

Agenda
New Brunswick Parking Authority
May 22, 2024

- A. Call to Order
- B. Read Public Notice
- C. Minutes from March 2024 Regular Board Meeting
Minutes from April 2024 Special Board Meeting
- D. Executive Director's Report
- E. Committee Reports
 - 1. Finance
 - 2. Legal
- F. Public Comment
- G. Board Discussion
- H. Resolutions
 - 1. Payment Resolution for May 2024
 - 2. Resolution to Approve 2024 Garage Restoration and Rehabilitation Bid
 - 3. Resolution Approving EV Charging Station Financing Agreement with SJP
 - 4. Resolution Approving Nokia Parking Agreement
- I. Old Business
- J. New Business
- K. Closed Session
 - 1. Legal
 - 2. Personnel
- L. Open Session
- M. Adjourn

**Board Meeting Minutes
May 22, 2024**

A regular meeting of the New Brunswick Parking Authority was held on May 22, 2024, in the conference room of the New Brunswick Parking Authority, located at 106 Somerset Street, New Brunswick, New Jersey. Chairman Kevin McTernan called the meeting to order at 5:00 p.m.

Mr. McTernan read the public statement as required by P. L. 1975.

Commissioners in Attendance:	Kevin McTernan	Chairman
	Maria Soto	Treasurer
	Andrea Eato-White	Secretary

Legal in Attendance:	Aaron Rainone	General Counsel
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NBPA Personnel in Attendance:	Mitchell Karon	Executive Director
	Bright Rajaratnam	Chief Financial Officer
	Alexandra Perez	Human Resources Manager

Not in Attendance:	John Zimmerman	Commissioner
	Gus Sleiman	Commissioner

Minutes

On motion of Ms. Eato-White, seconded by Ms. Soto, the board approved the minutes from the March 2024 regular board meeting. Vote: 3 - yes, 0 - no, 0 – abstain, 2- absent.

Executive Director's Report

Mr. Karon reported on the Performing Arts Garage, the T2 system is now fully functioning in place to monitor access into the garage. The garage now offers Pay by Text, the feature has been a popular addition to pay for parking at the facility.

Mr. Karon reported on TIBA PARCS, the installation at the Wellness Garage has been held off until all groups that validate parking in that area have a complete understanding of the new web validation system. The proposed installation date will be the week of June third.

Mr. Karon reported on restorations and maintenance for the facilities, they have received bids for the restoration work at Civic, Morris, Church, and Paterson St Garages. The low bid was submitted by Sealcrete, they have done satisfactory work in the past for NBPA. Mr. Karon has a resolution to approve their bid and hoping to start work in June.

Mr. Karon reported on Enforcement, due to the tremendous increase in food delivery services and vehicles, they are finding many vehicles stopping or parking illegally within the downtown area. To address this problem, Mr. Karon is proposing an ordinance change to numerous loading zones in the SID to allow for 10 minutes drop off and pick up parking between the hours of 4:30 PM and midnight and from 2:00 PM to midnight on Saturdays, Sundays, and holidays. This will hopefully give the drivers a legal area to park while they are servicing their customers.

In an effort to stimulate parking turnover, Mr. Karon is also requesting that the remaining loading zones in the downtown area be monetized from 4:30 PM until 10:00 PM Monday through Friday and from 2:00 PM until 10:00 PM Saturday, Sunday, and holidays. These areas will use ParkMobile and Pay by Text to pay for parking time. All other meters will be enforced until 10:00 PM. Elm Row, which is a special parking district that requires an official placard to park there during weekdays will be available for public parking from 5:00 PM till 10:00 PM Monday through Friday, 8:00 AM till 10:00 PM Saturdays and 1:00 PM till 10:00 PM Sundays.

Finance

No financial to report.

Legal

No legal to report.

Public Comment

A member of the public asked about the April 2024 Special Board Meeting. Mr. Karon responded stating the special meeting was held for the resolution to approve the application for the local finance board pursuant to N.J.S.A 40a:5a-6 and -24 related to the proposed rollover of a subordinated project note. The application deadline was in May.

A member of the public asked if there is any update on arrangements for zoom meetings for the board meetings going forward. Mr. McTernan stated the meetings are open to the public every time there is a board meeting being held.

A member of the public asked about the total debt. Mr. Rajaratnam stated it's still the same amount of, \$194,000,000.

