

PROFESSIONAL SERVICE AGREEMENT

This Professional Service Agreement ("Agreement") made January 3, 2015 between **TRIAD ADVISORY SERVICES, INC.** (trading as **TRIAD ASSOCIATES**), 1301 W. Forest Grove Road, Vineland, New Jersey 08360 ("Consultant") and **TOWNSHIP OF GLOUCESTER**, 1261 Chews Landing Road, Laurel Springs, New Jersey 08021 and P.O. Box 8, Blackwood, NJ 08012 ("Principal").

The Principal desires to engage the professional services of Consultant as described in "Exhibit A – Description of Project and Scope of Services" (the "Services"), attached and made a part of this Agreement, and

The Consultant is willing to perform the Services for the Principal upon the terms and conditions stated below.

In consideration of the mutual covenants and agreements set forth below, Consultant and Principal agree as follows:

1. The Principal shall provide to the Consultant information and documentation that the Consultant may require to render properly the services provided for in this Agreement. Such information or documentation may include planning, economic and engineering studies, reports or analyses, codes and ordinances, environmental assessments, property appraisals, capital improvement and other development plans and programs, data on housing conditions and current community development activities, maps, correspondence and other pertinent materials.
2. Performance of the Services in a timely manner by Consultant is expressly conditioned upon the furnishing to Consultant by the Principal of information and documentation pursuant to Paragraph 1 of this Agreement and the timely performance of all other obligations required of the Principal in this Agreement. Notwithstanding anything elsewhere to the contrary in this Agreement, the Consultant shall not be responsible for any delays in performance of the Services caused by the failure or delay of the Principal in performance of its obligations under this Agreement, actions or inaction of any governmental agency, or any other cause beyond the control of the Consultant.
3. The Principal and Consultant each agree at all times to exert their best efforts to complete the Services (as described in Exhibit A) in a professional and timely manner.
4. In the event that the Consultant is prevented from performing this Contract by circumstances beyond its control, then any obligations owing by the Consultant to the Principal shall be suspended without liability for the period during which the Consultant is so prevented.
5. In the event that the Principal claims that Consultant is in default of this Agreement or has failed to fulfill in a timely and proper manner its obligations under this Agreement, then the Principal agrees that it will not exercise any right or remedy for default unless it shall have first given written notice thereof to Consultant, and Consultant shall have failed, within fifteen (15) days thereafter to actively and diligently, in good faith, proceed with the Contract and the correction of the default.

Consultant reserves the right to terminate this Agreement at any time by providing Principal with 30 days written notice.

6. This Agreement constitutes the entire Agreement between parties and supersedes all prior or contemporaneous agreements and understandings (either oral or written).
7. No covenant or condition not expressed in this Agreement shall be effective to interpret, change or restrict this Agreement.
8. Except as otherwise provided in this Agreement, no change, termination or attempted waiver of any of the provisions of this Agreement shall be binding on their respective heirs, administrators, executors, personal representatives, successors and assigns.
9. Nothing in this Agreement, expressed or implied, shall be construed to confer upon or to give to any person or entity, other than the Principal and the Consultant, their respective heirs, administrators, executors, personal representatives, successors and assigns, and their respective shareholders, or any of them, any rights or remedies under this Agreement.
10. This Agreement shall be construed and interpreted according to the laws of the **STATE OF NEW JERSEY**.
11. Consultant shall comply with all federal, state, county and municipal laws, regulations and ordinances applicable to Consultant or the work in the states and municipalities where the work is to be performed.
12. As compensation for the Services to be performed under this Agreement, Principal agrees to pay Consultant and Consultant agrees to accept for the Services, the compensation outlined in "Exhibit B – Compensation and Method of Payment" that is attached and made a part of this Agreement.
13. This contract may not be assigned by the Principal in whole or in part, without the prior written consent of Consultant.
14. Consultant reserves the right to cease performance under this Agreement due to:
 - a. Principal's nonpayment of compensation as required by Exhibit B;
 - b. Principal's failure to pay invoices within 45 days of receipt;
 - c. Failure of Principal to provide information and documentation outlined in Section 1 of the Professional Services Agreements.
15. Except for the non-payment of Consultant's compensation under this Agreement, Principal and Consultant agree to submit any dispute under this Agreement to binding arbitration. Principal and Consultant shall bear their own costs for presentation of their case to the arbitration.

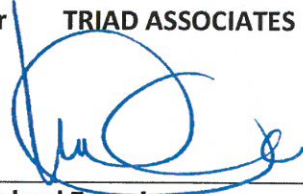
16. Consultant reserves the right to institute legal proceedings to collect unpaid compensation for services rendered under this Agreement. In the event that Consultant is successful in obtaining a judgment against Principal, the Principal shall also be responsible for the Consultant's legal fees and costs related to the collection action.
17. In the event that the Principal is a county or municipal government, or county or municipally created entity, the chief financial officer of the government entity shall certify that the funds are available to pay the compensation of this Agreement.
18. In the event that the Principal is the state, county or municipal government, or a state, county or municipally created entity, a resolution approving this Agreement from the governing body shall be attached to this Agreement as the next lettered Exhibit.
19. All subsequent modifications or amendments to this Agreement shall be attached to this Agreement as the next lettered Exhibit. In the event that the Principal is the state, county or municipal government, or a state, county or municipally created entity, a resolution approving the amendment or modification to this Agreement from the governing body shall be attached to this Agreement as the next lettered Exhibit. The chief financial officer of the applicable government entity shall also certify that funds are available to pay the compensation required by the modification or amendment to this Agreement.
20. Failure of Consultant to enforce any provision of this Agreement is not a waiver by Consultant of that provision in the Agreement.
21. Notices and payments pursuant to this Agreement shall be given in writing by ordinary mail to the parties of the following addresses:

To the Consultant:		To the Principal(s):	
TRIAD ASSOCIATES 1301 W. Forest Grove Road Vineland, New Jersey 08360		TOWNSHIP OF GLOUCESTER 1261 Chews Landing Road Laurel Springs, NJ 08021 P.O. Box 8 Blackwood, NJ 08012	
Attention:	Michael Zumpino Chairman	Attention:	Thomas Cardis Township Administrator

or to such other address as the parties may hereafter designate by notice given in accordance with the terms of this Paragraph. Notice or payments sent through courier service, or private overnight delivery service also comply with the terms of this paragraph.

The Consultant and Principal executed this Agreement as of the date first above written.

For TRIAD ASSOCIATES



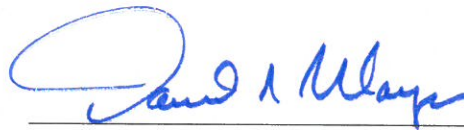
Michael Zumpino
Chairman/CEO

Date: March 12, 2015

Attest



For TOWNSHIP OF GLOUCESTER

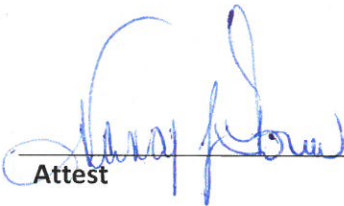


By:

Date:

3/17/15

Attest



***State, County or Municipal Governments or Agencies:**

I am the Chief Financial Officer for the Principal and I certify that funds are available and set aside to pay for the services under this Agreement.

Signature

Date

Print Name & Title

EXHIBIT A SCOPE OF SERVICES AND COMPENSATION

Attached to and made a part of the Agreement dated January 3, 2015 between **TRIAD ASSOCIATES** ("Consultant"), and **TOWNSHIP OF GLOUCESTER** ("Principal").

For the following project, Principal agrees to retain Consultant to provide these services:

SCOPE OF SERVICES: Triad Associates suggests following a systematic approach to advancing economic goals in priority areas where funding resources, technical and legal support, and promotional/marketing efforts can be directed to expand existing businesses, recruit new retailers, services or other uses, and enhance opportunities for people living, working or traveling in Gloucester Township. The following is a five point methodology for advancing this effort.

- I. Vision and Priorities. Triad Associates will work with the Township EDC and its assigns to articulate a vision for addressing the priority development/redevelopment locations within the Township. This vision will include:
 1. Specific Blocks/Lots for Targeted Development/Redevelopment (e.g. Blackhorse Pike Corridor; Blackwood-Clementon Road Corridor; Nike Sites, etc.)
 2. Generalized Types of Uses Envisioned
 3. Barriers/Impediments (egg. Environmental, Regulatory or Other Issues)
 4. Zoning/Development and/or Regulatory Changes Needed, including design elements that the Township wishes to see as part of the redevelopment strategy
 5. Remediation Strategy as Necessary

To facilitate a discussion of these issues, we propose holding a half day workshop with key stakeholders in the Township, to begin outlining issues; discussing the process of coordinating projects, land use goals, and marketing objectives; and defining key redevelopment and development priorities.

- II. Gap/Leakage Analysis. Once the development/redevelopment areas have been delineated and the key development/redevelopment priorities have been defined Triad Associates will prepare a leakage/gap analysis to assess the specific types of activities for which consumer dollars are "leaking" out of the Township and around which a quantifiable rationale can be developed and delivered to prospective developers that supports the attraction of a particular business or use.
- III. Interaction with Private Property Owners. Triad Associates will work with property owners to identify the potential for combining/assembling parcels to accelerate and enhance development and redevelopment opportunities in the Township.
- IV. Public Outreach Component. In any type of development/redevelopment effort it is important to keep the public informed and engaged in the process. This enhances the viability of the effort and helps to ensure public support. Triad suggests hosting a community open house where people can

learn about the vision the Township is articulating and the steps that the municipality will follow to implement that vision.

