

Agenda
New Brunswick Parking Authority
July 25, 2018

- A. Call to Order
- B. Read Public Notice
- C. Minutes from June 2018 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 July 2018
 - 2. Resolution Approving 5th addendum to Power Purchase Agreement
- I. Old Business
- J. New Business
- K. Closed Session
 - 1. Legal
 - 2. Personnel
- L. Open Session
- M. Adjourn

**Minutes of a Regular Board Meeting
July 25, 2018**

A Regular Meeting of the New Brunswick Parking Authority was held on July 25, 2018 in the conference room of the New Brunswick Parking Authority located at 106 Somerset Street, New Brunswick, New Jersey. Chairman Kevin McTernan called the meeting to order at 5:00 p.m.

Mr. McTernan read the Public Statement as required by P.L. 1975.

Commissioners in Attendance:	Kevin McTernan Tony Caputo Louis Garlatti Jr. Edwin Keefe	Chairman 1 st Vice Chairman Treasurer Secretary
Legal in Attendance:	David L. Minchello	General Counsel
NBPA Personnel in Attendance:	Mitchell Karon Bright Rajaratnam Stephanie Hart Howard Izes	Executive Director Chief Financial Officer Administrative Assistant Management Consultant
Not in Attendance:	Andrea Eato-White	Commissioner

Minutes

On motion of Mr. Garlatti, seconded by Mr. Keefe, the Board approved the minutes of the June 2018 Regular Board Meeting. Vote: 3-yes, 0-no, 0-abstain, 2-absent (Caputo, Eato-White).

Executive Director's Report

Mr. Karon reports that the restoration work has begun. The work at the Paterson Street garage will take about 30 days and the work at the other garages will take about 7-10 days each.

NBPA will be replacing two older multi-space meters, one at Jersey Avenue and one at Plum Street Lot. Patrons will pay at the new multi-space meters using their license plate number instead of their space number. NBPA is hoping to have them in place by the end of September.

The Board is advised that ADA door openers were installed at the main entrance of 106 Somerset Street. The cost will be split with Rutgers.

Precast for the Performing Arts Garage is scheduled to begin the end of August.

Finance

Mr. Rajaratnam states that all Board members received a copy of the unaudited June 2018 financial statement.

Legal

No Legal to Report.

Public Comment

A member of the Public expresses concern regarding the parking situation on Suydam St. Local businesses are parking on the street instead of in their designated lots. Residents from surrounding streets also use Suydam St. to park. She states that it makes it very difficult for residents on Suydam Street to find parking. Mr. Karon advises that the NBPA will do an investigation on the matter.

A member of the Public asks if there is a parking problem at Robert Wood Johnson that would cause the employees to park on Suydam Street. Mr. McTernan states there is no parking problem that he is aware of. Robert Wood Johnson employees get parking permits.

A member of the Public asks if it is possible to offer Lower Church Street Deck to local businesses for employee discount parking. Mr. Karon states it is not an option at this time due to it being the smallest garage, but also the most popular, so it fills up frequently.

****Mr. Caputo arrives at 5:22pm.*

Board Discussion

No Board Discussion.

Resolutions

On motion of Mr. Keefe, seconded by Mr. Garlatti, the Board approved the Payment Resolution for July 2018. Vote: 4 - yes, 0- no, 0- abstain, 1 – absent (Eato-White).

On motion of Mr. Keefe, seconded by Mr. Garlatti, the Board approved the Resolution Approving the 5th Addendum to Power Purchase Agreement. Vote: 4 - yes, 0- no, 0- abstain, 1 – absent (Eato-White).

Old Business

No Old Business

New Business

No New Business

Closed Session

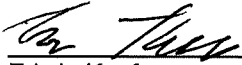
On motion of Mr. Caputo, seconded by Mr. Keefe, the Board retired to closed session at 5:27pm to discuss legal issues. Vote: 4 - yes, 0- no, 0- abstain, 1- absent (Eato-White).

Open Session

On motion of Mr. Keefe, seconded by Mr. Caputo, the Board returned to open session at 5:36pm
Vote: 4 - yes, 0- no, 0- abstain, 1 - absent (Eato-White).