A member of the public asked if there is any updated on the Supermarket space. Mr. Karon stated there is no update on the Supermarket space.

A member of the public asked about the proposed parking changes at the loading zones and wanted to know if meters will be installed. Mr. Karon stated the loading zones will be Park Mobile and Pay by Text only. Mr. Karon stated there will be appropriate signage installed.

Resolutions

On the motion of Ms. Soto, second by Mr. McTernan, the board approved the payment resolution of May 2024. Vote: 3 - yes, 0 - no, 0 – abstain, 2- absent.

On the motion of Mr. McTernan, second by Ms. Eato-White, the board approved resolution to approve the 2024 Garage Restoration and Rehabilitation Bid. Vote: 3 - yes, 0 - no, 0 – abstain, 2- absent.

On the motion of Ms. Soto, second by Ms. Eato-White, the board approved EV Charging Stations Financing Agreement with SJP. Vote: 3 - yes, 0 - no, 0 – abstain, 2- absent.

On the motion of Ms. Soto, second by Ms. Eato-White, the board approved Nokia Parking Agreement. Vote: 3 - yes, 0 - no, 0 – abstain, 2- absent.

Old Business

No old business.

New Business

No new business.

Adjournment

On motion of Ms. Eato-White, seconded by Ms. Soto, the board adjourned at 5:19 p.m.
Vote: 3 - yes, 0 - no, 0 - abstain, 2- absent.


A handwritten signature in black ink, appearing to read "Kevin McTernan", written over a horizontal line.

Kevin McTernan
Chairperson

The Parking Authority of the City of New Brunswick
MAY 2024 Resolution of Operating Expenditures

The estimated revenue operating fund expenditures, which are noted below, carry us through the next payment resolution. The following figures are for the period ending May 22, 2024.

Payroll Estimate	06/05/2024	110,000.00
Payroll Estimate	06/19/2024	110,000.00
Payroll Estimate	07/03/2024	110,000.00
Payroll Estimate	07/17/2024	110,000.00
Pension Estimate - May 2024	06/07/2024	26,700.00
Pension Estimate - June 2024	07/07/2024	26,700.00
Health Estimate - June 2024	06/15/2024	100,000.00
Health Estimate - July 2024	07/15/2024	100,000.00
Prior Month Estimate		(783,400.00)
Total Disbursements		2,435,598.63
Total Resolution Amount		<u>2,345,598.63</u>







The Parking Authority of the City of New Brunswick
MAY 2024 Resolution of Operating Expenditures

The following expenditures are necessary for the Authority operations
and are provided for within the annual budget then applicable:

CHECKS	VENDOR NAME	DATE	AMOUNT
WIRE	PENSION - MARCH	03/28/2024	26,752.47
WIRE	PAYROLL 04 12 24	04/10/2024	110,772.80
WIRE	FSA 04 12 24	04/10/2024	227.68
WIRE	PAYROLL 04 26 24	04/24/2024	108,523.87
WIRE	FSA 04 26 24	04/24/2024	227.68
WIRE	HEALTH APRIL	04/25/2024	93,189.10
WIRE	HEALTH APRIL	04/25/2024	83,695.75
WIRE	HEALTH MAY	04/25/2024	12,149.02
WIRE	HEALTH MAY	04/25/2024	12,149.02
WIRE	PENSION - APRIL	05/06/2024	22,000.00
WIRE	PAYROLL 05 10 24	05/08/2024	105,647.09
WIRE	FSA 05 10 24	05/08/2024	227.68
WIRE	FSA	05/08/2024	921.40
WIRE	PAYROLL 05 22 24	05/22/2024	107,827.38
WIRE	FSA 05 22 24	05/22/2024	227.68
80755	SHARI CORDON	04/11/2024	2.00
80756	JOHANNA GOULD	04/11/2024	17.00
80757	GITA SHAH MASTER	04/11/2024	13.00
80758	RAJ BABU	04/11/2024	7.00
80759	MEKHI WILLIAMS	04/11/2024	185.00
80760	ALLIED FIRE & SAFETY	04/11/2024	1,147.96
80761	ARCO COMMERCIAL ROOFING	04/11/2024	801.25
80762	AMERICAN TIRE DISTRIBUTORS	04/11/2024	1,243.92
80763	BRUNSWICK SIGN & EXHIBIT CORP.	04/11/2024	1,600.00
80764	BRUNSWICK URGENT CARE PA	04/11/2024	260.00
80765	BUTTS TICKET COMPANY	04/11/2024	1,765.00
80766	OPTIMUM	04/11/2024	787.58
80767	OPTIMUM	04/11/2024	64.26
80768	CABLEVISION LIGHTPATH INC	04/11/2024	3,371.36
80769	CAR CARE COLLISION LLC	04/11/2024	4,675.49
80770	CASH: CHANGE FUND/PETTY CASH	04/11/2024	27.00
80771	CERULLO FIRE PROTECTION INC	04/11/2024	5,795.00
80772	CINTAS CORP LOC 062	04/11/2024	351.63
80773	CIRCLE JANITORIAL SUPPLIES	04/11/2024	2,625.36
80774	CITY OF NEW BRUNSWICK- INSPCTN	04/11/2024	764.00
80775	CITY OF NEW BRUNSWICK	04/11/2024	7,723.00
80776	CITY OF NEW BRUNSWICK	04/11/2024	18.00
80777	CITY OF NEW BRUNSWICK	04/11/2024	33,556.75
80778	CITY OF NEW BRUNSWICK	04/11/2024	10,821.50
80779	MICHAEL DE TERESA	04/11/2024	248.39

