

**Agenda**  
**New Brunswick Parking Authority**  
**July 23, 2025**

- A. Call to Order
- B. Read Public Notice
- C. Minutes from May 2025 Special Meeting  
Minutes from May 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 July 2025
  - 2. Resolution to Approve Agreement with PayByPhone
  - 3. Resolution Authorizing the Auction of Surplus Vehicles
  - 4. Resolution to Award Contract for Commercial Office and Elevator Cleaning Services
- I. Old Business
- J. New Business
- K. Closed Session
  - 1. Legal
  - 2. Personnel
- L. Open Session
- M. Adjourn

**Board Meeting Minutes  
July 23, 2025**

A regular meeting of the New Brunswick Parking Authority was held on July 23, 2025, in the conference room of the New Brunswick Parking Authority, located at 106 Somerset Street, New Brunswick, New Jersey. General Counsel Aaron Rainone called the meeting to order at 5:00 p.m.

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

**Commissioners in Attendance:**

Andrea Eato-White	Secretary
Maria Soto	Treasurer
Gus Sleiman	Commissioner

**Legal in Attendance:**

Aaron Rainone	General Counsel
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**NBPA Personnel in Attendance:**

Mitchell Karon	Executive Director
Bright Rajaratnam	Chief Financial Officer
Alexandra Perez	Human Resources Manager

**Not in Attendance:**

Kevin McTernan	Chairman
John Zimmerman	Commissioner

**Executive Director's Report**

Mr. Karon reported on the 2025 restoration project, stating that the Gateway work is approximately 95% complete. The only remaining items are the traffic coating at the first and last turns of the garage. The Wellness portion of the project is approximately 70% complete.

Mr. Karon reported on the EV charging stations, stating that the Authority will be issuing a bid to hire a vendor who will install, operate, and maintain the stations, as well as manage rate-setting and payment options. The arrangement will include a revenue-sharing agreement, which is expected to be more advantageous to the Authority compared to the NBPA owning and being solely responsible for maintenance and electricity costs. The bid is expected to be posted at the beginning of August, with the goal of having a vendor approved at the September board meeting.

Mr. Karon reported on the LCSD project, noting that the installation of the new PARCS system has been completed at the Church Street Garage. The next garage scheduled for conversion is the Plum Street Garage, with installation expected to begin sometime in August.

Mr. Karon reported on the Pay-by-Phone initiative, stating that due to the growing popularity of mobile payment for meters, the Authority will be adding a new service provider, Pay-by-Phone, as an additional payment option. A resolution for the board's approval is included on tonight's agenda.

He also noted that, based on historical usage and payment trends, several parking meters around the university area had previously been removed in favor of mobile payment only. This approach has proven successful, and the program will now be expanded to additional streets in the university area.

Mr. Karon reported that the sale of the second Ferren parcel was completed on June 3. Construction has since begun on the Nokia building. Upon receipt of the sale proceeds, the Authority paid off two outstanding notes totaling approximately \$5 million.

Mr. Karon reported that Mr. Rajaratnam has informed the Authority of his decision to depart at the end of August. The process of finding a replacement for the CFO position is currently underway. Mr. Karon expressed his gratitude to Bright for his hard work and significant contributions to the success of the Authority, noting that he will be greatly missed.

### **Finance**

Mr. Rajaratnam reported that the 2024 audit is nearly complete. They are currently waiting for the state report, which is expected to arrive within a week of the beginning of August.

### **Legal**

No legal to report.

### **Public Comment**

A member of the public inquired about the total debt of the Parking Authority. Mr. Rajaratnam responded that the total debt is \$187 million.

A member of the public inquired about the grocery store space, asking if there are any current plans and whether there has been any public engagement. Mr. Karon responded that they are not currently engaging with the public. He stated that they are actively seeking a tenant but are also considering converting the space into additional parking.

A member of the public inquired about ParkMobile, asking if there has been another known security breach or hack in the system. They mentioned that a similar incident occurred about three years ago, or possibly in 2018, and wanted to bring it to the committee's attention.