Adjourn

On motion of Mr. Keefe, seconded by Mr. Garlatti, the Board adjourned at 5:36pm.
Vote: 4 - yes, 0- no, 0- abstain, 1- absent (Eato-White).



Edwin Keefe
Secretary

The Parking Authority of the City of New Brunswick
July 2018 Resolution of Operating Expenditures

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

CHECKS	VENDOR NAME	DATE	AMOUNT
WIRE	PENSION	07/02/2018	19,200.27
WIRE	HEALTH BENEFITS	07/06/2018	82,433.65
WIRE	HEALTH BENEFITS - RETIREES	07/06/2018	1,615.18
WIRE	PAYROLL ACCOUNT	07/13/2018	129,196.82
WIRE	PAYROLL ACCOUNT	07/27/2018	134,268.47
WIRE	AMBOY BANK	07/25/2018	10,096.88
WIRE	AMBOY BANK	07/25/2018	48,614.60
0069995	GARY CROSS	07/18/2018	8.00
0069996	IAN THOMPSON	07/18/2018	25.00
0069997	JAYANTI K NAIK	07/18/2018	4.00
0069998	JOANN GUZZO	07/18/2018	4.00
0069999	LINDA SANFORD	07/18/2018	4.00
0070000	MARLENE MANDELBAUM	07/18/2018	4.00
0070001	NANCY LLANOS	07/18/2018	4.00
0069961	CONCEPCION SALDANA-A	07/03/2018	134.00
0069962	AFLAC	07/03/2018	1409.07
0070002	KENNETH BROWN	07/18/2018	450.00
0069963	CABLEVISION/ADMIN	07/03/2018	742.42
0069979	CABLEVISION/PSD	07/13/2018	40.25
0070003	CABLEVISION	07/18/2018	2547.87
0069964	CABLEVISION/WELLNESS	07/03/2018	160.12
0070004	CLEAN MAT SERVICES L	07/18/2018	344.80
0069965	CITY OF NEW BRUNSWIC	07/03/2018	4956.00
0070005	CITY OF NEW BRUNSWIC	07/18/2018	1724.00
0069966	CRYSTAL SPRINGS	07/03/2018	35.42
0069967	EASTERN ARMORED SERV	07/03/2018	3146.00
0069980	FEDERAL EXPRESS	07/13/2018	22.98
0070006	FEDERAL EXPRESS	07/18/2018	28.16
0070007	FRANK'S HARDWARE &	07/18/2018	147.02
0070008	GUARANTEED MOTOR TOW	07/18/2018	150.00
0069981	HIRERIGHT LLC	07/13/2018	592.02
0070009	HOME DEPOT CREDIT SE	07/18/2018	358.63
0070010	HUNTER BUSINESS SYST	07/18/2018	415.20
0070011	INTEGRATED TECHNICAL	07/18/2018	50.00
0069968	HELEN KOLIAS	07/03/2018	115.40
0070012	MARLIN BUSINESS BANK	07/18/2018	134.82
0069969	METLIFE SBC	07/03/2018	2989.20

The Parking Authority of the City of New Brunswick
 July 2018 Resolution of Operating Expenditures

