

Agenda
New Brunswick Parking Authority
December 17, 2025

- A. Call to Order
- B. Read Public Notice
- C. Minutes from October 2025 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 2025
 - 2. Resolution Adopting the 2026 Authority Budget
 - 3. Resolution Accepting Designation as Redevelopment Agency for New Redmond II Redevelopment Plan Area
 - 4. Resolution Designating A Risk Management Consultant
 - 5. Resolution to Approve Interim Executive Director for 2026
 - 6. Resolution Approving 2026 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 17, 2025**

A regular meeting of the New Brunswick Parking Authority was held on December 17, 2025, 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.

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

Commissioners in Attendance:

Kevin McTernan	Chairman
Gus Sleiman	Commissioner
Andrea Eato-White	Secretary
Maria Soto	Treasurer (via phone)
John Zimmerman	Commissioner

Legal in Attendance:

Aaron Rainone	General Counsel
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NBPA Personnel in Attendance:

Mitchell Karon	Executive Director
James Tricarico	Chief Financial Officer (Absent)
Alexandra Perez	Human Resources Manager

Minutes

On motion of Ms. Eato-White, seconded by Mr. Zimmerman, the board approved the minutes from the October 2025 regular board meeting. Vote: 5 - yes, 0 - no, 0 - abstain, 0- absent.

Executive Director's Report

Mr. Karon reported on advertising and stated that he is working to establish a new revenue stream through advertising in the parking garages. An RFP was published, and two proposals were received and are currently under review, with a provider expected to be selected for approval at the January Board meeting.

Mr. Karon reported on the 2026 budget, noting that it has been approved by the DCA and a resolution is on the agenda for the Board to formally adopt the budget.

Mr. Karon reported on LFB, noting that at its November meeting, the Local Finance Board approved the Parking Authority's designation by the city as the redevelopment entity for the New Redmond II redevelopment project. There is a resolution on this evening's agenda asking the board to accept its designation as the Redevelopment Agency.

Mr. Karon reported on Snow Parking, stating that designated garages were opened for Residential Snow Parking beginning at 6 PM this past Saturday and remained open until 8 AM Monday. During that period, seventeen residents parked at the Plum Street Garage, three on New Street, one on Morris Street, and none at Wellness.

Mr. Karon reported on the Morris Street Discount. To help relieve the demand from the LCSD on weekend nights, a \$5.00 discount is being offered to parkers who reserve a space at the Morris Street Garage on Friday and Saturday nights between 5:00 p.m. and midnight. Last weekend, ten parkers took advantage of the program. The program will continue until the end of the year, after which its effectiveness will be evaluated to determine whether it should be continued.

Mr. Karon reported on the CBA. Productive meetings have been held with the union to negotiate a new collective bargaining agreement with Maintenance and Custodial personnel. A new agreement will not be in place when the current one expires at the end of the year. The next meeting is scheduled for the second week of January.

Mr. Karon reported on James Prysblowski. He wanted to recognize that Jim Prysblowski is retiring at the end of the year. Jim has been employed by the authority for 33 years and served as Maintenance Foreman for those years. Mr. Karon expressed his gratitude to Jim for his dedicated service and commitment to the NBPA.

Public Comment

A member of the public stated that they wanted to raise to the Board's attention that the first and third Wednesdays of every month are when the New Brunswick City Council holds its meetings, typically at 5:30 p.m. When the Parking Authority schedules a meeting at 5:00 p.m. on the same evening, it becomes difficult to attend both meetings. The member requested that the 2026 schedule be coordinated to avoid conflicts with City Council meetings. Mr. Karon responded that Parking Authority meetings are scheduled for the fourth Wednesday of every month. Mr. Rainone added that he believes this scheduling conflict is a one-off occurrence.

A member of the public inquired about the Middlesex County Municipal Joint Insurance. The member noted that the organization is currently going through a dissolution plan that has been approved. He also mentioned that he saw there was a board meeting today and that there was no Parking Authority representation at the meeting. Mr. Karon responded that the appropriate person was unavailable.

A member of the public inquired about a letter signed by the Executive Director regarding a project downtown. The letter stated that the Parking Authority can offer 298 spaces in the Wellness Deck. Mr. Karon explained that this refers to Helix 3. The member of the public then asked if the 298 spaces involve converting the first floor into parking. Mr. Karon responded that they are currently looking into converting the first floor for parking.

