

Agenda
New Brunswick Parking Authority
December 18, 2024

- A. Call to Order
- B. Read Public Notice
- C. Minutes from October 2024 Regular 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 December 2024
 - 2. Resolution Adopting the 2025 Authority Budget
 - 3. Resolution to Approve CFO Financial Services for 2025
 - 4. Resolution to Approve Interim Executive Director for 2025
 - 5. Resolution Approving 2025 Salary Adjustments for Non-Union Employees
- I. Old Business
- J. New Business
- K. Closed Session
 - 1. Legal
 - 2. Personnel
- L. Open Session
- M. Adjourn

**Board Meeting Minutes
December 18, 2024**

A regular meeting of the New Brunswick Parking Authority was held on December 18, 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.

General Counsel Aaron Rainone read the public statement as required by P. L. 1975.

Commissioners in Attendance:	Kevin McTernan	Chairman
	Maria Soto	Treasurer
	John Zimmerman	Commissioner
	Gus Sleiman	Commissioner

Legal in Attendance:	Aaron Rainone	General Counsel
-----------------------------	---------------	-----------------

NBPA Personnel in Attendance:	Mitchell Karon	Executive Director
	Bright Rajaratnam	Chief Financial Officer
	Alexandra Perez	Human Resources Manager

Not in Attendance:	Andrea Eato-White	Secretary
---------------------------	-------------------	-----------

Minutes

On motion of Mr. Zimmerman, seconded by Mr. Sleiman, the board approved the minutes from the October 2024 regular board meeting. Vote: 3 - yes, 0 - no, 1 – abstain, 1- absent.

Executive Director's Report

Mr. Karon reported on the 2025 Restoration project, noting that preparation is already underway to get a jump on next year's restoration efforts. Bid documents for the project were offered on Friday, December 13, and are due back by January 16. The work will primarily focus on the Gateway and Wellness Garages.

Mr. Karon reported that Bright ran an analysis of credit card usage, revealing that currently, 92% of all transactions are made using credit cards, with only 8% being cash transactions. This trend is expected to continue. It's also important to note that this analysis does not include NBPAC, where 100% of payments are made by credit card, either directly through meters or via the phone app. Ultimately, on-street meters will no longer accept cash, and payments will be made by credit card or through the app only.

Mr. Karon reported on the garage occupancy for various facilities, as outlined in the chart below:

- **NBPAC:** Occupancy 39%, Capacity 344, Peak Hour Occupancy 134, Availability 210
- **LCSD:** Occupancy 50%, Capacity 429, Peak Hour Occupancy 213, Availability 216
- **New:** Occupancy 74%, Capacity 430, Peak Hour Occupancy 317, Availability 113
- **Wellness:** Occupancy 66%, Capacity 1250, Peak Hour Occupancy 824, Availability 426
- **Gateway:** Occupancy 88%, Capacity 657, Peak Hour Occupancy 577, Availability 80
- **Morris:** Occupancy 72%, Capacity 824, Peak Hour Occupancy 593, Availability 231
- **Paterson:** Occupancy 87%, Capacity 1580, Peak Hour Occupancy 1381, Availability 199
- **Plum:** Occupancy 91%, Capacity 854, Peak Hour Occupancy 774, Availability 80

Total Garages: Occupancy 76%, Capacity 6368, Peak Hour Occupancy 4813, Availability 1555

These figures give an overview of current occupancy and availability across the various garages.

Mr. Karon reported that the 2025 budget has been approved by the State. The board will be asked to adopt the budget during this evening's meeting.

Mr. Karon reported that the January 2025 Reorganization meeting is scheduled to be held on January 29th, immediately followed by the regular board meeting.

Finance

No finance to report.

Legal

No legal to report.

Public Comment

A member of the public inquired about the total debt. Mr. Rajaratnam stated that the total debt is currently the same amount, \$187,000,000.

A member of the public inquired about updates on the supermarket space, and Mr. Karon stated that they are still working on securing a potential tenant.

A member of the public inquired whether anything can be done to prepare the supermarket space while it remains empty. Mr. Karon stated that the tenant will determine how to utilize the space based on their needs.

A member of the public suggested that monthly meetings should be encouraged and inquired whether virtual meetings could be held for the public. Additionally, the member recommended posting a bulletin board to notify the public about the meetings and the Joint Insurance Funds (JIF) board meetings. Mr. Karon stated that he does post the meeting notices on the bulletin board in the lobby. Mr. Rainone clarified that it is the responsibility of the JIF to make that posting.

A member of the public expressed concerns about the Joint Insurance Fund (JIF) and advised proceeding with caution when it comes to the JIF.

Resolutions

On the motion of Mr. Zimmerman, second by Ms. Soto, the board approved the payment resolution for December 2024. Vote: 4 - yes, 0 - no, 0 - abstain, 1- absent.

On the motion of Ms. Soto, second by Mr. Sleiman, the board approved the resolution adopting the 2025 Authority Budget. Vote: 4 - yes, 0 - no, 0 - abstain, 1- absent.