- V. Funding Strategy. With the support and prioritization of development/redevelopment sites from both the EDC, Township officials and the general public, an “Action Agenda” will be prepared that defines priority sites; proposed/potential reuses; possible partners; funding sources; and other project resources.
- VI. Developer/Builder Outreach. At this point, the Township will be ready to approach commercial brokers, developers and builders with specific ideas about the types of development and/or reuses it desires and the specific locations at which the development should occur. A package should be prepared that defines these individual sites which will include:
 - 1. A Map of the Site(s) may include any assemblage of land on behalf of private property owners for inclusion in developer RFP/RFQs
 - 2. Site Characteristics
 - 3. Desired Development/Redevelopment Uses
 - 4. Conditions
 - 5. Ancillary Approaches to Project Funding
 - 6. RFP for Identified Developers/Brokers
- VII. Implementation. The implementation effort will include:
 - 1. Reviewing Developer Responses to RFPs
 - 2. Securing funding/financing resources for Development and Redevelopment
 - 3. Assisting the Township with any Updates to Regulatory/Design Documents
 - 4. Analyzing specific Project Proposals

Triad Services

As part of this proposal, Triad Associates envisions working closely with the Township and at the direction of the Township to provide the following technical and support services.

- 1. Attending all meetings both in-house with Township agencies and with developers, financing organizations, prospective development partners, and other individuals and agencies, as defined by the Township.
- 2. Preparing all reports, maps, graphics, documents, and analyses as directed by the Township.
- 3. Meeting with and facilitating workshops, events and other activities.
- 4. Hosting field trips and promotional events as defined by the Township.
- 5. Preparing for and facilitating public open houses, meetings or other community outreach efforts.
- 6. Preparing grant and/or financing applications and making presentations to funders/partners.
- 7. Preparing RFPs/RFQs and assisting the Township in reviewing and prioritizing proposals.
- 8. Meeting with and presenting Township concepts to developers, brokers and other investors.
- 9. Assisting with media outreach and public relations initiatives.

10. Assisting the Township in creating and maintaining project files for all prospective projects, including assistance with any grant/program implementation.
11. Managing the CDBG Commercial Façade Improvement Program and the CDBG Small Business Loan Program. Triad will assist in managing and implementing the existing 2013 Façade Improvement Program and develop and implement the 2014 Small Business Loan Program.
12. Other tasks as assigned.

COMPENSATION PROPOSAL

The following is a breakdown of our fee proposal by the various components of our Scope of Services. We envision invoicing the Township monthly and on an hourly basis, as the various tasks that are part of the Scope of Services are addressed, for a total fee not to exceed **\$26,600**.

TASK	STAFF ANTICIPATED TO BE ASSIGNED	APPROXIMATE HOURS*	TARGET DATE FOR COMPLETION**
Visioning Workshop	Michael Zumpino, Stephen Kehs	20	February 2015
Identification of Priority Development Sites and Potential Projects	Stephen Kehs, Don Ayres, Christine Fassman	25	April 2015
Economic Gap/Retail Analysis	Christine Fassman Stephen Kehs	30	May 2015
Public Outreach and Property Owner Focus Group Meetings	Stephen Kehs Christine Fassman, Todd Noon	40	July 2015
Development of Funding Strategy for Key Development Priorities and Projects	Michael Zumpino, Don Ayres, Todd Noon, Stephen Kehs	25	September 2015
Action Agenda and Funding Matrix	Stephen Kehs, Don Ayres	20	October 2015
Preparation of Outreach Package for Builders/Developers	Christine Fassman, Stephen Kehs, Todd Noon	30	November 2015
TOTAL ESTIMATE OF HOURS		190	December 2015

*Average hourly rate at \$140 X 190 hours = \$26,600.

** Assumes an approximate start date for provision of services of January 2015.

Alternatively, some portion of this budget may be dedicated to the preparation of applications on a fixed fee basis.

HOURLY RATES: The following chart includes the hourly rates that are effective as of the signing of this Agreement. These rates are subject to change annually. Services provided on an hourly basis will be invoiced at the hourly rate effective at the time of service. These rates include all clerical and related expenses.

LABOR CATEGORY	RATE
President / Chairman	\$175 per hour
Vice President	\$175 per hour
Technical Advisor	\$150 per hour
Senior Associate	\$150 per hour
Associate	\$135 per hour

This includes all expenses for which the Consultant will seek reimbursement for the tasks as outlined in this Agreement.

BUSINESS ENTITY DISCLOSURE STATEMENT

CHAPTER ____ OF THE CODE OF THE
TOWNSHIP OF GLOUCESTER.

FAIR AND OPEN CONTRACTS

TRIAD ADVISORY SERVICES, INC. (t/a TRIAD ASSOCIATES)

CONTRACTING AGENCY

This Disclosure Statement is required to be filled by a Business Entity pursuant to Chapter ____ of the Code of the Township of Gloucester.

Date of Statement 3/12/2015

Calendar Year 2015

Part I - Vendor Disclosure Statement

The undersigned, being authorized and knowledgeable of the circumstances, does hereby disclose and certify that TRIAD ADVISORY SERVICES (t/a TRIAD ASSOCIATES) has made the following reportable political contributions in the one year period preceding the date of entry into a contract or agreement to provide services to the Township of Gloucester, to any of the named candidate committee, joint candidates committee; or political party committee representing the elected officials of the Township of Gloucester or any campaign fund account known and described as "Super PAC's".

NONE.	

Part II - Ownership Disclosure Certification

I certify that the list below contains the names and home addresses of all owners holding 10% or more of the issued and outstanding stock of the undersigned.

Check the box that represents the type of business entity:

- ☐ Partnership Corporation ☒ Corporation ☐ Sole Proprietorship ☐ Subchapter S Corporation
- ☐ Limited Partnership ☐ Limited Liability Corporation ☐ Limited Liability Partnership

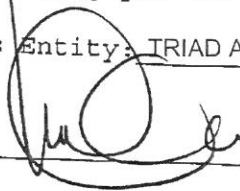
Name of Stock or Shareholder	Home Address
MICHAEL L. ZUMPINO, JR.	324 PATTERSON DRIVE, LANSDALE, PA 19446

Part 3 - Signature and Attestation:

The undersigned is fully aware that if I have misrepresented in whole or part this affirmation and certification, I and/or the business entity, will be liable for any penalty permitted under law.

Name of Business Entity: TRIAD ASSOCIATES

Signature of

Affiant: 

Title: CHAIRMAN / CEO

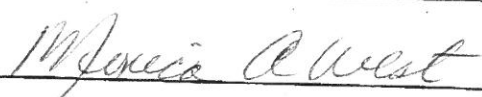
Printed Name of

Affiant: MICHAEL L. ZUMPINO, JR.

Date: MARCH 12, 2015

Subscribed and sworn before me this 12th
day of March, 2015.

My Commission expires: MONICA A. WEST
NOTARY PUBLIC OF NEW JERSEY
ID # 2354281
My Commission Expires 1/19/2017


(Witnessed or attested by)

(Seal)

GOODS, PROFESSIONAL SERVICE AND
GENERAL SERVICE CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation. The contractor will take affirmative action to ensure that such applicants are recruited and employed, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation. The contractor or subcontractor, where applicable, will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer advising the labor union or workers' representative of the contractor's commitments under this act and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contract or subcontractor, where applicable, agrees to comply with the regulations promulgated by the Treasurer pursuant to P.L. 1975, c.127, as amended and supplemented from time to time and the Americans with Disabilities Act. The contractor or subcontractor agrees to attempt in good faith to employ minority and female workers consistent with the applicable county employment goals prescribed by N.J.A.C.17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, c.127, as amended and supplemented from time to time or in accordance with a binding determination of the applicable county employment goals determined by the Affirmative Action Office pursuant to N.J.A.C.17:27-5.2 promulgated by the Treasurer pursuant to P.L. 1975, c.127, as amended and supplemented from time to time.

The contractor or subcontractor agrees to inform in writing appropriate recruitment agencies in the area, including employment agencies, placement bureaus, colleges, universities, labor unions, that it does not discriminate on the basis of age, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices. The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions. The

contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, creed, color, national origin, ancestry, marital status, sex, affectional or sexual orientation, and conform with the applicable employment goals, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions. The contractor and its subcontractors shall furnish such reports or other documents to the Affirmative Action Office as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Affirmative Action Office for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code (NJAC 17:27).

TRIAD ASSOCIATES
COMPANY NAME


SIGNATURE

MARCH 12, 2015
DATE

Certification

CERTIFICATE OF EMPLOYEE INFORMATION REPORT ⁶¹⁹²

RENEWAL

This is to certify that the contractor listed below has submitted an Employee Information Report pursuant to N.J.A.C. 17:27-1.1 et. seq. and the State Treasurer has approved said report. This approval will remain in effect for the period of

15-DEC-2012

to

15-DEC-2019

**TRIAD ADVISORY SERVICES, INC.
1301 WEST FOREST GROVE ROAD
VINELAND NJ 08360**



A handwritten signature in black ink, appearing to read "Andrew P. Sidamon-Eristoff".

