Lateefah Chandler</i> 	

**Summary:**

**24-6-June:** Utilizing funds from the Coronavirus American Rescue Plans State and Local Fiscal Recovery Funds (SLFRF) – Code Enforcement Electric Vehicle/Charging Stations Capital Improvement Project, the City will purchase from Timothy P Bryan Electric Co., Inc. for \$140,000.00 six (6) dual Charge Point charging stations in order for the Department of Code Enforcement to effectively enforce city code ordinances, thereby ensuring the safety, health and well-being of our City residents.

24-6-Jun: The Department of Administration/Purchasing Bureau is currently seeking council authorization to insert a special item of revenue in the amount of \$500,000 into the CY22 Camden City Budget for the purpose of establishing an appropriation for the Code Enforcement SLFRF-Electric Vehicle/Charging Station Capital Improvement Project under the Coronavirus American Rescue State and Local Fiscal Recovery Funds.

The City will utilize the funding to procure six (6) dual ChargePoint electric vehicle charging stations and eleven (11) electric vehicles for our Code Enforcement Inspectors to ensure the City can enforce all city codes to establish a minimum standard of health, welfare, and well-being for all residents and maintain a stock of affordable, safe and decent housing for our residents. Thus and thereby effectuating and improving public health safety and reducing the spread of any diseases.

The City will procure these items through an approved ESCNJ co-operative vendor (electrical stations) and an approved New Jersey State contract vendor (vehicles).

Initial Report \_\_\_\_ Revised Report ☒ Closing Report

## Bureau of Grants Management Grant Summary Form

Grant Status Code: G

(green - g; yellow - y; red - r)

Proposed Budget: \$140,000 (electrical stations)  
\$360,000 (11 electric vehicles)

Time Lines: 10 MONTHS

Problematic Areas/Recommendations: N/A



# Estimate

Date	Estimate #
3/29/2022	B-21028

Name/ Address
City of Camden Lateefah Chandler 520 Market Street Camden, NJ 08101

Pricing provided is structured in accordance with "NJ State Approved Co-Op #65MCESCCPS, Bid #ESCNJ 18/19-40 - Electric Vehicle Charging Stations" administered by The Educational Services Commission of New Jersey. All items including installation and design are procurable under this contract. Pricing can be referenced and verified on the ESCNJ website.

Description	Qty	Job Location		Terms	Project
		List Price	Amount	Discount	Total
CPF50-L18-PEDMNT-CMK6-Dual; Dual Port, Pedestal Mount, 50A, Type 1, Cable 18', Single Phase Charger with 6' Cable Management Kit.	6	\$ 4,655.00	\$ 27,930.00	15.00%	\$ 23,740.50
CPGW1-LTE; The ChargePoint Gateway provides connectivity for CPF25 and CPF50 to ChargePoint's Cloud via a cell to Wi-Fi modem. One gateway can provide connectivity up-to 9 CPF25/CPF50 ports.	2	\$ -	\$ -	0.00%	\$ -
CPCLD-POWER-5; 5yr Prepaid Power Cloud Plan. Prepaid Power Cloud Plan subscription with station management features such as Basic Fleet Vehicle Management, Automatic Software Updates, and basic Power Sharing. Real-time dashboards and reports provided for applicable features.	12	\$ 879.00	\$ 10,548.00	5.00%	\$ 10,020.60
CPF-ASSURE5; 5 prepaid years of ChargePoint Assure for CPF station. Includes Parts and Labor Warranty, Remote Technical Support, On-Site Repairs when needed, Unlimited Configuration Changes, and Reporting.	12	\$ 709.00	\$ 8,508.00	5.00%	\$ 8,082.60
CPF-ACTIVE; Initial Station Activation & Configuration Service - Activation of cloud services and configuration of radio groups, custom groups, connections, access control, visibility control, pricing, reports and alerts. One time initial service per port.	6	\$ 100.00	\$ 600.00	5.00%	\$ 570.00
PARTNER-SELFVALID; Validation of site to ensure customer installation has been performed per ChargePoint published requirements.	6	\$ 599.00	\$ 3,594.00	15.00%	\$ 3,054.90
Freight for Level 2 Chargers	6	\$ 218.40	\$ 1,310.40	0.00%	\$ 1,310.40
Electrical Installation - See attached Summary of work for details	1	\$ 58,520.00	\$ 58,520.00	0.00%	\$ 58,520.00
Civil Installation - See attached Summary of work for details	1	\$ 17,480.00	\$ 17,480.00	0.00%	\$ 17,480.00
This pricing is for budgetary purposes only. List price based off manufacturer pricing.		Subtotal	\$ 122,779.00		
		Sales Tax (6.625%)	\$ -		
		Total	\$ 122,779.00		