The Parking Authority of the City of New Brunswick MAY 2024 Resolution of Operating Expenditures

The following expenditures are necessary for the Authority operations and are provided for within the annual budget then applicable:

CHECKS	VENDOR NAME	DATE	AMOUNT
80780	EASTERN ARMORED SERVICES INC	04/11/2024	4,968.00
80781	J.C. EHRLICH CO., INC.	04/11/2024	82.40
80782	FOXWOOD SERVICE CENTER	04/11/2024	963.50
80783	GALL LLC	04/11/2024	85.94
80784	JOHN WALLING-COURT OFFICER	04/11/2024	134.80
80785	NEW JERSEY FAMILY SUPPORT	04/11/2024	188.00
80786	NEW JERSEY FAMILY SUPPORT	04/11/2024	328.00
80787	GSRP PROJECT HOLDINGS I, LLC	04/11/2024	1,914.80
80788	GUARANTEED MOTOR TOWING	04/11/2024	150.00
80789	HICKS COMMUNICATIONS INC	04/11/2024	4,750.00
80790	HOME DEPOT CREDIT SERVICES	04/11/2024	1,286.86
80791	HUB PARKING	04/11/2024	14,897.08
80792	MARCO	04/11/2024	175.11
80793	IDENTISOURCE	04/11/2024	4,748.70
80794	INTERSTATE WASTE SERVICES	04/11/2024	2,894.16
80795	IPS GROUP INC.	04/11/2024	7,559.63
80796	JERSEY ELEVATOR	04/11/2024	10,466.31
80797	MARLYN GROUP LLC	04/11/2024	1,330.00
80798	METLIFE SBC	04/11/2024	2,795.97
80799	METLIFE	04/11/2024	370.00
80800	MIDDLESEX CNTY MUNICIPAL	04/11/2024	226,036.75
80801	RAINONE COUGHLIN MINCHELLO LLC	04/11/2024	5,028.00
80802	MODERN GROUP LTD	04/11/2024	1,123.90
80803	NAKAGAWA MANUFACTURING INC	04/11/2024	1,552.30
80804	MILLIONCLIX	04/11/2024	6,545.00
80805	PAPER ENTERPRISES, INC.	04/11/2024	1,178.53
80806	PARKMOBILE USA INC	04/11/2024	13,862.15
80807	PRECISION TECHNOLOGY SOLUTIONS	04/11/2024	5,300.00
80808	PSE&G/WELLNESS ELECTRIC	04/11/2024	7,532.09
80809	PSE&G	04/11/2024	5,265.54
80810	RESPONSE COMPUTER GROUP INC	04/11/2024	572.00
80811	RUTGERS UNIVERSITY	04/11/2024	3,536.16
80812	SCHINDLER ELEVATOR CORP	04/11/2024	15,807.27
80813	SMART STITCH LLC	04/11/2024	666.54
80814	STATE THEATRE NEW JERSEY	04/11/2024	750.00
80815	STAPLES	04/11/2024	175.49
80816	JAMES KELLY-COURT OFFICER	04/11/2024	120.00
80817	TEAMSTERS LOCAL 469	04/11/2024	295.00
80818	VERIZON WIRELESS	04/11/2024	1,437.12
80819	VERIZON	04/11/2024	462.00
80820	VERIZON CABS	04/11/2024	1,962.88
80821	VERIZON CABS	04/11/2024	2,055.10
80822	VERIZON CABS	04/11/2024	4,080.78