A member of the public inquired about the Mayfair lot and asked about the current plans, referencing a statement by the Planning Director that the Parking Authority intended to build a parking garage on the site. Mr. Karon responded that discussions are still ongoing regarding the potential development of the site. He noted that while City Council has approved the development plans, the project remains in the planning stage. Mr. Karon emphasized that the need for additional parking in town is growing, with Nokia opening and bringing approximately 500 employees, the new Rutgers building scheduled to open next year, and continued growth at the hospital. Due to this increased demand, the Authority is considering the construction of another parking garage.

### **Old Business**

No old business

### **New Business**

No new business.

## **Resolutions**

On motion of Ms. Eato-White, seconded by Mr. Sleiman, the board approved payment resolution for July 2025. Vote: 3 - yes, 0 - no, 0 – abstain, 2- absent.

On motion of Ms. Eato-White, seconded by Mr. Sleiman, the board approved the resolution to approve agreement with Pay-by-Phone. Vote: 3 - yes, 0 - no, 0 – abstain, 2- absent.

On motion of Ms. Eato-White, seconded by Mr. Sleiman, the board approved the resolution to approve authorizing the auction of Surplus Vehicles. Vote: 3 - yes, 0 - no, 0 – abstain, 2- absent.

On motion of Ms. Eato-White, seconded by Mr. Sleiman, the board approved the resolution to award contract for commercial office and elevator cleaning services. Vote: 3 - yes, 0 - no, 0 – abstain, 2- absent.

## **Close Session**

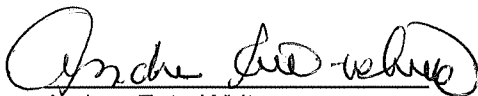
On motion of Ms. Soto, seconded by Mr. Sleiman, the board retired to close session at 5:16 p.m. Vote: 3 - yes, 0 - no, 0 – abstain, 2- absent.

## **Open Session**

On motion of Ms. Soto, seconded by Ms. Eato-White, the board returned to open session at 5:33 p.m. Vote: 3 - yes, 0 - no, 0 – abstain, 2- absent.

## **Adjournment**

On motion of Ms. Soto, seconded by Ms. Eato-White, the board adjourned at 5:34 p.m. Vote: 3 - yes, 0 - no, 0 – abstain, 2- absent.



Andrea Eato-White  
Secretary

The Parking Authority of the City of New Brunswick  
July 2025 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 September 17th, 2025.

Payroll Estimate	07/30/2025	130,000.00
Payroll Estimate	08/13/2025	130,000.00
Payroll Estimate	08/27/2025	130,000.00
Payroll Estimate	09/10/2025	130,000.00
Pension Estimate - July 2025	08/07/2025	26,000.00
Health Estimate - August 2025	08/12/2025	115,000.00
Pension Estimate - August 2025	09/07/2025	26,000.00
Health Estimate - September 2025	09/15/2025	115,000.00

Prior Month Estimate (3,289,500.00)

Total Disbursements 4,787,775.87

Total Resolution Amount 2,300,275.87

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# The Parking Authority of the City of New Brunswick

