

Kevin Nerwinski

From: Cathleen Lewis <cathleenmlewis@gmail.com>
Sent: Thursday, January 31, 2019 6:36 PM
To: Kevin Nerwinski
Subject: Re: Emerald Ash Borer Tree inquiry

Thanks is the cost to treat over the 25 years ?

On Thu, Jan 31, 2019, 6:22 PM Kevin Nerwinski <knerwinski@lawrencetwp.com> wrote:

Cathleen:

Below is Andy Link's response to your inquiry about the Ash Tree program. I hope you find it responsive to your question. I am sharing this with the Mayor and Council Members who may have an interest in this since it is budget inquiry.

Kevin:

I think we have addressed 98% of the Ash on our public streets and in our parks. I don't think we will find enough additional Ash to warrant putting out a separate bid. The Dix Lane planting this Fall concluded our removals and replacement. There are 108 remaining Ash that we have been treating. These are mostly on Gordon Ave., Tomlyn Drive, Dorchester Court and in Village Park. Emerald Ash Borer will never be eradicated but once it passes through our area the threat to any remaining Ash is less.

Based on the previous bids we have gotten the average cost to remove an Ash and grind out the stump to allow planting in the same location is \$314. The average cost of a 2" caliper replacement tree based on previous bids is \$389. The average price to remove and replace an Ash is therefore \$700.

The Ash we have been treating were either treated with a soil injection which lasts one year or a trunk injection which lasts two years. The average cost based on the last quote is \$30 per tree for soil injection or \$3,240 per year.

Once the Emerald Ash Borer has destroyed all of the unprotected Ash in our area (mortality is predicted to be 98% or more), there will be no food source for them and they will die. Per Bill Brash, it is expected that Ash will need to be treated for 25 years. They will need to be monitored on an annual basis forever.

Kevin Nerwinski

From: Kevin Nerwinski <knerwinski@lawrencetwp.com>
Sent: Thursday, January 31, 2019 6:25 PM
To: Cathleen Lewis (cathleenmlewis@gmail.com)
Cc: Christoher Bobbitt; Mike Powers; Jim Kownacki (irishpol@comcast.net); David Maffei
Subject: FW: SRO and SLEO class III costing board of education billing.xlsx
Attachments: SRO and SLEO class III costing board of education billing.xlsx

Cathleen:

See attached information on the financial aspects of the Class III SLE and SRO currently in place for the Township and our Public Schools. I am sharing this information with the Mayor and Council as they may have an interest in this for their budge review.

Kevin

From: Peter Kiriakatis [mailto:pkiriakatis@lawrencetwp.com]
Sent: Thursday, January 31, 2019 1:00 PM
To: Kevin Nerwinski
Subject: SRO and SLEO class III costing board of education billing.xlsx

Hi Kevin,

Attached is the Board of Education SRO and Class III SLEO accounting.

Second, Lou Neeley has retired, I will search for his documents and prepare some information regarding state aid.

Thanks,
Peter

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Once the Emerald Ash Borer has destroyed all of the unprotected Ash in our area (mortality is predicted to be 98% or more), there will be no food source for them and they will die. Per Bill Brash, it is expected that Ash will need to be treated for 25 years. They will need to be monitored on an annual basis forever.

If we decided to remove and replace the 108 trees currently being treated, the cost would be \$75,600
If we continue to treat the trees for 25 years, the cost would be \$81,000.

Please let me know if there is additional information that I may supply.

Regards,
Andy

Kevin

Kevin P. Nerwinski, Esq.
Municipal Manager/QPA - Township of Lawrence
2207 Lawrence Road
PO Box 6006
Lawrenceville, NJ 08648

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Fax - 609.895.1668
www.lawrencetwp.com

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Kevin Nerwinski

From: Kevin Nerwinski <knerwinski@lawrencetwp.com>
Sent: Friday, February 1, 2019 1:45 PM
To: Cathleen Lewis (cathleenmlewis@gmail.com)
Subject: FW: Emerald Ash Borer Tree inquiry

Hey Cath.....see Andy's response below.

Kevin

From: Andy Link [mailto:alink@lawrencetwp.com]
Sent: Friday, February 1, 2019 1:46 PM
To: Kevin Nerwinski
Subject: RE: Emerald Ash Borer Tree inquiry

Kevin:

The cost to treat the 108 trees annually is \$3240 based on the last price we got. The cost for 25 years would be \$81,000 multiplying \$3,240 by 25. It is possible that once the initial wave of EAB passes through, the treatment intervals may be longer and fewer treatments required.