Andrew P. Sidamon-Eristoff
State Treasurer

PROFESSIONAL SERVICE AGREEMENT

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9. Nothing in this Agreement, expressed or implied, shall be construed to confer upon or to give to any person or entity, other than the Principal and the Consultant, their respective heirs, administrators, executors, personal representatives, successors and assigns, and their respective shareholders, or any of them, any rights or remedies under this Agreement.
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11. Consultant shall comply with all federal, state, county and municipal laws, regulations and ordinances applicable to Consultant or the work in the states and municipalities where the work is to be performed.
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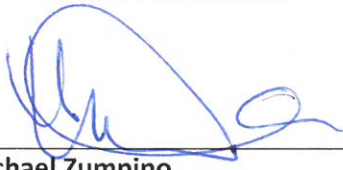
To the Consultant:	To the Principal(s):
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Attention: Michael Zumpino Chairman/CEO	Attention: Thomas Cardis Township Administrator

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The Consultant and Principal executed this Agreement as of the date first above written.

For TRIAD ASSOCIATES

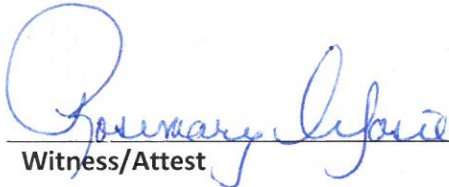

Witness/Attest

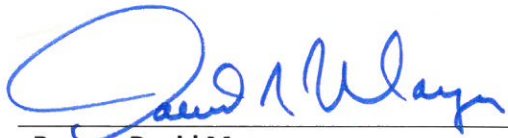

Michael Zumpino
Chairman/CEO

Date:

2/9/16

For TOWNSHIP OF GLOUCESTER


Witness/Attest


By: David Mayer
Mayor

Date:

***State, County or Municipal Governments or Agencies:**

I am the Chief Financial Officer for the Principal and I certify that funds are available and set aside to pay for the services under this Agreement.

Signature

Date

Print Name & Title

EXHIBIT A

DESCRIPTION OF THE PROJECT AND SCOPE OF SERVICES

Attached to and made a part of the Agreement dated January 2, 2016 between **TRIAD ASSOCIATES** ("Consultant"), and **TOWNSHIP OF GLOUCESTER** ("Principal").

For the following project, Principal agrees to retain Consultant to provide these services:

DESCRIPTION OF THE PROJECT: Grants and Community Development Block Grant Consultant Services

SCOPE OF SERVICES: The Consultant shall, as authorized, undertake the necessary analyses, applications and related activities to accomplish the following activities:

I. GENERAL ADMINISTRATION – CONSULTANT SERVICES

- A. Consultant agrees to provide general assistance and recommendations to the Township and its administrative agents in matters relating to the administration and execution of its Community Development Block Grant, HOME Programs and Economic Development/Planning Grants, as well as other CDBG related programs, including the Housing Rehabilitation Programs, the Public Facilities Program, staff training, internal project file monitoring, CHDO Project planning, implementation services and project activity support.

This may include Subgrantee Agreement preparation, IDIS Project Set-up, internal project file set-up and monitoring, and project activity support to the Township for the Community Development Block Grant Program and the following grants and programs:

1. Gloucester Township Housing Rehabilitation Program Implementation
 2. Commercial Facade Improvement Program Implementation
 3. Public Facility Program Implementation and Davis Bacon Labor Compliance
 4. Public Service Grant Implementation
 5. Other regional, state or federal programs, serving and supporting CDBG/HOME goals and Objectives
- B. Consultant to provide staff to be on-site at the Gloucester Township Grants Office a minimum of one afternoon per week for program implementation included in I.A.1-5. and to:
1. Ensure compliance with eligibility documentation in accordance with HUD regulations for funded projects, including National Objective determinations.
 2. Prepare all files for Department of Housing & Urban Development program monitoring of CDBG & HOME projects, including the Housing Rehabilitation Loan Program
 3. Update the IDIS system to ensure all projects include required activity descriptions, locations and beneficiaries. Note: Township to provide staff to complete IDIS Drawdowns.
 4. Provide assistance in preparing written procedures manual outlining implementation procedures for submittal to HUD at project monitoring
 5. Provide assistance in the preparations of a system of reporting and recordkeeping that includes the periodic updating of data in the IDIS and the establishment and maintenance of activity records sufficient to demonstrate that each activity meets the regulatory requirements of the CDBG programs.

II. 2016 ANNUAL ACTION PLAN

Triad will prepare the 2016 Annual Action Plan consisting of the following information, to be submitted in IDIS, per the eCon Planning Suite regulations.

1. Setup
2. Process
3. Strategic Plan
4. Annual Action Plan

III. ENVIRONMENTAL REVIEW RECORD

Triad Associates will prepare an Environmental Review Record for the community acceptable for HUD approval and release of Community Development Program funds.

The Environmental Review Record will include, as applicable:

- A. A description of the project to which it relates
- B. Documentation showing each step in the Environmental Review process as follows:
 1. Determination of existing conditions;
 2. Identification of environmental impacts;
 3. Examination of identified impacts;
 4. Consideration of project modification;
 5. Consideration of alternative projects;
- C. Documentation that the findings have been made and are supported by the Environmental Review Record.
- D. Documentation that the required steps in the Environmental Review process has been followed
- E. Description of the existing environmental conditions
- F. A copy of the publication of Notice of Request for Release of Funds.
- G. A copy of the Request for Release of Funds.
- H. The Consultant may meet with the community's Certifying Officer to review the Environmental Review Record prior to Certifying Officer executing the Environmental Certification

IV. 2015 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

The Consultant shall prepare the Consolidated Annual Performance and Evaluation Report (CAPER) for the community acceptable for HUD approval. The CAPER to be submitted in IDIS, per the eCon Planning Suite regulations and include the following:

- A. **General**
 1. Executive Summary
 2. General Questions
 3. Managing the Process
 4. Citizen Participation
 5. Institutional Structure
 6. Monitoring
 7. Lead-based Paint
- B. **Housing**
 1. Housing Needs
 2. Specific Housing Objectives
 3. Public Housing Strategy.
 4. Barriers to Affordable Housing
 5. HOME Program

C. Homeless

1. Homeless Needs
2. Specific Prevention Elements

D. Non-Homeless Special Needs Housing

1. Non-Homeless Special Needs

E. Community Development

1. Community Development
2. Antipoverty Strategy

V. PROGRAM INCOME DOCUMENTATION

- A. Provide Assistance with documentation of use of Program Income in accordance with HUD Regulations.

VI. PUBLIC NOTICE DOCUMENTATION

- A. Provide Assistance with compliance with public notice documentation in accordance with HUD Regulations.

VII. HUD PROJECT MONITORING

- A. Provide assistance in preparation for and attend HUD Project Monitoring
- B. Assist with preparation of responses, as needed, to Finding and Concerns noted in HUD Project Monitoring

VIII. HOUSING REHABILITATION PROGRAM IMPLEMENTATION

Provide implementation services for the Township CDBG-funded Housing Rehabilitation Program, including technical support and assistance for the overall management, Implementation and coordination of the program. This includes project file set-up, forms and contract review, application intake and processing procedures, file maintenance, eligibility criteria, etc. The required technical services include, but may not be limited to:

- A. Administration in connection with daily operation of the Housing Rehabilitation Program including:
 1. Process owner applications on existing log and if necessary, utilize extensive and existing homeowner waiting lists;
 2. Provision for review and screening of owner applications relative to compliance with basic program requirements of HUD as authorized by HUD guidelines and included in the Housing Rehabilitation Program Manuals;
 3. Provision for scheduling initial inspection to identify building, electric and plumbing code violations, and health and safety conditions requiring repair (inspection to be conducted by outside contractor);
 4. Preparation of work write-up for each task including an estimate of the required amount for each task, total rehab cost and bid bracket (work write-up to be prepared by outside contractor);
 5. Notification to owners and local construction officials of detailed work write-up without cost information;
 6. Notifications to contractors of rehabilitation program requirements including bidding, contract award, preconstruction, work write-up and City payment procedures;
 7. Public solicitation of contractor bids (either grouped or individually) for work;

8. Selection of contactor by homeowner and execution of all necessary agreements and financing documents with owners related to Housing Rehabilitation Program Funding;
 9. Assisting applicants in arranging additional financing, if applicable;
 10. Provisions for periodic inspection for construction work and monitoring of program requirements, control and documentation of contract change orders, scheduling and completion of the final inspection, and case record completion;
 11. Ability to comply with the requirements set forth in any pending United States Department of Housing and Urban Development Lead-Based Paint Guidelines (Lead Inspections conducted by outside contractor);
 12. Section 106 Historic Preservation Review Paperwork and conformance with Landmarks Commission and other local, State and County Regulations.
 13. File mortgage on project
 14. Preparation of Subordination Agreements for Mortgages
 15. Process Repayment of Loans, including receipt of Program Income onto IDIS system
- B. Preparation of all applicable documents supported by housing inspections and warranties as required by the Township;
- C. Maintain data and records for semi-annual Contractor and Subcontractor Activity Report required by HUD; and

Resolution of Disputes

There may be instances when the work items to be completed or the quality of workmanship on a housing rehab project are deemed unacceptable by the property owner and so documented in writing. In such situations, it is the responsibility of the Project Coordinator, Program Director, Housing Rehabilitation Inspector and Code Enforcement Officer to review the complaint and advise the property owner as to the reasons for any decision on how the issue is to be addressed. Triad Associates has the expertise to guide these various officials through this process and to facilitate any needed negotiation and resolution. Our team is thoroughly versed in the resolution process and where such cases arise, will work closely with Gloucester Township staff to secure satisfactory results.

TIME OF PERFORMANCE

All services of the Consultant shall be completed in accordance with timing requirements of the program and the directives of HUD. The period of this contract will be twelve (12) months from January 1, 2016 to December 31, 2016.