## July 2025 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	362971 DDA BANK DEBIT Indeed USI25-0	06/02/25	295.24
WIRE	PAYROLL 06-06-25	06/04/25	150,759.80
WIRE	FSA 06-06-25	06/04/25	207.68
WIRE	PENSION MAY	06/05/25	26,000.00
WIRE	FUNERAL FLOWERS	06/09/25	194.39
WIRE	HEALTH JUNE	06/12/25	101,527.51
WIRE	HEALTH JUNE	06/12/25	13,746.67
WIRE	PAYROLL 06-20-25	06/18/25	129,015.51
WIRE	FSA 06-20-25	06/18/25	207.68
WIRE	ZOOM.CHARGES	06/20/25	18.12
WIRE	PAYROLL 07-03-25	07/02/25	126,864.02
WIRE	FSA 07-03-25	07/02/25	207.68
WIRE	INDEED EMPLOYMENT ADVERTISEMENT	07/02/25	353.03
WIRE	PENSION JUNE	07/03/25	27,220.44
WIRE	HEALTH JULY	07/14/25	104,382.26
WIRE	HEALTH JULY	07/14/25	13,746.67
WIRE	P O BOX RENTAL	07/14/25	244.00
WIRE	NJ MVC - VEHICLE REGISTRATON	07/15/25	1,113.00
WIRE	PAYROLL 07-18-25	07/16/25	133,534.78
WIRE	FSA 07-18-25	07/16/25	207.68
WIRE	ZOOM.CHARGES	07/21/25	18.21
82699	ADVANZA TECHNOLOGIES INC	06/11/25	1,823.00
82700	AFLAC	06/11/25	463.52
82701	ALLIED FIRE & SAFETY	06/11/25	620.00
82702	ALLIED UNIVERSAL	06/11/25	18,572.13
82703	ASSA ABLOY ENTRANCE	06/11/25	623.75
82704	AMERICAN TIRE DISTRIBUTORS	06/11/25	850.80
82705	BEST CLEANING	06/11/25	5,116.62
82706	BROOKLYN COMPUTER SYSTEMS INC	06/11/25	159.95
82707	BRUNSWICK URGENT CARE PA	06/11/25	325.00
82708	OPTIMUM	06/11/25	814.62
82709	OPTIMUM	06/11/25	81.11
82710	CINTAS FIRST AID & SAFETY	06/11/25	268.16
82711	CIRCLE JANITORIAL SUPPLIES	06/11/25	1,738.52
82712	CITY OF NEW BRUNSWICK- INSPCTN	06/11/25	860.00
82713	CITY OF NEW BRUNSWICK	06/11/25	43.00
82714	CITY OF NEW BRUNSWICK(INSP)	06/11/25	1,312.00
82715	CITY OF NEW BRUNSWICK(INSP)	06/11/25	1,290.00
82716	CITY OF NEW BRUNSWICK(INSP)	06/11/25	860.00
82717	CITY OF NEW BRUNSWICK (INSP)	06/11/25	1,048.00
82718	CITY OF NEW BRUNSWICK (INSP)	06/11/25	1,290.00
82719	CITY OF NEW BRUNSWICK	06/11/25	2,487,500.00
82720	EASTERN ARMORED SERVICES INC	06/11/25	6,169.00
82721	J.C. EHRlich CO., INC.	06/11/25	177.07
82722	ENFORM HR	06/11/25	877.50
82723	FEDERAL EXPRESS	06/11/25	28.53

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CHECKS	VENDOR NAME	DATE	AMOUNT
82724	CRESCENCIO FUENTES	06/11/25	155.00
82725	GALLS, LLC	06/11/25	75.09
82726	GANNETT NJ NEWSPAPERS	06/11/25	45.14
82727	JOHN WALLING-COURT OFFICER	06/11/25	134.80
82728	NEW JERSEY FAMILY SUPPORT	06/11/25	126.00
82729	NEW JERSEY FAMILY SUPPORT	06/11/25	420.00
82730	NEW JERSEY FAMILY SUPPORT	06/11/25	46.15
82731	DEVAN GOHIL	06/11/25	200.00
82732	GSRP PROJECT HOLDINGS I, LLC	06/11/25	2,863.38
82733	HIRERIGHT LLC	06/11/25	244.60
82734	HOME DEPOT CREDIT SERVICES	06/11/25	1,998.48
82735	KAYLEE HOWARD	06/11/25	170.00
82736	HUB PARKING TECH USA INC	06/11/25	13,207.49
82737	INTERSTATE WASTE SERVICES	06/11/25	3,370.00
82738	JERSEY ELEVATOR	06/11/25	1,390.00
82739	YASH KAPADIA	06/11/25	165.00
82740	MITCHELL KARON	06/11/25	551.41
82741	VINYA LINGAMNENI	06/11/25	165.00
82742	MAUL POWER GROUP	06/11/25	1,715.64
82743	METLIFE	06/11/25	360.00
82744	RAINONE COUGHLIN MINCHELLO LLC	06/11/25	5,995.50
82745	SUPERIOR VISION OF NJ INC	06/11/25	251.07
82746	THE NEW BRUNSWICK JAZZ PROJECT	06/11/25	2,500.00
82747	NJ ADVANCE MEDIA	06/11/25	24.08
82748	JOON OH	06/11/25	170.00
82749	PARTS AUTHORITY LLC	06/11/25	142.41
82750	SUJEEWA PIYANKARAGE	06/11/25	195.00
82751	PRECISION TECHNOLOGY SOLUTIONS	06/11/25	366.00
82752	PRIMEPOINT LLC	06/11/25	6,125.05
82753	PSE&G/WELLNESS ELECTRIC	06/11/25	8,561.74
82754	PSE&G	06/11/25	43,021.29
82755	PSE&G	06/11/25	2,341.87
82756	REDI PACKAGING, INC	06/11/25	542.88
82757	JUAN FELIPE ROMERO	06/11/25	180.00
82758	SNEHA SALGAM	06/11/25	195.00
82759	ANNA SHEKHTMAN	06/11/25	20.00
82760	CHANDRALEKA SHIRUPALLI	06/11/25	210.00
82761	SOUTHLAND PRINTING CO.	06/11/25	9,485.96
82762	STATE OF NEW JERSEY	06/11/25	300.00
82763	JAMES KELLY-COURT OFFICER	06/11/25	120.00
82764	T2 SYSTEMS INC	06/11/25	4,669.90
82765	TASC	06/11/25	304.80
82766	TEAMSTERS LOCAL 469	06/11/25	361.00
82767	UGI ENERGY SERVICES LLC	06/11/25	6.91
82768	VARGA AUTO REPAIR	06/11/25	5,163.11
82769	VERIZON	06/11/25	623.50
82770	VERIZON CARS	06/11/25	3,613.13