Regards,
Andy

From: Kevin Nerwinski [mailto:knerwinski@lawrencetwp.com]
Sent: Friday, February 01, 2019 12:12 PM
To: Andy Link <alink@lawrencetwp.com>
Subject: FW: Emerald Ash Borer Tree inquiry

Please let me know the answer to Cathleen's question.

From: Cathleen Lewis [mailto:cathleenmlewis@gmail.com]
Sent: Thursday, January 31, 2019 6:36 PM
To: Kevin Nerwinski
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Kevin Nerwinski

From: Cathleen Lewis <cathleenmlewis@gmail.com>
Sent: Monday, February 4, 2019 7:37 AM
To: Christoher Bobbitt; Kevin Nerwinski
Subject: Fwd: 8.5x11_RHE_MercerCounty_FoodDrive.pdf
Attachments: 8.5x11_RHE_MercerCounty_FoodDrive.pdf

See below, can a box be put in town hall?

Thanks
Cathleen

----- Forwarded message -----

From: Rachel holland <rachelhollandnj@gmail.com>
Date: Mon, Feb 4, 2019, 7:04 AM
Subject: 8.5x11_RHE_MercerCounty_FoodDrive.pdf
To: <cathleenmlewis@gmail.com>

Hey! We are collecting food his month. Can I put a box in Lawrence town Hal and add you to the list?

See below?!

Thx
R

Sent from my iPhone

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To: <cathleenmlewis@gmail.com>

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Sent from my iPhone

Kevin Nerwinski

From: Cathleen Lewis <cathleenmlewis@gmail.com>
Sent: Thursday, February 14, 2019 11:34 AM
To: Kevin Nerwinski
Subject: Re: Meeting with Princeton Officials

I know it is an initial conversation but I would be concerned about increased workman's comp and insurance costs

Also aren't most of the increases based on where it has to be dumped? Do we have someplace closer

And I don't expect you to have numbers on either at your finger tips, but just things to consider as you go down this path

Thabks

Cathleen

On Thu, Feb 14, 2019, 11:30 AM Kevin Nerwinski <knerwinski@lawrencetwp.com> wrote:

Mayor and Council:

I want to inform you that Peter K, Greg W and I met with Princeton Officials (Mayor, DP Director and Business Administrator) to discuss the possibility of shared services for garbage pick-up. Both Townships have been experiencing increased pricing and decreased performance from the contractors. We are at a price-point now that makes it appropriate to consider whether we would want to take this service on in-house.....and possibly share the costs and manpower with Princeton.

This was an initial meeting with another to follow shortly. We have already worked up our own "in-house" plan and will be sharing it with Princeton. At least at this point, there does not appear to be a significant cost saving opportunity, but it would be an opportunity to improve customer service related issues. In addition, the additional staffing and purchasing of garbage trucks may prove to have an additional benefit for snow removal operations.

I am not convinced yet that there is a clear benefit to combine with Princeton on this, but we will continue the discussions and see where it takes us.

IN COMPLIANCE WITH "OPMA" LAW, DO NOT RESPOND SUBSTANTIVELY TO THIS EMAIL. THERE CAN BE NO EXCHANGE OF IDEAS OR THOUGHTS AMONG YOU BY EMAIL ON THE ISSUE DISCLOSED HEREIN. THE PURPOSE OF THIS EMAIL IS TO PROVIDE YOU WITH IMPORTANT INFORMATION REGARDING A PENDING TOWNSHIP ISSUE. YOU MAY CONTACT ME DIRECTLY SHOULD YOU HAVE ANY QUESTIONS.

Kevin Nerwinski

From: Kevin Nerwinski
Sent: Thursday, February 14, 2019 11:38 AM
To: Cathleen Lewis
Subject: RE: Meeting with Princeton Officials

Cathleen...at this point I am sure you can come up with a bazillion questions....and I can match that amount (ok, maybe not match....)! We are working through all of the cost factors and options. I just wanted you to be aware of the meeting and the ongoing discussions taken place. I will absolutely share with you the details as they become clearer in the process.

I hope the new job is going well. Let me know where you are with the budget when you get a chance.

