

2024-10-31

11/18

Mandy Renner

From: cityadmin@cityofsalemnj.gov
Sent: Wednesday, October 30, 2024 3:51 PM
To: mrenner@cityofsalemnj.gov
Subject: FW: OPRA request - Payments by New Jersey American Water to City of Salem for Transaction Cost Reimbursement

Talk to me.

-----Original Message-----

From: Joseph F. Bouvier <opra+request-68485-359a018f@requests.opramachine.com>
Sent: Wednesday, October 30, 2024 3:51 PM
To: OPRA requests at Salem City <cityclerk@cityofsalemnj.gov>
Subject: OPRA request - Payments by New Jersey American Water to City of Salem for Transaction Cost Reimbursement

Dear Salem City,

Please accept this electronic request for public records made under OPRA and the common law right of access. I am not required to fill out an official form or use a particular software platform to submit my request per NJSA 47:1A-6(f), which states that an email from a requestor including all of the information required on the adopted form shall suffice in place of a completed form as a valid government record request.

I HAVE NOT been convicted of any indictable offense under the laws of New Jersey, any other state, or the United States.

I WILL NOT use the requested government records for a commercial purpose.

I AM NOT seeking records in connection with a legal proceeding.

Records requested:

1. Records and documents showing payment by New Jersey American Water of "Transaction Cost Reimbursement" money pursuant to Section 1.12 of the June 8, 2023 "Addendum No. 3 to the Request for Bids for Sale of Water and Wastewater Systems Issued by the City of Salem, New Jersey on May 8, 2023" (Addendum No. 3 requires a payment of \$200,000 in Transaction Cost Reimbursement, one-third to be paid upon execution of the Agreement of Sale and two-thirds to be paid on the Closing Date);

2. Records and documents showing and itemizing all uses by the City of Salem of the \$200,000 in "Transaction Cost Reimbursement" payments made to the City of Salem by New Jersey American Water pursuant to Addendum No. 3 described above.

My preferred delivery method for response(s) to this request is by E-mail as attachments. Please confirm you have received this request. If you are not the custodian of records, please forward my request to that person and provide their email address to me for future reference.

Yours faithfully,

Joseph F. Bouvier

Please deliver records electronically via email to the below UNIQUE address for all replies to this request:

opra+request-68485-359a018f@requests.opramachine.com

Is cityclerk@cityofsalemnj.gov the wrong address for OPRA requests to Salem City? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=salem_city

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

<https://opramachine.com/help/officers>

View this OPRA request & responses online:

https://opramachine.com/request/payments_by_new_jersey_american

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

"OPRAmachine's mission is to give people easy and affordable access to New Jersey public records.

For more information, contact us at: (732) 707-1628 or PO Box 3180, New Brunswick, NJ 08903."

2021	2022	2023	2024
HWD	HWD	HWD	HWD
23,265.50	14,848.71	4,582.00	3,318.00
10,902.00	15,295.96	6,399.00	6,320.00
15,661.71	5,272.61	7,939.50	1,975.00
590.00	3,752.50	20,342.50	6,083.00
50,419.21	5,984.25	18,110.75	5,569.50
	750.50	42,161.67	4,029.00
	7,228.50	2,677.17	12,911.35
	3,792.00	3,476.00	18,224.10
	56,925.03	2,014.50	58,429.95
		7,189.00	
		114,892.09	
RVE	RVE	NOTE HWD	MALEY GIVENS PC
18,894.75	955.00	145,734.26	2,737.50
375.00	3,239.00	(30,842.17)	385.00
1,000.00	4,194.00	114,892.09	1,067.50
191.00			740.00
20,460.75		open PO for	4,641.58
		30,842.17	8,925.00
			18,496.58
70,879.96	61,119.03	114,892.09	RUDERMAN
			2,541.00
			990.00
			165.00
			3,696.00
			BRYSON YATES
			5,115.00
			16,626.40
			5,365.00
			255.00
			31,797.41
			51,632.50
			63,762.82
			60,568.87
			235,123.00
			315,745.53
			315,745.53
70,879.96	61,119.03	114,892.09	306,173.95
NOTE: Spent from 2021 thru June 2024			2021 70,879.06
			2022 61,119.03
			2023 114,892.09
			2024 315,745.53
			562,635.71

CITY OF SALEM SALE OF WATER AND WASTEWATER SYSTEMS

June 25, 2024

Use of Sale Proceeds – Preliminary Report

[NOTE: Due to post-closing real property matters that are the subject of the Post-Closing Agreement dated June 25, 2024, which matters are currently being addressed by the parties, Salem Oak Title Agency is holding \$200,000 from the sale proceeds in escrow, pending final resolution of such matters. It is anticipated that all or a portion of the \$200,000 in escrow will be released to the City prior to December 31, 2024 once the pending issues have been resolved.]

Sale Proceeds Received by City	
Purchase Price	18,000,000
Transaction Reimbursement Payment:	200,000
TOTAL:	18,200,000

Escrowed Funds	
Salem Oak Title (Escrow Agent)	200,000 (See note above)

Use of Proceeds		
A. Debt Repayment		
	USDA loan nos. 92-01, 92-02, 92-03 and 93-10	2,439,566.43 (pd via check at Closing)
	NJ I-Bank loans	2,441,556.69 (pd via wire on 6/27/24)
	NJ 2012 Bonds	553,666.67 (8/1/24)
B. Professional Fees (Legal & Engineering)		

	HDW(Bond/Special Counsel)	\$230,247.07
	Ruderman, Labor counsel	\$3,696.00
	Maley Givens	\$18,496.58
	Bryson & Yates	\$235,123
	R&V	\$24,654.75
	Other?	
C. Board of Education Settlement		100,000 (pd at Closing)
D. Settlement Charges, Title Fees, Recording Fees		15,040 (pd at Closing)
E. Misc. outstanding bills, soft costs		
TOTAL:		\$6,051,897.53

Estimated Net Sale Proceeds = \$ _12,087,533.60__