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MAY 2024 Resolution of Operating Expenditures**

The following expenditures are necessary for the Authority operations
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CHECKS	VENDOR NAME	DATE	AMOUNT
80823	WB MASON CO INC	04/11/2024	799.93
80824	Rahul Sankaralingam	05/01/2024	54.00
80825	CAROL CRUZ	05/01/2024	11.00
80826	KATHY ZADJURA	05/01/2024	20.00
80827	COACH USA	05/01/2024	2,500.00
80828	ALEXANDER GORALCZUK	05/01/2024	200.00
80829	ALEXANDER JODIDIO	05/01/2024	360.00
80830	MADHUR SHUHLA	05/01/2024	185.00
80831	ALEXANDRA PEREZ	05/01/2024	510.00
80832	CONCEPCION SALDANA-ACEVEDO	05/01/2024	174.70
80833	COSTELLOS ACE HARDWARE	05/01/2024	29.98
80834	AFLAC	05/01/2024	861.78
80835	ALLIED FIRE & SAFETY	05/01/2024	1,701.10
80836	AMERICAN SHREDDER	05/01/2024	90.00
80837	APRUZZESE MCDERMOTT	05/01/2024	2,540.65
80838	ARROWHEAD RESELLERS CORP	05/01/2024	474.00
80839	BEST CLEANING	05/01/2024	4,858.31
80840	LEONARD BIER	05/01/2024	675.00
80841	BRUNSWICK SIGN & EXHIBIT CORP.	05/01/2024	14,575.00
80842	CAR CARE COLLISION LLC	05/01/2024	2,512.79
80843	KAI-YUAN CHENG	05/01/2024	160.00
80844	CLEAN MAT SERVICES LLC	05/01/2024	1,037.20
80845	CITY OF NEW BRUNSWICK	05/01/2024	14,179.65
80846	CITY OF NEW BRUNSWICK- INSPCTN	05/01/2024	208.00
80847	CITY OF NEW BRUNSWICK	05/01/2024	174,966.66
80848	CITY OF NEW BRUNSWICK	05/01/2024	65,112.78
80849	CITY OF NEW BRUNSWICK (WATER)	05/01/2024	148.79
80850	DOWNTOWN PRINTING CENTER	05/01/2024	104.00
80851	EASTERN ARMORED SERVICES INC	05/01/2024	4,968.00
80852	J.C. EHRlich CO., INC.	05/01/2024	162.45
80853	FOXWOOD SERVICE CENTER	05/01/2024	2,299.90
80854	GALL LLC	05/01/2024	665.65
80855	JOHN WALLING-COURT OFFICER	05/01/2024	134.80
80856	NEW JERSEY FAMILY SUPPORT	05/01/2024	188.00
80857	NEW JERSEY FAMILY SUPPORT	05/01/2024	268.00
80858	GEORGE ST HOLDINGS LLC	05/01/2024	1,699.62
80859	GUARANTEED MOTOR TOWING	05/01/2024	150.00
80860	HOME DEPOT CREDIT SERVICES	05/01/2024	2,139.50
80861	MARCO	05/01/2024	26.66
80862	IMPACT POWER TECHNOLOGIES LLC	05/01/2024	2,314.25
80863	INTERSTATE WASTE SERVICES	05/01/2024	2,025.00
80864	IPS GROUP INC.	05/01/2024	1,902.53
80865	JERSEY ELEVATOR	05/01/2024	1,313.13