0069970	METLIFE 457B	07/03/2018	750.00
0069982	METLIFE 457B	07/13/2018	775.00
0069983	NEW JERSEY FAMILY SU	07/13/2018	219.00
0069984	NEW JERSEY FAMILY SU	07/13/2018	212.00
0069985	MIDDLESEX COUNTY SHE	07/13/2018	68.99
0069986	NEW JERSEY FAMILY SU	07/13/2018	270.00
0069971	NATIONAL GUARDIAN LI	07/03/2018	326.40
0070013	NEW BRUNSWICK EXXON	07/18/2018	70.00
0069972	NEW BRUNSWICK MUNICI	07/03/2018	37.00
0069987	NORTH BRUNSWICK CONS	07/13/2018	204.00
0069988	NYS CHILD SUPPORT	07/13/2018	176.00
0069973	PARKEON	07/03/2018	171.00
0070014	PITNEY BOWES	07/18/2018	387.00
0069989	PSE&G/WELLNESS ELECT	07/13/2018	8552.28
0070015	PSEG/RT27 & KIRKPATR	07/18/2018	74.64
0069990	PSEG/MAIN ACCOUNT	07/13/2018	32493.56
0070016	RICCIARDI BROTHERS	07/18/2018	187.98
0070017	SOUTH JERSEY ENERGY	07/18/2018	1183.16
0070018	SPECTROTEL	07/18/2018	449.76
0069974	STATE OF NEW JERSEY	07/03/2018	895.32
0070019	STAR QUALITY CLEANER	07/18/2018	154.75
0069991	JAMIE KELLY,TRUSTEE	07/13/2018	206.65
0070020	TEAMSTERS UNION LOCA	07/18/2018	428.00
0070021	TIAA BANK	07/18/2018	169.32
0069992	US DEPARTMENT OF EDU	07/13/2018	176.27
0069993	VERIZON WIRELESS	07/13/2018	1324.70
0069975	VERIZON	07/03/2018	660.68
0069976	VERIZON CABS	07/03/2018	339.81
0069977	VERIZON CABS	07/03/2018	598.04
0069978	VERIZON CABS	07/03/2018	1196.09
0069994	VERIZON/WELLNESS	07/13/2018	376.29
0070022	VERIZON/FAX	07/18/2018	62.06
0070023	DARRAN SAMUELS	07/25/2018	89.00
0070024	JULIE TUDISCO	07/25/2018	15.00
0070025	KEVIN RESHAMWALA	07/25/2018	98.00
0070026	COREY BIRCHETT	07/25/2018	14.00
0070027	SRINIVAS MURAHARARAO	07/25/2018	120.00
0070028	PAULO GARCIA	07/25/2018	180.00
0070029	PALLAV SAXENA	07/25/2018	180.00
0070030	NATASHA CHRISTOPHER	07/25/2018	180.00
0070031	KASILINGAM BALASUBRA	07/25/2018	180.00
0070032	IVANA MILOJKOVIC	07/25/2018	180.00
0070033	LESIA CRUZ	07/25/2018	45.00
0070034	DARREN SAMUELS	07/25/2018	175.00
0070035	LALEH NAJAFIZADEH	07/25/2018	170.00
0070036	LLOYD LYONS	07/25/2018	135.00

The Parking Authority of the City of New Brunswick
 July 2018 Resolution of Operating Expenditures

0070037	MICHAEL KLEIN	07/25/2018	90.00
0070038	MIDDLESEX COUNTY COL	07/25/2018	850.00
0070039	NOLAN CALLAHAN	07/25/2018	40.00
0070040	DAN GOLDBERG	07/25/2018	15.00
0070041	LINFENG SONG	07/25/2018	540.00
0070042	MARGARET PAULS	07/25/2018	85.00
0070043	MATTHEW LEUNG	07/25/2018	90.00
0070044	PAMELA PETERS	07/25/2018	90.00
0070045	ERIKA PEREZ	07/25/2018	2.00
0070046	CRYSTAL MCCROBIE	07/25/2018	16.42
0070047	ADVANCED BUSINESS CO	07/25/2018	5435.16
0070048	ADVANZA TECHNOLOGIES	07/25/2018	1110.30
0070049	AMERICAN TIRE DISTRI	07/25/2018	174.60
0070050	WAYNE BARUCH	07/25/2018	175.00
0070051	BEST CLEANING	07/25/2018	2793.00
0070052	ALBANY ST PLAZA URBA	07/25/2018	487.00
0070053	BRUNSWICK URGENT CAR	07/25/2018	1690.00
0070054	LAURA BUTLER	07/25/2018	170.00
0070055	NOLAN CALLAHAN	07/25/2018	175.00
0070056	CENTRAL JERSEY PROPE	07/25/2018	4200.00
0070057	SOLTERRA RECYCLING S	07/25/2018	648.00
0070058	SOLTERRA RECYCLING S	07/25/2018	887.88
0070059	BRIANNA CHAPMAN	07/25/2018	77.50
0070060	HEONG CHOI	07/25/2018	80.00
0070061	CITY OF NEW BRUNSWIC	07/25/2018	60990.76
0070062	THE CITY OF NEW BRUN	07/25/2018	2487500.00
0070063	TAYLOR COLAIACOVO	07/25/2018	170.00
0070064	ILENIA DIAZ	07/25/2018	180.00
0070065	DOWNTOWN PRINTING CE	07/25/2018	266.17
0070066	EHRlich	07/25/2018	120.00
0070067	EMECOT CORPORATION	07/25/2018	840.00
0070068	F&G MECHANICAL	07/25/2018	6821.39
0070069	CHRISTINA FLANZBAUM	07/25/2018	150.00
0070070	EVAN GENTRY	07/25/2018	180.00
0070071	GEORGE ST HOLDINGS L	07/25/2018	2251.76
0070072	DAN GOLDBERG	07/25/2018	175.00
0070073	JEWOOK HA	07/25/2018	165.00
0070074	TIMOTHY HAAHS & ASSO	07/25/2018	36538.01
0070075	CARLTON HAELIG	07/25/2018	180.00
0070076	HARTFORD STEAM BOILE	07/25/2018	315.00
0070077	HUB PARKING	07/25/2018	2276.40
0070078	IPS GROUP INC.	07/25/2018	8059.94
0070079	IPT LLC	07/25/2018	14261.26
0070080	JAY JEHLLEN	07/25/2018	165.00
0070081	MILIND KACHARE	07/25/2018	165.00
0070082	CLIFF KAO	07/25/2018	165.00