Kevin

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Kevin Nerwinski

From: Cathleen Lewis <cathleenmlewis@gmail.com>
Sent: Thursday, February 14, 2019 11:43 AM
To: Kevin Nerwinski
Subject: Re: Meeting with Princeton Officials

Absolutely but I figured I'd give you my initial concerns that way if you got to that point you'd know where my first concerns were
When I get a chance I'll give u a call on the budget
Thanks

On Thu, Feb 14, 2019, 11:40 AM Kevin Nerwinski <knerwinski@lawrencetwp.com> wrote:

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Cathleen

Kevin Nerwinski

From: Kevin Nerwinski
Sent: Wednesday, February 27, 2019 9:13 AM
To: Cathleen Lewis (cathleenmlewis@gmail.com)
Subject: Meeting Today

Cathleen!!

I am sorry for not letting you know sooner, but I will not be at the meeting this afternoon. I have a flight to Vancouver at 5:30 from Newark. I left the meeting on because it was too difficult to accommodate everyone's schedule to get a good date and time. I am meeting with the Chief this morning to discuss the meeting so that we are all on the same page. Please connect with him directly today if you have a need to discuss anything with him in advance of the meeting. Brian's cell (if you don't have it) is 609.610.2904.

Call me if you need me.

Kevin

Kevin P. Nerwinski, Esq.
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Kevin Nerwinski

From: Cathleen Lewis <cathleenmlewis@gmail.com>
Sent: Wednesday, February 27, 2019 10:02 AM
To: Kevin Nerwinski
Subject: Re: Meeting Today

Ok thanks

And please also tell Brian he should feel free to call me if he has questions beforehand

On Wed, Feb 27, 2019, 10:00 AM Kevin Nerwinski <knerwinski@lawrencetwp.com> wrote:

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Kevin Nerwinski

From: Cathleen Lewis <cathleenmlewis@gmail.com>
Sent: Monday, April 1, 2019 11:23 AM
To: Kevin Nerwinski
Subject: Re: FW: Administrative Agent Proposal

Sounds lik a great solution and with the savings perhaps we can fund an economic development staffer too

On Mon, Apr 1, 2019, 9:45 AM Kevin Nerwinski <knerwinski@lawrencetwp.com> wrote:

Mayor and Council:

As you are all aware, Andy Link will be retiring effective June 1, 2019. As a result, Peter and I have been exploring the option of having an outside company take over our affordable housing program (i.e., the statutory obligations for the municipality). We met with Frank Piazza last week, and we were left very impressed. Piazza & Associates (<http://piazza-and-associates.com/afhousing.php>) is located in Princeton, NJ (geographically advantageous) and handles several local programs (Ewing, Hamilton, Princeton, Monroe ...to name a few).

The major switch in policy (in addition to having the work performed by an outside company) is that the Piazza & Associates invoices the parties to the transaction for the work performed and not the municipality. Frank was very surprised that we had not been doing this already. As you may know, the Township did the work on behalf of the participants and just absorbed the costs and assessed no fees (to Sellers/Buyers of real estate or Landlords etc). This would require us to pass a new resolution and revamp our affordable housing program as presented to the community. The law does require an employee on premises to be a point of contact, however. Preliminary analysis indicates that this would result in significant savings to the municipality.

Andy does do more than just handle our Affordable Housing Program so we will be looking to see if his other responsibilities can be transferred to existing employees (or eliminated).

I have also engaged Brian Slauch to help with the transition so that we comply with all state laws.

Kevin

Kevin Nerwinski

From: Kevin Nerwinski
Sent: Monday, April 1, 2019 11:29 AM
To: Cathleen Lewis
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From: Cathleen Lewis <cathleenmlewis@gmail.com>
Sent: Monday, April 1, 2019 11:59 AM
To: Kevin Nerwinski
Subject: Re: FW: Administrative Agent Proposal

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From: Cathleen Lewis <cathleenmlewis@gmail.com>
Sent: Monday, April 1, 2019 12:21 PM
To: Kevin Nerwinski
Subject: Re: FW: Administrative Agent Proposal

The census committee is the Complete Count Committee

On Mon, Apr 1, 2019, 12:15 PM Kevin Nerwinski <knerwinski@lawrencetwp.com> wrote:

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Mayor and Council:

Kevin Nerwinski

From: Kevin Nerwinski
Sent: Thursday, April 4, 2019 10:16 AM
To: Cathleen Lewis (cathleenmlewis@gmail.com)
Subject: Mulch Delivery

Hey Cath:

I have a meeting in a couple of minutes so I wanted to get you an answer to your questions. Right now we are in the middle of a Brush Pick Up war with residents. The PW is just under the gun right now and can't roll out a new program delivering mulch. Once we get through this difficult period, we will start it.