DATA TO BE FURNISHED TO THE CONSULTANT

The Township shall provide the Consultant with information and documentation which the Consultant may require to render properly the services provided for in this Agreement. Such information or documentation may include planning, economic and engineering studies, reports, or analysis; codes and ordinances, environmental assessment' property appraisals; capital improvement and other development plans and programs; data on housing condition; and current community development activities, maps, correspondence and other pertinent materials.

EXHIBIT B

COMPENSATION AND METHOD OF PAYMENT

Attached to and made a part of the Agreement dated January 2, 2016 between **TRIAD ASSOCIATES** ("Consultant"), and **TOWNSHIP OF GLOUCESTER** ("Principal").

Principal agrees to pay the Consultant as follows:

COMPENSATION: Principal shall provide compensation of \$70,000.00 for services provided in accordance with proposed Scope of Services as follows:

I. General Administration & Program Implementation	
a. General Admin	\$15000
b. Program Implementation	\$15000
II. 2016 Annual Action Plan	\$4,500
III. 2016 Environmental Review Record	\$4,000
IV. 2015 Consolidated Annual Performance and Evaluation Report	\$3,500
V. Program Income Documentation.....	Included in I.a.
VI. Public Notice Documentation	Included in I.a.
VII. HUD Project Monitoring.....	Included in I.a.
VIII. Housing Rehabilitation Program Implementation (Note - 8 Cases).....	\$28,000
Total.....	\$70,000

METHOD OF PAYMENT:

- Monthly invoices will be submitted commensurate with the level of work completed.
- Principal shall pay invoices upon receipt.

UNSPECIFIED SERVICES: For services outside the scope of services, Consultant shall invoice at the hourly rate effective at the time of service. These rates include all clerical and related services. Unspecified services will be performed upon prior authorization from the Principal.

OVERNIGHT DELIVERY SERVICES: Consultant's compensation excludes charges for sending items via overnight delivery services (e.g., UPS, FedEx, USPS Express Mail, or other similar services) to the Principal or on behalf of the Principal to other parties. Consultant will charge the Principal the actual cost of these services.

COPIES: Consultant shall provide the appropriate number of copies of applications/study/ work product necessary to meet submission requirements of the funding source. Consultant will also provide one (1) complimentary hard copy and one (1) PDF copy of final application, study or final work product for the Principal's file.

EXHIBIT C HOURLY RATE CHART

HOURLY RATES: The following chart includes the hourly rates that are effective as of the signing of this Agreement. These rates are subject to change annually. Services provided on an hourly basis will be invoiced at the hourly rate effective at the time of service. These rates include all clerical and related expenses.

LABOR CATEGORY	RATE
President / Chairman	\$175 per hour
Vice President	\$175 per hour
Technical Advisor	\$150 per hour
Senior Associate	\$150 per hour
Associate	\$135 per hour

This includes all expenses for which the Consultant will seek reimbursement for the tasks as outlined in this Agreement.

BUSINESS ENTITY DISCLOSURE STATEMENT

CHAPTER 17 OF THE CODE OF THE
TOWNSHIP OF GLOUCESTER.

FAIR AND OPEN CONTRACTS

TRIAD ADVISORY SERVICES (t/a TRIAD ASSOCIATES)

CONTRACTING AGENCY

This Disclosure Statement is required to be filled by a Business Entity pursuant to Chapter 17 of the Code of the Township of Gloucester.

Date of Statement 2016

Calendar Year 2015

Part I - Vendor Disclosure Statement

The undersigned, being authorized and knowledgeable of the circumstances, does hereby disclose and certify that TRIAD ADVISORY SERVICES (t/a TRIAD ASSOCIATES) has made the following reportable political contributions in the one year period preceding the date of entry into a contract or agreement to provide services to the Township of Gloucester, to any of the named candidate committee, joint candidates committee; or political party committee representing the elected officials of the Township of Gloucester or any campaign fund account known and described as "Super PAC's".

NONE.

Part II - Ownership Disclosure Certification

certify that the list below contains the names and home addresses of all owners holding 10% or more of the issued and outstanding stock of the undersigned.

Check the box that represents the type of business entity:

☐ Partnership
☐ Corporation

☒ Corporation

☐ Sole Proprietorship ☐ Subchapter S

☐ Limited Partnership ☐ Limited Liability Corporation ☐ Limited Liability Partnership

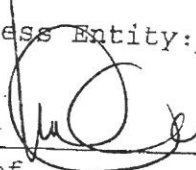
Name of Stock or Shareholder	Home Address
MICHAEL L ZUMPINO, JR	834 PATTERSON DRIVE, LANSDALE, PA 19446

Part 3 - Signature and Attestation:

The undersigned is fully aware that if I have misrepresented in whole or part this affirmation and certification, I and/or the business entity, will be liable for any penalty permitted under law.

Name of Business Entity: TRIAD ASSOCIATES

Signature of

Affiant: 

Title: CHAIRMAN / CEO

Printed Name of

Affiant: MICHAEL L ZUMPINO

Date: FEBRUARY 9, 2016

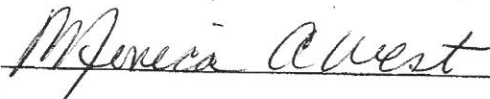
Subscribed and sworn before me this 9th
day of February, 2016.

MONICA A. WEST

My Commission expires: NOTARY PUBLIC OF NEW JERSEY

ID # 2354281

My Commission Expires 1/19/2017



(Witnessed or attested by)

(Seal)

(REVISED 4/10)

EXHIBIT A

MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE
N.J.S.A. 10:5-31 et seq. (P.L. 1975, C. 127)
N.J.A.C. 17:27

GOODS, PROFESSIONAL SERVICE AND GENERAL SERVICE CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will ensure that equal employment opportunity is afforded to such applicants in recruitment and employment, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such equal employment opportunity shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor will send to each labor union, with which it has a collective bargaining agreement, a notice, to be provided by the agency contracting officer, advising the labor union of the contractor's commitments under this chapter and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to meet targeted county employment goals established in accordance with N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, and labor unions, that it does not discriminate on the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to

assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

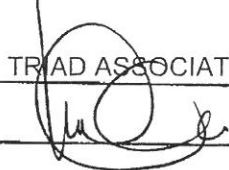
In conforming with the targeted employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor and its subcontractors shall furnish such reports or other documents to the Division of Public Contracts Equal Employment Opportunity Compliance as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Public Contracts Equal Employment Opportunity Compliance for conducting a compliance investigation pursuant to Subchapter 10 of the Administrative Code at N.J.A.C. 17:27.

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the three following documents:

1. Letter of Federal Affirmative Action Plan Approval
2. Certificate of Employee Information Report
3. Employee Information Report Form AA302 (electronically provided by the Division and distributed to the public agency through the Division's website at www.state.nj/treasury/contract_compliance)

Company TRIAD ASSOCIATES

Signature: 

Print Name: MICHAEL L ZUMPINO

Title: CHAIRMAN / CEO

Date: FEBRUARY 9, 2016

08/25/08

Taxpayer Identification# 232-150-310/000

Dear Business Representative:

Congratulations! You are now registered with the New Jersey Division of Revenue.

Use the Taxpayer Identification Number listed above on all correspondence with the Divisions of Revenue and Taxation, as well as with the Department of Labor (if the business is subject to unemployment withholdings). Your tax returns and payments will be filed under this number, and you will be able to access information about your account by referencing it.

Additionally, please note that State law requires all contractors and subcontractors with Public agencies to provide proof of their registration with the Division of Revenue. The law also amended Section 92 of the Casino Control Act, which deals with the casino service industry.

We have attached a Proof of Registration Certificate for your use. To comply with the law, if you are currently under contract or entering into a contract with a State agency, you must provide a copy of the certificate to the contracting agency.

If you have any questions or require more information, feel free to call our Registration Hotline at (609)292-1730.

I wish you continued success in your business endeavors.

Sincerely,



James J. Fruscione
Director
New Jersey Division of Revenue

STATE OF NEW JERSEY
BUSINESS REGISTRATION CERTIFICATE

DEPARTMENT OF TREASURY/
DIVISION OF REVENUE
PO BOX 252
TRENTON, N.J. 08646-0252

TAXPAYER NAME:
TRIAD ADVISORY SERVICES, INC.

ADDRESS:
1301 W FOREST GROVE RD STE 3
VINELAND NJ 08360-1501

EFFECTIVE DATE:

03/14/90

TRADE NAME:
TRIAD ASSOCIATES

SEQUENCE NUMBER:
0089810

ISSUANCE DATE:

08/25/08



Director
New Jersey Division of Revenue

FORM-BRC

This Certificate is NOT assignable or transferable. It must be conspicuously displayed at above address.

(04-06), B205846V

Certification

6192

CERTIFICATE OF EMPLOYEE INFORMATION REPORT

RENEWAL

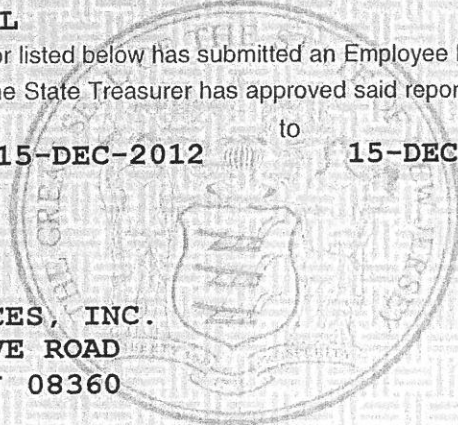
This is to certify that the contractor listed below has submitted an Employee Information Report pursuant to N.J.A.C. 17:27-1.1 et. seq. and the State Treasurer has approved said report. This approval will remain in effect for the period of

15-DEC-2012

to

15-DEC-2019

TRIAD ADVISORY SERVICES, INC.
1301 WEST FOREST GROVE ROAD
VINELAND NJ 08360



A handwritten signature in black ink, appearing to read "Andrew P. Sidamon-Eristoff", is written over the printed name.