The Parking Authority of the City of New Brunswick
July 2018 Resolution of Operating Expenditures

0070083	JILLIAN KESSLER	07/25/2018	175.00
0070084	KF MECHANICAL HEATIN	07/25/2018	1470.00
0070085	MICHAEL KLEIN	07/25/2018	175.00
0070086	MICHAEL KOHLER	07/25/2018	180.00
0070087	LANGAN ENGINEERING A	07/25/2018	117.98
0070088	MATTHEW LEUNG	07/25/2018	175.00
0070089	ALYSSA LUCKS KAWALEK	07/25/2018	180.00
0070090	LLOYD LYONS	07/25/2018	135.00
0070091	ALEX MARTINEZ	07/25/2018	175.00
0070092	MATRIX NEW ST GARAGE	07/25/2018	1750.00
0070093	SADAF MEMON	07/25/2018	180.00
0070094	METLIFE 457B	07/25/2018	2025.00
0070095	MIDDLESEX COUNTY TRE	07/25/2018	3055.77
0070096	NEW JERSEY FAMILY SU	07/25/2018	219.00
0070097	NEW JERSEY FAMILY SU	07/25/2018	212.00
0070098	MIDDLESEX COUNTY SHE	07/25/2018	68.99
0070099	NEW JERSEY FAMILY SU	07/25/2018	270.00
0070100	RAINONE COUGHLIN MIN	07/25/2018	6902.50
0070101	MIDDLESEX COUNTY COL	07/25/2018	850.00
0070102	MODERN GROUP LTD	07/25/2018	6269.28
0070103	MECHANICAL PRESERVAT	07/25/2018	7635.25
0070104	LALEH NAJAFIZADEH	07/25/2018	175.00
0070105	NBS ENERGY PARTNERS	07/25/2018	5217.28
0070106	NETWORKFLEET	07/25/2018	570.00
0070107	NJ TRANSIT	07/25/2018	64000.00
0070108	NYC WEB DESIGN.COM	07/25/2018	5040.00
0070109	NYS CHILD SUPPORT	07/25/2018	176.00
0070110	PARKMOBILE USA INC	07/25/2018	3192.60
0070111	PEGGY PAULS	07/25/2018	165.00
0070112	PAMELA PETERS	07/25/2018	180.00
0070113	PIERSON COMMERCIAL R	07/25/2018	8319.60
0070114	PITNEY BOWES	07/25/2018	803.00
0070115	PRIMEPOINT LLC	07/25/2018	1236.25
0070116	MARY ROMETTI	07/25/2018	170.00
0070117	RUTGERS UNIVERSITY	07/25/2018	1879.54
0070118	RUTGERS STATE OF NJ	07/25/2018	14018.30
0070119	SAL ELECTRIC CO INC	07/25/2018	1207.74
0070120	DARRAN SAMUELS	07/25/2018	175.00
0070121	SIGNAL ELECTRIC CORP	07/25/2018	359.50
0070122	SIX WARD SERVICE CEN	07/25/2018	3759.22
0070123	JAMES K SMITH	07/25/2018	140.00
0070124	SOCIETY FOR HUMAN RE	07/25/2018	209.00
0070125	SOMERSET GLASS COMPA	07/25/2018	12942.00
0070126	SOMERSET URBAN RENEW	07/25/2018	3230.00
0070127	NJ ADVANCE MEDIA	07/25/2018	1656.48
0070128	STANDARD ELEVATOR CO	07/25/2018	1468.66