Kevin

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Kevin Nerwinski

From: Cathleen Lewis <cathleenmlewis@gmail.com>
Sent: Thursday, April 4, 2019 10:22 AM
To: Kevin Nerwinski
Subject: Re: Mulch Delivery

Makes total sense, was just checking if it was still on the table and in the hopper.
They have plenty to deal with now. Thanks

On Thu, Apr 4, 2019, 10:20 AM Kevin Nerwinski <knerwinski@lawrencetwp.com> wrote:

Hey Cath:

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Kevin Nerwinski

From: Cathleen Lewis <cathleenmlewis@gmail.com>
Sent: Monday, April 8, 2019 10:19 AM
To: Kevin Nerwinski
Subject: Fwd: Fw: Cost Estimate for Job #471
Attachments: InvoiceEstimate_Job471.pdf

Here is the cost estimate for the Lawrence Presbyterian event
She canceled the request when she got the bill
She has a crossing guard who will volunteer if the police ok it

----- Forwarded message -----

From: Bonne O'Flanagan Giglio <boflanagan@gmail.com>
Date: Thu, Apr 4, 2019, 8:34 PM
Subject: Fwd: Fw: Cost Estimate for Job #471
To: Cathleen Lewis <cathleenmlewis@gmail.com>

Here is the invoice for the job we were discussing tonight. As you can see, the price is a full TRIPLE what it was last year, with over \$200 in fees. I want to keep my fellow neighbors safe crossing 206 but I am not sure how to do that as a non-profit running a fundraiser. Thank you for looking into this for me, I am at a loss on how to proceed.

Bonne

----- Forwarded message -----

From: Amanda Russo <arusso@jobs4blue.com>
Date: Tue, Apr 2, 2019 at 4:04 PM
Subject: Fw: Cost Estimate for Job #471
To: boflanagan@gmail.com <boflanagan@gmail.com>

Amanda Russo | Jobs4Blue Call Taker



Visual Computer Solutions, Inc.

(877)-425-8330

Kevin Nerwinski

From: Kevin Nerwinski
Sent: Monday, April 8, 2019 10:41 AM
To: Cathleen Lewis
Subject: RE: Fw: Cost Estimate for Job #471

Thanks Cathleen. I will talk about it with Tim Drew. I honestly don't think there is anything we can do about it though. These requests come in from all different groups. Reducing the fees would result in direct costs to our taxpayers and impact our budget. Right now the program to provide special duty officers is self-funded and administrated.

I will get back to you on this.

Kevin

From: Cathleen Lewis [mailto:cathleenmlewis@gmail.com]
Sent: Monday, April 8, 2019 10:19 AM
To: Kevin Nerwinski
Subject: Fwd: Fw: Cost Estimate for Job #471

Here is the cost estimate for the Lawrence Presbyterian event
She canceled the request when she got the bill
She has a crossing guard who will volunteer if the police ok it

----- Forwarded message -----

From: Bonne O'Flanagan Giglio <boflanagan@gmail.com>
Date: Thu, Apr 4, 2019, 8:34 PM
Subject: Fwd: Fw: Cost Estimate for Job #471
To: Cathleen Lewis <cathleenmlewis@gmail.com>

Here is the invoice for the job we were discussing tonight. As you can see, the price is a full TRIPLE what it was last year, with over \$200 in fees. I want to keep my fellow neighbors safe crossing 206 but I am not sure how to do that as a non-profit running a fundraiser. Thank you for looking into this for me, I am at a loss on how to proceed.

Bonne

----- Forwarded message -----

From: Amanda Russo <arusso@jobs4blue.com>
Date: Tue, Apr 2, 2019 at 4:04 PM
Subject: Fw: Cost Estimate for Job #471
To: boflanagan@gmail.com <boflanagan@gmail.com>

Kevin Nerwinski

From: Cathleen Lewis <cathleenmlewis@gmail.com>
Sent: Monday, April 8, 2019 10:45 AM
To: Kevin Nerwinski
Subject: Re: Fw: Cost Estimate for Job #471
Attachments: image001.png

Thanks I think part of this is if a community group has someone who will volunteer, especially if a guard is not required why would we not find a way to work with them?

On Mon, Apr 8, 2019, 10:40 AM Kevin Nerwinski <knerwinski@lawrencetwp.com> wrote:

Thanks Cathleen. I will talk about it with Tim Drew. I honestly don't think there is anything we can do about it though. These requests come in from all different groups. Reducing the fees would result in direct costs to our taxpayers and impact our budget. Right now the program to provide special duty officers is self-funded and administrated.