Customer Signature: \_\_\_\_\_

Added additional funds because  
the quote is old. BJ  
6-24-22

**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	N/A
Name of Vendor	TIMOTHY P BRYAN ELECTRIC
Purpose or Need for service:	PURCHASE OF SIX (6) CHARGING POINT STATIONS
Contract Award Amount	\$140,000.00
Term of Contract	~180 DAYS
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	NO
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	NJSA 40a:11-11 / NJAC 5:34-7.3
Were other proposals received? If so, please attach the names and amounts for each proposal received?	NO

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.

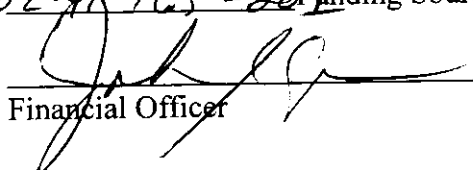
\_\_\_\_\_  
Mayor's Signature\* Date \_\_\_\_\_

\_\_\_\_\_  
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 Financial Officer affirms that there is adequate funding available for this personnel action.

6-02-47-765-201 Pending Source for this action

  
Financial Officer

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.

N/A  
Certifying Officer

Date 6/24/2012

**For LGS use only:**

☐ Approved

☐ Denied

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

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



MBS:gb  
06-28-22

R-5

**RESOLUTION APPOINTING HENRIETTA WASHINGTON TO THE CITY OF  
CAMDEN ZONING BOARD OF ADJUSTMENT AS ALTERNATE #1**

WHEREAS, the Mayor has appointed **Henrietta Washington** to serve as Alternate #1 to the City of Camden Zoning Board of Adjustment; and

WHEREAS, this Council has reviewed the qualifications of the appointee and consents to said appointment; now, therefore

BE IT RESOLVED by the City Council of the City of Camden that **HENRIETTA WASHINGTON** is hereby appointed to serve as Alternate #1 to the City of Camden Zoning Board of Adjustment for a two (2) year term which will expire on June 27, 2024 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: June 28, 2022

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS-SPEARMAN  
Acting City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

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

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

Council Meeting Date: July 14, 2022

**TO:** City Council

**FROM:** Timothy J. Cunningham, Esq., Business Administrator

**Department Making Request:** Administration

**TITLE OF RESOLUTION/ORDINANCE:** Resolution appointing Henrietta Washington as Alternate Number 1 to the City of Camden Zoning Board of Adjustment.

**BRIEF DESCRIPTION OF ACTION:** The term begins June 28, 2022 to June 27, 2024.

**BIDDING PROCESS:**

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


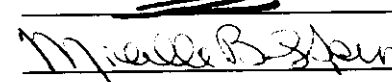
**APPROPRIATION ACCOUNT(S):** *(If applicable)*

**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:	_____	(If applicable)
Approved by Finance Director:	_____	_____
<input type="checkbox"/> CAF - Certifications of Availability of Funds		
Approved by Purchasing Agent:	_____	_____
Approved by Business Administrator:	6.24.22	
Received by City Attorney:	6/24/22	

	<b><i>(Name) Please Print</i></b>	<b><i>(Extension #)</i></b>
Prepared By:	Diana Gonzalez	7150
Contact Person:	Timothy J. Cunningham, Esq.	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\*\*\*\***

MBS:gb  
06-28-22

R-6

**RESOLUTION AUTHORIZING THE REJECTION OF BID #22-04 FOR THE SUMMER  
FOOD SERVICE PROGRAM FOR THE CITY OF CAMDEN**

WHEREAS, on June 21, 2022 the City of Camden received one (1) bid proposal in response to BID #22-04 for the provision of Summer Food Service Program for the City of Camden; and

WHEREAS, it is recommended that the bid proposal received for BID #22-04 be rejected because the bid exceeds the appropriation; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden that the bid proposal received on June 21, 2022 for the provision of Summer Food Service Program for the City of Camden is hereby rejected for the above stated reason.