**The Parking Authority of the City of New Brunswick
MAY 2024 Resolution of Operating Expenditures**

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CHECKS	VENDOR NAME	DATE	AMOUNT
80866	KF MECHANICAL HEATING & AIR CO	05/01/2024	21,425.00
80867	KNOX COMPANY	05/01/2024	1,023.00
80868	HELEN KOLIAS	05/01/2024	174.70
80869	LADY LOCKSMITHING LLC.	05/01/2024	2,187.16
80870	METLIFE SBC	05/01/2024	2,533.39
80871	METLIFE	05/01/2024	370.00
80872	MODERN GROUP LTD	05/01/2024	1,744.75
80873	MRI SERVICES	05/01/2024	546.27
80874	SUPERIOR VISION OF NJ INC	05/01/2024	267.96
80875	NEW BRUNSWICK SISTER CITIES	05/01/2024	1,000.00
80876	STATE OF NJ DCA BFCE-DORES	05/01/2024	4,873.00
80877	NJ MOTOR VEHICLE COMMISSION	05/01/2024	105.00
80878	PAPER ENTERPRISES, INC.	05/01/2024	20.38
80879	PARTS AUTHORITY LLC	05/01/2024	900.60
80880	POWERDMS, INC	05/01/2024	5,554.98
80881	PSE&G/WELLNESS GAS	05/01/2024	115.21
80882	PSE&G	05/01/2024	51,435.21
80883	PSE&G	05/01/2024	2,486.52
80884	PSE&G/ OLD FRESH GROCERY GAS	05/01/2024	362.53
80885	QUADIENT FINANCE USA INC	05/01/2024	1,000.00
80886	QUADIENT FINANCE USA INC	05/01/2024	375.57
80887	ROBERT GRIGSS PLUMBING & HEAT	05/01/2024	2,898.92
80888	RUTGERS UNIVERSITY	05/01/2024	3,957.40
80889	RUTGERS STATE OF NJ	05/01/2024	15,866.92
80890	SAW MILL AUTO WRECKER	05/01/2024	799.00
80891	SCHINDLER ELEVATOR CORP	05/01/2024	25,000.00
80892	ELLEN SIEGEL	05/01/2024	3,100.00
80893	ELLEN SIEGEL	05/01/2024	174.70
80894	SIGNAL ELECTRIC CORP	05/01/2024	92,430.00
80895	SOUTHLAND PRINTING CO.	05/01/2024	2,439.06
80896	SPECTROTEL	05/01/2024	55.54
80897	STATE OF NJ DEPARTMENT OF	05/01/2024	1,340.00
80898	JAMES KELLY-COURT OFFICER	05/01/2024	240.00
80899	THA CONSULTING INC	05/01/2024	11,000.00
80900	THYSSENKRUPP ELEVATOR CORP	05/01/2024	8,248.00
80901	TRIANGLE FIDELCO INDUST. CTR	05/01/2024	31,023.48
80902	UGI ENERGY SERVICES LLC	05/01/2024	107.38
80903	USI INSURANCE SERVICES LLC	05/01/2024	316,178.52
80904	VERIZON	05/01/2024	613.10
80905	VERIZON/WELLNESS	05/01/2024	611.44
80906	VERIZON/FAX	05/01/2024	75.26
80907	WB MASON CO INC	05/01/2024	268.20
80908	AMANDA LEE	05/22/2024	350.00

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MAY 2024 Resolution of Operating Expenditures**

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CHECKS	VENDOR NAME	DATE	AMOUNT
80909	ANDREA SCICCHITANO	05/22/2024	272.50
80910	LANCE SCHURTER	05/22/2024	185.00
80911	RONNIE LOZADA	05/22/2024	92.50
80912	JAMES GAINES	05/22/2024	84.99
80913	MARY LU MINICH	05/22/2024	1.00
80914	RICHARD STRUG	05/22/2024	21.00
80915	FERGUSON	05/22/2024	191.51
80916	CONCEPCION SALDANA-ACEVEDO	05/22/2024	174.70
80917	COSTELLOS ACE HARDWARE	05/22/2024	57.52
80918	ACME AUTO BODY	05/22/2024	5,637.60
80919	ADVANZA TECHNOLOGIES INC	05/22/2024	1,646.50
80920	AFLAC	05/22/2024	861.78
80921	ALBRIGHT LLC	05/22/2024	1,531.00
80922	ALLIED FIRE & SAFETY	05/22/2024	2,082.50
80923	ALLIED UNIVERSAL	05/22/2024	29,204.76
80924	BAHAR ANSARI	05/22/2024	175.00
80925	LEONARD BIER	05/22/2024	675.00
80926	BRUNSWICK SIGN & EXHIBIT CORP.	05/22/2024	3,220.00
80927	BRUNSWICK URGENT CARE PA	05/22/2024	715.00
80928	BUTTS TICKET COMPANY	05/22/2024	6,581.00
80929	OPTIMUM	05/22/2024	786.31
80930	OPTIMUM	05/22/2024	64.26
80931	CABLEVISION LIGHTPATH INC	05/22/2024	3,371.36
80932	CAR CARE COLLISION LLC	05/22/2024	1,608.52
80933	CLEAN MAT SERVICES LLC	05/22/2024	518.60
80934	CITY OF NEW BRUNSWICK	05/22/2024	148.79
80935	CITY OF NEW BRUNSWICK	05/22/2024	87,483.33
80936	CHRISTINE COLLINS	05/22/2024	155.00
80937	HARRY DELGADO	05/22/2024	61.35
80938	MICHAEL DELANCEY	05/22/2024	82.50
80939	FEDERAL EXPRESS	05/22/2024	74.61
80940	GALL LLC	05/22/2024	155.35
80941	JOHN WALLING-COURT OFFICER	05/22/2024	269.60
80942	NEW JERSEY FAMILY SUPPORT	05/22/2024	376.00
80943	NEW JERSEY FAMILY SUPPORT	05/22/2024	536.00
80944	GEORGE ST HOLDINGS LLC	05/22/2024	2,227.54
80945	GSRP PROJECT HOLDINGS I, LLC	05/22/2024	2,108.89
80946	GUARANTEED MOTOR TOWING	05/22/2024	95.00
80947	JULIO GUADALUPE	05/22/2024	360.00
80948	HOME DEPOT CREDIT SERVICES	05/22/2024	754.08
80949	INTERSTATE WASTE SERVICES	05/22/2024	2,364.16
80950	IPS GROUP INC.	05/22/2024	10,713.13
80951	JERSEY ELEVATOR	05/22/2024	1,172.50