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

CHECKS	VENDOR NAME	DATE	AMOUNT
82771	VERIZON CABS	06/11/25	3,771.28
82772	VERIZON CABS	06/11/25	7,542.57
82773	VERIZON	06/11/25	208.61
82774	VERIZON	06/11/25	139.00
82775	VERIZON	06/11/25	139.00
82776	VERIZON	06/11/25	278.00
82777	VERIZON	06/11/25	278.00
82778	WB MASON CO INC	06/11/25	140.75
82779	WILENTZ	06/11/25	4,914.50
82780	JOANN WILLIAMS	06/11/25	3.00
82781	WIRELESS ELECTRONICS INC	06/11/25	5,556.85
82782	ZEPHIRE	06/11/25	1,850.00
82783	AFLAC	06/25/25	463.52
82784	AMAZON CAPITAL SERVICES	06/25/25	49.57
82785	MARIA TERESA ANDRADA-HINCAPIE	06/25/25	4.00
82786	BEST CLEANING	06/25/25	1,600.00
82787	LEONARD BIER	06/25/25	669.50
82788	BRUNSWICK SIGN & EXHIBIT CORP.	06/25/25	845.00
82789	BUTTS TICKET COMPANY	06/25/25	3,430.00
82790	CABLEVISION LIGHTPATH INC	06/25/25	3,374.94
82791	CENTRAL JERSEY CONTRACTING	06/25/25	4,400.00
82792	SALONI CHAUHAN	06/25/25	26.00
82793	CLEAN MAT SERVICES LLC	06/25/25	518.60
82794	CITY OF NEW BRUNSWICK	06/25/25	604.04
82795	CITY OF NB FINANCE DEPT	06/25/25	87,483.33
82796	CITY OF NEW BRUNSWICK	06/25/25	449.44
82797	HARRY DELGADO	06/25/25	643.07
82798	DOWNTOWN PRINTING CENTER	06/25/25	504.85
82799	CAMRYN FEDERICI	06/25/25	110.00
82800	JOHN WALLING-COURT OFFICER	06/25/25	134.80
82801	NEW JERSEY FAMILY SUPPORT	06/25/25	126.00
82802	NEW JERSEY FAMILY SUPPORT	06/25/25	420.00
82803	NEW JERSEY FAMILY SUPPORT	06/25/25	46.15
82804	GEORGE ST HOLDINGS LLC	06/25/25	5,684.08
82805	GUARANTEED MOTOR TOWING	06/25/25	95.00
82806	HOME DEPOT CREDIT SERVICES	06/25/25	873.73
82807	INTERSTATE WASTE SERVICES	06/25/25	389.00
82808	IPS GROUP INC.	06/25/25	9,287.79
82809	JERSEY ELEVATOR	06/25/25	847.50
82810	NIKHIL KAMINENI	06/25/25	100.00
82811	KF MECHANICAL HEATING & AIR CO	06/25/25	1,737.00
82812	HELEN KOLIAS	06/25/25	185.00
82813	LANGAN ENGINEERING AND	06/25/25	10,000.00
82814	LEVEL G ASSOCIATES, LLC	06/25/25	630.00
82815	METLIFE SBC	06/25/25	2,493.01
82816	METLIFE	06/25/25	360.00
82817	MIDDLESEX COUNTY TREASURER	06/25/25	3,170.82