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: June 28, 2022

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS-SPEARMAN  
Acting City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

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

**CITY OF CAMDEN  
CITY COUNCIL REQUEST FORM**

Council Meeting Date: **SPECIAL JUNE 28 2022**

**TO:** Timothy J. Cunningham, Business Administrator

**FROM:** L. Chandler, Purchasing Agent

**Department Making Request:** Administration/Purchasing Bureau

**TITLE OF RESOLUTION/ORDINANCE:** Resolution authorizing rejection of RE-BID #22-04 Summer Food Service Program

**BRIEF DESCRIPTION OF ACTION:** It is recommended that the City reject the sole bid received for Re-Bid #22-04 due to the project exceeding the appropriation for the requested service per NJSA 40A:11-13.2(b).

**BIDDING PROCESS:** RE-BID #22-04 received one (1) proposal on Tuesday, June 21, 2022  
*Procurement Process: Bid#, RFP#, State Contract#, Non-Fair & Open, EUS:*

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

**AMOUNT:** N/A

☐ **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 Relevant Director:

Date

6/23/22

Signature

*[Signature]*

Approved by Grants Management:

Approved by Finance Director:

☐ CAF - Certifications of Availability of Funds

Approved by Purchasing Agent:

Approved by Business Administrator:

Received by City Attorney:

6/23/22

6/23/2022

6/23/22

6/23/22

(If Applicable)

*[Signature]*

*[Signature]*

*[Signature]*

**(Name) Please Print**

Prepared By:

L. CHANDLER

Contact Person:

**(Extension #)**

X7475

**CITY OF CAMDEN**  
BUREAU OF PURCHASING  
CITY HALL – ROOM 213  
P.O. BOX 95120  
CAMDEN, NEW JERSEY 08101-5120  
856-757-7159  
856-541-9668 (FAX)

**BID RESULTS**

**RE-BID # 22-04**

**BID NAME: SUMMER FOOD SERVICE PROGRAM**

**BID DUE: TUESDAY, June 21, 2022 @ 2:00 P.M**

VENDOR	AMOUNT
<b>METROPOLITAN FOODS / PBA DRISCOLL FOODS WAYNE, NJ</b>	<b>\$437,630.70</b>

Bid results are for information purposes only.

mw

**RESOLUTION AUTHORIZING THE PURCHASE OF ELEVEN (11) 2022 CHEVROLET  
BOLT EV LT FROM MALL CHEVROLET UNDER NEW JERSEY  
STATE CONTRACT #19-FLEET-00954**

WHEREAS, under N.J.S.A. 40A: 11-12, a municipality may, without advertising for bids, purchase materials, supplies or equipment under a contract entered into on behalf of the State by the Division of Purchase and Property in the Department of Treasury, State of New Jersey; and

WHEREAS, it has been certified by the Purchasing Agent of the City of Camden that the City seeks to purchase eleven (11) 2022 Chevrolet Bolt EV LT under State Contract #19-FLEET-00954 for usage by the Department of Code Enforcement; and

WHEREAS, the municipality seeks to purchase this equipment under said State contract from Mall Chevrolet, 75 Haddonfield Road, Cherry Hill, NJ 08002 for an amount not to exceed THREE HUNDRED SIXTY THOUSAND DOLLARS (\$360,000.00); and

WHEREAS, there will be substantial savings by the municipality by purchasing under the State Contract and this procedure is in the best interest of the City of Camden; and

WHEREAS, pursuant to the directive of the Division of Local Government Services, a certification has been attached hereto which certifies that the funds for this expenditure are available and appropriated under the reserve for the state and federal budget of the City of Camden under line items "G-02-41-765-201", and said certification has been signed by the Chief Financial Officer and approved as to form by the City Attorney; now, therefore

BE IT RESOLVED, by the City Council of the City of Camden, that the City of Camden is hereby authorized to award a contract to Mall Chevrolet, 75 Haddonfield Road, Cherry Hill, NJ 08002, to purchase eleven (11) 2022 Chevrolet Bolt EV LT under State Contract #19-FLEET-00954 for usage by the Department of Code Enforcement for an amount not to exceed THREE HUNDRED SIXTY THOUSAND DOLLARS (\$360,000.00).