On the motion of Ms. Soto, second by Mr. Sleiman, the board approved the resolution to approve CFO financial services for 2025. Vote: 4 - yes, 0 - no, 0 - abstain, 1- absent.

On the motion of Mr. Zimmerman, second by Mr. Sleiman, the board approved the resolution to approve Interim Executive Director for 2025. Vote: 4 - yes, 0 - no, 0 - abstain, 1- absent.

On the motion of Mr. Zimmerman, second by Ms. Soto, the board approved the resolution to the 2025 salary adjustments for Non-Union Employees. Vote: 4 - yes, 0 - no, 0 - abstain, 1- absent.

Old Business

No old business.

New Business

No new business.

Close Session

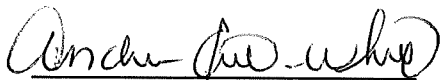
On motion of Mr. Sleiman, seconded by Mr. Zimmerman, the board enter to close session at 5:18 p.m.
Vote: 4 - yes, 0 - no, 0 – abstain, 1- absent.

Open Session

On motion of Mr. Sleiman, seconded by Mr. Zimmerman, the board enter to open session at 5:47 p.m.
Vote: 4 - yes, 0 - no, 0 – abstain, 1- absent.

Adjournment

On motion of Mr. Zimmerman, second by Mr. Sleiman, the board adjourned at 5:48 p.m.
Vote: 4 - yes, 0 - no, 0 – abstain, 1- absent.

A handwritten signature in cursive script, appearing to read "Andrea Eato-White", written over a horizontal line.

Andrea Eato-White
Secretary

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

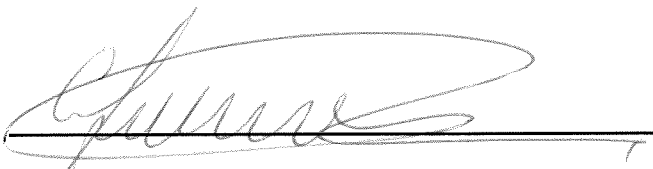
The estimated revenue operating fund expenditures, which are noted below, carry us through the next payment resolution. The following figures are for the period ending January 29th, 2025.

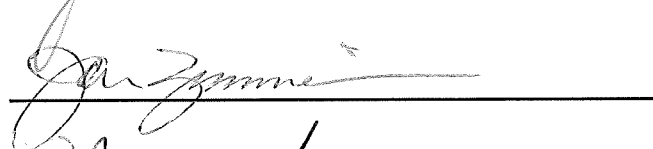
Payroll Estimate	01/01/2025	110,000.00
Payroll Estimate	01/15/2025	110,000.00
Payroll Estimate	01/29/2025	110,000.00
Pension Estimate - December 2024	01/06/2025	18,000.00
Health Estimate - January 2025	01/15/2024	96,000.00

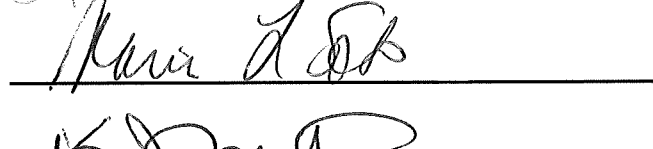
Prior Month Estimate	(672,000.00)
----------------------	--------------

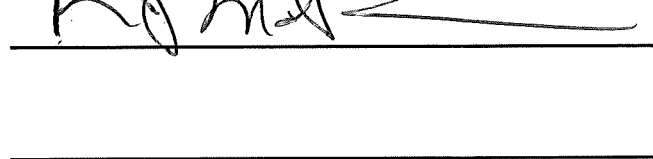
Total Disbursements	4,421,181.49
---------------------	--------------

Total Resolution Amount	<u>4,193,181.49</u>
-------------------------	---------------------