The Parking Authority of the City of New Brunswick
July 2018 Resolution of Operating Expenditures

0070129	JAMIE KELLY,TRUSTEE	07/25/2018	206.65
0070130	STEVEN SYLVESTER	07/25/2018	180.00
0070131	SMS VALET	07/25/2018	998.00
0070132	MICHAEL TILLSON	07/25/2018	135.00
0070133	TRIANGLE FIDELCO IND	07/25/2018	26611.03
0070134	US DEPARTMENT OF EDU	07/25/2018	176.27
0070135	VERIZON	07/25/2018	239.62
0070136	VERIZON	07/25/2018	42.45
0070137	WB MASON CO INC	07/25/2018	477.23
0070138	WILENTZ	07/25/2018	2001.00
0070139	JESSIE WOLFSON	07/25/2018	170.00

TOTAL CHECKS

3,336,734.74

The Parking Authority of the City of New Brunswick
July 2018 Resolution of Operating Expenditures

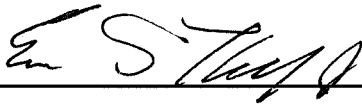
The estimated revenue operating fund expenditures which are noted below carry us through the next payment resolution. The following figures are for the period ending August 22, 2018.

Payroll Estimate	07/13/18	131,000.00
Payroll Estimate	07/27/18	131,000.00
Prior Month Payroll Estimate		(244,000.00)
Total Disbursements		3,336,734.74
Total Resolution Amount		<u><u>3,354,734.74</u></u>









5th ADDENDUM TO POWER PURCHASE AGREEMENT BETWEEN NBS ENERGY PARTNERS LLC AND THE CITY OF NEW BRUNSWICK, THE NEW BRUNSWICK PARKING AUTHORITY, AND THE NEW BRUNSWICK BOARD OF EDUCATION

NBS ENERGY PARTNERS LLC, ("Seller"), a New Jersey limited liability company, and THE CITY OF NEW BRUNSWICK, THE NEW BRUNSWICK PARKING AUTHORITY, AND THE NEW BRUNSWICK BOARD OF EDUCATION (collectively, the "Buyers," and, together with Seller, the "Parties" and each a "Party") entered into a Power Purchase Agreement dated December 31, 2009, as amended by the Addendum to Power Purchase Agreement dated July 5, 2012, the 2nd Addendum to Power Purchase Agreement dated October, 22, 2015, the 3rd Addendum to Power Purchase Agreement dated June 28, 2016, and the 4th Addendum to Power Purchase Agreement dated December 22, 2017 for the supply of solar photovoltaic generated electricity to be supplied by Seller to Buyers at various locations in New Brunswick, New Jersey (such agreement, as amended and modified, the "PPA"). The Parties, on this date of May _____, 2018 hereby amend the PPA as follows (this amendment the "5th Addendum"):

1. To permit sufficient time to construct the 2017 SEFs as defined in the 4th Addendum to Power Purchase Agreement, Section 2.2(e) of the PPA is hereby amended with respect to the 2017 SEFs to extend the deadline for the Commercial Operation Date for the 2017 SEFs until December 31, 2018.
2. No Other Changes. Except as set forth in this 5th Addendum and prior amendments, the PPA shall remain unmodified and in full force and effect. All references in the PPA shall hereafter be deemed to refer to the PPA as amended from time to time, including by this 5th Addendum.
3. Counterparts. This 5th Addendum may be executed by facsimile, electronic signature or in multiple counterparts, each of which shall constitute an original, but all of which shall constitute one document.