# The Parking Authority of the City of New Brunswick

## July 2025 Resolution of Operating Expenditures

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and are provided for within the annual budget then applicable:

CHECKS	VENDOR NAME	DATE	AMOUNT
82818	MODERN GROUP LTD	06/25/25	3,367.74
82819	SUPERIOR VISION OF NJ INC	06/25/25	239.97
82820	EDWIN NEGRON	06/25/25	58.81
82821	PARKMOBILE USA INC	06/25/25	21,760.35
82822	POWER PLACE INC	06/25/25	1,268.11
82823	PSE&G/WELLNESS GAS	06/25/25	27.37
82824	PSE&G	06/25/25	3,019.91
82825	PSE&G	06/25/25	35.31
82826	PSE&G/ OLD FRESH GROCERY GAS	06/25/25	243.09
82827	QUADIENT FINANCE USA INC	06/25/25	500.00
82828	RUTGERS STATE OF NJ IP&O	06/25/25	6,726.46
82829	GOMATHI SANKARALINGAM	06/25/25	105.00
82830	ELLEN SIEGEL	06/25/25	185.00
82831	SIGNAL ELECTRIC CORP	06/25/25	375.00
82832	SPECTROTEL	06/25/25	63.58
82833	JAMES KELLY-COURT OFFICER	06/25/25	120.00
82834	TEAMSTERS LOCAL 469	06/25/25	40.00
82835	THA CONSULTING INC	06/25/25	2,000.00
82836	UNIVERSAL SYSTEMS, INC.	06/25/25	20,100.00
82837	VARGA AUTO REPAIR	06/25/25	865.52
82838	VERIZON WIRELESS	06/25/25	1,389.37
82839	VERIZON/WELLNESS	06/25/25	621.47
82840	VERIZON/FAX	06/25/25	76.30
82841	VERIZON	06/25/25	139.00
82842	WB MASON CO INC	06/25/25	1,582.05
82843	WITHUM	06/25/25	20,748.00
82844	ZEPHIRE	06/25/25	925.00
82845	ALLIED FIRE & SAFETY	07/09/25	5,908.42
82846	ALLIED UNIVERSAL	07/09/25	15,305.88
82847	APRUZZESE MCDERMOTT	07/09/25	405.00
82848	BROOKLYN COMPUTER SYSTEMS INC	07/09/25	219.95
82849	BRUNSWICK SIGN & EXHIBIT CORP.	07/09/25	1,950.00
82850	BRUNSWICK URGENT CARE PA	07/09/25	455.00
82851	OPTIMUM	07/09/25	814.62
82852	OPTIMUM	07/09/25	81.11
82853	CASH: CHANGE FUND/PETTY CASH	07/09/25	39.00
82854	CERULLO FIRE PROTECTION INC	07/09/25	1,890.00
82855	CIRCLE JANITORIAL SUPPLIES	07/09/25	2,566.90
82856	CITY OF NEW BRUNSWICK	07/09/25	13.00
82857	EASTERN ARMORED SERVICES INC	07/09/25	6,169.00
82858	J.C. EHRLICH CO., INC.	07/09/25	184.92
82859	JOHN WALLING-COURT OFFICER	07/09/25	134.80
82860	NEW JERSEY FAMILY SUPPORT	07/09/25	126.00
82861	NEW JERSEY FAMILY SUPPORT	07/09/25	420.00
82862	NEW JERSEY FAMILY SUPPORT	07/09/25	46.15
82863	GSRP PROJECT HOLDINGS I, LLC	07/09/25	3,022.67
82864	HIRFRIHT LLC	07/09/25	305.75