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: June 28, 2022

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS-SPEARMAN  
Acting City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

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

**CITY OF CAMDEN**

**CERTIFICATION AS TO THE AVAILABILITY OF FUNDS**

I CERTIFY, DIRECTOR FOR THE FINANCE DEPARTMENT FOR THE CITY OF CAMDEN, THAT WITH RESPECT TO THE AWARD OF A CONTRACT OR EXPENDITURE OF FUNDS TO: MALL CHEVROLET

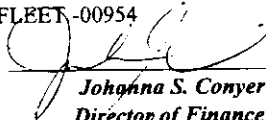
THAT THE FUNDS ARE AVAILABLE AS OF THE DATE OF THIS RESOLUTION/CERTIFICATION, FROM ONE OF THE FOLLOWING:

- BUDGET APPROPRIATION:  
AMOUNT:
- APPROPRIATION RESERVE:  
AMOUNT: \$
- DEDICATED BY RIDER:  
AMOUNT: \$
- RESERVE FOR STATE AND FEDERAL GRANT: G-02-41-765-201  
AMOUNT \$ 360,000.00
- CAPITAL ORDINANCE  
AMOUNT: \$
- TRUST ACCOUNT:  
AMOUNT: \$

**DETERMINATION OF VALUE CERTIFICATION**

I CERTIFY, AS CHIEF FINANCIAL OFFICER, THAT THE ANTICIPATED VALUE OF THE CONTRACT, OVER THE FULL LIFE, WILL BE: \$360,000.00

DESCRIPTION OF THE GOODS AND SERVICES TO BE PROCURED: RESOLUTION:  
AUTHORIZING THE PURCHASE OF ELEVEN (11) 2022 CHEVROLET BOLT EV LT  
FROM MALL CHEVROLET UNDER NJSC #19-FLEET-00954

  
Johanna S. Conyer  
Director of Finance  
Date: 6/24/22

**CITY OF CAMDEN  
CITY COUNCIL REQUEST FORM**

Council Meeting Date: SPECIAL JUNE 28 2022

**TO:** Timothy J. Cunningham, Business Administrator

**FROM:** L. Chandler, Purchasing Agent

**DEPARTMENT MAKING REQUEST:** Administration/Purchasing Bureau

**TITLE OF RESOLUTION/ORDINANCE:** Resolution authorizing the purchase of eleven (11) 2022 Chevrolet Bolt EV LT from Mall Chevrolet under NJSC #19-FLEET-00954

**BRIEF DESCRIPTION:** Under NJSC #19-Fleet-00954 the City of Camden will purchase eleven (11) 2022 Chevrolet Bolt EV LT from Mall Chevrolet, 75 Haddonfield Road, Cherry Hill, NJ 08002 for usage by the Department of Code Enforcement via the Coronavirus American Rescue Plans State and Local Fiscal Recovery Funds (SLFRF) – Code Enforcement Electric Vehicle/Charging Stations Capital Improvement Project.

**BIDDING PROCESS:** Under N.J.S.A. 40A:11-12, a municipality may without advertising for bids, purchase materials, supplies, or equipment under a contract entered into on behalf of the State by Division of Purchase and Property.

**APPROPRIATION ACCOUNT(S):** G-02-41-765-201

**AMOUNT:** \$360,000.00

☐ **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:	6-24-22	Kelly M. M. [Signature]
Approved by Bureau of Grants Mgt:	6/24/22	[Signature]
Approved by Finance Director:	6/24/2022	[Signature]
<input type="checkbox"/> CAF –Certifications of Availability of Funds	6/24/2022	[Signature]
Approved by Purchasing Agent:	6/24/22	[Signature]
Approved by Business Administrator:	6/24/22	[Signature]
Received by City Attorney:	6/24/22	[Signature]

<b>(Name) Please Print</b>	<b>(Extension #)</b>
Prepared By: L. CHANDLER	X7475
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\*\*\*\***

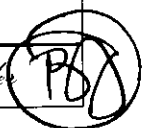


Initial Report \_\_\_\_\_ Revised Report ☒ Closing Report \_\_\_\_\_  
**Bureau of Grants Management Grant Summary Form**  
**Grant Status Code: G**  
(green - g; yellow - y; red - r)