A member of the public stated that he had submitted two OPRA requests seeking information regarding the training courses for enforcement officers. Mr. Rainone responded that his understanding is that there is a training program, but the training materials and records the requester was seeking are not in the Authority's possession. They are held by the third party that provides the training.

The member of the public asked for the name of the third-party provider. Mr. Rainone stated that he was not sure of the name. Mr. McTernan added that the OPRA response will be completed and should provide clarity for everyone. The member of the public further stated that the request was for two types of records: the course materials to see what the officers are being trained on and proof that the officers currently in the force have completed the training.

A member of the public inquired about the eligibility determination that requires the Police Chief's sign-off, citing Statute 40:11A, and asked whether it applies to the New Brunswick Parking Authority. Mr. Rainone stated that his understanding is that the same process has been followed when conducting background checks. Mr. Karon added that everyone hired by the Parking Authority undergoes a background check. He asked Mr. Perez to confirm, and she stated that this is correct and that a drug test is also administered.

A member of the public inquired about the total debt of the Parking Authority. Mr. Karon responded that it is \$181,260,000.

Resolutions

On motion of Mr. Zimmerman, seconded by Mr. Sleiman, the board approved payment resolution for December 2025. Vote: 5 - yes, 0 - no, 0 – abstain, 0- absent.

On motion of Mr. Sleiman, seconded by Ms. Soto, the board approved the resolution adopting the 2026 Authority budget. Vote: 5- yes, 0 - no, 0 – abstain, 0- absent.

On motion of Ms. Eato-White, seconded by Mr. Zimmerman, the board approved the resolution accepting designation as Redevelopment Agency for New Redmond II Redevelopment plan area. Vote: 5- yes, 0 - no, 0 – abstain, 0- absent.

On motion of Mr. Sleiman, seconded by Mr. Zimmerman, the board approved the resolution designating a Rick Management Consultant. Vote: 5- yes, 0 - no, 0 – abstain, 0- absent.

On motion of Ms. Soto, seconded by Ms. Eato-White, the board approved Interim Executive Director for 2026. Vote: 5- yes, 0 - no, 0 – abstain, 0- absent.

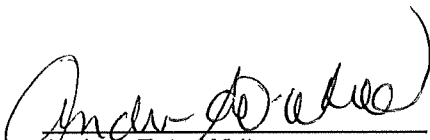
On Motion of Mr. Zimmerman, seconded by Mr. Sleiman, the board approved the resolution for 2026 salary adjustments for Non-Union employees.

Close Session

On motion of Mr. Sleiman, seconded by Ms. Eato-White, the board went to close session at 5:19 pm. Vote: 5- yes, 0 - no, 0 – abstain, 0- absent.

Adjournment

On motion of Mr. Zimmerman, second by Mr. Sleiman, the board adjourned at 5:32 pm. Vote: 5- yes, 0 - no, 0 – abstain, 0- absent.


Andrea Eato-White
Secretary

The Parking Authority of the City of New Brunswick

December 17, 2025 Resolution of Operating Expenditures

The estimated operating fund expenditures, which are noted below, carry us through the next payment resolution. The following figures is the estimate for the period December 18th to January 21st, 2026.

Payroll Estimate # 26	12/19/2025	135,000.00
Payroll Estimate # 01 (2026)	01/02/2026	145,000.00
Pension Estimate - December 2025	01/05/2026	27,000.00
Payroll Estimate # 02 (2026)	01/16/2026	145,000.00

Current Estimate for period: December 17 to January 28th, 2026

452,000.00

Less Prior Estimate for period: September 17th to October 22nd

(814,000.00)

Total Disbursements

4,083,467.03

Total Resolution Amount

\$ 3,721,467.03


NBPA Commissioner signature


NBPA Commissioner signature


NBPA Commissioner signature


NBPA Commissioner signature


NBPA Commissioner signature

The Parking Authority of the City of New Brunswick

December 17, 2025 Resolution of Operating Expenditures

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

CHK/ W	DATE	VENDOR NAME	AMOUNT
83511	12/17/2025	ACME TOOLS	3,299.99
83512	12/17/2025	ADVANZA TECHNOLOGIES INC	1,902.00
83378	11/13/2025	AFLAC	463.52
83441	12/02/2025	AFLAC	463.52
83421	11/13/2025	ALISSA ROSELLI	11.35
83513	12/17/2025	ALL AMERICAN FORD OF OLD BRIDG	1,007.08
83443	12/02/2025	APRUZZESE MCDERMOTT	2,273.56
83444	12/02/2025	BEST CLEANING	5,330.00
83514	12/17/2025	BEST CLEANING	5,330.00
83403	11/13/2025	BRIGHTHOUSE FINANCIAL	330.00
83477	12/02/2025	BRIGHTHOUSE FINANCIAL	330.00
83548	12/17/2025	BRIGHTHOUSE FINANCIAL	330.00
83490	12/02/2025	BRIMAR INDUSTRIES	2,702.54
83379	11/13/2025	BROOKLYN COMPUTER SYSTEMS INC	219.95
83515	12/17/2025	BROOKLYN COMPUTER SYSTEMS INC	219.95
83516	12/17/2025	BRUNSWICK SIGN & EXHIBIT CORP.	1,450.00
83380	11/13/2025	BRUNSWICK URGENT CARE	650.00
83517	12/17/2025	BRUNSWICK URGENT CARE	325.00
83381	11/13/2025	BUTTS TICKET COMPANY	3,860.00
83447	12/02/2025	CABLEVISION LIGHTPATH INC	3,374.94
83519	12/17/2025	CABLEVISION LIGHTPATH INC	3,374.94
83520	12/17/2025	CASH: CHANGE FUND/PETTY CASH	200.00
83383	11/13/2025	CASH: CHANGE FUND/PETTY CASH	151.00
83448	12/02/2025	CDW GOVERNMENT	2,438.84
83384	11/13/2025	CDW GOVERNMENT	392.65
83521	12/17/2025	CENTRAL JERSEY PROPERTY	2,850.00
83526	12/17/2025	CHRISTINA DeCARLO	170.00
83522	12/17/2025	CINTAS FIRST AID & SAFETY	236.18
83449	12/02/2025	CIRCLE JANITORIAL SUPPLIES	7,597.17
83452	12/02/2025	CITY OF NB FINANCE DEPT	87,483.33
83525	12/17/2025	CITY OF NEW BRUNSWICK	2,487,500.00
83451	12/02/2025	CITY OF NEW BRUNSWICK	707.77
83523	12/17/2025	CITY OF NEW BRUNSWICK	9.00
83385	11/13/2025	CITY OF NEW BRUNSWICK	7.00
83524	12/17/2025	CITY OF NEW BRUNSWICK (INSP)	1,456.00
83453	12/02/2025	CITY OF NEW BRUNSWICK (WATER)	500.84
83450	12/02/2025	CLEAN MAT SERVICES LLC	370.90
83547	12/17/2025	DAVID KIM	8.00
83475	12/02/2025	DAVID MAYA	24.00
83468	12/02/2025	DEPARTMENT OF THE TREASURY	34,894.65
83455	12/02/2025	DOWNTOWN PRINTING CENTER	1,978.00
83386	11/13/2025	EASTERN ARMORED SERVICES INC	12,338.00
83456	12/02/2025	EASTERN ARMORED SERVICES INC	6,169.00
83491	12/02/2025	ELLEN SIEGEL	185.00
83458	12/02/2025	ENFORM HR	585.00
83529	12/17/2025	ENFORM HR	585.00
83530	12/17/2025	FEDERAL EXPRESS	42.76

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CHK/ W	DATE	VENDOR NAME	AMOUNT
83531	12/17/2025	FRANCIS FIGUEROA	4.00
83389	11/13/2025	GALLS, LLC	995.69
83533	12/17/2025	GANNETT NJ NEWSPAPERS	162.04
83537	12/17/2025	GEORGE ST HOLDINGS LLC	4,434.15
83462	12/02/2025	GEORGE ST HOLDINGS LLC	4,403.54
83393	11/13/2025	GSRP PROJECT HOLDINGS I, LLC	3,610.28
83538	12/17/2025	GSRP PROJECT HOLDINGS I, LLC	2,284.17
83463	12/02/2025	GUARANTEED MOTOR TOWING	95.00
83454	12/02/2025	HARRY DELGADO	179.81
WIRE	11/20/2025	HEALTH NOVEMBER	101,272.33
WIRE	11/20/2025	HEALTH NOVEMBER	12,485.81
83473	12/02/2025	HELEN KOLIAS	185.00
83466	12/02/2025	HICKS COMMUNICATIONS INC	7,194.00
83394	11/13/2025	HIRERIGHT LLC	252.40
83539	12/17/2025	HIRERIGHT LLC	66.10
83540	12/17/2025	HOME DEPOT CREDIT SERVICES	586.97
83395	11/13/2025	HOME DEPOT CREDIT SERVICES	489.39
83396	11/13/2025	HUB PARKING TECH USA INC	11,247.50
83541	12/17/2025	HUB PARKING TECH USA INC	11,247.50
83398	11/13/2025	IDENTISOURCE LLC	4,938.21
WIRE	12/1/2025	INDEED EMPLOYMENT AD	508.79
WIRE	12/11/2025	INDEED EMPLOYMENT AD	500.22
WIRE	11/21/2025	INDEED EMPLOYMENT AD	500.02
WIRE	11/3/2025	INDEED EMPLOYMENT AD	388.22
WIRE	12/2/2025	INDEED EMPLOYMENT AD	54.89
83542	12/17/2025	INTERSTATE WASTE SERVICES	3,327.75
83399	11/13/2025	INTERSTATE WASTE SERVICES	2,647.21
83467	12/02/2025	INTERSTATE WASTE SERVICES	389.00
83400	11/13/2025	IPS GROUP, INC	6,741.45
83543	12/17/2025	IPS GROUP, INC	6,323.05
83457	12/02/2025	J.C. EHRLICH	199.00
83387	11/13/2025	J.C. EHRLICH CO., INC.	199.00
83561	12/17/2025	JACKLYN RIDER	225.00
83573	12/17/2025	JAMES TRICARICO	458.22
83426	11/13/2025	JAMIE KELLY-COURT OFFICER	120.00
83495	12/02/2025	JAMIE KELLY-COURT OFFICER	120.00
83568	12/17/2025	JAMIE KELLY-COURT OFFICER	120.00
83554	12/17/2025	JANET PACKWOOD	11.00
83469	12/02/2025	JERSEY ELEVATOR	23,460.00
83401	11/13/2025	JERSEY ELEVATOR	5,862.50
83544	12/17/2025	JERSEY ELEVATOR	4,784.00
83498	12/02/2025	JOHN TROVATO	185.00
83471	12/02/2025	KEVIN KEEGAN	133.86
83472	12/02/2025	KF MECHANICAL HEATING & AIR CO	462.00
83445	12/02/2025	LEONARD BIER	669.50
83397	11/13/2025	MARCO	46.31
83528	12/17/2025	MARIA ALEJANDRA CARDONA DUQUE	55.00
83532	12/17/2025	MARIA FONSECA	11.00
83546	12/17/2025	MATTHEW KASLOV	205.00

The Parking Authority of the City of New Brunswick

December 17, 2025 Resolution of Operating Expenditures

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CHK/ W	DATE	VENDOR NAME	AMOUNT
83476	12/02/2025	METLIFE SBC	2,686.71
83402	11/13/2025	METLIFE SBC	2,382.80
83404	11/13/2025	MID JERSEY MUNICIPAL JOINT	271,731.00
83478	12/02/2025	MIDDLESEX COUNTY TREASURER	3,189.96
83410	11/13/2025	MILLIONCLIX	450.00
83545	12/17/2025	MITCHELL KARON	1,958.00
83470	12/02/2025	MITCHELL KARON	138.22
83550	12/17/2025	MODERN GROUP LTD	1,473.39
83551	12/17/2025	MRI SERVICES	1,048.35
83464	12/02/2025	NAUDIA HARRIS	16.70
83552	12/17/2025	NJ ADVANCE MEDIA	183.60
83391	11/13/2025	NJ FAMILY SUPPORT PAYMENT	420.00
83460	12/02/2025	NJ FAMILY SUPPORT PAYMENT	420.00
83535	12/17/2025	NJ FAMILY SUPPORT PAYMENT	420.00
83390	11/13/2025	NJ FAMILY SUPPORT PAYMENT	126.00
83459	12/02/2025	NJ FAMILY SUPPORT PAYMENT	126.00
83534	12/17/2025	NJ FAMILY SUPPORT PAYMENT	126.00
83392	11/13/2025	NJ FAMILY SUPPORT PAYMENT	46.15
83461	12/02/2025	NJ FAMILY SUPPORT PAYMENT	46.15
83536	12/17/2025	NJ FAMILY SUPPORT PAYMENT	46.15
83409	11/13/2025	NJ MOTOR VEHICLE COMMISSION	128.00
83406	11/13/2025	NJ MOTOR VEHICLE COMMISSION	105.00
83407	11/13/2025	NJ MOTOR VEHICLE COMMISSION	105.00
83408	11/13/2025	NJ MOTOR VEHICLE COMMISSION	105.00
83553	12/17/2025	NJ MOTOR VEHICLE COMMISSION	71.50
83446	12/02/2025	OPTIMUM	846.74
83382	11/13/2025	OPTIMUM	96.68
83518	12/17/2025	OPTIMUM	96.68
83555	12/17/2025	PARKMOBILE LLC	23,993.80
83411	11/13/2025	PARKMOBILE USA INC	28,191.30
83556	12/17/2025	PARTS AUTHORITY LLC	589.67
WIRE	10/22/2025	PAY DATE 25-10-24	135,420.29
WIRE	10/22/2025	PAY DATE 25-10-24 FSA	207.68
WIRE	11/6/2025	PAY DATE 25-11-07	132,722.45
WIRE	11/6/2025	PAY DATE 25-11-07 FSA	207.68
WIRE	11/20/2025	PAY DATE 25-11-21	144,276.30
WIRE	11/20/2025	PAY DATE 25-11-21 FSA	207.68
WIRE	12/3/2025	PAY DATE 25-12-05	133,426.20
WIRE	12/3/2025	PAY DATE 25-12-05 FSA	207.68
WIRE	12/8/2025	PENSION NOVEMBER	27,000.00
WIRE	11/10/2025	PENSION OCTOBER	24,100.00
83413	11/13/2025	PHOENIX ADVISORS LLC	1,800.00
83414	11/13/2025	PRECISION TECHNOLOGY SOLUTIONS	765.00
83481	12/02/2025	PRIMEPOINT LLC	1,066.80
83558	12/17/2025	PSE&G	41,721.33
83416	11/13/2025	PSE&G	40,315.70
83559	12/17/2025	PSE&G	3,888.96
83483	12/02/2025	PSE&G	2,618.87
83417	11/13/2025	PSE&G	2,450.12

The Parking Authority of the City of New Brunswick

December 17, 2025 Resolution of Operating Expenditures

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CHK/ W	DATE	VENDOR NAME	AMOUNT
83484	12/02/2025	PSE&G	36.73
83485	12/02/2025	PSE&G/ OLD FRESH GROCERY GAS	260.44
83415	11/13/2025	PSE&G/WELLNESS ELECTRIC	9,108.70
83557	12/17/2025	PSE&G/WELLNESS ELECTRIC	8,764.62
83482	12/02/2025	PSE&G/WELLNESS GAS	32.38
83418	11/13/2025	QUADIENT FINANCE USA INC	1,178.05
83560	12/17/2025	QUADIENT FINANCE USA INC	1,000.00
83405	11/13/2025	RAINONE COUGHLIN MINCHELLO LLC	11,173.50
83549	12/17/2025	RAINONE COUGHLIN MINCHELLO LLC	9,994.06
83486	12/02/2025	RESPONSE COMPUTER GROUP INC	3,588.00
83419	11/13/2025	RESPONSE COMPUTER GROUP INC	180.00
83487	12/02/2025	ROBERT GRIGGS PLUMBING & HEAT	376.00
83489	12/02/2025	RUTGERS UNIVERSITY	10,692.88
83562	12/17/2025	RUTGERS UNIVERSITY	8,297.07
83488	12/02/2025	RUTGERS UNIVERSITY IP&O	4,561.55
83422	11/13/2025	RUTGERS UNIVERSITY IP&O	4,318.20
83474	12/02/2025	SANDRA LYNCH	15.00
83563	12/17/2025	SCHINDLER ELEVATOR CORP	4,260.14
83480	12/02/2025	SHARON PASQUALE	20.35
83492	12/02/2025	SIGNAL ELECTRIC CORP	7,959.68
83564	12/17/2025	SIGNAL ELECTRIC CORP	500.00
83420	11/13/2025	SIYA RELE	175.00
83423	11/13/2025	SMART STITCH LLC	1,103.50
83565	12/17/2025	SMART STITCH LLC	429.00
83566	12/17/2025	SPECTROTEL	72.16
83493	12/02/2025	SPECTROTEL	71.05
83494	12/02/2025	STAPLES	1,060.57
83567	12/17/2025	STAPLES	74.58
83424	11/13/2025	STAR QUALITY CLEANERS & TAILOR	63.00
83388	11/13/2025	STEVE FEDORCHAK	6.00
83425	11/13/2025	SUPERIOR OFFICE SYSTEMS	218.40
83479	12/02/2025	SUPERIOR VISION OF NJ INC	497.88
83569	12/17/2025	SWIFT ELECTRICAL SUPPLY CO	275.67
83570	12/17/2025	T2 SYSTEMS INC	4,701.50
83427	11/13/2025	T2 SYSTEMS INC	4,398.06
83496	12/02/2025	TASC	572.18
83412	11/13/2025	TAVIANA PERSAUD	4.00
83571	12/17/2025	TEAMSTERS LOCAL 469	415.00
83428	11/13/2025	TEAMSTERS LOCAL 469	361.00
83497	12/02/2025	THA CONSULTING INC	2,200.00
83527	12/17/2025	THOMAS DOERR	16.00
83429	11/13/2025	TK ELEVATOR CORPORATION	8,776.35
83572	12/17/2025	TK ELEVATOR CORPORATION	2,925.45
83574	12/17/2025	UGI ENERGY SERVICES LLC	10.02
83430	11/13/2025	UGI ENERGY SERVICES LLC	0.65
83499	12/02/2025	ULINE	718.49
83431	11/13/2025	ULINE	143.81
83442	12/02/2025	VALERIE ALOISIO	29.00
83500	12/02/2025	VARGA AUTO REPAIR	2,438.28

**The Parking Authority of the City of New Brunswick
December 17, 2025 Resolution of Operating Expenditures**

The following expenditures are necessary for the Authority operations
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CHK/ W	DATE	VENDOR NAME	AMOUNT
83432	11/13/2025	VARGA AUTO REPAIR	1,690.10
83434	11/13/2025	VERIZON	640.80
83501	12/02/2025	VERIZON	635.30
83506	12/02/2025	VERIZON	236.30
83435	11/13/2025	VERIZON	172.18
83578	12/17/2025	VERIZON	172.18
83436	11/13/2025	VERIZON	139.00
83437	11/13/2025	VERIZON	139.00
83504	12/02/2025	VERIZON	115.84
83507	12/02/2025	VERIZON	101.94
83505	12/02/2025	VERIZON	97.30
83433	11/13/2025	VERIZON WIRELESS	1,618.64
83575	12/17/2025	VERIZON WIRELESS	1,565.57
83503	12/02/2025	VERIZON/FAX	77.48
83577	12/17/2025	VERIZON/FAX	77.48
83502	12/02/2025	VERIZON/WELLNESS	632.92
83576	12/17/2025	VERIZON/WELLNESS	632.92
83508	12/02/2025	W.B. MASON CO INC	1,031.06
83579	12/17/2025	W.B. MASON CO INC	401.24
83438	11/13/2025	WB MASON CO INC	2,165.93
83439	11/13/2025	WILENTZ	1,664.00
83465	12/02/2025	WILLIAM HERNANDEZ	195.00
83440	11/13/2025	WIRELESS ELECTRONICS INC	5,040.54
83509	12/02/2025	WIRELESS ELECTRONICS INC	327.52
83510	12/02/2025	ZEPHIRE	1,050.00
WIRE	11/19/2025	ZOOM.COM NOVEMBER	18.12
WIRE	10/20/2025	ZOOM.COM OCTOBER	18.12

4,083,467.03

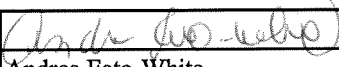
2026 ADOPTION CERTIFICATION

New Brunswick Parking Authority

AUTHORITY BUDGET

FISCAL YEAR: January 01, 2026 to December 31, 2026

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 17, 2025.

Officer's Signature:			
Name:	Andrea Eato-White		
Title:	Secretary		
Address:	106 Somerset Street, 6th floor New Brunswick, NJ 08901		
Phone Number:	732 545 3118	Fax:	732 937 9262
E-mail address:	fefeeato1@gmail.com		

2026 ADOPTED BUDGET RESOLUTION

New Brunswick Parking Authority

FISCAL YEAR: January 01, 2026 to December 31, 2026

WHEREAS, the Annual Budget and Capital Budget/Program for the New Brunswick Parking Authority for the fiscal year beginning January 01, 2026 and ending December 31, 2026 has been presented for adoption before the governing body of the New Brunswick Parking Authority at its open public meeting of December 17, 2025; 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 \$33,285,002.00, Total Appropriations, including any Accumulated Deficit, if any, of \$32,812,209.00, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflect Total Capital Appropriations of \$1,863,000.00 and Total Unrestricted Net Position Utilized of \$1,863,000.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the New Brunswick Parking Authority at an open public meeting held on December 17, 2025 that the Annual Budget and Capital Budget/Program of the New Brunswick Parking Authority for the fiscal year beginning January 01, 2026 and ending December 31, 2026 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.


(Secretary's Signature)

12/17/25
(Date)

Governing Body Recorded Vote

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

**Resolution of the New Brunswick Parking Authority
accepting its designation as Redevelopment Agency
for New Redmond II Redevelopment Plan Area
and adopting rules and procedures for redevelopment applications**

WHEREAS, the City of New Brunswick adopted a Redevelopment Plan entitled "New Redmond II Redevelopment Plan Area" ("Redevelopment Plan"); and

WHEREAS, the City of New Brunswick by Ordinance designated the Parking Authority of the City of New Brunswick ("Parking Authority") as the Redevelopment Agency for the New Redmond II Redevelopment Plan Area (hereinafter "Parking Authority" or "Redevelopment Agency"); and

WHEREAS, the Local Finance Board has approved the City's designation of the Parking Authority as the Redevelopment Agency for the Redevelopment Plan Area; and

WHEREAS, the Parking Authority accepts the responsibility for being the Redevelopment Agency for the New Redmond II Redevelopment Plan Area; and

WHEREAS, the Redevelopment Agency wishes to establish rules and procedures to guide Redevelopers when making an application to become a Redeveloper;

NOW, THEREFORE, BE IT RESOLVED by the Parking Authority of the City of New Brunswick acting as the Redevelopment Agency as follows:

1. The Parking Authority accepts its appointment as the Redevelopment Agency for New Redmond II Plan Area;
2. The application form to be used by the Redevelopers is the one prepared by the City of New Brunswick entitled "City of New Brunswick Redeveloper Designation Application," a copy of which is attached hereto;
3. The application shall contain the following information:
 - Preliminary plans sufficient in scope to demonstrate compliance with the design standards and guidelines of the Redevelopment Plan.
 - Documentation evidencing the financial responsibility and capability of the proposed redeveloper to carry out the proposed redevelopment project, including comparable projects completed, financing plan, disclosure of ownership interests in the proposed redeveloper including general and limited partners, financial profile of the proposed redeveloper and its parent, if applicable.
 - Estimated total development cost for the proposed redevelopment project.
 - Estimated timeline for the start and completion of development.
4. The Executive Director of the Parking Authority is hereby appointed as the Executive Director for the Redevelopment Agency.

5. Accompanying the application shall be an application fee in the amount of \$10,000.00.
6. The applicant shall make a presentation before the Parking Authority at a scheduled meeting and answer any questions from the Commissioners and the public with regard to the redevelopment project.
7. The applicant shall establish an escrow account with the Parking Authority in the amount of \$15,000.00 to be held by the Parking Authority for payment of all Authority costs with regard to the application, including legal fees, and engineering fees and costs relating to any project financing.
8. The Authority appoints John A. Hoffman, Esq., of the firm of Wilentz, Goldman & Spitzer, currently acting as Special Project Counsel to be Redevelopment Counsel. The legal fee rate will be \$300.00 per hour and any and all fees are to be paid out of the escrow account.
9. The Resolution shall take effect immediately.


**Resolution of the New Brunswick Parking Authority
accepting its designation as Redevelopment Agency
for New Redmond II Redevelopment Plan Area
and adopting rules and procedures for redevelopment applications**

VOTING RECORD

COMMISSIONERS	<u>/YES</u>	<u>/NO</u>	<u>/ABSTAIN</u>	<u>/ABSENT</u>
Kevin McTernan	<input checked="" type="checkbox"/>			
Andrea Eato-White	<input checked="" type="checkbox"/>			
Gus Sleiman	<input checked="" type="checkbox"/>			
Maria Soto	<input checked="" type="checkbox"/>			
John Zimmerman	<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 17, 2025


Andrea Eato-White, Secretary



City of New Brunswick Redeveloper Designation Application

Redevelopment Area Name				
Redevelopment Project Name				
Project Location				
	Address			
	Block		Lots	
	Block		Lots	
	Block			
	Block			
Project Description				
Redeveloper				
	Name			
	Address			
	Phone #			

Required Information		
Financing Responsibility and Capability		
Provide documentation of the redeveloper's ability to obtain adequate financing to developed the proposed project		
Estimated offering price for land to be developed		
Estimated Total Development Cost		
Estimated Time Schedule for Start and Completion of the Project		
Provide Architectural and Engineering Plans to document the following:		
	Non-Residential Projects	<ul style="list-style-type: none"> • Site Plan showing : <ul style="list-style-type: none"> ◦ Site layout ◦ Parking ◦ Site traffic circulation ◦ Pedestrian circulation • Floor Plans • Architectural Elevations • Landscaping Plan • Signage
	Residential Projects	<ul style="list-style-type: none"> • Site Plan showing : <ul style="list-style-type: none"> ◦ Site layout ◦ Parking ◦ Site traffic circulation ◦ Pedestrian circulation • Floor Plans showing: <ul style="list-style-type: none"> ◦ Bedroom size and distribution • Architectural Elevations • Landscaping Plan • Signage

RESOLUTION
RISK MANAGEMENT CONSULTANT

WHEREAS, the New Brunswick Parking Authority has resolved to join the Mid Jersey Municipal Joint Insurance Fund ("MidJIF") following a detailed analysis; and

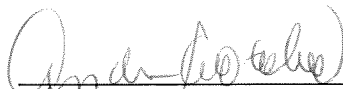
WHEREAS, the Bylaws of MidJIF allow for an entity to designate a Risk Management Consultant to perform various professional services as detailed in the Bylaws and Risk Management Plan; and

WHEREAS, the Bylaws indicate that MidJIF shall pay each Risk Management Consultant a fee to be established annually by the Executive Committee;

NOW THEREFORE, BE IT RESOLVED that the New Brunswick Parking Authority does hereby appoint IMAC Agency as its Risk Management Consultant in accordance with the Fund's Bylaws.

12/17/2025

Date


Signature

**Resolution of the New Brunswick Parking Authority
Risk Management Consultant**


Voting Record

Dated: December 17, 2025

COMMISSIONERS	/YES	/NO	/ABSTAIN	/ABSENT
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"/>
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"/>
ANDREA EATO-WHITE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 17, 2025


Andrea Eato-White, Secretary

**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, 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, 2026 through December 31, 2026, for a fee of \$175.00 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, 2026 through December 31, 2026, for a fee of \$175.00 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.

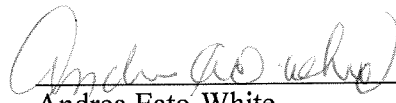
VOTING RECORD

Dated: December 17, 2025

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 Sleinman	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 17, 2025


Andrea Eato-White
Secretary

**NEW BRUNSWICK PARKING AUTHORITY
RESOLUTION FOR 2026 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, 2026 and ending December 31, 2026; 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 2026 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 17, 2025


Andrea Eato-White, Secretary