# The Parking Authority of the City of New Brunswick

## July 2025 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
82865	HOME DEPOT CREDIT SERVICES	07/09/25	4,529.19
82866	HUB PARKING TECH USA INC	07/09/25	13,207.49
82867	MARCO	07/09/25	187.50
82868	INTERSTATE WASTE SERVICES	07/09/25	2,981.00
82869	JERSEY ELEVATOR	07/09/25	1,993.75
82870	METLIFE	07/09/25	260.00
82871	RAINONE COUGHLIN MINCHELLO LLC	07/09/25	6,583.70
82872	MODERN GROUP LTD	07/09/25	2,750.00
82873	NIELSEN FORD OF MORRISTOWN	07/09/25	103,772.45
82874	NEW JERSEY STATE LEAGUE OF	07/09/25	210.00
82875	MILLIONCLIX	07/09/25	6,650.00
82876	PARKMOBILE USA INC	07/09/25	16,379.55
82877	PRECISION TECHNOLOGY SOLUTIONS	07/09/25	98,422.50
82878	PSE&G/WELLNESS ELECTRIC	07/09/25	10,884.12
82879	PSE&G	07/09/25	2,824.30
82880	ROBERT GRIGGS PLUMBING & HEAT	07/09/25	4,109.87
82881	BUNNIE ROGERS	07/09/25	4.00
82882	RUTGERS UNIVERSITY IP&O	07/09/25	3,674.10
82883	JAMES KELLY-COURT OFFICER	07/09/25	120.00
82884	SWIFT ELECTRICAL SUPPLY CO	07/09/25	529.95
82885	T2 SYSTEMS INC	07/09/25	4,290.49
82886	SUSAN TAYLOR-BIRKNER	07/09/25	31.00
82887	TEAMSTERS LOCAL 469	07/09/25	388.00
82888	PATRICK C THOMPSON	07/09/25	4.00
82889	VARGA AUTO REPAIR	07/09/25	1,062.50
82890	VERIZON	07/09/25	623.50
82891	VERIZON CABS	07/09/25	4,046.84
82892	VERIZON CABS	07/09/25	3,771.28
82893	VERIZON CABS	07/09/25	7,542.57
82894	VERIZON	07/09/25	171.76
82895	VERIZON	07/09/25	139.00
82896	VERIZON	07/09/25	139.00
82897	VERIZON	07/09/25	134.36
82898	VERIZON	07/09/25	139.00
82899	WB MASON CO INC	07/09/25	732.23
82900	ADVANCED BUSINESS CONCEPTS	07/23/25	827.00
82901	ADVANZA TECHNOLOGIES INC	07/23/25	1,823.00
82902	ALLIED FIRE & SAFETY	07/23/25	2,512.00
82903	BEST CLEANING	07/23/25	5,116.62
82904	LEONARD BIER	07/23/25	669.50
82905	CABLEVISION LIGHTPATH INC	07/23/25	3,374.94
82906	CENTRAL JERSEY CONTRACTING	07/23/25	1,400.00
82907	CLEAN MAT SERVICES LLC	07/23/25	518.60
82908	CITY OF NEW BRUNSWICK	07/23/25	18,401.16
82909	CITY OF NEW BRUNSWICK	07/23/25	14,406.00
82910	CITY OF NB FINANCE DEPT	07/23/25	87,483.33
82911	CITY OF NEW BRUNSWICK	07/23/25	36,811.08