**The Parking Authority of the City of New Brunswick
MAY 2024 Resolution of Operating Expenditures**

The following expenditures are necessary for the Authority operations
and are provided for within the annual budget then applicable:

CHECKS	VENDOR NAME	DATE	AMOUNT
80952	MITCHELL KARON	05/22/2024	17.05
80953	HELEN KOLIAS	05/22/2024	174.70
80954	GARFIELD LEWIS	05/22/2024	155.00
80955	MALOUF FORD	05/22/2024	480.04
80956	MARLYN GROUP LLC	05/22/2024	925.00
80957	LADD MCGUFFEY	05/22/2024	170.00
80958	METLIFE SBC	05/22/2024	2,318.43
80959	METLIFE	05/22/2024	740.00
80960	RAINONE COUGHLIN MINCHELLO LLC	05/22/2024	5,158.30
80961	MODERN GROUP LTD	05/22/2024	200.00
80962	SUPERIOR VISION OF NJ INC	05/22/2024	238.74
80963	MILLIONCLIX	05/22/2024	600.00
80964	OLABASI OKOYA	05/22/2024	277.50
80965	OPEN DOOR NEW HOPE FOUNDATION	05/22/2024	335.00
80966	PAPER ENTERPRISES, INC.	05/22/2024	949.15
80967	PARKMOBILE USA INC	05/22/2024	15,845.60
80968	PRIMEPOINT LLC	05/22/2024	1,982.00
80969	PSE&G/WELLNESS ELECTRIC	05/22/2024	1,717.27
80970	PSE&G/WELLNESS GAS	05/22/2024	80.46
80971	PSE&G	05/22/2024	42,612.18
80972	PSE&G	05/22/2024	9,414.51
80973	PSE&G	05/22/2024	4,554.11
80974	PSE&G/ OLD FRESH GROCERY GAS	05/22/2024	179.66
80975	QUADIENT FINANCE USA INC	05/22/2024	552.85
80976	PAUL RAUCH	05/22/2024	175.00
80977	REDI PACKAGING, INC	05/22/2024	401.28
80978	RUTGERS THE STATE UNIVERSITY	05/22/2024	4,196.69
80979	SEALCRETE CONTRACTING LLC	05/22/2024	73,179.00
80980	ALAMDAR SHAH	05/22/2024	375.00
80981	ELLEN SIEGEL	05/22/2024	1,000.00
80982	ELLEN SIEGEL	05/22/2024	174.70
80983	SPECTROTEL	05/22/2024	55.53
80984	STAR QUALITY CLEANERS & TAILOR	05/22/2024	293.50
80985	JAMES KELLY-COURT OFFICER	05/22/2024	240.00
80986	SWIFT ELECTRICAL SUPPLY CO	05/22/2024	174.75
80987	THYSSENKRUPP ELEVATOR CORP	05/22/2024	1,076.00
80988	TRIANGLE FIDELCO INDUST. CTR	05/22/2024	31,023.48
80989	ULINE SHIPPING SUPPLIES	05/22/2024	208.29
80990	DANIEL VANBREE	05/22/2024	240.00
80991	VERIZON WIRELESS	05/22/2024	1,437.12
80992	VERIZON CABS	05/22/2024	1,903.06
80993	VERIZON CABS	05/22/2024	2,050.33
80994	VERIZON CABS	05/22/2024	4,028.77