The Parking Authority of the City of New Brunswick December 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	PAYROLL 11-08-24	11/06/2024	111,645.47
WIRE	FSA 11-08-24	11/06/2024	150.76
WIRE	PENSION - OCTOBER	11/06/2024	18,000.00
WIRE	HEALTH - NOVEMBER	11/14/2024	85,882.11
WIRE	HEALTH - NOVEMBER	11/14/2024	12,149.02
WIRE	PAYROLL 11-22-24	11/20/2024	114,988.55
WIRE	FSA 11-22-24	11/20/2024	73.84
WIRE	PAYROLL 12-06-24	12/04/2024	114,915.24
WIRE	FSA 12-06-24	12/04/2024	150.76
WIRE	PENSION - NOVEMBER	12/06/2024	21,000.00
WIRE	HEALTH - DECEMBER	12/13/2024	83,077.03
WIRE	HEALTH - DECEMBER	12/13/2024	12,149.02
WIRE	PAYROLL 12-20-24	12/18/2024	117,097.30
WIRE	FSA 12-20-24	12/18/2024	150.76
81699	BETH RADABAUGH	11/13/2024	21.50
81700	ELLEN GILLESPIE	11/13/2024	3.00
81701	KARLITO ALMEDA	11/13/2024	13.00
81702	NEVIEN AHMED	11/13/2024	3.00
81703	FERNANDA DIAZ	11/13/2024	74.00
81704	ASIM CHAUDHRY	11/13/2024	185.00
81705	BONNIE WASIELEWSKI	11/13/2024	1.00
81706	ACCESS LOCKSMITH	11/13/2024	4,456.30
81707	CONCEPCION SALDANA-ACEVEDO	11/13/2024	174.70
81708	COSTELLOS ACE HARDWARE	11/13/2024	52.18
81709	ADVANZA TECHNOLOGIES INC	11/13/2024	1,743.00
81710	AFLAC	11/13/2024	647.20
81711	AMERICAN TIRE DISTRIBUTORS	11/13/2024	553.16
81712	LEONARD BIER	11/13/2024	675.00
81713	BRUNSWICK SIGN & EXHIBIT CORP.	11/13/2024	1,248.00
81714	BRUNSWICK URGENT CARE PA	11/13/2024	585.00
81715	OPTIMUM	11/13/2024	813.95
81716	CAR CARE COLLISION LLC	11/13/2024	249.95
81717	CENTRAL JERSEY CONTRACTING	11/13/2024	14,950.00
81718	CERULLO FIRE PROTECTION INC	11/13/2024	3,910.00
81719	CIRCLE JANITORIAL SUPPLIES	11/13/2024	1,664.71
81720	CLEAN MAT SERVICES LLC	11/13/2024	518.60
81721	CITY OF NEW BRUNSWICK	11/13/2024	25,222.11
81722	CITY OF NEW BRUNSWICK	11/13/2024	25.00
81723	CITY OF NEW BRUNSWICK	11/13/2024	87,483.33
81724	CITY OF NEW BRUNSWICK	11/13/2024	26,404.19
81725	CITY OF NEW BRUNSWICK (WATER)	11/13/2024	254.67
81726	HARRY DELGADO	11/13/2024	264.00
81727	MICHAEL DE TERESA	11/13/2024	23.05

The Parking Authority of the City of New Brunswick

December 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
81728	DOWNTOWN PRINTING CENTER	11/13/2024	63.00
81729	J.C. EHRlich CO., INC.	11/13/2024	177.07
81730	GALL LLC	11/13/2024	280.55
81731	JOHN WALLING-COURT OFFICER	11/13/2024	134.80
81732	NEW JERSEY FAMILY SUPPORT	11/13/2024	188.00
81733	NEW JERSEY FAMILY SUPPORT	11/13/2024	268.00
81734	JOHN WALLING, COURT OFFICER	11/13/2024	102.40
81735	NEW JERSEY FAMILY SUPPORT	11/13/2024	280.00
81736	NEW JERSEY FAMILY SUPPORT	11/13/2024	48.00
81737	NEW JERSEY FAMILY SUPPORT	11/13/2024	46.15
81738	GSRP PROJECT HOLDINGS I, LLC	11/13/2024	1,529.77
81739	HOME DEPOT CREDIT SERVICES	11/13/2024	475.96
81740	MARCO	11/13/2024	28.55
81741	INTERSTATE WASTE SERVICES	11/13/2024	730.00
81742	IPS GROUP INC.	11/13/2024	8,467.34
81743	MITCHELL KARON	11/13/2024	17.05
81744	HELEN KOLIAS	11/13/2024	174.70
81745	HUNG LE	11/13/2024	35.00
81746	METLIFE SBC	11/13/2024	2,012.13
81747	METLIFE	11/13/2024	315.00
81748	MIDDLESEX COUNTY TREASURER	11/13/2024	10,081.30
81749	RAINONE COUGHLIN MINCHELLO LLC	11/13/2024	5,592.50
81750	SUPERIOR VISION OF NJ INC	11/13/2024	239.88
81751	NEW BRUNSWICK CITY MARKET	11/13/2024	2,500.00
81752	PARTS AUTHORITY LLC	11/13/2024	90.85
81753	PRIMEPOINT LLC	11/13/2024	964.85
81754	PSE&G/WELLNESS ELECTRIC	11/13/2024	7,465.24
81755	PSE&G/WELLNESS GAS	11/13/2024	20.23
81756	PSE&G	11/13/2024	1,699.41
81757	PSE&G	11/13/2024	1,636.05
81758	PSE&G	11/13/2024	1,538.60
81759	PSE&G/ OLD FRESH GROCERY GAS	11/13/2024	181.53
81760	RESPONSE COMPUTER GROUP INC	11/13/2024	4,892.16
81761	ROBERT HALF	11/13/2024	2,913.26
81762	RUTGERS UNIVERSITY	11/13/2024	3,480.96
81763	RUTGERS STATE OF NJ	11/13/2024	9,445.52
81764	SCHINDLER ELEVATOR CORP	11/13/2024	14,309.58
81765	ELLEN SIEGEL	11/13/2024	174.70
81766	SMART STITCH LLC	11/13/2024	5,989.00
81767	STAR QUALITY CLEANERS & TAILOR	11/13/2024	57.50
81768	STAPLES	11/13/2024	249.46
81769	JAMES KELLY-COURT OFFICER	11/13/2024	120.00
81770	T2 SYSTEMS INC	11/13/2024	4,409.13