Andrew P. Sidamon-Eristoff
State Treasurer

PROFESSIONAL SERVICE AGREEMENT

This Professional Service Agreement ("Agreement") made January 1, 2016 between **TRIAD ADVISORY SERVICES, INC.** (trading as **TRIAD ASSOCIATES**), 1301 W. Forest Grove Road, Vineland, New Jersey 08360 ("Consultant") and **TOWNSHIP OF GLOUCESTER**, 1261 Chews Landing Road, Laurel Springs, New Jersey 08021 and P.O. Box 8, Blackwood, New Jersey 08012 ("Principal").

The Principal desires to engage the professional services of Consultant as described in "Exhibit A – Description of Project and Scope of Services" (the "Services"), attached and made a part of this Agreement, and

The Consultant is willing to perform the Services for the Principal upon the terms and conditions stated below.

In consideration of the mutual covenants and agreements set forth below, Consultant and Principal agree as follows:

1. The Principal shall provide to the Consultant information and documentation that the Consultant may require to render properly the services provided for in this Agreement. Such information or documentation may include planning, economic and engineering studies, reports or analyses, codes and ordinances, environmental assessments, property appraisals, capital improvement and other development plans and programs, data on housing conditions and current community development activities, maps, correspondence and other pertinent materials.
2. Performance of the Services in a timely manner by Consultant is expressly conditioned upon the furnishing to Consultant by the Principal of information and documentation pursuant to Paragraph 1 of this Agreement and the timely performance of all other obligations required of the Principal in this Agreement. Notwithstanding anything elsewhere to the contrary in this Agreement, the Consultant shall not be responsible for any delays in performance of the Services caused by the failure or delay of the Principal in performance of its obligations under this Agreement, actions or inaction of any governmental agency, or any other cause beyond the control of the Consultant.
3. The Principal and Consultant each agree at all times to exert their best efforts to complete the Services (as described in Exhibit A) in a professional and timely manner.
4. In the event that the Consultant is prevented from performing this Contract by circumstances beyond its control, then any obligations owing by the Consultant to the Principal shall be suspended without liability for the period during which the Consultant is so prevented.
5. In the event that the Principal claims that Consultant is in default of this Agreement or has failed to fulfill in a timely and proper manner its obligations under this Agreement, then the Principal agrees that it will not exercise any right or remedy for default unless it shall have first given written notice thereof to Consultant, and Consultant shall have failed, within fifteen (15) days thereafter to actively and diligently, in good faith, proceed with the Contract and the correction of the default.

Consultant reserves the right to terminate this Agreement at any time by providing Principal with 30 days written notice.

6. This Agreement constitutes the entire Agreement between parties and supersedes all prior or contemporaneous agreements and understandings (either oral or written).
7. No covenant or condition not expressed in this Agreement shall be effective to interpret, change or restrict this Agreement.
8. Except as otherwise provided in this Agreement, no change, termination or attempted waiver of any of the provisions of this Agreement shall be binding on their respective heirs, administrators, executors, personal representatives, successors and assigns.
9. Nothing in this Agreement, expressed or implied, shall be construed to confer upon or to give to any person or entity, other than the Principal and the Consultant, their respective heirs, administrators, executors, personal representatives, successors and assigns, and their respective shareholders, or any of them, any rights or remedies under this Agreement.
10. This Agreement shall be construed and interpreted according to the laws of the **STATE OF NEW JERSEY**.
11. Consultant shall comply with all federal, state, county and municipal laws, regulations and ordinances applicable to Consultant or the work in the states and municipalities where the work is to be performed.
12. As compensation for the Services to be performed under this Agreement, Principal agrees to pay Consultant and Consultant agrees to accept for the Services, the compensation outlined in "Exhibit B – Compensation and Method of Payment" that is attached and made a part of this Agreement.
13. This contract may not be assigned by the Principal in whole or in part, without the prior written consent of Consultant.
14. Consultant reserves the right to cease performance under this Agreement due to:
 - a. Principal's nonpayment of compensation as required by Exhibit B;
 - b. Principal's failure to pay invoices within 45 days of receipt;
 - c. Failure of Principal to provide information and documentation outlined in Section 1 of the Professional Services Agreements.
15. Except for the non-payment of Consultant's compensation under this Agreement, Principal and Consultant agree to submit any dispute under this Agreement to binding arbitration. Principal and Consultant shall bear their own costs for presentation of their case to the arbitration.
16. Consultant reserves the right to institute legal proceedings to collect unpaid compensation for services rendered under this Agreement. In the event that Consultant is successful in obtaining a judgment against Principal, the Principal shall also be responsible for the Consultant's legal fees and costs related to the collection action.

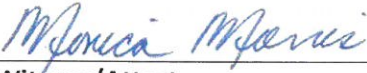
17. In the event that the Principal is a county or municipal government, or county or municipally created entity, the chief financial officer of the government entity shall certify that the funds are available to pay the compensation of this Agreement.
18. In the event that the Principal is the state, county or municipal government, or a state, county or municipally created entity, a resolution approving this Agreement from the governing body shall be attached to this Agreement as the next lettered Exhibit.
19. All subsequent modifications or amendments to this Agreement shall be attached to this Agreement as the next lettered Exhibit. In the event that the Principal is the state, county or municipal government, or a state, county or municipally created entity, a resolution approving the amendment or modification to this Agreement from the governing body shall be attached to this Agreement as the next lettered Exhibit. The chief financial officer of the applicable government entity shall also certify that funds are available to pay the compensation required by the modification or amendment to this Agreement.
20. Failure of Consultant to enforce any provision of this Agreement is not a waiver by Consultant of that provision in the Agreement.
21. Notices and payments pursuant to this Agreement shall be given in writing by ordinary mail to the parties of the following addresses:

To the Consultant:		To the Principal(s):	
TRIAD ASSOCIATES 1301 W. Forest Grove Road Vineland, New Jersey 08360		TOWNSHIP OF GLOUCESTER 1261 Chews Landing Road Laurel Springs, NJ 08021 P.O. Box 8 Blackwood, NJ 08012	
Attention:	Michael Zumpino Chairman	Attention:	Thomas Cardis Township Administrator

or to such other address as the parties may hereafter designate by notice given in accordance with the terms of this Paragraph. Notice or payments sent through courier service, or private overnight delivery service also comply with the terms of this paragraph.

The Consultant and Principal executed this Agreement as of the date first above written.

For TRIAD ASSOCIATES



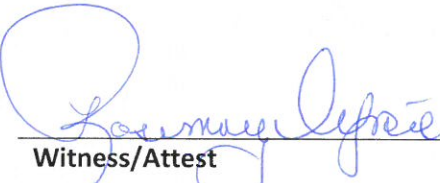
Witness/Attest



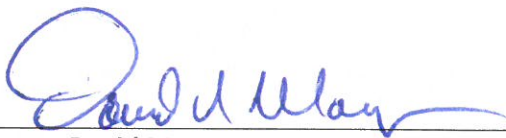
Michael Zumpino
Chairman/CEO

Date: January 9, 2017

For TOWNSHIP OF GLOUCESTER



Witness/Attest



By: David Mayer
Mayor

Date: 1/24/17

***State, County or Municipal Governments or Agencies:**

I am the Chief Financial Officer for the Principal and I certify that funds are available and set aside to pay for the services under this Agreement.

Signature

Date

Print Name & Title

EXHIBIT A

SCOPE OF SERVICES AND COMPENSATION

Attached to and made a part of the Agreement dated January 1, 2017 between **TRIAD ASSOCIATES** ("Consultant"), and **TOWNSHIP OF GLOUCESTER** ("Principal").

For the following project, Principal agrees to retain Consultant to provide these services:

SCOPE OF SERVICES: This proposal envisions providing a range of support to the Township in response to the Request for Qualifications. The following outline presents our approach for meeting the Township's Economic Development Needs, but is not inclusive of other interests or requests that the Township may have. In other words, we are prepared to address the full range of services and projects as they may extend beyond this suggested Scope of Services, as directed by the Township.

1. Community and Developer Outreach – We will continue our work with the Economic Development Corporation and the Mayor's Office to continue our outreach to community interests, developers, and investors to formulate strategies and initiatives to promote new investment and reinvestment in the Township and to foster development and redevelopment. Examples of specific tasks include:

- Providing Technical Assistance to the Gloucester County Economic Development Corporation in the formulation of strategies and initiatives designed to promote new investment and reinvestment, business retention and business attraction;
- Coordinating developer/business targeting and outreach in coordination with the Township's marketing consultant;
- Participating in meetings hosted by the Township with prospective developers and business interest representing the Township and Economic Development Corporation;
- Meeting with and outreach to property owners and stakeholders;
- Meeting with and presentations to community groups and organizations;
- Assisting in the formalization of marketing materials and protocols;
- Representing the Township and/or the Economic Development Corporation as directed;
- Assisting the Township and Economic Development Corporation in addressing vacant underutilized properties along the Black Horse Pike, Blackwood Village, and other commercially zoned areas in order to promote adaptive re-use so as to achieve maximum development potential in the context of managed responsible growth;
- Developing Project Grant Funding and Financing strategies on behalf of the Township working with developers/businesses in the interest of securing commitments to locate and/or expanding Gloucester Township;
- Identify Regional, State, and Federal grants designed to serve as inducements to the private sector by eliminating certain capital costs (e.g. demolition, site preparation, brownfield, infrastructure, etc.) that would be consistent with the Municipality's agenda.
- Facilitating Familiarization Tours of Township for Developers/Brokers;
- Ongoing attendance at Economic Development Corporation meetings and meetings with the Mayor's office and/or Township staff;
- Preparing Requests for Proposals or Requests for Qualifications from Developers or Investors;
- Other outreach services and support as directed.

2. Technical Support – In addition, Triad will provide technical support for a range of economic development and redevelopment services, including but not limited to the following:

- Reviewing project proposals and concepts submitted by developers;
- Prepare RFP/s for selected developers and business interests;
- Assisting the Township in lot consolidation and defining suitable properties for development and redevelopment, particularly along the Black Horse Pike, Clementon Road and other commercial corridors;
- Mapping and site location needs;
- Market research and analysis;
- Providing and/or critiquing media materials and services;
- Working with Township staff to review land use proposals and issues;
- Assessing development impacts including fiscal and economic impacts, stemming from potential development proposals;
- Formulating financing strategies and project implementation timelines;
- Coordination of municipal attendance at events such as the ICSC Deal Making Conference in NYC;
- Attending meetings of the EDC and preparing agendas and meeting notes;
- Other outreach tasks and supportive services as may be assigned.

COMPENSATION PROPOSAL

We will complete the scope of work contained in this document for **\$33,750.00.*** The breakdown of this fee is outlined by task in the following table.

This fee covers all labor, material, personnel costs, overhead costs and other expenses associated with the delivery of services to Gloucester Township as outlined below. 2017 will be a challenging year, given the Economic Development Corporation's interest in a Revolving Loan Fund Program, the successful outcome and follow up of the ICSC "Deal Makers" Event in New York City and additional outreach to business and developer interests.

OUTLINE OF PROPOSED SERVICE(S)	ESTIMATE OF HOURS	ESTIMATE OF FEE
Monthly Meetings with Economic Development Corporation; meeting preparation; and deliverables/follow up	75	\$10,250
Meetings with Mayor's Office and/or other Township Staff and Representatives; and deliverables/follow up	40	\$5,000
Meetings with Prospective Developers, Investors, and Local Partners; Meeting Preparation; Deliverables and Follow up	60	\$8,000
Provision of Routine Technical Assistance as outlined in this proposal	50	\$10,500
TOTAL HOURS	225	\$33,750

**Triad Associates will provide these services at the proposed fee of \$33,750. Monthly invoices will be submitted commensurate with the level of work completed. Where specific deliverables are requested by the Township – for example, the preparation of a grant application – Triad will negotiate a flat fee for those services, which can be subtracted from the overall fee or provided as an "add-on" to the contracted*

amount shown above. In addition, where additional work may be required for the creation and implementation of the Revolving Loan Fund Program, Triad will notify the Township and an additional discussion and review of the work program may be needed.

HOURLY RATES: The following chart includes the hourly rates that are effective as of the signing of this Agreement. These rates are subject to change annually. Services provided on an hourly basis will be invoiced at the hourly rate effective at the time of service. These rates include all clerical and related expenses.

STAFF CATEGORY	RATE
Principal (<i>Chairman/President/Vice President</i>)	\$175 per hour
Technical Advisor	\$150 per hour
Senior Associate	\$150 per hour
Associate	\$135 per hour
Junior Associate	\$100 per hour

This includes all expenses for which the Consultant will seek reimbursement for the tasks as outlined in this Agreement.

BUSINESS ENTITY DISCLOSURE STATEMENT

CHAPTER 17 OF THE CODE OF THE
TOWNSHIP OF GLOUCESTER

FAIR AND OPEN CONTRACTS

TRIAD ADVISORY SERVICES (t/a TRIAD ASSOCIATES)

CONTRACTING AGENCY

This Disclosure Statement is required to be filled by a Business Entity pursuant to Chapter 17 of the Code of the Township of Gloucester.

Date of Statement 2017

Calendar Year 2016

Part I - Vendor Disclosure Statement

The undersigned, being authorized and knowledgeable of the circumstances, does hereby disclose and certify that TRIAD ADVISORY SERVICES (t/a TRIAD ASSOCIATES) has made the following reportable political contributions in the one year period preceding the date of entry into a contract or agreement to provide services to the Township of Gloucester, to any of the named candidate committee, joint candidates committee; or political party committee representing the elected officials of the Township of Gloucester or any campaign fund account known and described as "Super PAC's".

NONE.

Part II - Ownership Disclosure Certification

certify that the list below contains the names and home addresses of all owners holding 10% or more of the issued and outstanding stock of the undersigned.

Check the box that represents the type of business entity:

☐ Partnership
Corporation

☒ Corporation

☐ Sole Proprietorship ☐ Subchapter S

☐ Limited Partnership ☐ Limited Liability Corporation ☐ Limited Liability
Partnership

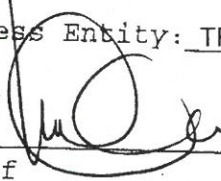
Name of Stock or Shareholder	Home Address
MICHAEL L ZUMPINO, JR	834 PATTERSON DRIVE, LANSDALE, PA 19446

Part 3 - Signature and Attestation:

The undersigned is fully aware that if I have misrepresented in whole or part this affirmation and certification, I and/or the business entity, will be liable for any penalty permitted under law.

Name of Business Entity: TRIAD ASSOCIATES

Signature of

Affiant: 

Title: CHAIRMAN / CEO

Printed Name of

Affiant: MICHAEL L ZUMPINO

Date: JANUARY 16, 2017

Subscribed and sworn before me this 16th
day of January, 2017



(Witnessed or attested by)

My Commission expires MONICA A. WEST
NOTARY PUBLIC OF NEW JERSEY
ID # 2354281
My Commission Expires 1/19/2017

(Seal)

(REVISED 4/10)

EXHIBIT A

MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE
N.J.S.A. 10:5-31 et seq. (P.L. 1975, C. 127)
N.J.A.C. 17:27

GOODS, PROFESSIONAL SERVICE AND GENERAL SERVICE CONTRACTS

During the performance of this contract, the contractor agrees as follows:

The contractor or subcontractor, where applicable, will not discriminate against any employee or applicant for employment because of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Except with respect to affectional or sexual orientation and gender identity or expression, the contractor will ensure that equal employment opportunity is afforded to such applicants in recruitment and employment, and that employees are treated during employment, without regard to their age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex. Such equal employment opportunity shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the Public Agency Compliance Officer setting forth provisions of this nondiscrimination clause.

The contractor or subcontractor, where applicable will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex.

The contractor or subcontractor will send to each labor union, with which it has a collective bargaining agreement, a notice, to be provided by the agency contracting officer, advising the labor union of the contractor's commitments under this chapter and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

The contractor or subcontractor, where applicable, agrees to comply with any regulations promulgated by the Treasurer pursuant to N.J.S.A. 10:5-31 et seq., as amended and supplemented from time to time and the Americans with Disabilities Act.

The contractor or subcontractor agrees to make good faith efforts to meet targeted county employment goals established in accordance with N.J.A.C. 17:27-5.2.

The contractor or subcontractor agrees to inform in writing its appropriate recruitment agencies including, but not limited to, employment agencies, placement bureaus, colleges, universities, and labor unions, that it does not discriminate on the basis of age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, and that it will discontinue the use of any recruitment agency which engages in direct or indirect discriminatory practices.

The contractor or subcontractor agrees to revise any of its testing procedures, if necessary, to

assure that all personnel testing conforms with the principles of job-related testing, as established by the statutes and court decisions of the State of New Jersey and as established by applicable Federal law and applicable Federal court decisions.

In conforming with the targeted employment goals, the contractor or subcontractor agrees to review all procedures relating to transfer, upgrading, downgrading and layoff to ensure that all such actions are taken without regard to age, race, creed, color, national origin, ancestry, marital status, affectional or sexual orientation, gender identity or expression, disability, nationality or sex, consistent with the statutes and court decisions of the State of New Jersey, and applicable Federal law and applicable Federal court decisions.

The contractor and its subcontractors shall furnish such reports or other documents to the Division of Public Contracts Equal Employment Opportunity Compliance as may be requested by the office from time to time in order to carry out the purposes of these regulations, and public agencies shall furnish such information as may be requested by the Division of Public Contracts Equal Employment Opportunity Compliance for conducting a compliance investigation pursuant **to Subchapter 10 of the Administrative Code at N.J.A.C. 17:27.**

The contractor shall submit to the public agency, after notification of award but prior to execution of a goods and services contract, one of the three following documents:

- 1. Letter of Federal Affirmative Action Plan Approval**
- 2. Certificate of Employee Information Report**
- 3. Employee Information Report Form AA302 (electronically provided by the Division and distributed to the public agency through the Division's website at www.state.nj/treasury/contract_compliance)**

Company TRIAD ASSOCIATES

Signature: 

Print Name: MICHAEL L ZUMPINO

Title: CHAIRMAN / CEO

Date: JANUARY 16, 2017

Certification

6192

CERTIFICATE OF EMPLOYEE INFORMATION REPORT

RENEWAL

This is to certify that the contractor listed below has submitted an Employee Information Report pursuant to N.J.A.C. 17:27-1.1 et. seq. and the State Treasurer has approved said report. This approval will remain in effect for the period of

15-DEC-2012

to

15-DEC-2019

TRIAD ADVISORY SERVICES, INC.
1301 WEST FOREST GROVE ROAD
VINELAND NJ 08360



A handwritten signature in black ink, appearing to read "Andrew P. Sidamon-Eristoff".