# The Parking Authority of the City of New Brunswick

## July 2025 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
82912	CITY OF NEW BRUNSWICK	07/23/25	33,413.00
82913	CITY OF NEW BRUNSWICK	07/23/25	858.25
82914	CITY OF NEW BRUNSWICK (WATER)	07/23/25	976.96
82915	CROSS TOWN AUTO BODY	07/23/25	6,364.44
82916	EAST COAST EMERGENCY	07/23/25	3,573.40
82917	ENFORM HR	07/23/25	585.00
82918	JOSEPH FAZZIO INC.	07/23/25	2,677.40
82919	CAMRYN FEDERICI	07/23/25	110.00
82920	GANNETT NJ NEWSPAPERS	07/23/25	81.02
82921	JOHN WALLING-COURT OFFICER	07/23/25	134.80
82922	NEW JERSEY FAMILY SUPPORT	07/23/25	126.00
82923	NEW JERSEY FAMILY SUPPORT	07/23/25	420.00
82924	NEW JERSEY FAMILY SUPPORT	07/23/25	46.15
82925	GEORGE ST HOLDINGS LLC	07/23/25	4,255.92
82926	HICKS COMMUNICATIONS INC	07/23/25	5,815.00
82927	HOME DEPOT CREDIT SERVICES	07/23/25	1,218.42
82928	INTERSTATE WASTE SERVICES	07/23/25	978.00
82929	IPS GROUP INC.	07/23/25	7,481.63
82930	JERSEY ELEVATOR	07/23/25	1,660.00
82931	ERIC KAMAU	07/23/25	261.00
82932	KF MECHANICAL HEATING & AIR CO	07/23/25	7,422.50
82933	HELEN KOLIAS	07/23/25	185.00
82934	LANGAN ENGINEERING AND	07/23/25	24,610.00
82935	METLIFE	07/23/25	260.00
82936	MIDDLESEX COUNTY TREASURER	07/23/25	3,804.99
82937	MID JERSEY MUNICIPAL	07/23/25	271,477.00
82938	MODERN GROUP LTD	07/23/25	1,000.00
82939	SUPERIOR VISION OF NJ INC	07/23/25	239.55
82940	NEW BRUNSWICK DIVISION	07/23/25	800.00
82941	OTIS ELEVATOR COMPANY	07/23/25	10,935.78
82942	PRIMEPOINT LLC	07/23/25	2,128.91
82943	PSE&G/WELLNESS GAS	07/23/25	27.37
82944	PSE&G	07/23/25	51,172.26
82945	PSE&G	07/23/25	2,760.46
82946	PSE&G/ OLD FRESH GROCERY GAS	07/23/25	247.32
82947	QUADIENT FINANCE USA INC	07/23/25	500.00
82948	QUADIENT FINANCE USA INC	07/23/25	538.38
82949	ROBERT GRIGGS PLUMBING & HEAT	07/23/25	2,159.52
82950	RUTGERS UNIVERSITY IP&O	07/23/25	4,914.61
82951	RUTGERS STATE OF NJ IP&O	07/23/25	7,313.47
82952	THE SHERWIN-WILLIAMS CO	07/23/25	639.90
82953	ELLEN SIEGEL	07/23/25	185.00
82954	SIGNAL ELECTRIC CORP	07/23/25	867.50
82955	SOUTHLAND PRINTING CO.	07/23/25	2,401.11
82956	SPECTROTEL	07/23/25	71.61
82957	STAPLES	07/23/25	325.97
82958	JAMES KELLY-COURT OFFICER	07/23/25	120.00

# The Parking Authority of the City of New Brunswick

## July 2025 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
82959	THA CONSULTING INC	07/23/25	22,475.00
82960	TV LIQUIDATOR	07/23/25	2,785.00
82961	UGI ENERGY SERVICES LLC	07/23/25	0.69
82962	VERIZON WIRELESS	07/23/25	1,389.16
82963	VERIZON/WELLNESS	07/23/25	617.29
82964	VERIZON/FAX	07/23/25	75.84
82965	WB MASON CO INC	07/23/25	275.15
82966	WITHUM	07/23/25	35,568.00
82967	ZEPHIRE	07/23/25	925.00
			<u>4,787,775.87</u>

**NEW BRUNSWICK PARKING AUTHORITY  
RESOLUTION TO AWARD CONTRACT FOR  
PAY BY PHONE**

**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 Payment System For On-Street Metered and Off-Street Public Parking Using A Cell Phone (Pay By Phone); and

**Whereas**, the following firm is a vendor through OMNIA Cooperative Pricing, which is a recognized national coop by the State of New Jersey;

1. **PayByPhone US Inc.**, having an office at 3280 Peachtree Road, Suite 2400,  
Atlanta, GA 30305

**Whereas**, the Commissioners of the Parking Authority of the City of New Brunswick desire to award the contract to PayByPhone to provide a payment system for both on-street and off-street parking;

**Now Therefore Be It Resolved**, that the New Brunswick Parking Authority award a contract as a result of cooperative purchasing pursuant to the Local Public Contracts Law of the State of New Jersey, N.J.S.A. 40A:11 et seq for the Pay By Phone system to PayByPhone USA Inc. in accordance with their proposal dated June 9, 2025, 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 PayByPhone USA Inc., 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.