The Parking Authority of the City of New Brunswick December 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
81771	TEAMSTERS LOCAL 469	11/13/2024	254.00
81772	THA CONSULTING INC	11/13/2024	2,200.00
81773	TRIANGLE FIDELCO INDUST. CTR	11/13/2024	31,886.28
81774	UGI ENERGY SERVICES LLC	11/13/2024	5.66
81775	VARGA AUTO REPAIR	11/13/2024	3,277.68
81776	VERIZON	11/13/2024	613.50
81777	VERIZON CABS	11/13/2024	2,648.72
81778	VERIZON CABS	11/13/2024	2,777.94
81779	VERIZON CABS	11/13/2024	5,555.89
81780	WB MASON CO INC	11/13/2024	568.24
81781	WITHUM	11/13/2024	8,580.00
81782	RUINING YANG	11/13/2024	195.00
81783	ZEPHIRE	11/13/2024	925.00
81784	JANEELA SPENCE	12/04/2024	13.00
81785	HOWARD LEWIS	12/04/2024	20.00
81786	THOMAS RICHARDS	12/04/2024	185.00
81787	ADVANZA TECHNOLOGIES INC	12/04/2024	1,780.00
81788	AFLAC	12/04/2024	647.20
81789	RICHARD AIELLO	12/04/2024	165.00
81790	ALBRIGHT LLC	12/04/2024	895.51
81791	ALLIED FIRE & SAFETY	12/04/2024	155.00
81792	ALLIED UNIVERSAL	12/04/2024	19,010.39
81793	AMAZON CAPITAL SERVICES	12/04/2024	321.44
81794	ARCO COMMERCIAL ROOFING	12/04/2024	36,800.00
81795	AMERICAN TIRE DISTRIBUTORS	12/04/2024	374.76
81796	BEST CLEANING	12/04/2024	10,233.24
81797	BROOKLYN COMPUTER SYSTEM. INC	12/04/2024	340.45
81798	BRUNSWICK SIGN & EXHIBIT CORP.	12/04/2024	45.00
81799	BUTTS TICKET COMPANY	12/04/2024	6,929.00
81800	OPTIMUM	12/04/2024	813.95
81801	OPTIMUM	12/04/2024	80.97
81802	CABLEVISION LIGHTPATH INC	12/04/2024	3,371.36
81803	CAR CARE COLLISION LLC	12/04/2024	405.43
81804	CDW GOVERNMENT	12/04/2024	157.30
81805	CINTAS CORP LOC 062	12/04/2024	447.84
81806	RUTGERS - CINJ	12/04/2024	390.00
81807	CIRCLE JANITORIAL SUPPLIES	12/04/2024	1,358.84
81808	CLEAN MAT SERVICES LLC	12/04/2024	518.60
81809	CITY OF NEW BRUNSWICK	12/04/2024	610.80
81810	CITY OF NEW BRUNSWICK (WATER)	12/04/2024	500.50
81811	CULTURAL CENTER	12/04/2024	51.19
81812	HARRY DELGADO	12/04/2024	147.82
81813	MICHAEL DE TERESA	12/04/2024	29.25