Andrew P. Sidamon-Eristoff
State Treasurer

08/25/08

Taxpayer Identification# 232-150-310/000

Dear Business Representative:

Congratulations! You are now registered with the New Jersey Division of Revenue.

Use the Taxpayer Identification Number listed above on all correspondence with the Divisions of Revenue and Taxation, as well as with the Department of Labor (if the business is subject to unemployment withholdings). Your tax returns and payments will be filed under this number, and you will be able to access information about your account by referencing it.

Additionally, please note that State law requires all contractors and subcontractors with Public agencies to provide proof of their registration with the Division of Revenue. The law also amended Section 92 of the Casino Control Act, which deals with the casino service industry.

We have attached a Proof of Registration Certificate for your use. To comply with the law, if you are currently under contract or entering into a contract with a State agency, you must provide a copy of the certificate to the contracting agency.

If you have any questions or require more information, feel free to call our Registration Hotline at (609)292-1730.

I wish you continued success in your business endeavors.

Sincerely,



James J. Fruscione
Director
New Jersey Division of Revenue

STATE OF NEW JERSEY
BUSINESS REGISTRATION CERTIFICATE

DEPARTMENT OF TREASURY/
DIVISION OF REVENUE
PO BOX 252
TRENTON, N J 08646-0252

TAXPAYER NAME:

TRIAD ADVISORY SERVICES, INC.

ADDRESS:

1301 W FOREST GROVE RD STE 3
VINELAND NJ 08360-1501

EFFECTIVE DATE:

03/14/90

TRADE NAME:

TRIAD ASSOCIATES

SEQUENCE NUMBER:

0089810

ISSUANCE DATE:

08/25/08



Director
New Jersey Division of Revenue

FORM-BRC

This Certificate is NOT assignable or transferable. It must be conspicuously displayed at above address.

(04-08) D205848V

PROFESSIONAL SERVICE AGREEMENT

This Professional Service Agreement ("Agreement") made January 1, 2018 between **TRIAD ADVISORY SERVICES, INC.** (trading as **TRIAD ASSOCIATES**), 1301 W. Forest Grove Road, Vineland, New Jersey 08360 ("Consultant") and **TOWNSHIP OF GLOUCESTER**, 1261 Chews Landing Road, Laurel Springs, New Jersey 08021 and P.O. Box 8, Blackwood, New Jersey 08012 ("Principal").

The Principal desires to engage the professional services of Consultant as described in "Exhibit A – Description of Project and Scope of Services" (the "Services"), attached and made a part of this Agreement, and

The Consultant is willing to perform the Services for the Principal upon the terms and conditions stated below.

In consideration of the mutual covenants and agreements set forth below, Consultant and Principal agree as follows:

1. The Principal shall provide to the Consultant information and documentation that the Consultant may require to render properly the services provided for in this Agreement. Such information or documentation may include planning, economic and engineering studies, reports or analyses, codes and ordinances, environmental assessments, property appraisals, capital improvement and other development plans and programs, data on housing conditions and current community development activities, maps, correspondence and other pertinent materials.
2. Performance of the Services in a timely manner by Consultant is expressly conditioned upon the furnishing to Consultant by the Principal of information and documentation pursuant to Paragraph 1 of this Agreement and the timely performance of all other obligations required of the Principal in this Agreement. Notwithstanding anything elsewhere to the contrary in this Agreement, the Consultant shall not be responsible for any delays in performance of the Services caused by the failure or delay of the Principal in performance of its obligations under this Agreement, actions or inaction of any governmental agency, or any other cause beyond the control of the Consultant.
3. The Principal and Consultant each agree at all times to exert their best efforts to complete the Services (as described in Exhibit A) in a professional and timely manner.
4. In the event that the Consultant is prevented from performing this Contract by circumstances beyond its control, then any obligations owing by the Consultant to the Principal shall be suspended without liability for the period during which the Consultant is so prevented.
5. In the event that the Principal claims that Consultant is in default of this Agreement or has failed to fulfill in a timely and proper manner its obligations under this Agreement, then the Principal agrees that it will not exercise any right or remedy for default unless it shall have first given written notice thereof to Consultant, and Consultant shall have failed, within fifteen (15) days thereafter to actively and diligently, in good faith, proceed with the Contract and the correction of the default. Consultant reserves the right to terminate this Agreement at any time by providing Principal with 30 days written notice.

6. This Agreement constitutes the entire Agreement between parties and supersedes all prior or contemporaneous agreements and understandings (either oral or written).
7. No covenant or condition not expressed in this Agreement shall be effective to interpret, change or restrict this Agreement.
8. Except as otherwise provided in this Agreement, no change, termination or attempted waiver of any of the provisions of this Agreement shall be binding on their respective heirs, administrators, executors, personal representatives, successors and assigns.
9. Nothing in this Agreement, expressed or implied, shall be construed to confer upon or to give to any person or entity, other than the Principal and the Consultant, their respective heirs, administrators, executors, personal representatives, successors and assigns, and their respective shareholders, or any of them, any rights or remedies under this Agreement.
10. This Agreement shall be construed and interpreted according to the laws of the **STATE OF NEW JERSEY**.
11. Consultant shall comply with all federal, state, county and municipal laws, regulations and ordinances applicable to Consultant or the work in the states and municipalities where the work is to be performed.
12. As compensation for the Services to be performed under this Agreement, Principal agrees to pay Consultant and Consultant agrees to accept for the Services, the compensation outlined in "Exhibit B – Compensation and Method of Payment" that is attached and made a part of this Agreement.
13. This contract may not be assigned by the Principal in whole or in part, without the prior written consent of Consultant.
14. Consultant reserves the right to cease performance under this Agreement due to:
 - a. Principal's nonpayment of compensation as required by Exhibit B;
 - b. Principal's failure to pay invoices within 45 days of receipt;
 - c. Failure of Principal to provide information and documentation outlined in Section 1 of the Professional Services Agreements.
15. Except for the non-payment of Consultant's compensation under this Agreement, Principal and Consultant agree to submit any dispute under this Agreement to binding arbitration. Principal and Consultant shall bear their own costs for presentation of their case to the arbitration.
16. Consultant reserves the right to institute legal proceedings to collect unpaid compensation for services rendered under this Agreement. In the event that Consultant is successful in obtaining a judgment against Principal, the Principal shall also be responsible for the Consultant's legal fees and costs related to the collection action.

17. In the event that the Principal is a county or municipal government, or county or municipally created entity, the chief financial officer of the government entity shall certify that the funds are available to pay the compensation of this Agreement.
18. In the event that the Principal is the state, county or municipal government, or a state, county or municipally created entity, a resolution approving this Agreement from the governing body shall be attached to this Agreement as the next lettered Exhibit.
19. All subsequent modifications or amendments to this Agreement shall be attached to this Agreement as the next lettered Exhibit. In the event that the Principal is the state, county or municipal government, or a state, county or municipally created entity, a resolution approving the amendment or modification to this Agreement from the governing body shall be attached to this Agreement as the next lettered Exhibit. The chief financial officer of the applicable government entity shall also certify that funds are available to pay the compensation required by the modification or amendment to this Agreement.
20. Failure of Consultant to enforce any provision of this Agreement is not a waiver by Consultant of that provision in the Agreement.
21. Notices and payments pursuant to this Agreement shall be given in writing by ordinary mail to the parties of the following addresses:

To the Consultant:	To the Principal(s):
TRIAD ASSOCIATES 1301 W. Forest Grove Road Vineland, New Jersey 08360	TOWNSHIP OF GLOUCESTER 1261 Chews Landing Road Laurel Springs, NJ 08021 P.O. Box 8 Blackwood, NJ 08012
Attention: Michael Zumpino Chairman	Attention: Thomas Cardis Township Administrator

or to such other address as the parties may hereafter designate by notice given in accordance with the terms of this Paragraph. Notice or payments sent through courier service, or private overnight delivery service also comply with the terms of this paragraph.

The Consultant and Principal executed this Agreement as of the date first above written.

For **TRIAD ASSOCIATES**



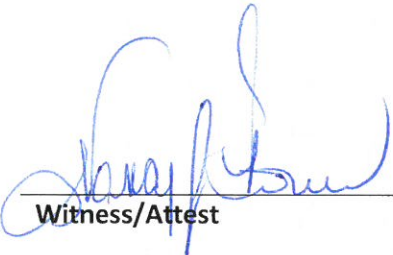
Witness/Attest



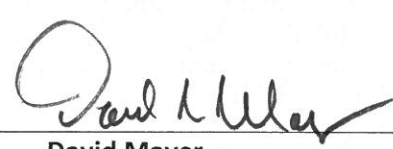
Michael Zumpino
Chairman/CEO

Date: January 9, 2017

For **TOWNSHIP OF GLOUCESTER**



Witness/Attest



By: **David Mayer**
Mayor

Date: 3/7/18

***State, County or Municipal Governments or Agencies:**

I am the Chief Financial Officer for the Principal and I certify that funds are available and set aside to pay for the services under this Agreement.

Signature

Date

Print Name & Title

EXHIBIT A

SCOPE OF SERVICES AND COMPENSATION

Attached to and made a part of the Agreement dated January 1, 2018 between **TRIAD ASSOCIATES** ("Consultant"), and **TOWNSHIP OF GLOUCESTER** ("Principal").