[SIGNATURE PAGE TO FOLLOW]

Acknowledged on behalf of NBS Energy Partners LLC:

By: _____

Name: _____

Title: _____

Acknowledged on behalf of City of New Brunswick:

By: _____

Name: _____

Title: _____

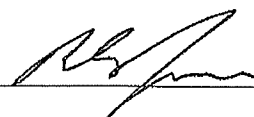
Acknowledged on behalf of New Brunswick Parking
Authority:

By: _____

Name: _____

Title: _____

~~to~~ Acknowledged on behalf of New Brunswick Board
of Education:

By: 

Name: Richard Jannard

Title: SBA/BS

4th ADDENDUM TO POWER PURCHASE AGREEMENT BETWEEN NBS ENERGY PARTNERS LLC AND THE CITY OF NEW BRUNSWICK, THE NEW BRUNSWICK PARKING AUTHORITY, AND THE NEW BRUNSWICK BOARD OF EDUCATION

NBS ENERGY PARTNERS LLC, (“Seller”), a New Jersey limited liability company, and THE CITY OF NEW BRUNSWICK, THE NEW BRUNSWICK PARKING AUTHORITY, AND THE NEW BRUNSWICK BOARD OF EDUCATION (collectively, the “Buyers,” and, together with Seller, the “Parties” and each a “Party”) entered into a Power Purchase Agreement dated December 31, 2009, as amended by the Addendum to Power Purchase Agreement dated July 5, 2012, the 2nd Addendum to Power Purchase Agreement dated October, 22, 2015, and the 3rd Addendum to Power Purchase Agreement dated June 28, 2016 for the supply of solar photovoltaic generated electricity to be supplied by Seller to Buyers at various locations in New Brunswick, New Jersey (such agreement, as amended and modified, the “PPA”). The Parties, on this date of September _____, 2017 hereby amend the PPA as follows (this amendment the “4th Addendum”):

1. To permit sufficient time to obtain all required Governmental Approvals, with regard to the Component Parts to be constructed:

1-NBBOE Administration building – approximately 452.90 kw (DC) carport

2-Lincoln Annex school – approximately 171.40 kw (DC) roof mount system

3-NBBOE High School – approximately 575.30 kw (DC) carport

4-NBBOE Middle School – approximately 367.20 kw (DC) carport

5-Red Shaw Elementary School – approximately 85.70 kw (DC) carport

6-Roosevelt Elementary School – approximately 97.90 kw (DC) roof mount system

(collectively the “2017 SEFs”), the deadline for Seller to obtain all required Governmental Approvals shall be extended to February 28, 2018. No roof repair or replacement requirements will be associated with any 2017 SEFs.

2. The Buyers’ acknowledge that, due to the condition of the roof and property, the Seller shall not be obligated to construct the Component Parts on the Livingston Elementary School (61.20 kw (DC) roof mount system), and the Buyers further acknowledge that the Seller has advised Buyers that it does not intend to build the Component Parts on the Livingston Elementary School.
3. To permit sufficient time to obtain all required Governmental Approvals, with regard to the Component Parts to be constructed for Paul Robeson Elementary School – approximately 200 kw (“PRES”), only, due to the anticipated construction completion of summer 2018, the deadline for Seller to obtain all required Governmental Approvals shall be extended to December 31, 2018.

**5th ADDENDUM TO POWER PURCHASE AGREEMENT BETWEEN NBS
ENERGY PARTNERS LLC AND THE CITY OF NEW BRUNSWICK, THE NEW
BRUNSWICK PARKING AUTHORITY, AND THE NEW BRUNSWICK BOARD OF
EDUCATION**

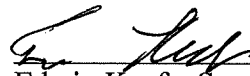
VOTING RECORD

Dated: July 25, 2018

COMMISSIONERS	<u>4</u> /YES	<u>0</u> /NO	<u>0</u> /ABSTAIN	<u>1</u> /ABSENT
Kevin McTernan	✓			
Anthony Caputo	✓			
Louis Garlatti, Jr.	✓			
Edwin Keefe	✓			
Andrea Eato-White				✓

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

July 25, 2018



 Edwin Keefe, Secretary NBPA