**NEW BRUNSWICK PARKING AUTHORITY  
RESOLUTION TO AWARD CONTRACT FOR  
PAY BY PHONE**

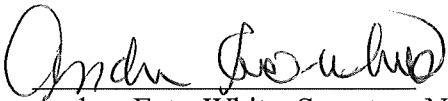
**VOTING RECORD**

Dated: July 23, 2025

<u>COMMISSIONERS</u>	<u>___/YES</u>	<u>___/NO</u>	<u>___/ABSTAIN</u>	<u>___/ABSENT</u>
KEVIN MC TERNAN				X
JOHN ZIMMERMAN				X
ANDREA EATO-WHITE	X			
GUS SLEIMAN	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.

July 23, 2025

  
Andrea Eato-White, Secretary NBPA

**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 2016 Ford Explorer VIN#1FM5K8B80GGB55159 and a 2018 Dodge Journey VIN# 3C4PDCAB5JT530344;

**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:
  - 2013 Ford Explorer VIN#1FM5K8B80GGB55159
  - 2018 Dodge Journey VIN# 3C4PDCAB5JT530344
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 July 23, 2025.


**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: July 23, 2025

  
Andrea Eato-White, Secretary NBPA



**NEW BRUNSWICK PARKING AUTHORITY  
RESOLUTION TO AWARD CONTRACT FOR  
COMMERCIAL OFFICE AND ELEVATOR CLEANING 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 to award a contract for Commercial Office and Elevator Cleaning Services for a period of one year with an option to renew by the Authority for two additional one-year periods; and

**Whereas**, the following firms submitted a bid on July 17, 2025 in response to the bid specification of the NBPA:

Best Cleaning Building Services, 1121 Edgewater Ave. Ridgefield NJ 07657 \$63,960.00

Shoban Cleaning Solution 934 Franklin Terrace Roselle, NJ 07203 \$66,001.82

Affordable Building Services, LLC. 10 County Line Rd Branchburg, NJ 08876 \$102,960.00

LN Pro Services 525 Rt 73 North 104 Marlton, NJ 08053 \$247,841.04

Contreras LLC 115 Nelson Ave.#2F Staten Island 10308 \$259,536.00

**Whereas**, Best Cleaning Building Services Inc., with an office at 1121 Edgewater Ave, Ridgefield, NJ 07657 submitted a bid for \$63,960.00 on July 17, 2025 in response to the bid specification of the NBPA; and

**Whereas**, the Commissioners of the Parking Authority of the City of New Brunswick desire to award the contract for Office and Elevator Cleaning Services to Best Cleaning Building Services Inc.

**Now Therefore Be It Resolved**, that the New Brunswick Parking Authority award a contract for one year with an option to renew by the Authority for two additional one-year periods 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 Commercial Office and Elevator Cleaning Services to Best Cleaning Building Services Inc. in accordance with their proposal dated July 17, 2025, 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 Executive Director of the Parking Authority to award said contract to Best Cleaning Building Services Inc.; 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.

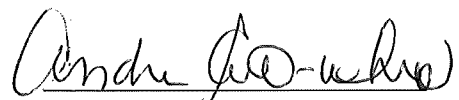
**NEW BRUNSWICK PARKING AUTHORITY  
RESOLUTION TO AWARD CONTRACT FOR  
COMMERCIAL OFFICE AND ELEVATOR CLEANING SERVICES**

**VOTING RECORD**

<u>COMMISSIONERS</u>	<u>/YES</u>	<u>/NO</u>	<u>/ABSTAIN</u>	<u>/ABSENT</u>
Kevin McTernan				X
Maria Soto	X			
John Zimmerman				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: July 23, 2025



Andrea Eato-White, Secretary NBPA