I will get back to you on this.

Kevin

From: Cathleen Lewis [mailto:cathleenmlewis@gmail.com]
Sent: Monday, April 8, 2019 10:19 AM
To: Kevin Nerwinski
Subject: Fwd: Fw: Cost Estimate for Job #471

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She canceled the request when she got the bill

She has a crossing guard who will volunteer if the police ok it

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From: Bonne O'Flanagan Giglio <boflanagan@gmail.com>
Date: Thu, Apr 4, 2019, 8:34 PM
Subject: Fwd: Fw: Cost Estimate for Job #471
To: Cathleen Lewis <cathleenmlewis@gmail.com>

Kevin Nerwinski

From: Kevin Nerwinski
Sent: Monday, April 8, 2019 10:51 AM
To: Cathleen Lewis
Subject: RE: Fw: Cost Estimate for Job #471

Well let's see if we can find a way.

From: Cathleen Lewis [mailto:cathleenmlewis@gmail.com]
Sent: Monday, April 8, 2019 10:45 AM
To: Kevin Nerwinski
Subject: Re: Fw: Cost Estimate for Job #471

Thanks I think part of this is if a community group has someone who will volunteer, especially if a guard is not required why would we not find a way to work with them?

On Mon, Apr 8, 2019, 10:40 AM Kevin Nerwinski <knerwinski@lawrencetwp.com> wrote:

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I will get back to you on this.

Kevin

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Sent: Monday, April 8, 2019 10:19 AM
To: Kevin Nerwinski
Subject: Fwd: Fw: Cost Estimate for Job #471

Here is the cost estimate for the Lawrence Presbyterian event

She canceled the request when she got the bill

She has a crossing guard who will volunteer if the police ok it

Kevin Nerwinski

From: Cathleen Lewis <cathleenmlewis@gmail.com>
Sent: Monday, April 8, 2019 11:01 AM
To: Kevin Nerwinski
Subject: Re: Fw: Cost Estimate for Job #471



On Mon, Apr 8, 2019, 11:00 AM Kevin Nerwinski <knerwinski@lawrencetwp.com> wrote:

Well let's see if we can find a way.

From: Cathleen Lewis [mailto:cathleenmlewis@gmail.com]
Sent: Monday, April 8, 2019 10:45 AM
To: Kevin Nerwinski
Subject: Re: Fw: Cost Estimate for Job #471

Thanks I think part of this is if a community group has someone who will volunteer, especially if a guard is not required why would we not find a way to work with them?

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I will get back to you on this.

Kevin

From: Cathleen Lewis [mailto:cathleenmlewis@gmail.com]
Sent: Monday, April 8, 2019 10:19 AM
To: Kevin Nerwinski
Subject: Fwd: Fw: Cost Estimate for Job #471

Kevin Nerwinski

From: Kevin Nerwinski
Sent: Monday, April 8, 2019 11:59 AM
To: Cathleen Lewis (cathleenmlewis@gmail.com)
Subject: FW: Fw: Cost Estimate for Job #471

Hey Cath:

See below. Hopefully, this helps. It will reduce the fee by half. She should contact Acting Chief Tim Drew to resubmit the request.

Kevin

From: Timothy Drew [mailto:tdrew@lawrencetwp.com]
Sent: Monday, April 8, 2019 11:44 AM
To: Kevin Nerwinski
Subject: RE: Fw: Cost Estimate for Job #471

Hello Kevin,

I reviewed the quote for the Extra Duty request. It appears that Jobs 4 Blue may have misunderstood the nature of the request. If the request is strictly for pedestrian crossing and not for traffic control, the rate should be \$45/hr, plus the \$5/hr admin fee. The police car is not mandatory at this particular job. If they do not want the police car, it would remove the \$28/hr vehicle fee. Requests for traffic control are \$75/hr, plus the admin and vehicle fees.

All told, the cost for the event should be the same as last year, plus the 7-8% charge from Jobs 4 Blue.

When it comes to hiring crossing guards, it is restricted by state law. The guards must be trained by the police department and may only work at the direction of the chief of police.

If you have any other questions please let me know.

Regards,

Tim

From: Kevin Nerwinski [mailto:knerwinski@lawrencetwp.com]
Sent: Monday, April 08, 2019 10:52 AM
To: Tim Drew
Subject: FW: Fw: Cost Estimate for Job #471

Chief:

See email exchanges below. I think Cathleen wants to know why a private group can't hire its own crossing guard to assist members across the street.