**Department:** Administration/Purchasing Bureau

Grant Administrator: Cheryl Pine/Lateefah Chandler

Grant Administrator #: 757

Grant/Project Name:		Code Enforcement SLFRF-Electric Vehicle/Charging Station – Capital Improvement Project			
Grant #:		SLT-3698			
City Contract Date:		Pending	City Contract #:		Pending
Application Resolution #:		N/A	Appropriation Code :		G-02-41-765-201
Funding Source:		Coronavirus American Rescue State and Local Fiscal Recovery Funds (SLFRF) – Capital Expenditures			
Pass Through:	<input type="checkbox"/>	N	Source:	N/A	
Amount of Grant:		\$360,000			
Local Match:	<input type="checkbox"/>	N	Cash:	N/A	In-Kind: N/A
Budget Insertion Resolution # & Date:		Pending	Accepting Grant Resolution # MC:		Pending
Term of Grant:		Pending	Location of Activity:		City of Camden
Date of Analysis:		June 23, 2022	Reviewed By:		<i>Lateefah Chandler</i> 

**Summary:**

**24-6-June:** Utilizing funds from the Coronavirus American Rescue Plans State and Local Fiscal Recovery Funds (SLFRF) – Code Enforcement Electric Vehicle/Charging Stations Capital Improvement Project, the City will purchase from Mall Chevrolet for \$360,000.00 eleven (11) Chevrolet Bolt EV LT vehicles in order for the Department of Code Enforcement to effectively enforce city code ordinances, thereby ensuring the safety, health and well-being of our City residents.

24-6-Jun: The Department of Administration/Purchasing Bureau is currently seeking council authorization to insert a special item of revenue in the amount of \$500,000 into the CY22 Camden City Budget for the purpose of establishing an appropriation for the Code Enforcement SLFRF-Electric Vehicle/Charging Station Capital Improvement Project under the Coronavirus American Rescue State and Local Fiscal Recovery Funds.

The City will utilize the funding to procure six (6) dual ChargePoint electric vehicle charging stations and eleven (11) electric vehicles for our Code Enforcement Inspectors to ensure the City can enforce all city codes to establish a minimum standard of health, welfare, and well-being for all residents and maintain a stock of affordable, safe and decent housing for our residents. Thus and thereby effectuating and improving public health safety and reducing the spread of any diseases.

The City will procure these items through an approved ESCNJ co-operative vendor (electrical stations) and an approved New Jersey State contract vendor (vehicles).

Initial Report \_\_\_\_ Revised Report ☒ Closing Report

## Bureau of Grants Management Grant Summary Form

Grant Status Code: G

(green - g; yellow - y; red - r)

Proposed Budget: \$140,000 (electrical stations)  
\$360,000 (11 electric vehicles)

Time Lines: 10 MONTHS

Problematic Areas/Recommendations: N/A

# MALL CHEVROLET

75 Haddonfield Road, Cherry Hill, NJ 08002

Direct: 856-449-9254 / Fax: 856-504-0108

[fleetman13@gmail.com](mailto:fleetman13@gmail.com)

Rick Di Renzo, Fleet Manager

Date: 2/23/2022

END USER		ADDRESS - CITY, STATE, ZIP:			
CAMDEN CITY					
VEHICLE TYPE		2022 CHEV BOLT EV LT			
Item	QTY	Part No.	Description	Price	Total
1	1	1FB48	2022 BOLT EV LT		\$ 32,190.00
			ALL FACTORY STANDARD EQUIP		
			AS ATTACHED.		
					\$ 32,190.00

32,190 X 11 ± 535101000

Blanket P.O. Price: \$32,190  
Blanket P.O. Discount: 7%  
(% Discount off List Price of Manufacturer's Option)  
Section 12 (Blanket P.O. 19-FLEET-00954)  
Vendor: Mall Chevrolet

State of New Jersey Procurement Bureau

Vehicle: [Fleet] 2020 Chevrolet Bolt EV (1FB48) 5dr Wgn LT



"Disproportionately impacted" individuals, households, or entities are those that experienced disproportionate public health or economic outcomes from the pandemic; U.S. Treasury recognizes that, in many cases, pre-existing disparities amplify pandemic impacts thus causing more severe impacts in underserved communities. For disproportionately impacted communities, local units may design interventions that address broader pre-existing disparities that contributed to more severe health and economic outcomes during the pandemic, such as disproportionate gaps in access to health care or pre-existing disparities in educational outcomes that have been exacerbated by the pandemic.

"Reasonably proportional" refers to the scale of the response compared to the scale of the harm, as well as the targeting of the response to beneficiaries compared to the amount of harm experienced by the beneficiaries. If a beneficiary received funds under another program for a particular need, a duplicate payment for that exact same need would not be a reasonably proportional response. This is particularly relevant in circumstances where a local unit creates its own version of a state or federal program addressing the same type of need. For example, a local unit with its own rental assistance program must be cognizant that their program does not provide a beneficiary with the exact same month's rental payments as the one created by the State. Local units with LFRF-funded programs whose benefits overlap with another state, federal, or local program should review their program procedures to minimize compliance risk.

For impacts identified at the individual level, the local unit should retain documentation supporting the impact the individual experienced (e.g., documentation of lost revenues from a small business). In many cases the local unit can streamline documentation requirements (e.g., self-attestation that a household requires food assistance).

Final Rule Overview pp. 32-34

31 CFR §35.6(b) and (b)(1) rule text pp. 414-415 (Final Rule)

#### Capital Expenditures

In addition to programs and services, the Final Rule clarifies that counties and municipalities may also use LFRF funds for capital expenditures responsive to public health and negative economic impacts of the pandemic.

Any use of funds in this category for a capital expenditure must comply with the capital expenditure requirements, in addition to other standards for uses of LFRF funds. Capital expenditures are subject to the same eligibility standard as other eligible uses to respond to the pandemic's public health and economic impacts; specifically, the capital expenditure must be 1) related and reasonably proportional to the pandemic impact identified, and 2) reasonably designed to benefit the impacted population or class.

For large-scale capital expenditures, which have high costs and may require an extended length of time to complete, as well as most capital expenditures for non-enumerated uses of funds, the Final Rule requires local units to submit their written justification as part of regular reporting. Capital

expenditures qualifying under the general "provision of government services" category are not subject to the written justification requirement.

To guide the analysis of whether a capital expenditure meets the eligibility standard:

<b>If project has total capital expenditures of:</b>	<b>and the use is enumerated by Treasury as eligible, then</b>	<b>and the use is beyond those enumerated by Treasury as eligible, then</b>
Less than \$1 million	No Written Justification required	No Written Justification required
Greater than or equal to \$1 million, but less than \$10 million	Written Justification required but local units are not required to submit as part of regular reporting to U.S. Treasury	Written Justification required and local units must submit as part of regular reporting to Treasury
\$10 million or more	Written Justification required and local units must submit as part of regular reporting to Treasury	Written Justification required and local units must submit as part of regular reporting to Treasury

A Written Justification includes 1) a description of the harm or need to be addressed; 2) an explanation of why a capital expenditure is appropriate; and 3) a comparison of the proposed capital project against at least two alternative capital expenditures that are potentially effective and reasonably feasible, along with a demonstration of why the proposed capital expenditure is superior. Local units should choose the most cost-effective option unless it substantively reduces the effectiveness of the capital investment in addressing the harm identified.

In determining whether their proposed capital expenditure is superior to alternative capital expenditures, local units should consider the following factors against each selected alternative:

- A comparison of the effectiveness of the capital expenditures in addressing the harm identified.

Local units should generally consider the effectiveness of the capital expenditures in addressing the harm over the useful life of the capital asset and may consider metrics such as the number of impacted or disproportionately impacted individuals or entities served, when such individuals or entities are estimated to be served, the relative time horizons of the project, and consideration of any uncertainties or risks involved with the capital expenditure.

- A comparison of the expected total cost of the capital expenditures

Local units should consider the expected total cost of the capital expenditure required to construct, purchase, install, or improve the capital assets intended to address the public health or negative economic impact of the public health emergency. Pre-development costs should be included in the calculation and, although not required, ongoing operation costs may also be factored in.

With respect to the appropriateness of a capital expenditure, local units are not required to demonstrate that the harm or need would be irremediable but for the additional capital expenditure. Rather, it is sufficient to show that other interventions would be inefficient, costly, or otherwise not reasonably designed to remedy the harm without additional capital expenditure. Where relevant, local units should consider the alternatives of improving existing capital assets already owned or leasing other capital assets. Local units should use quantitative data when available, although they are encouraged to supplement with qualitative information and narrative description, and when completing analyses with minimal or no quantitative data should provide an explanation for doing so.

Expenditures from closely related activities directed toward a common purpose are considered part of the scope of one project. These expenditures can include capital expenditures, as well as expenditures on related programs, services, or other interventions. A project includes expenditures that are interdependent (e.g., acquisition of land, construction of the school on the land, and purchase of school equipment), or are of the same or similar type and would be utilized for a common purpose (e.g., acquisition of a fleet of ambulances that would be used for COVID-19 emergency response). Local units must not segment a larger project into smaller projects in order to evade review. A local unit undertaking a set of identical or similar projects (e.g., development of a number of new affordable housing complexes across the recipient jurisdiction) may complete one Written Justification comprehensively addressing the entire set of projects.

U.S. Treasury presumes that the following capital projects are generally ineligible:

- Construction of new correctional facilities as a response to an increase in rate of crime
- Construction of new congregate facilities to decrease spread of COVID-19 in the facility (e.g. addition to municipal building for larger council chambers)
- Construction of convention centers, stadiums, or other large capital projects intended for general economic development or to aid impacted industries

As under the Interim Final Rule, U.S. Treasury encourages projects adhering to strong labor standards including project labor agreements and community benefits agreements that offer wages at or above the prevailing rate and include local hire provisions. Treasury also encourages prioritization of projects with contractors that exhibit high labor standards and who are without recent violations of federal and state labor and employment laws. Please reference Local Finance Notice 2021-20 for current laws pertaining to Public Works Contractor Registration, prevailing wage, and debarment, along with the recent expansion of project labor agreements as optional for construction, reconstruction, demolition or renovation projects \$5 million or above (exclusive of land acquisition costs).

Final Rule Overview pp. 30-31

31 CFR §35.6(b)(3)(ii)(E)(4) rule text p. 422 (Final Rule)

**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	N/A
Name of Vendor	MALL CHEVROLET
Purpose or Need for service:	PURCHASE OF ELEVEN (11) CHEVROLET BOLTS
Contract Award Amount	\$360,000.00
Term of Contract	~180 DAYS
Temporary or Seasonal	N/A
Grant Funded (attach appropriate documentation allowing for service through grant funds)	NO
Please explain the procurement process (i.e. bids, RFQ, competitive contracting, etc.)	NJSA 40a:11-11 / NJAC 5:34-7.3
Were other proposals received? If so, please attach the names and amounts for each proposal received?	NO

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 Financial Officer affirms that there is adequate funding available for this personnel action.

6-02-41-765-201 Funding Source for this action

  
Financial Officer

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.

N/A J.R.  
Certifying Officer

Date 6/24/2022

**For LGS use only:**

☐ Approved

☐ Denied

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

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

R-8

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMDEN  
DETERMINING THAT THE ABLETT VILLAGE PHASE 1 URBAN RENEWAL LLC  
PROJECT PROVIDES FOR AND MEETS THE AFFORDABLE HOUSING NEED OF  
THE CITY OF CAMDEN**

**WHEREAS**, Ablett Village Phase 1 Urban Renewal, LLC (hereinafter referred to as the "Sponsor") proposes to build on that parcel of land currently designated as part of Block 807, Lot 1 as shown on the Official Assessment Map of the City of Camden, and located in the Cramer Hill section of the City and will be comprised of seventy-eight (78) affordable rental units for families, known as the AVP1-URE project (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1.1 et seq., and all applicable guidelines promulgated thereunder (the foregoing hereinafter collectively referred to as the "HMFA Requirements"); and

**WHEREAS**, the Project will be subject to the HMFA Requirements and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "NJHMFA"); and

**WHEREAS**, the NJHMFA has determined in its Low Income Housing Tax Credit Qualified Allocation Plan, specifically at section N.J.A.C. 5:80-33.12(c) (17), that proposed projects located in census tracts where thirty percent (30%) or more of the existing housing units are low income housing tax credit units, additional allocations of low income housing tax credit require City Council resolution of support referencing said section; and

**WHEREAS**, pursuant to the HMFA Requirements, the City Council of the City of Camden hereby determines that there is a need for this housing project in the City of Camden; now therefore.

**BE IT RESOLVED** by the City Council of the City of Camden that:

- (1) The City Council of the City of Camden finds and determines that the seventy-eight (78) affordable rental units proposed by the Sponsor meets or will meet an existing housing need;
- (2) The City Council of the City of Camden does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the HMFA Law to enable the NJHMFA to process the Sponsor's application for NJHMFA funding to finance the Project.

**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: June 28, 2022

The above has been reviewed  
and approved as to form.

  
MICHELLE BANKS-SPEARMAN  
City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

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

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

Council Meeting Date: June 28, 2022

**TO:** Timothy Cunningham, MBA, Esq., Business Administrator

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

**Department Making Request:** Planning and Development

**TITLE OF RESOLUTION/ORDINANCE:** A Resolution of Need in determining that the Ablett Village Phase 1 Urban Renewal, LLC Project provides for and meet the Affordable Housing Need of the City of Camden.

**BRIEF DESCRIPTION OF ACTION:** The purpose of this action is to approve a resolution of need for the construction of new 78 unit affordable rental community within the Cramer Hill neighborhood.

**BIDDING PROCESS: N/A**

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

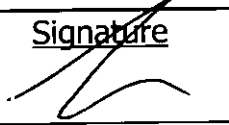
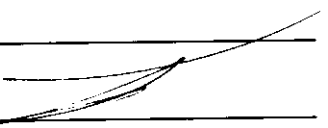
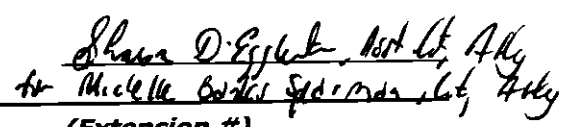
**APPROPRIATION ACCOUNT(S):** n/a

**AMOUNT:** n/a



**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:	6-24-22	
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:	6/27/22	
Received by City Attorney:	6/23/22	 for Michelle Carter, Esq., City Attorney
	(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\*\*\*\***

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAMDEN  
DETERMINING THAT THE ABLETT VILLAGE PHASE 1 URBAN RENEWAL LLC  
PROJECT PROVIDES FOR AND MEETS THE AFFORDABLE HOUSING NEED OF  
THE CITY OF CAMDEN**

**WHEREAS**, Ablett Village Phase 1 Urban Renewal, LLC (hereinafter referred to as the "Sponsor") proposes to build on that parcel of land currently designated as part of Block 807, Lot 1 as shown on the Official Assessment Map of the City of Camden, and located in the Cramer Hill section of the City and will be comprised of seventy-eight (78) affordable rental units for families, known as the AVP1-URE project (hereinafter referred to as the "Project") pursuant to the provisions of the New Jersey Housing and Mortgage Finance Agency Law of 1983, as amended (N.J.S.A. 55:14K-1 et seq.), the rules promulgated thereunder at N.J.A.C. 5:80-1.1 et seq., and all applicable guidelines promulgated thereunder (the foregoing hereinafter collectively referred to as the "HMFA Requirements"); and

**WHEREAS**, the Project will be subject to the HMFA Requirements and other loan documents executed between the Sponsor and the New Jersey Housing and Mortgage Finance Agency (hereinafter referred to as the "NJHMFA"); and

**WHEREAS**, the NJHMFA has determined in its Low Income Housing Tax Credit Qualified Allocation Plan, specifically at section N.J.A.C. 5:80-33.12(c) (17), that proposed projects located in census tracts where thirty percent (30%) or more of the existing housing units are low income housing tax credit units, additional allocations of low income housing tax credit require City Council resolution of support referencing said section; and

**WHEREAS**, pursuant to the HMFA Requirements, the City Council of the City of Camden hereby determines that there is a need for this housing project in the City of Camden; now therefore.

**BE IT RESOLVED** by the City Council of the City of Camden that:

- (1) The City Council of the City of Camden finds and determines that the seventy-eight (78) affordable rental units proposed by the Sponsor meets or will meet an existing housing need;
- (2) The City Council of the City of Camden does hereby adopt the within Resolution and makes the determination and findings herein contained by virtue of, pursuant to, and in conformity with the provisions of the HMFA Law to enable the NJHMFA to process the Sponsor's application for NJHMFA funding to finance the Project.

**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: \_\_\_\_\_, 2022

The above has been reviewed  
and approved as to form.

\_\_\_\_\_  
Acting City Attorney

\_\_\_\_\_  
ANGEL FUENTES  
President, City Council

ATTEST:

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