For the following project, Principal agrees to retain Consultant to provide these services:

SCOPE OF SERVICES: This proposal envisions providing a range of support to the Township in response to the Request for Qualifications. The following outline presents our approach for meeting the Township's Economic Development Needs, but is not inclusive of other interests or requests that the Township may have. In other words, we are prepared to address the full range of services and projects as they may extend beyond this suggested Scope of Services, as directed by the Township.

1. Community and Developer Outreach – We will continue our work with the Economic Development Corporation and the Mayor's Office to continue our outreach to community interests, developers, and investors to formulate strategies and initiatives to promote new investment and reinvestment in the Township and to foster development and redevelopment. Examples of specific tasks include:

- Providing Technical Assistance to the Gloucester County Economic Development Corporation in the formulation of strategies and initiatives designed to promote new investment and reinvestment, business retention and business attraction;
- Coordinating developer/business targeting and outreach in coordination with the Township's marketing consultant;
- Participating in meetings hosted by the Township with prospective developers and business interest representing the Township and Economic Development Corporation;
- Meeting with and outreach to property owners and stakeholders;
- Meeting with and presentations to community groups and organizations;
- Assisting in the formalization of marketing materials and protocols, including the most recent discussions in the use of social media as a means of marketing and outreach;
- Representing the Township and/or the Economic Development Corporation as directed;
- Facilitating familiarization tours of the Township and its economic and community development assets for developers/brokers and others, as directed;
- Assisting the Township and Economic Development Corporation in addressing vacant underutilized properties along the Black Horse Pike, Blackwood Village, and other commercially zoned areas in order to promote adaptive re-use so as to achieve maximum development potential in the context of managed responsible growth;
- Developing Project Grant Funding and Financing strategies on behalf of the Township working with developers/businesses in the interest of securing commitments to locate and/or expanding Gloucester Township;
- Identifying Regional, State, and Federal grants designed to serve as inducements to the private sector by eliminating certain capital costs (e.g., demolition, site preparation, brownfield, infrastructure, etc.) that would be consistent with the Municipality's agenda.

- Attending ongoing Economic Development Corporation meetings and meetings with the Mayor's office and/or Township staff, including the development of agendas, preparation of meeting notes, and other administrative work as directed;
- Preparing Requests for Proposals or Requests for Qualifications from Developers or Investors;
- Continuing work to develop a Township Revolving Loan Fund for small businesses;

2. Technical Support – In addition, Triad will provide technical support for a range of economic development and redevelopment services, including but not limited to the following:

- Reviewing project proposals and concepts submitted by developers;
- Preparing RFP/s for selected developers and business interests;
- Assisting the Township in lot consolidation and defining suitable properties for development and redevelopment, particularly along the Black Horse Pike, Clementon Road and other commercial corridors;
- Mapping and site location needs;
- Market research and analysis;
- Providing and/or critiquing media materials and services;
- Working with Township staff to review land use proposals and issues;
- Assessing development impacts including fiscal and economic impacts, stemming from potential development proposals;
- Formulating financing strategies and project implementation timelines;
- Coordination of municipal attendance at events such as the ICSC Deal Making Conference in the greater Philadelphia/New York Region and assisting to monitor ICSC membership and participation;
- Attending meetings of the EDC and preparing agendas and meeting notes;
- Other outreach tasks and supportive services as may be assigned.

COMPENSATION

We will complete the scope of work contained in this contract for **\$33,750.00.*** This fee covers all labor, material, personnel costs, overhead costs and other expenses associated with the delivery of services to Gloucester Township as outlined below.

OUTLINE OF PROPOSED SERVICE(S)	ESTIMATE OF HOURS	ESTIMATE OF FEE
Monthly Meetings with Economic Development Corporation; meeting preparation; and deliverables/follow up	75	\$10,250
Meetings with Mayor's Office and/or other Township Staff and Representatives; and deliverables/follow up	40	\$5,000
Meetings with Prospective Developers, Investors, and Local Partners; Meeting Preparation; Deliverables and Follow up	60	\$8,000
Provision of Routine Technical Assistance as outlined in this proposal	50	\$10,500
TOTAL HOURS	225	\$33,750

*Triad Associates will provide these services at the proposed fee of \$33,750. Monthly progress invoices will be submitted. Where specific deliverables are requested by the Township – for example, the preparation of a grant application – Triad will negotiate a flat fee for those services, which can be subtracted from the overall fee or provided as an “add-on” to the contracted amount shown above. In addition, where additional work may be required for the creation and implementation of the Revolving Loan Fund Program, Triad will notify the Township and an additional discussion and review of the work program may be needed.

HOURLY RATES: The following chart includes the hourly rates that are effective as of the signing of this Agreement. These rates are subject to change annually. Services provided on an hourly basis will be invoiced at the hourly rate effective at the time of service. These rates include all clerical and related expenses.

STAFF CATEGORY	RATE
Principal (<i>Chairman/President/Vice President</i>)	\$175 per hour
Technical Advisor	\$150 per hour
Senior Associate	\$150 per hour
Associate	\$135 per hour
Junior Associate	\$100 per hour

This includes all expenses for which the Consultant will seek reimbursement for the tasks as outlined in this Agreement.

BUSINESS ENTITY DISCLOSURE STATEMENT

Triad 2018
Econ. Dev.

CHAPTER 17 OF THE CODE OF THE
TOWNSHIP OF GLOUCESTER

FAIR AND OPEN CONTRACTS

TRIAD ADVISORY SERVICES (t/a TRIAD ASSOCIATES)

CONTRACTING AGENCY

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Date of Statement XXXX 2018

Calendar Year XXXX 2017

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I certify that the list below contains the names and home addresses of all owners holding 10% or more of the issued and outstanding stock of the undersigned.

Check the box that represents the type of business entity:

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Corporation

☒ Corporation

☐ Sole Proprietorship ☐ Subchapter S

☐ Limited Partnership ☐ Limited Liability Corporation ☐ Limited Liability
Partnership

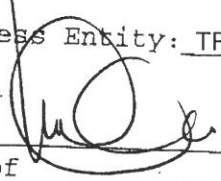
Name of Stock or Shareholder	Home Address
MICHAEL L ZUMPINO, JR	834 PATTERSON DRIVE, LANSDALE, PA 19446

Part 3 - Signature and Attestation:

The undersigned is fully aware that if I have misrepresented in whole or part this affirmation and certification, I and/or the business entity, will be liable for any penalty permitted under law.

Name of Business Entity: TRIAD ASSOCIATES

Signature of

Affiant: 

Title: CHAIRMAN / CEO

Printed Name of

Affiant: MICHAEL L ZUMPINO

Date: JANUARY 9, 2018

Subscribed and sworn before me this 9th
day of January, 2018



(Witnessed or attested by)

My Commission expires **MONICA A. MORRIS**
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50051241
My Commission Expires 12/16/2021

(Seal)

(REVISED 4/10)

EXHIBIT A

MANDATORY EQUAL EMPLOYMENT OPPORTUNITY LANGUAGE
N.J.S.A. 10:5-31 et seq. (P.L. 1975, C. 127)
N.J.A.C. 17:27

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2. Certificate of Employee Information Report
3. Employee Information Report Form AA302 (electronically provided by the Division and distributed to the public agency through the Division's website at www.state.nj/treasury/contract_compliance)

Company TRIAD ASSOCIATES
Signature: 
Print Name: MICHAEL L ZUMPINO
Title: CHAIRMAN / CEO
Date: JANUARY 9, 2018

Certification

CERTIFICATE OF EMPLOYEE INFORMATION REPORT ⁶¹⁹²

RENEWAL

This is to certify that the contractor listed below has submitted an Employee Information Report pursuant to N.J.A.C. 17:27-1.1 et. seq. and the State Treasurer has approved said report. This approval will remain in effect for the period of

15-DEC-2012

to

15-DEC-2019

**TRIAD ADVISORY SERVICES, INC.
1301 WEST FOREST GROVE ROAD
VINELAND NJ 08360**



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Andrew P. Sidamon-Eristoff
State Treasurer

08/25/08

Taxpayer Identification# 232-150-310/000

Dear Business Representative:

Congratulations! You are now registered with the New Jersey Division of Revenue.

Use the Taxpayer Identification Number listed above on all correspondence with the Divisions of Revenue and Taxation, as well as with the Department of Labor (if the business is subject to unemployment withholdings). Your tax returns and payments will be filed under this number, and you will be able to access information about your account by referencing it.

Additionally, please note that State law requires all contractors and subcontractors with Public agencies to provide proof of their registration with the Division of Revenue. The law also amended Section 92 of the Casino Control Act, which deals with the casino service industry.

We have attached a Proof of Registration Certificate for your use. To comply with the law, if you are currently under contract or entering into a contract with a State agency, you must provide a copy of the certificate to the contracting agency.

If you have any questions or require more information, feel free to call our Registration Hotline at (609)292-1730.

I wish you continued success in your business endeavors.

Sincerely,



James J. Fruscione
Director
New Jersey Division of Revenue

STATE OF NEW JERSEY
BUSINESS REGISTRATION CERTIFICATE

DEPARTMENT OF TREASURY/
DIVISION OF REVENUE
PO BOX 252
TRENTON, N J 08646-0252

TAXPAYER NAME:
TRIAD ADVISORY SERVICES, INC.

ADDRESS:
1301 W FOREST GROVE RD STE 3
VINELAND NJ 08360-1501

EFFECTIVE DATE:

03/14/90

TRADE NAME:
TRIAD ASSOCIATES

SEQUENCE NUMBER:
0089810

ISSUANCE DATE:

08/25/08



Director
New Jersey Division of Revenue

FORM-BRC

(04-08), D203848V

This Certificate is NOT assignable or transferable. It must be conspicuously displayed at above address.