Kevin

Kevin Nerwinski

From: Kevin Nerwinski
Sent: Monday, April 8, 2019 11:59 AM
To: Cathleen Lewis (cathleenmlewis@gmail.com)
Subject: FW: Fw: Cost Estimate for Job #471

Hey Cath:

See below. Hopefully, this helps. It will reduce the fee by half. She should contact Acting Chief Tim Drew to resubmit the request.

Kevin

From: Timothy Drew [mailto:tdrew@lawrencetwp.com]
Sent: Monday, April 8, 2019 11:44 AM
To: Kevin Nerwinski
Subject: RE: Fw: Cost Estimate for Job #471

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Sent: Monday, April 08, 2019 10:52 AM
To: Tim Drew
Subject: FW: Fw: Cost Estimate for Job #471

Chief:

See email exchanges below. I think Cathleen wants to know why a private group can't hire its own crossing guard to assist members across the street.

Kevin

Kevin Nerwinski

From: Cathleen Lewis <cathleenmlewis@gmail.com>
Sent: Monday, April 8, 2019 1:22 PM
To: Kevin Nerwinski
Subject: Re: FW: Fw: Cost Estimate for Job #471

Thanks this is very helpful.

Just as an aside for future reference. The crossing guard is one of ours. Do we have a process to if they wanted to volunteer to get approval from the Chief?

On Mon, Apr 8, 2019, 11:58 AM Kevin Nerwinski <knerwinski@lawrencetwp.com> wrote:

Hey Cath:

See below. Hopefully, this helps. It will reduce the fee by half. She should contact Acting Chief Tim Drew to resubmit the request.

Kevin

From: Timothy Drew [<mailto:tdrew@lawrencetwp.com>]
Sent: Monday, April 8, 2019 11:44 AM
To: Kevin Nerwinski
Subject: RE: Fw: Cost Estimate for Job #471

Hello Kevin,

I reviewed the quote for the Extra Duty request. It appears that Jobs 4 Blue may have misunderstood the nature of the request. If the request is strictly for pedestrian crossing and not for traffic control, the rate should be \$45/hr, plus the \$5/hr admin fee. The police car is not mandatory at this particular job. If they do not want the police car, it would remove the \$28/hr vehicle fee. Requests for traffic control are \$75/hr, plus the admin and vehicle fees.

All told, the cost for the event should be the same as last year, plus the 7-8% charge from Jobs 4 Blue.

Kevin Nerwinski

From: Kevin Nerwinski
Sent: Wednesday, April 17, 2019 2:37 PM
To: Cathleen Lewis (cathleenmlewis@gmail.com)
Cc: 'Chris Bobbitt (cbobbitt@lawrencetwp.com)'; Michael Powers; Jim Kownacki (irishpol@comcast.net); David Maffei (dmaffei@lawrencetwp.com)
Subject: FW: Lawrence Shopping Center

Cathleen:

Below is the email chain with regard to your request for information about the estimated property taxes that would be generated from the proposed site (without a PILOT). I share this with all council as it may be of interest to them.

See the email below from Ken Pacera. Based upon the information provided by the developer, it is estimated that property taxes to be received by the municipality would be between \$30,000 to \$35,000.

Call me when you get a chance. Thanks.

Kevin

From: Ken Pacera [mailto:kpacera@lawrencetwp.com]
Sent: Wednesday, April 17, 2019 1:34 PM
To: Kevin Nerwinski
Subject: RE: Lawrence Shopping Center

Kevin,

Net operating income (NOI) for the purpose of assessment calculation is the income after vacancy/collection loss and real estate operating expenses of the property. The "gross rent" number he indicated reflects about \$1,000 per month average rent per unit.

Using the \$1,000 average per unit rent with market vacancy and expenses would indicate a value of approximately \$6,000,000 to \$7,000,000. With the current assessment ratio and tax rates – the tax burden would be \$151,000 to \$176,000 overall (~\$30,000 to \$35,000 in municipal taxes).

Keep in mind that the above assumes an annual potential gross income (PGI) of approximately \$780,000 and would need to be adjusted accordingly to reflect actual PGI.

Let me know if you need anything else.

Ken

From: Kevin Nerwinski [mailto:knerwinski@lawrencetwp.com]
Sent: Wednesday, April 17, 2019 12:33 PM
To: Ken Pacera <kpacera@lawrencetwp.com>
Subject: FW: Lawrence Shopping Center

Hey Ken: