

**Agenda**  
**New Brunswick Parking Authority**  
**January 22, 2026**

- A. Call to Order
- B. Read Public Notice
- C. Minutes from December 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 January 2026
  - 2. Resolution Appointing AST New Brunswick, LLC as Redeveloper of an 8 story office building on Block 144, Lots 14.01, 16-19, 20.01, 22.01 and 37-44 in the New Redmond II Redevelopment Plan Area; approving the Concept Plan prepared by Jarmeal Kizl Architects and Engineers, Inc., including the Site Plan prepared by Langan Engineering and Environmental Services, Inc., and approving the Redevelopment Agreement between New Brunswick Parking Authority and AST New Brunswick, LLC
  - 3. Resolution Authorizing the Auction of Surplus Vehicles and Equipment
  - 4. Resolution Authorizing Proprietary Purchase of Parking Access Revenue Control Systems
  - 5. Resolution To Award Contracts for On-Call Electrical Services
  - 6. Resolution To Award Contracts for On-Call Plumbing Services
  - 7. Resolution to Award Contracts for 2026 Parking Garage Restoration
- I. Old Business
- J. New Business
- K. Closed Session
  - 1. Legal
  - 2. Personnel
- L. Open Session
- M. Adjourn

**Board Meeting Minutes  
January 22, 2026**

A regular meeting of the New Brunswick Parking Authority was held on January 22, 2026, 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 5:13 p.m.

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

<b>Commissioners in Attendance:</b>	Kevin McTernan	Chairman (via zoom)
	Maria Soto	Treasurer
	John Zimmerman	Commissioner
	Gus Sleiman	Commissioner
	Andrea Eato-White	Secretary

<b>Legal in Attendance:</b>	Aaron Rainone	General Counsel
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<b>NBPA Personnel in Attendance:</b>	Mitchell Karon	Executive Director
	James Tricarico	Chief Financial Officer
	Alexandra Perez	Human Resources Manager

**Not in Attendance:**

**Minutes**

On motion of Mr. Zimmerman, seconded by Mr. Sleiman, the board approved the minutes from the December 2025 regular board meeting. Vote: 5 - yes, 0 - no, 0 – abstain, 0- absent.

**Public Comment**

A member of the public, a resident of 95 South Ward Street, addressed the Board regarding several parking summonses she has received. She specifically referenced a \$40 ticket issued on December 24, 2025, by Officer Anthony Perez. She stated that while parked near Infinity Bank, she observed the officer approaching and moved her vehicle before any citation was placed on it. However, she later received a summons in the mail. She expressed concern about the fairness of receiving tickets after she had already moved her car and indicated that she has received multiple summonses while attempting to conduct business in the area. Noted that she is a resident with handicapped plates and stated that another individual, Mr. Kratovil, was present at the time and could confirm that she moved her vehicle before any ticket was issued. She requested that the matter be reviewed, stating that she is willing to accept responsibility if she is at fault but believes this particular citation was issued unfairly.

Mr. Rainone acknowledged the large turnout of public commenters and reminded attendees that public comment allows anyone to bring forth issues. He emphasized that while the Board values and will hear all comments, individual questions or discussions such as how to challenge a ticket are typically addressed after public comment concludes. He noted the Board aims to give everyone a chance to speak without extending discussions excessively, and staff can connect members of the public with the appropriate parties for follow-up after the meeting.

A member of the public, a business owner in New Brunswick, addressed the Board regarding ongoing issues with parking enforcement personnel. He stated that the workers have shown disrespect and aggressive behavior, including issuing tickets indiscriminately, creating fear among residents and even police officers. Mr. Bach reported a personal incident on December 24, 2025, during which an officer allegedly told him to "go back to his country," which he described as offensive and racist. He also indicated that attempts to file complaints or request meetings about these incidents were ignored. Bach emphasized that parking enforcement actions have negatively affected business owners, residents, and visitors for years, and he expressed support for policy changes but criticized enforcement practices, describing them as harmful to the community. He urged the Board to address the training and conduct of parking authority staff.

A member of the public, a resident of 68 Harvey Street, addressed the Board regarding concerns with the operations and enforcement practices of the New Brunswick Parking Authority. He reported multiple incidents in which employees allegedly issued threats or tickets while acting recklessly, including parking in the middle of streets and threatening him while he was in his vehicle. Mr. Gilbo questioned whether enforcement officers were properly certified by the Chief of Police prior to November 1, 2025, and raised concerns about the legality of tickets issued during that period. He also highlighted broader issues, including unclear signage, disappearing street parking, automated systems that suspend accounts without human oversight, and the lack of community involvement in organizational decisions. Mr. Gilbo expressed concern over financial transparency, the allocation of parking revenues, and the need for restructuring. He stated that he plans to reach out to the State Attorney General for further clarification and oversight, emphasizing that these concerns are shared by other residents.

A member of the public, resident of 147 Town Street, addressed the Board regarding parking enforcement in front of his residence. He reported receiving multiple tickets, including one issued within minutes of the end of the parking season, despite parking responsibly. He expressed concern that ticketing practices are excessive and costly, describing them as an additional financial burden on residents who already pay city taxes and fees. He suggested that the Board review the pricing and issuance of parking tickets, proposing that fines be lowered or eliminated for residents to prevent what he perceives as unfair taxation.

A member of the public asked questions regarding discrimination lawsuits. They mentioned a gentleman who claims he was subjected to racist remarks by staff. Mr. Rainone stated that he is not familiar with the lawsuit in question and does not have details about the settlement. He explained that he has never seen the case file, does not know the docket number or parties involved, and cannot comment on a matter he did not personally handle. He noted that once the settlement information reaches him, he would be willing to discuss it.

A member of the public asked if Mr. Karon, executive director, is still the president of the New Jersey Parking Institute and when he left the position. Mr. Karon stated that he is no longer president and left when he retired.

A member of the public raised concerns about parking enforcement on the street where residents live. They noted that before resident permit signs were installed, tickets were issued even though it was a public street. The commenter expressed disappointment in the enforcement process and suggested that changes are needed, citing both increasing ticket prices and the frequency of citations.

A member of the public, a Rutgers student in Brunswick, shared concerns about parking enforcement on their street. They explained that their own permit parking ticket in August was dismissed in court, which led them to investigate deficiencies in how tickets were issued and how appointments within the Parking Authority were handled. They noted that most people are unlikely to contest a \$47 ticket due to the risk of additional court costs, making enforcement more about issuing tickets than ensuring proper process.

A member of the public stated that they park in front of their house and have been receiving parking tickets improperly. They noted that enforcement should check license plates and issue tickets only during the posted days (Monday–Friday), but tickets have been given on Sundays and nights. They came to the meeting to raise this concern.

A member of the public spoke (with translation) about parking tickets at her home at 24 Prospect Street. She explained that she parks in front of her house at night (10–11 p.m.) but continues to receive tickets, sometimes totaling \$300 a month, and she feels this is unfair. She asked if anything could be done to stop this. Mr. Rainone indicated that they would take down her information and have the appropriate office contact her with answers. They explained that for individual ticket questions, they can provide specific responses. The public was informed that after the meeting, staff could help connect individuals with the right contacts to resolve specific ticket issues, while broader policy or operational concerns would be addressed through a different procedure.

### **Executive Director's Report**

Mr. Karon turned the meeting over to NBPA Redevelopment Attorney John Hoffman from Wilentz, to explain the redevelopment plan for the New Redmond II redevelopment site. Professionals representing AST New Brunswick LLC gave a presentation showing and explaining the site and structural concept plan.

### **Finance**

No finance to report.

### **Legal**

No legal to report.

### **Resolutions**

On the motion of Mr. Zimmerman, second by Ms. Soto, the board approved the payment resolution for January 2026. Vote: 5 - yes, 0 - no, 0 – abstain, 0- absent.

The board approved the resolution to appoint AST New Brunswick, LLC as Redeveloper of an 8-story office building on block 144, Lots 14.01, 16-19, 20.01,22.01 and 37-44 in the New Redmond Redevelopment Plan Area; approving the Concept Plan prepared by Jarmal Kizl Architects and Engineers, Inc. including the Site Plan prepared by Langan Engineering and Environmental Services Inc., and approving the Redevelopment Agreement between New Brunswick Parking Authority and AST New Brunswick, LLC. . Vote: 5 - yes, 0 - no, 0 – abstain, 0- absent.

The board approved the resolution authorizing the Auction of Surplus Vehicles and Equipment. Vote: 5 - yes, 0 - no, 0 – abstain, 0- absent.

The board approved the resolution authorizing Proprietary Purchase of Parking Access Revenue Control Systems. Vote: 5 - yes, 0 - no, 0 – abstain, 0- absent.

The board approved the resolution to award contracts for on-call Electrical Services. Vote: 5 - yes, 0 - no, 0 – abstain, 0- absent.

The board approved the resolution to award contracts for on-call Plumbing Services. Vote: 5 - yes, 0 - no, 0 – abstain, 0- absent.

The board approved the resolution to award contracts for 2026 Parking Garage Restoration. Vote: 5 - yes, 0 - no, 0 – abstain, 0- absent.

### **Old Business**

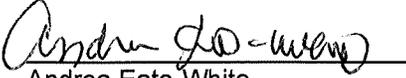
No old business

### **New Business**

No new business.

### **Adjournment**

On motion of Ms. Eato-White, second by Mr. Sleiman, the board adjourned at 6:23 p.m.  
Vote: 5 - yes, 0 - no, 0 - abstain, 0- absent.



Andrea Eato-White  
Secretary

# The Parking Authority of the City of New Brunswick January 22, 2026 Resolution of Operating Expenditures

The estimated operating fund expenditures, which are noted below, carry us through the next payment resolution. The following figure is the estimate for the period January 2nd to March 26, 2026.

Payroll Estimate # 03	01/30/2026	145,000.00
Payroll Estimate # 04	02/13/2026	145,000.00
Payroll Estimate # 05	02/27/2026	145,000.00
Payroll Estimate # 06	03/13/2026	145,000.00
Payroll Estimate # 07	03/25/2026	145,000.00
Pension Estimate - January	01/05/2026	28,000.00
Pension Estimate - February	02/05/2026	28,000.00
Pension Estimate - March	03/05/2026	28,000.00

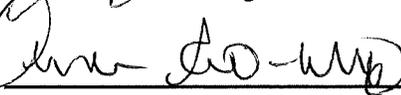
Current Estimate for period: January 22 to March 26th	<u>809,000.00</u>
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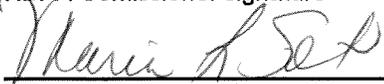
Less Prior Estimate for period: October 23rd to December 17th	(452,000.00)
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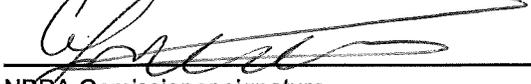
Total Disbursements	1,591,030.51
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<b>Total Resolution Amount</b>	<b><u>\$ 1,948,030.51</u></b>
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## The Parking Authority of the City of New Brunswick January 22, 2026 Resolution of Operating Expenditures

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
83581	01/06/2026	ADVANZA TECHNOLOGIES INC	1,781.50
83660	01/22/2026	AFLAC	1,291.04
83664	01/22/2026	ALEXA DEL BAGNO	32.00
83662	01/22/2026	ALLIED FIRE & SAFETY	850.00
83663	01/22/2026	AMERICAN SHREDDER	60.00
83582	01/06/2026	ARBITRAGE REBATE	2,500.00
83583	01/06/2026	BEST CLEANING	5,330.00
83665	01/22/2026	BONLAND INDUSTRIES INC	180.00
83689	01/22/2026	BRIGHTHOUSE FINANCIAL	360.00
83624	01/06/2026	BRIGHTHOUSE FINANCIAL	360.00
83585	01/06/2026	BROOKLYN COMPUTER SYSTEMS INC	219.95
83586	01/06/2026	BRUNSWICK SIGN & EXHIBIT CORP.	165.00
83666	01/22/2026	BRUNSWICK URGENT CARE	130.00
83668	01/22/2026	CASH: CHANGE FUND/PETTY CASH	146.00
83589	01/06/2026	CBRE INC VALUATION & ADVISORY	4,200.00
83669	01/22/2026	CENTRAL JERSEY PROPERTY	15,968.75
83590	01/06/2026	CENTRAL JERSEY PROPERTY	12,393.75
83708	01/22/2026	CHRISTOPHER RUZICH	160.00
83591	01/06/2026	CIRCLE JANITORIAL SUPPLIES	1,394.30
83672	01/22/2026	CITY OF NEW BRUNSWICK	74,819.74
83593	01/06/2026	CITY OF NEW BRUNSWICK	1,239.83
83594	01/06/2026	CITY OF NEW BRUNSWICK	14,406.00
83595	01/06/2026	CITY OF NEW BRUNSWICK	33,413.00
83596	01/06/2026	CITY OF NEW BRUNSWICK	3,811.25
83674	01/22/2026	CITY OF NEW BRUNSWICK (INSP)	624.00
83673	01/22/2026	CITY OF NEW BRUNSWICK (WATER)	269.79
83671	01/22/2026	CLEAN MAT SERVICES LLC	279.10
83592	01/06/2026	CLEAN MAT SERVICES LLC	279.10
83670	01/22/2026	CYRIL CHOI	180.00
83597	01/06/2026	DANIEL COLLAZO	149.99
83706	01/22/2026	DANIEL ROMAN	80.00
83604	01/06/2026	DEONDRE GARNETT	61.00
83716	01/22/2026	DONNA WEISS	13.00
WIRE	1/2/2026	DROPBOX SAS	540.00
83599	01/06/2026	EASTERN ARMORED SERVICES INC	6,169.00
83675	01/22/2026	ELIJAH'S PROMISE	2,500.00
83643	01/06/2026	ELLEN SIEGEL	202.90
83601	01/06/2026	FAST FIRE & SECURITY TECH	652.00
83603	01/06/2026	GANNETT NJ NEWSPAPERS	387.26
83681	01/22/2026	GEORGE ST HOLDINGS LLC	3,767.00
83682	01/22/2026	GFOA OF NJ	100.00
WIRE	12/22/2025	GO TO MEETING SAS	1,500.00
83610	01/06/2026	GOOD YEAR AUTO SERVICE CENTER	1,074.02
83611	01/06/2026	GSRP PROJECT HOLDINGS I, LLC	1,675.25
WIRE	12/30/2025	HEALTH DECEMBER	115,529.23
WIRE	12/30/2025	HEALTH DECEMBER	12,485.81
WIRE	1/21/2026	HEALTH JANUARY	144,030.45

**The Parking Authority of the City of New Brunswick  
January 22, 2026 Resolution of Operating Expenditures**

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

<b>CHK/ W</b>	<b>DATE</b>	<b>VENDOR NAME</b>	<b>AMOUNT</b>
WIRE	1/21/2026	HEALTH JANUARY	16,770.89
83621	01/06/2026	HELEN KOLIAS	202.90
83683	01/22/2026	HICKS COMMUNICATIONS INC	1,110.00
83612	01/06/2026	HIRERIGHT LLC	285.30
83684	01/22/2026	HOME DEPOT CREDIT SERVICES	214.45
83613	01/06/2026	HOME DEPOT CREDIT SERVICES	303.60
83615	01/06/2026	IMPACT POWER TECHNOLOGIES LLC	3,409.00
WIRE	1/2/2026	INDEED EMPLOYMENT AD	32.00
WIRE	12/30/2025	INDEED EMPLOYMENT AD	509.91
83616	01/06/2026	INSTITUTE FOR PROFESSIONAL	100.00
83685	01/22/2026	INTERSTATE WASTE SERVICES	1,156.00
83617	01/06/2026	INTERSTATE WASTE SERVICES	3,416.75
83686	01/22/2026	IPS GROUP, INC	5,941.43
83600	01/06/2026	J.C. EHRlich	199.00
83680	01/22/2026	JAMIE KELLY-COURT OFFICER	120.00
83609	01/06/2026	JAMIE KELLY-COURT OFFICER	120.00
83645	01/06/2026	JAMIE KELLY-COURT OFFICER	120.00
83712	01/22/2026	JANICE VECCHIONE	4.00
83618	01/06/2026	JERSEY ELEVATOR	10,325.70
83620	01/06/2026	KENNYS CAFE	235.90
83687	01/22/2026	KF MECHANICAL HEATING & AIR CO	7,572.50
83584	01/06/2026	LEONARD BIER	732.50
83688	01/22/2026	LOUIS MELENDEZ	200.00
83602	01/06/2026	MAKAYLA FOLINO	12.00
83622	01/06/2026	MARC KURTZO	10.00
83614	01/06/2026	MARCO	234.05
83623	01/06/2026	METLIFE SBC	2,498.13
83626	01/06/2026	MID JERSEY MUNICIPAL JOINT	260,811.00
83690	01/22/2026	MIDDLESEX COUNTY TREASURER	3,051.96
83625	01/06/2026	MIDDLESEX COUNTY TREASURER	3,047.36
83630	01/06/2026	MILLIONCLIX	6,695.00
83619	01/06/2026	MITCHELL KARON	3,399.21
83692	01/22/2026	MODERN GROUP LTD	2,484.75
83628	01/06/2026	MRI SERVICES	863.46
83661	01/22/2026	NICOLE AIELLO	160.00
83676	01/22/2026	NJ FAMILY SUPPORT PAYMENT	126.00
83677	01/22/2026	NJ FAMILY SUPPORT PAYMENT	420.00
83678	01/22/2026	NJ FAMILY SUPPORT PAYMENT	46.15
83679	01/22/2026	NJ FAMILY SUPPORT PAYMENT	382.00
83605	01/06/2026	NJ FAMILY SUPPORT PAYMENT	252.00
83606	01/06/2026	NJ FAMILY SUPPORT PAYMENT	840.00
83607	01/06/2026	NJ FAMILY SUPPORT PAYMENT	92.30
83608	01/06/2026	NJ FAMILY SUPPORT PAYMENT	382.00
83693	01/22/2026	NJ MOTOR VEHICLE COMMISSION	116.50
83694	01/22/2026	NJ MOTOR VEHICLE COMMISSION	105.00
83695	01/22/2026	NJ MOTOR VEHICLE COMMISSION	34.00
83642	01/06/2026	OMAR SAFWAT	119.99
83587	01/06/2026	OPTIMUM	846.74
83588	01/06/2026	OPTIMUM	96.68

**The Parking Authority of the City of New Brunswick  
January 22, 2026 Resolution of Operating Expenditures**

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

<b>CHK/ W</b>	<b>DATE</b>	<b>VENDOR NAME</b>	<b>AMOUNT</b>
83667	01/22/2026	OPTIMUM BUSINESS	3,374.94
83696	01/22/2026	OTIS ELEVATOR COMPANY	13,596.15
83631	01/06/2026	OTIS ELEVATOR COMPANY	34,883.83
83697	01/22/2026	PARKMOBILE LLC	22,394.65
83632	01/06/2026	PASSPORT LABS, INC	130.00
83598	01/06/2026	PATRICK DUNN	20.00
WIRE	12/17/2025	PAY DATE 25-12-19	136,685.07
WIRE	12/17/2025	PAY DATE 25-12-19 FSA	207.68
WIRE	12/30/2025	PAY DATE 26-01-02	139,529.12
WIRE	12/30/2025	PAY DATE 26-01-02 FSA	207.68
WIRE	1/14/2026	PAY DATE 26-01-16	139,112.75
WIRE	1/14/2026	PAY DATE 26-01-16 FSA	23.08
WIRE	1/6/2026	PENSION DECEMBER	31,550.34
83691	01/22/2026	PETER MINUS	11.00
83698	01/22/2026	PRECISION TECHNOLOGY SOLUTIONS	114,152.50
83699	01/22/2026	PRIMEPOINT LLC	1,062.75
83701	01/22/2026	PSE&G	48,165.02
83702	01/22/2026	PSE&G	3,263.63
83703	01/22/2026	PSE&G	36.74
83635	01/06/2026	PSE&G	6,269.40
83636	01/06/2026	PSE&G	3,014.68
83637	01/06/2026	PSE&G	36.73
83638	01/06/2026	PSE&G/ OLD FRESH GROCERY GAS	257.56
83633	01/06/2026	PSE&G/WELLNESS ELECTRIC	10,661.28
83700	01/22/2026	PSE&G/WELLNESS GAS	693.40
83634	01/06/2026	PSE&G/WELLNESS GAS	181.97
83704	01/22/2026	QUADIENT FINANCE USA INC	1,000.00
83705	01/22/2026	QUADIENT FINANCE USA INC	538.38
83627	01/06/2026	RAINONE COUGHLIN MINCHELLO LLC	7,147.50
83639	01/06/2026	RESPONSE COMPUTER GROUP INC	264.00
83707	01/22/2026	RUTGERS UNIVERSITY	6,844.16
83641	01/06/2026	RUTGERS UNIVERSITY	8,478.12
83640	01/06/2026	RUTGERS UNIVERSITY IP&O	5,403.31
83644	01/06/2026	SMART STITCH LLC	45.50
83709	01/22/2026	SPECTROTEL	70.94
83629	01/06/2026	SUPERIOR VISION OF NJ INC	277.95
83646	01/06/2026	T2 SYSTEMS INC	5,927.79
83647	01/06/2026	TEAMSTERS LOCAL 469	388.00
83710	01/22/2026	THA CONSULTING INC	11,000.00
83648	01/06/2026	THA CONSULTING INC	8,800.00
83711	01/22/2026	UGI ENERGY SERVICES LLC	160.94
83649	01/06/2026	VARGA AUTO REPAIR	785.00
83650	01/06/2026	VERIZON	635.30
83651	01/06/2026	VERIZON	172.18
83652	01/06/2026	VERIZON	139.00
83653	01/06/2026	VERIZON	139.00
83654	01/06/2026	VERIZON	139.00
83655	01/06/2026	VERIZON	139.00
83656	01/06/2026	VERIZON	157.54

The Parking Authority of the City of New Brunswick  
January 22, 2026 Resolution of Operating Expenditures

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

<b>CHK/ W</b>	<b>DATE</b>	<b>VENDOR NAME</b>	<b>AMOUNT</b>
83713	01/22/2026	VERIZON WIRELESS	1,830.58
83715	01/22/2026	VERIZON/FAX	77.39
83714	01/22/2026	VERIZON/WELLNESS	632.06
83657	01/06/2026	VIP SPECIAL SERVICES	6,670.00
83658	01/06/2026	W.B. MASON CO INC	1,626.56
83717	01/22/2026	WITHUM	2,964.00
83659	01/06/2026	ZEPHIRE	1,050.00
WIRE	1/20/2026	ZOOM.COM DECEMBER	18.12
WIRE	12/19/2025	ZOOM.COM JANUARY	18.12
			<hr/> <b>1,591,030.51</b> <hr/>

**Resolution Appointing AST New Brunswick, LLC as  
Redeveloper of an 8 story office building on Block 144, Lots  
14.01, 16-19, 20.01, 22.01 and 37-44 in the New Redmond II  
Redevelopment Plan Area; approving the Concept Plan  
prepared by Jarmeal Kizl Architects and Engineers, Inc.,  
including the Site Plan prepared by Langan Engineering and  
Environmental Services, Inc., and approving the  
Redevelopment Agreement between New Brunswick Parking  
Authority and AST New Brunswick, LLC**

**WHEREAS**, the New Brunswick Parking Authority, acting as the City of New Brunswick Redevelopment Entity (“Redevelopment Entity”), pursuant to N.J.S.A. 40A:12A-4(c) and N.J.S.A. 11A-4.1, may exercise all powers, duties and functions relating to redevelopment in the manner of a redevelopment entity under the Local Redevelopment and Housing Law N.J.S.A. 40A:12A-1 to 49 (“Redevelopment Law”), which powers include contracting with redevelopers for the planning, replanning, construction, or undertaking of any project or redevelopment work under N.J.S.A. 40A:12A-8.f; and

**WHEREAS**, the City Council of the City of New Brunswick has adopted a Redevelopment Plan (“Redevelopment Plan”) for the New Redmond II Redevelopment Plan Area (“Redevelopment Plan Area”), which Redevelopment Plan Area includes 172 New Street, which consists of Lots 14.01, 16-19, 20.01, 22.01 and 37-44 in Block 144 as shown and designated on the official Tax Map of the City of New Brunswick (“Project Site”), the Project Site being bordered by Redmond and New Streets; and

**WHEREAS**, AST New Brunswick, LLC (“AST-NB”) has requested to be the designated Redeveloper of the Project Site for the purpose of constructing an 8 story office building consisting of approximately 217,000 sq. ft. with half of the required parking spaces to be constructed on-site and the remaining half of the parking spaces to be leased in the New Street Parking Garage owned by the Parking Authority (“Project”); and

**WHEREAS**, the parking spaces to be constructed on-site may be moved to an alternative location, e.g., the Mayfair Lot on Bayard Street (“Mayfair Lot”), if and when alternative parking garage space becomes available; and

**WHEREAS**, the Redeveloper has presented a Concept Plan for the Project prepared by Jarmeal Kizel Architects and Engineers, Inc., and a Site Plan prepared by Langan Engineering and Environmental Services, Inc., showing the Project Site and the proposed building and on-site parking spaces; and

**WHEREAS**, the Site Plan depicts two sections of the Project Site: Lot A to be developed with the 8 story office building; Lot B to be developed with on-site parking if necessary; and an easement area separating the two uses, which easement area is included within Lot A; and

**WHEREAS**, the parties contemplate that Lot B will be subdivided from Lot A following site plan approval, with Redeveloper maintaining ownership and control over Lot A,

and Lot B to be transferred to an urban renewal entity affiliated with Redeveloper when the on-site parking spaces are replaced by spaces in Mayfair Lot; and

**WHEREAS**, the Redeveloper has presented a letter from the New Brunswick Parking Authority stating that it can provide fifty percent (50%) of the parking requirement to Redeveloper at the New Street Parking Garage; and

**WHEREAS**, AST-NB has submitted the development experience of AST having constructed an ambulatory medical pavilion and medical office building in New Brunswick, residential complexes in Rahway and a student housing project in Clemson, South Carolina; and

**WHEREAS**, the Redeveloper states that upon completion of construction, the office building will be leased to the County of Middlesex for use by various County Departments; and

**WHEREAS**, AST-NB states that the project will cost \$175,000,000 and will be financed with tax-free debt by it or an affiliate of Redeveloper and it has the ability to secure the tax-free debt; and

**WHEREAS**, AST-NB estimates that the Project will commence by February 1, 2028 and be completed by February 1, 2031; and

**WHEREAS**, AST-NB appeared at a regular meeting of the Redevelopment Entity on January 22, 2026 to introduce the Redeveloper, the Concept Plan, Site Plan and the Redevelopment Agreement answer any questions of the Commissioners and the public about the Project; and

**WHEREAS**, the Commissioners of the Redevelopment Entity have considered and concluded that the Project's proposed Concept and Site Plans, proposed financing plan and experience of AST furthers the Redevelopment Entity's interest in carrying out the Redevelopment Plan, and is consistent with the public purposes that the Redevelopment Plan addresses; and

**WHEREAS**, based upon AST-NB's submissions and its appearance before the Commissioners, the Redevelopment Entity has designated AST-NB for the purpose of developing the Project, as redeveloper of the Project Site; and

**WHEREAS**, the parties desire to enter into a Redevelopment Agreement for the purpose of setting forth in greater detail their respective undertakings, rights and obligations in connection with the construction of the Project, all in accordance with the Redevelopment Plan and applicable law and the terms and conditions of this Agreement hereinafter set forth which Agreement has been negotiated by between AST-NB Counsel and Parking Authority Special Counsel.

**NOW, THEREFORE, BE IT RESOLVED** by the New Brunswick Parking Authority as Redevelopment Entity for the Redevelopment Plan Area as follows:

1. AST New Brunswick, LLC is hereby designated as Redeveloper for an 8 story office project on property known as 172 New Street (Block 144, Lots

14.01, 16-19, 20.01, 22.01 and 37-44 on the New Brunswick Tax Map), which property is located in the New Redmond II Redevelopment Plan Area.

2. The Concept Plan prepared by Jarmeal Kizel Architects and Engineers, Inc., and the Site Plan prepared by Langan Engineering and Environmental Services are approved.
3. The Redevelopment Agreement by and between the Parking Authority of the city of New Brunswick and AST new Brunswick, LLC is approved in substantially the form attached hereto.
4. The Chairman and Secretary of the Parking Authority are authorized to execute the Redevelopment Agreement.
5. The Resolution shall take effect immediately.

**Resolution Appointing AST New Brunswick, LLC as Redeveloper of an 8 story office building on Block 144, Lots 14.01, 16-19, 20.01, 22.01 and 37-44 in the New Redmond II Redevelopment Plan Area; approving the Concept Plan prepared by Jarmeal Kizl Architects and Engineers, Inc., including the Site Plan prepared by Langan Engineering and Environmental Services, Inc., and approving the Redevelopment Agreement between New Brunswick Parking Authority and AST New Brunswick, LLC**

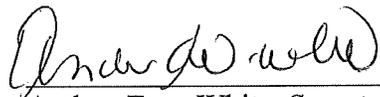
**Voting Record**

Dated: January 22, 2026

COMMISSIONERS	/YES	/NO	/ABSTAIN	/ABSENT
KEVIN MCTERNAN	X			
GUS SLEIMAN	X			
JOHN ZIMMERMAN	X			
MARIA SOTO	X			
ANDREA EATO-WHITE	X			

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: January 22, 2026

  
 Andrea Eato-White, Secretary

**NEW BRUNSWICK PARKING AUTHORITY  
RESOLUTION AUTHORIZING THE AUCTION OF  
SURPLUS VEHICLES**

**Whereas**, the New Brunswick Parking Authority has certain surplus property no longer needed for public use, a 2015 John Deere Model XUV Serial#1M0825GEEFM106974 and two (2) VMAX8500 Salt and Brine spreader

**Whereas**, P.L. 2001, c. 30, authorizes the sale of surplus property through the use of an online auction service; and

**Whereas**, the New Brunswick Parking Authority intends to utilize the online auction services of USGovBid; and

**Whereas**, the On-Line auction shall be conducted pursuant to the provisions of N.J.S.A. 40A:11-36 and New Jersey Local Finance Notice 2008-9; and

**Whereas**, the terms and conditions of the Agreement entered into by and between the New Brunswick Parking Authority and USGovBid shall be available in the Office of the New Brunswick Parking Authority's Purchasing Agent.

**Now Therefore Be It Resolved**, By The Board of The New Brunswick Parking Authority, as follows:

1. The following are hereby declared surplus property to be forthwith advertised for public sale pursuant to N.J.S.A. 40A: 11-36 and New Jersey Finance Notice 2008-09:
  - 2 VMAX8500 Salt and Brine spreader
  - 2015 John Deere Model XUV Serial#1M0825GEEFM106974
2. That said items are to be sold via an On-Line auction to the highest bidder through the online auction website entitled USGovBid in accordance with New Jersey State Statutes and New Jersey Local Finance Notice 2008-09.

Passed and adopted at a regular meeting of the Board of Commissioners of the New Brunswick Parking Authority held on January 22, 2026

**NEW BRUNSWICK PARKING AUTHORITY  
RESOLUTION AUTHORIZING THE AUCTION OF  
SURPLUS VEHICLES**

**VOTING RECORD**

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

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: January 22, 2026



Andrea Eato-White, Secretary NBPA

**NEW BRUNSWICK PARKING AUTHORITY  
RESOLUTION FOR  
AUTHORIZING PROPRIETARY PURCHASE OF  
PARKING ACCESS REVENUE CONTROL SYSTEMS**

**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 purchase Parking Access Revenue Control equipment and software for the NBPA's Gateway Parking Deck; and

**Whereas**, the New Brunswick Parking Authority identified the need to purchase proprietary equipment known as the TIBA Equipment to support its operational requirements; and

**Whereas**, the Tiba Equipment is proprietary in nature and available only from a single source due to its unique design, functionality, and compatibility with existing systems; and

**Whereas**, the circumstances for the purchase of the TIBA brand Parking Access Revenue Control System by Proprietary Purchasing is based upon the following reasons, as required by New Jersey statutes and administrative code;

- (1) Substantial investment by the Parking Authority, in TIBA brand Parking Access Revenue Control System installed in three (3) NBPA parking decks
- (2) Need for a unified, single source, Parking Access Revenue Control System to operate all NBPA parking decks
- (3) Single maintenance service provider for all Parking Authority Parking Access Revenue Control Systems operated by the NBPA
- (4) Interchangeable spare parts for all Parking Access Revenue Control System installed in NBPA parking decks
- (5) Interchangeable dollar bill acceptor and stackers for all NBPA parking garage pay stations
- (6) Single software system for the production of monthly parking invoices, issuance of access card and maintenance of data base for all parking decks operated by the NBPA
- (7) Parking Authority staff trained to operate a single Parking Access Revenue Control System is more efficient and effective and increases productivity. Staff is better able to generate management, operations, parking utilization, billing and financial reports.
- (8) TIBA system is compatible with existing parking deck access card and parking validation systems

**Whereas**, no purpose would be served by public bidding for this equipment as no competition exists, and the procurement therefore qualifies as an exception to public bidding pursuant to N.J.S.A. 40A:11-5; and

**Whereas**, sufficient funds are available and have been properly certified by the Chief Financial Officer;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the New Brunswick Parking Authority County of Middlesex State of New Jersey, that the contract for the purchase of the Tiba Equipment is hereby awarded to Precision Technology Solution in an amount not to exceed \$228,305.00, pursuant to the exemption from public bidding under N.J.S.A. 40A:11-5; and

BE IT FURTHER RESOLVED that the Executive Director is authorized to execute any and all documents necessary to effectuate this purchase.

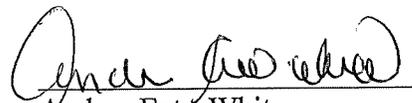
**NEW BRUNSWICK PARKING AUTHORITY  
RESOLUTION FOR  
AUTHORIZING PROPRIETARY PURCHASE OF  
PARKING ACCESS REVENUE CONTROL SYSTEMS  
VOTING RECORD**

Dated: January 22, 2026

<u>COMMISSIONERS</u>	<u>/YES</u>	<u>/NO</u>	<u>/ABSTAIN</u>	<u>/ABSENT</u>
1. Kevin McTernan	<input checked="" type="checkbox"/>			
2. Maria Soto	<input checked="" type="checkbox"/>			
3. John Zimmerman	<input checked="" type="checkbox"/>			
4. Gus Sleiman	<input checked="" type="checkbox"/>			
5. Andrea Eato-White	<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: January 22, 2026

  
\_\_\_\_\_  
Andrea Eato-White  
Secretary NBPA

**NEW BRUNSWICK PARKING AUTHORITY  
RESOLUTION TO AWARD CONTRACTS FOR  
ON-CALL ELECTRICAL SERVICES**

**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, upon the basis of public advertisement and competitive bids, to select, and to award contracts as needed, for on-call, as-needed electrical services for a period of one (1) year with an option to renew by the Authority for one (1) additional one (1)-year extension; and

**Whereas**, the following vendors submitted public bids in response to the bid specification of the NBPA:

- Sal Electric Co, having an office at 83 Fleet Street, Jersey City, NJ 07306
- Maul Power Group, Inc., having an office at 2553 Route 130, Suite 3, Cranbury, NJ 08512
- Magic Touch Construction Company, Inc., having an office at 59 West Front Street, Keyport NJ 07735

**Whereas**, Sal Electric Co., Magic Touch Construction and Maul Power Group, Inc. are the lowest responsive bidders for on-call electrical services; and

**Whereas**, the Commissioners of the Parking Authority of the City of New Brunswick desire to select, and to award contracts as needed, for on-call, as-needed electrical services to the lowest three responsive bidders.