The Parking Authority of the City of New Brunswick

December 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
81814	EASTERN ARMORED SERVICES INC	12/04/2024	12,338.00
81815	J.C. EHRLICH CO., INC.	12/04/2024	177.07
81816	JOSEPH FAZZIO - WALL LLC	12/04/2024	780.78
81817	DEBRA FULTON	12/04/2024	195.00
81818	GALL LLC	12/04/2024	458.49
81819	GANNETT NJ NEWSPAPERS	12/04/2024	146.60
81820	JOHN WALLING-COURT OFFICER	12/04/2024	134.80
81821	NEW JERSEY FAMILY SUPPORT	12/04/2024	188.00
81822	NEW JERSEY FAMILY SUPPORT	12/04/2024	268.00
81823	JOHN WALLING, COURT OFFICER	12/04/2024	102.40
81824	NEW JERSEY FAMILY SUPPORT	12/04/2024	280.00
81825	NEW JERSEY FAMILY SUPPORT	12/04/2024	48.00
81826	NEW JERSEY FAMILY SUPPORT	12/04/2024	46.15
81827	GEORGE ST HOLDINGS LLC	12/04/2024	3,051.38
81828	GRAINGER, INC	12/04/2024	236.35
81829	GSRP PROJECT HOLDINGS I, LLC	12/04/2024	958.22
81830	HICKS COMMUNICATIONS INC	12/04/2024	4,750.00
81831	HIRERIGHT LLC	12/04/2024	562.77
81832	HOME DEPOT CREDIT SERVICES	12/04/2024	439.36
81833	HUB PARKING	12/04/2024	12,578.56
81834	IMPACT POWER TECHNOLOGIES LLC	12/04/2024	988.50
81835	INTERSTATE WASTE SERVICES	12/04/2024	3,998.09
81836	IPS GROUP INC.	12/04/2024	11,142.35
81837	JERSEY ELEVATOR	12/04/2024	5,753.94
81838	MITCHELL KARON	12/04/2024	17.05
81839	KF MECHANICAL HEATING & AIR CO	12/04/2024	9,946.00
81840	LADY LOCKSMITHING LLC.	12/04/2024	1,490.70
81841	LAMAR ADVERTISING OF PENN, LLC	12/04/2024	5,230.11
81842	MACKAY METERS, INC.	12/04/2024	1,555.00
81843	METLIFE	12/04/2024	345.00
81844	MIDDLESEX COUNTY TREASURER	12/04/2024	1,360.66
81845	MODERN GROUP LTD	12/04/2024	4,111.24
81846	MRI SERVICES	12/04/2024	524.94
81847	NJ ADVANCE MEDIA	12/04/2024	316.00
81848	NJ MOTOR VEHICLE COMMISSION	12/04/2024	353.00
81849	NJ MOTOR VEHICLE COMMISSION	12/04/2024	105.00
81850	NJ MOTOR VEHICLE COMMISSION	12/04/2024	71.50
81851	OTIS ELEVATOR COMPANY	12/04/2024	20,543.10
81852	PARKMOBILE USA INC	12/04/2024	18,412.45
81853	PARTS AUTHORITY LLC	12/04/2024	92.40
81854	POWER PLACE INC	12/04/2024	60.08
81855	PRECISION TECHNOLOGY SOLUTIONS	12/04/2024	1,164.50
81856	PRIMEPOINT LLC	12/04/2024	993.25

The Parking Authority of the City of New Brunswick

December 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
81857	PSE&G/WELLNESS ELECTRIC	12/04/2024	8,015.46
81858	PSE&G/WELLNESS GAS	12/04/2024	28.30
81859	PSE&G	12/04/2024	30,744.49
81860	PSE&G	12/04/2024	1,828.07
81861	PSE&G	12/04/2024	1,876.89
81862	PSE&G	12/04/2024	226.33
81863	PSE&G/ OLD FRESH GROCERY GAS	12/04/2024	238.48
81864	QUADIENT FINANCE USA INC	12/04/2024	1,000.00
81865	ROBERT HALF	12/04/2024	5,618.90
81866	ROBERT GRIGSS PLUMBING & HEAT	12/04/2024	26,549.50
81867	RUTGERS UNIVERSITY	12/04/2024	3,282.08
81868	SCHINDLER ELEVATOR CORP	12/04/2024	7,715.37
81869	SIGNAL ELECTRIC CORP	12/04/2024	13,283.00
81870	SLALOM INC.	12/04/2024	340.00
81871	SMART STITCH LLC	12/04/2024	2,622.00
81872	SOUTHLAND PRINTING CO.	12/04/2024	4,299.63
81873	SPECTROTEL	12/04/2024	62.37
81874	STAR QUALITY CLEANERS & TAILOR	12/04/2024	258.00
81875	STAPLES	12/04/2024	210.08
81876	JAMES KELLY-COURT OFFICER	12/04/2024	120.00
81877	SWIFT ELECTRICAL SUPPLY CO	12/04/2024	261.67
81878	T2 SYSTEMS INC	12/04/2024	1,829.23
81879	TASC	12/04/2024	572.18
81880	THA CONSULTING INC	12/04/2024	13,400.00
81881	THYSSENKRUPP ELEVATOR CORP	12/04/2024	8,632.25
81882	TRAX CAR WASH	12/04/2024	219.99
81883	TRIANGLE FIDELCO INDUST. CTR	12/04/2024	31,886.28
81884	UGI ENERGY SERVICES LLC	12/04/2024	2.36
81885	VARGA AUTO REPAIR	12/04/2024	8,087.24
81886	VERIZON WIRELESS	12/04/2024	1,835.95
81887	VERIZON	12/04/2024	626.20
81888	VERIZON CABS	12/04/2024	2,648.72
81889	VERIZON CABS	12/04/2024	2,777.94
81890	VERIZON CABS	12/04/2024	5,555.89
81891	VERIZON/WELLNESS	12/04/2024	621.03
81892	VERIZON/FAX	12/04/2024	76.34
81893	WB MASON CO INC	12/04/2024	1,604.99
81894	WILENTZ	12/04/2024	765.00
81895	WOMEN AWARE INC	12/04/2024	155.00
81896	ZEPHIRE	12/04/2024	925.00
81897	HEMANT BANSAL	12/18/2024	175.00
81898	NAMIG ALAKBARZADE	12/18/2024	22.00
81899	TERRI AHLMEYER	12/18/2024	11.00

The Parking Authority of the City of New Brunswick

December 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
81900	KAROLINA CZAJKA	12/18/2024	195.00
81901	SHAILI LIKHAR	12/18/2024	185.00
81902	ROHAN HAWARE	12/18/2024	92.50
81903	CONCEPCION SALDANA-ACEVEDO	12/18/2024	174.70
81904	ALLIED UNIVERSAL	12/18/2024	15,639.13
81905	AMA GROUP	12/18/2024	7,625.40
81906	AMERICAN SHREDDER	12/18/2024	45.00
81907	AMERICAN TIRE DISTRIBUTORS	12/18/2024	450.76
81908	BBM BATTERY INC	12/18/2024	719.00
81909	LEONARD BIER	12/18/2024	675.00
81910	OPTIMUM	12/18/2024	80.97
81911	CABLEVISION LIGHTPATH INC	12/18/2024	3,371.36
81912	CASH: CHANGE FUND/PETTY CASH	12/18/2024	77.68
81913	CLEAN MAT SERVICES LLC	12/18/2024	518.60
81914	CITY OF NEW BRUNSWICK	12/18/2024	56.00
81915	CITY OF NEW BRUNSWICK	12/18/2024	87,483.33
81916	CITY OF NEW BRUNSWICK	12/18/2024	2,487,500.00
81917	GALL LLC	12/18/2024	386.28
81918	JOHN WALLING-COURT OFFICER	12/18/2024	269.60
81919	NEW JERSEY FAMILY SUPPORT	12/18/2024	376.00
81920	NEW JERSEY FAMILY SUPPORT	12/18/2024	536.00
81921	JOHN WALLING, COURT OFFICER	12/18/2024	204.80
81922	NEW JERSEY FAMILY SUPPORT	12/18/2024	96.00
81923	NEW JERSEY FAMILY SUPPORT	12/18/2024	92.30
81924	GEORGE ST HOLDINGS LLC	12/18/2024	2,773.54
81925	GOLD TYPE BUSINESS MACHINES	12/18/2024	3,164.70
81926	HICKS COMMUNICATIONS INC	12/18/2024	1,130.00
81927	HIRERIGHT LLC	12/18/2024	218.30
81928	HOME DEPOT CREDIT SERVICES	12/18/2024	176.58
81929	INTERSTATE WASTE SERVICES	12/18/2024	2,993.09
81930	JERSEY ELEVATOR	12/18/2024	1,293.48
81931	MITCHELL KARON	12/18/2024	127.95
81932	HELEN KOLIAS	12/18/2024	174.70
81933	METLIFE SBC	12/18/2024	2,161.81
81934	METLIFE	12/18/2024	690.00
81935	MIDDLESEX COUNTY TREASURER	12/18/2024	963.27
81936	MIDDLESEX CNTY MUNICIPAL	12/18/2024	240,982.48
81937	RAINONE COUGHLIN MINCHELLO LLC	12/18/2024	6,502.50
81938	MODERN GROUP LTD	12/18/2024	1,876.50
81939	MRI SERVICES	12/18/2024	739.64
81940	SUPERIOR VISION OF NJ INC	12/18/2024	243.72
81941	PARKMOBILE USA INC	12/18/2024	16,566.10
81942	PARTS AUTHORITY LLC	12/18/2024	417.54

The Parking Authority of the City of New Brunswick

December 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
81943	PSE&G	12/18/2024	46,530.69
81944	PSE&G	12/18/2024	2,633.73
81945	QUADIENT FINANCE USA INC	12/18/2024	551.83
81946	THE RESTAURANT GUYS	12/18/2024	2,500.00
81947	ROBERT HALF	12/18/2024	3,940.75
81948	RUTGERS UNIVERSITY	12/18/2024	4,067.75
81949	RUTGERS STATE OF NJ	12/18/2024	13,727.05
81950	SCHINDLER ELEVATOR CORP	12/18/2024	2,393.35
81951	ELLEN SIEGEL	12/18/2024	174.70
81952	SPECTROTEL	12/18/2024	63.47
81953	STAPLES	12/18/2024	66.38
81954	JAMES KELLY-COURT OFFICER	12/18/2024	240.00
81955	TEAMSTERS LOCAL 469	12/18/2024	348.00
81956	ULINE SHIPPING SUPPLIES	12/18/2024	377.91
81957	UNIVERSAL SYSTEMS, INC.	12/18/2024	27,850.00
81958	VARGA AUTO REPAIR	12/18/2024	1,619.70
81959	VERIZON WIRELESS	12/18/2024	1,497.63
81960	VERIZON/WELLNESS	12/18/2024	619.84
81961	VERIZON/FAX	12/18/2024	76.13
81962	WB MASON CO INC	12/18/2024	1,170.88
			4,421,181.49

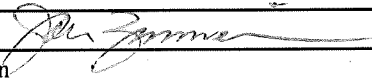
2025 ADOPTION CERTIFICATION

New Brunswick Parking Authority

AUTHORITY BUDGET

FISCAL YEAR: January 01, 2025 to December 31, 2025

It is hereby certified that the Authority Budget and Capital Budget/Program annexed hereto is a true copy of the Budget adopted by the governing body of the New Brunswick Parking Authority, pursuant to N.J.A.C 5:31-2.3, on December 18, 2024.

Officer's Signature:	ezim@att.net 		
Name:	John Zimmerman		
Title:	Secretary Designee		
Address:	106 Somerset Street, 6th floor New Brunswick, NJ 08901		
Phone Number:	732 545 3118	Fax:	732 937 9262
E-mail address:	ezim@att.net		

2025 ADOPTED BUDGET RESOLUTION

New Brunswick Parking Authority

FISCAL YEAR: January 01, 2025 to December 31, 2025

WHEREAS, the Annual Budget and Capital Budget/Program for the New Brunswick Parking Authority for the fiscal year beginning January 01, 2025 and ending December 31, 2025 has been presented for adoption before the governing body of the New Brunswick Parking Authority at its open public meeting of December 18, 2024; and


WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget presented for adoption reflects Total Revenues of \$31,781,990.00, Total Appropriations, including any Accumulated Deficit, if any, of \$31,691,952.00, and Total Unrestricted Net Position utilized of \$90,038.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$1,115,000.00 and Total Unrestricted Net Position Utilized of \$1,115,000.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the New Brunswick Parking Authority at an open public meeting held on December 18, 2024 that the Annual Budget and Capital Budget/Program of the New Brunswick Parking Authority for the fiscal year beginning January 01, 2025 and ending December 31, 2025 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.


ezim@att.net
(Secretary's Signature)

12/18/2024
(Date)

Governing Body Recorded Vote

Member	Aye	Nay	Abstain	Absent
Kevin McTernan	✓			
Andrea Eato-White				✗
Maria Soto	✓			
John Zimmerman	✓			
Gus Sleiman	✓			

**NEW BRUNSWICK PARKING AUTHORITY
RESOLUTION FOR FINANCIAL SERVICES
PURSUANT TO A NONFAIR & OPEN CONTRACT PROCESS**

Whereas, it is deemed necessary and in the best interest of the Commissioners of the Parking Authority of the City of New Brunswick, in the County of Middlesex, State of New Jersey to engage a Chief Financial Officer - Accountant pursuant to the "Nonfair and Open" professional services contracting process; and

Whereas, the New Brunswick Parking Authority desires to engage Bright S. Rajaratnam of Bright Consulting Services, LLC., P.O. Box 8, Monmouth Junction, New Jersey 08852 to serve as the NBPA's CFO on a professional services consulting basis; and

Whereas, the Executive Director and Chairman of the Parking Authority have reviewed the qualifications of Bright S. Rajaratnam and recommend the selection of Bright S. Rajaratnam as the CFO for the NBPA for a twelve (12) month term, for a fee of \$145,964.00 paid in biweekly installments of \$5,614.00, and

Whereas, said CFO-Accounting services to be provided by Bright S. Rajaratnam are professional services within the definition contained in NJSA 40:11-2(6).

Now Therefore Be It Resolved, that the New Brunswick Parking Authority pursuant to the State of New Jersey Local Unit Pay-To-Play Law, N.J.S.A. 19:44A-20 et. seq. selects Bright S. Rajaratnam to serve as CFO – Accountant for a twelve (12) month term, for a fee of \$145,964.00 based upon a Nonfair and Open Professional Services Contract, the terms of which are attached hereto and made a part of this resolution; and

Be It Further Resolved, that in order to effectuate the objectives of this Resolution, the Commissioners of the Parking Authority direct the Executive Director to award said contract and to cause notice of this Resolution as required by NJSA 40A:11-5(1)(a) to be published in the Official Newspaper of the NBPA; and

Be It Further Resolved, that the award of this contract is contingent upon the NBPA having sufficient funds and the Executive Director of the NBPA certifying that there are sufficient funds budgeted by the Authority for said professional services contract; and

Be It Further Resolved, that when the CFO - Accounting services paid Bright S. Rajaratnam exceeds \$17,500, the NBPA shall cause said individual to file the appropriate Local Unit Pay-To-Play Law Disclosure statement.

Be It Further Resolved, that pursuant to the Local Unit Pay-To-Play Law, Bright S. Rajaratnam shall be prohibited from making political contributions to any New Brunswick municipal candidates for a period of two (2) years following the last day of his employment as CFO - Accountant pursuant to "Nonfair and Open" professional services contracting procurement.