The Parking Authority of the City of New Brunswick
MAY 2024 Resolution of Operating Expenditures

The following expenditures are necessary for the Authority operations
and are provided for within the annual budget then applicable:

CHECKS	VENDOR NAME	DATE	AMOUNT
80995	VERIZON/WELLNESS	05/22/2024	611.44
80996	VERIZON/FAX	05/22/2024	75.26
80997	WB MASON CO INC	05/22/2024	1,494.25
80998	XIAHONG XU	05/22/2024	180.00
			<u>2,435,598.63</u>

**NEW BRUNSWICK PARKING AUTHORITY
RESOLUTION FOR
2024 PARKING GARAGE RESTORATION**

Whereas, it is deemed necessary and in the best interests of the Commissioners of the Parking Authority of the City of New Brunswick, in the County of Middlesex to award a contract for 2024 Restoration of the NBPA's Parking Garages; and

Whereas, the following firms submitted a bid on May 16, 2024 in response to the bid specification of the NBPA:

- | | |
|--|-----------------|
| 1. Maarv Waterproofing Inc.
68 Colfax Ave., Clifton, NJ 07013 | \$ 630,000.00 |
| 2. Sealcrete Contracting LLC
272 Dunns Mill Road #298, Bordentown, NJ 08505 | \$ 295,992.00 |
| 3. GM Builders Group
136 Fuller Street, Somerset, NJ 08873 | \$ 324,000.00 |
| 4. Brayco Inc
951 Rt. 537, Cream Ridge, NJ 08514 | \$ 414,519.00 |
| 5. Platinum Concrete Masonry Restoration
171 Jefferson Road, Sewell, NJ 08080 | \$ 741,153.00 |
| 6. Schnell Contracting Systems LLC
435 Industrial Way West, Eatontown, NJ 07724 | \$ 398,226.00 |
| 7. Blackstone Group
570 Broad Street, Suite 1206, Newark, NJ 07102 | \$ 1,131,068.00 |
| 8. South Shore Construction, LLC
202 East 11 th Ave, Roselle, NJ 07203 | \$ 592,997.00 |
| 9. TG Basile Inc
10 Atlas Street, Kenilworth, NJ 07033 | \$782,432.40 |

Whereas, Sealcrete Contracting, LLC is the lowest responsible bidder for the 2024 Restoration of the NBPA's Parking Garages; and

Whereas, the Commissioners of the Parking Authority of the City of New Brunswick desire to award the contract for the 2024 Parking Garage Restoration services to the lowest responsible bidder.

Now Therefore Be It Resolved, that the New Brunswick Parking Authority award a contract as a result of competitive bidding pursuant to the Local Public Contracts Law of the State of New Jersey, N.J.S.A. 40A:11 et seq for the 2024 Parking Garage Restoration to Sealcrete Contracting, LLC in accordance with their proposal dated May 16, 2024, a copy of which is annexed hereto and made a part hereof; and

Be It Further Resolved, that in order to effectuate the objectives of this resolution, the Commissioners of the Parking Authority of the City of New Brunswick, authorize the Director of the Parking Authority to award said contract to Sealcrete Contracting, LLC, the lowest responsible bidder; and

Be It Further Resolved, that the award of this contract is contingent upon the NBPA having sufficient funds and the Chief Financial Officer of the NBPA certifying that there are sufficient funds budgeted by the Authority for said services.

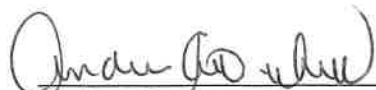
VOTING RECORD

Dated: May 22, 2024

COMMISSIONERS	<u>/YES</u>	<u>/NO</u>	<u>/ABSTAIN</u>	<u>/ABSENT</u>
Kevin McTernan	✓			
John Zimmerman				X
Maria Soto	✓			
Gus Sleiman				X
Andrea Eato-White	✓			

I certify that the above record is an accurate recitation of the votes cast by the Board of Commissioners of the New Brunswick Parking Authority.

May 22, 2024


 Andrea Eato-White, Secretary NBPA

R _____

RESOLUTION AUTHORIZING THE PARKING AUTHORITY OF THE CITY OF NEW BRUNSWICK TO ENTER INTO A FINANCING AGREEMENT WITH NEW BRUNSWICK LLC

WHEREAS, Parking Authority of the City of New Brunswick (hereinafter “NBPA”) is the owner and landlord of the Wellness Garage, a parking facility located at 95 Paterson Street, New Brunswick, New Jersey 08901 (the “Wellness Garage”); and

WHEREAS, New Brunswick, LLC, a New Jersey limited liability company (hereinafter “Developer”), is a participant in the development of the New Jersey + Health Life Science Exchange (“HELIX”) project—a three-phase redevelopment project to revitalize portions of New Brunswick, New Jersey—and is the developer of the second phase of the HELIX project (“H2”), which will include a building with over 360,000 square feet of laboratory and office space for lease by Nokia of America Corporation (“Nokia”); and

WHEREAS, NBPA has agreed to lease parking spaces in the Wellness Garage to Nokia, and Nokia requires that some of the parking spaces within the Wellness Garage be upgraded with the necessary infrastructure and technology to permit the future connection of electrical charging stations, and for additional parking spaces to be so upgraded and also installed and equipped with electrical charging stations prior to its Nokia’s occupancy; and

WHEREAS, NBPA shall, in accordance with all applicable requirements and procedures of the New Jersey Local Public Contracts Law and any other applicable laws or regulations, contract with external vendor(s) for certain goods and services to upgrade the Wellness Garage for use by electric vehicles (“Garage EV Improvements”); and

WHEREAS, the NBPA and Developer have agreed that Developer shall be responsible for the payment of the full cost of the Garage EV Improvement; and

WHEREAS, the NBPA and the Developer have entered into an agreement for the above mentioned regarding the above-mentioned Garage EV Improvement.

NOW, THEREFORE, BE IT RESOLVED, that the Parking Authority of the City of New Brunswick is authorized to execute the Financing Agreement annexed hereto and any other documents required to execute the agreement.

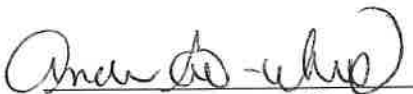
VOTING RECORD

Dated: May 22, 2024

COMMISSIONERS	<u>/YES</u>	<u>/NO</u>	<u>/ABSTAIN</u>	<u>/ABSENT</u>
Kevin McTernan	✓			
John Zimmerman				X
Maria Soto	✓			
Gus Sleiman				X
Andrea Eato-White	✓			

I certify that the above record is an accurate recitation of the votes cast by the Board of Commissioners of the New Brunswick Parking Authority.

May 22, 2024


Andrea Eato-White, Secretary NBPA

R _____

RESOLUTION AUTHORIZING THE PARKING AUTHORITY OF THE CITY OF NEW BRUNSWICK TO ENTER INTO A PARKING AGREEMENT WITH NOKIA OF AMERICA CORPORATION

WHEREAS, the Parking Authority of the City of New Brunswick (hereinafter “NBPA”) is the owner of the Wellness Garage, located at 95 Paterson Street, New Brunswick, New Jersey.

WHEREAS, the Nokia of America Corporation (hereinafter “Nokia”) desires to enter into an agreement to lease parking spaces in the Wellness Garage; and

WHEREAS, the NBPA has agreed to lease the parking spaces in the Wellness Garage to Nokia; and

NOW, THEREFORE, BE IT RESOLVED, that the Parking Authority of the City of New Brunswick is authorized to execute the lease agreement annexed hereto and any other documents required to execute the lease of the Wellness Garage located at 95 Paterson Street, New Brunswick, New Jersey.


VOTING RECORD

Dated: May 22, 2024

COMMISSIONERS	<u>/YES</u>	<u>/NO</u>	<u>/ABSTAIN</u>	<u>/ABSENT</u>
Kevin McTernan	✓			
John Zimmerman				X
Maria Soto	✓			
Gus Sleiman				X
Andrea Eato-White	✓			

I certify that the above record is an accurate recitation of the votes cast by the Board of Commissioners of the New Brunswick Parking Authority.

May 22, 2024


Andrea Eato-White, Secretary NBPA