**Now Therefore Be It Resolved**, that the New Brunswick Parking Authority select, and award contracts as needed, for a period of one year with an option to renew by the Authority for one additional one-year extension, as a result of an advertised public bid, pursuant to NJSA 40A:11 et seq. of the Local Public Contract Law of the State of New Jersey, to Sal Electric Co., Magic Touch Construction and Maul Power Group, Inc. the lowest three responsive bidders for electrical services.

**Be It Further Resolved**, that in order to effectuate the objectives of this resolution, the Board of Commissioners of the Parking Authority of the City of New Brunswick, authorize the Executive Director of the Authority to award said contract(s), as needed, to Sal Electric Co., Magic Touch Construction and Maul Power Group, Inc..

**Be It Further Resolved**, that any award of contracts pursuant to this resolution is contingent upon the NBPA having sufficient funds and the Chief Financial Officer of the Authority certifying that there are sufficient funds budgeted by the Authority for the services.

**VOTING RECORD**

Dated: January 22, 2026

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

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: January 22, 2026

  
 Andrea Eato-White, Secretary

**NEW BRUNSWICK PARKING AUTHORITY  
RESOLUTION TO AWARD CONTRACTS FOR  
ON-CALL PLUMBING SERVICES**

**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, upon the basis of public advertisement and competitive bids, to select, and to award a contract as needed, for on-call, as-needed plumbing services for a period of one (1) year with an option to renew by the Authority for one (1) additional one (1)-year extension; and

**Whereas**, the following vendors submitted public bids in response to the bid specification of the NBPA:

- Robert Griggs Plumbing and Heating LLC, having an office at 2486 Route 206, Belle Mead, NJ 08502
- Magic Touch Construction Company, Inc., having an office at 59 West Front Street, Keyport NJ 07735
- Binsky & Snyder, having an office at 28 Worlds Fair Drive, Somerset, NJ 08854

**Whereas**, Robert Griggs Plumbing and Heating LLC, Binsky & Snyder, and Magic Touch are the lowest responsive bidder for on-call plumbing services; and

**Whereas**, the Commissioners of the Parking Authority of the City of New Brunswick desire to select, and to award a contract as needed, for on-call, as-needed plumbing services to the lowest three responsive bidders.

**Now Therefore Be It Resolved**, that the New Brunswick Parking Authority select, and award a contract as needed, for a period of one year with an option to renew by the Authority for one additional one-year extension, as a result of an advertised public bid, pursuant to NJSA 40A:11 et seq. of the Local Public Contract Law of the State of New

Jersey, to Robert Griggs Plumbing and Heating LLC, Binsky & Snyder, and Magic Touch the lowest three responsive bidders for plumbing services.

**Be It Further Resolved,** that in order to effectuate the objectives of this resolution, the Board of Commissioners of the Parking Authority of the City of New Brunswick, authorize the Executive Director of the Authority to award said contract, as needed, to Robert Griggs Plumbing and Heating LLC, Binsky & Snyder, and Magic Touch.

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

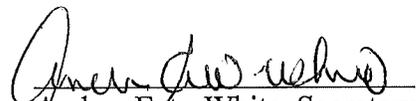
### VOTING RECORD

Dated: January 22, 2026

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

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: January 22, 2026

  
Andrea Eato-White, Secretary

**NEW BRUNSWICK PARKING AUTHORITY  
RESOLUTION FOR  
2026 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 2026 Restoration of the NBPA's Parking Garages; and

**Whereas**, the following firms submitted a bid on January 14, 2026 in response to the bid specification of the NBPA:

- |  |                 |
|--|-----------------|
| 1. Maarv Waterproofing Inc.<br>68 Colfax Ave., Clifton, NJ 07013                     | \$ 930,000.00   |
| 2. Sealcrete Contracting LLC<br>272 Dunns Mill Road #298, Bordentown, NJ 08505       | \$ 867,756.00   |
| 3. Schnell Contracting Systems LLC<br>435 Industrial Way West, Eatontown, NJ 07724   | \$ 918,368.30   |
| 4. South Shore Construction, LLC<br>202 East 11 <sup>th</sup> Ave, Roselle, NJ 07203 | \$ 831,441.60   |
| 5. TG Basile Inc<br>10 Atlas Street, Kenilworth, NJ 07033                            | \$ 753,504.18   |
| 6. Best Restoration Services, Inc.<br>23 Grand Ave, Ste 4, Farmingdale, NY 11735     | \$ 1,746,000.00 |
| 7. Infrastructure Repair Service, LLC<br>163 Beaver Brook Rd, Lincoln Park NJ 07035  | \$ 3,293,347.20 |
| 8. Madina Restoration Inc.<br>10 Coury Road, Hillsborough, NJ 08844                  | \$ 1,236,000.00 |
| 9. Spartan Construction, INC<br>399 Oak Street, Ste C, South Amboy, NJ 08879         | \$ 1,281,744.27 |

**Whereas**, TG Basile, Inc is the lowest responsible bidder for the 2026 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 2026 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 2026 Parking Garage Restoration to TG Basile, Inc. in accordance with their proposal dated January 14, 2026, 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 TG Basile, Inc., 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.

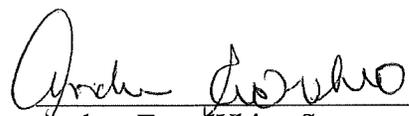
### VOTING RECORD

Dated: January 22, 2026

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

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.

January 22, 2026

  
 Andrea Eato-White, Secretary NBPA