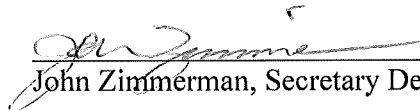
VOTING RECORD

Dated: December 18, 2024

COMMISSIONERS	<u> /YES</u>	<u> /NO</u>	<u> /ABSTAIN</u>	<u> /ABSENT</u>
Kevin McTernan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Zimmerman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maria Soto	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gus Sleiman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Andrea Eato-White	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

December 18, 2024


John Zimmerman, Secretary Designee

**NEW BRUNSWICK PARKING AUTHORITY
RESOLUTION FOR INTERIM EXECUTIVE DIRECTOR
PURSUANT TO A NONFAIR & OPEN CONTRACT PROCESS**

Whereas, it is deemed necessary and in the best interest of the Commissioners of the Parking Authority of the City of New Brunswick, in the County of Middlesex, State of New Jersey to engage an Interim Executive Director pursuant to the “Nonfair and Open” professional services contracting process; and

Whereas, the New Brunswick Parking Authority desires to engage Mitchell Karon dba MK Parking Advisor LLC, 53 Wilcox Road, New Brunswick New Jersey 08901 to serve as the NBPA’s Interim Executive Director on a professional services consulting basis; and

Whereas, the NBPA Board of Commissioners and Chairman of the Parking Authority have reviewed the qualifications of Mitchell Karon and recommend the selection of Mitchell Karon as the Interim Executive Director for the NBPA for the period of January 1, 2025 through December 31, 2025, for a fee of \$150.00 per hour, not to exceed 24 hours per week unless approved by the Chairman of the Parking Authority, paid in biweekly installments, and

Whereas, said Interim Executive Director to be provided by Mitchell Karon are professional services within the definition contained in NJSA 40:11-2(6).

Now Therefore Be It Resolved, that the New Brunswick Parking Authority pursuant to the State of New Jersey Local Unit Pay-To-Play Law, N.J.S.A. 19:44A-20 et. seq. selects Mitchell Karon to serve as Interim Executive Director for the period January 1, 2025 through December 31, 2025, for a fee of \$150.00 per hour based upon a Nonfair and Open Professional Services Contract, the terms of which are attached hereto and made a part of this resolution; and

Be It Further Resolved, that in order to effectuate the objectives of this Resolution, the Commissioners of the Parking Authority direct the Chairman to award said contract and to cause notice of this Resolution as required by NJSA 40A:11-5(1)(a) to be published in the Official Newspaper of the NBPA; and

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

Be It Further Resolved, that when the Interim Executive Director services paid Mitchell Karon exceeds \$17,500, the NBPA shall cause said individual to file the appropriate Local Unit Pay-To-Play Law Disclosure statement.

Be It Further Resolved, that pursuant to the Local Unit Pay-To-Play Law, Mitchell Karon shall be prohibited from making political contributions to any New Brunswick municipal candidates for a period of two (2) years following the last day of his employment as Interim Executive Director pursuant to "Nonfair and Open" professional services contracting procurement.

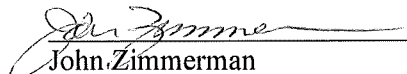
VOTING RECORD

Dated: December 18, 2024

COMMISSIONERS	<u> /YES </u>	<u> /NO </u>	<u> /ABSTAIN </u>	<u> /ABSENT </u>
Kevin McTernan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gus Sleiman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maria Soto	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Zimmerman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Andrea Eato-White	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

December 18, 2024


John Zimmerman
Secretary Designee

**NEW BRUNSWICK PARKING AUTHORITY
RESOLUTION FOR 2025 NON UNION
EMPLOYEE-SALARY SCHEDULE**

Whereas, the New Brunswick Parking Authority Personnel Committee has reviewed the job performance of the New Brunswick Parking Authority's non union employees, and made recommendations for the salary and wages to be paid said non union employees for the year, beginning January 1, 2025 and ending December 31, 2025; and

Whereas, the recommendations of the Personnel Committee have been brought before the full Board of Commissioners of the New Brunswick Parking Authority, who have examined the Committee's salary and wage recommendations, and consider them to be fair and equitable, and in the interests of the NBPA, and the citizens of the City of New Brunswick; and

Now Therefore Be It Resolved, that the Board of Commissioners of the New Brunswick Parking Authority does hereby *authorized the Executive Director and Chief Financial Officer of the NBPA to implement the salary and wage recommendation adopted this date, which are attached hereto and made part of this resolution.

**NEW BRUNSWICK PARKING AUTHORITY
RESOLUTION FOR 2025 NON UNION
EMPLOYEE-SALARY SCHEDULE**

VOTING RECORD

<u>COMMISSIONERS</u>	<u>/YES</u>	<u>/NO</u>	<u>/ABSTAIN</u>	<u>/ABSENT</u>
Kevin McTernan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
John Zimmerman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maria Soto	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gus Sleiman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Andrea Eato-White	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

Dated: December 18, 2024


John Zimmerman, Secretary Designee NBPA