

**Agenda**  
**New Brunswick Parking Authority**  
**May 27, 2026**

- A. Call to Order
- B. Read Public Notice
- C. Minutes from March 2026 Regular Board Meeting  
Minutes from April 2026 Special 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 May 2026
  - 2. Resolution Authorizing the Auction of Surplus Vehicles
  - 3. Resolution Designating Public Agency Compliance Officer
  - 4. Resolution Approving Lease Agreement with All Colors, LLC.
  - 5. Resolution Authorizing Proprietary Purchase of Parking Access Revenue Control Systems
- I. Old Business
- J. New Business
- K. Closed Session
  - 1. Legal
  - 2. Personnel
- L. Open Session
- M. Adjourn

**Board Meeting Minutes  
May 27, 2026**

A regular meeting of the New Brunswick Parking Authority was held on May 27, 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 5:00 p.m.

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

**Commissioners in Attendance:**

|                |              |
|----------------|--------------|
| Kevin McTernan | Chairman     |
| Gus Sleiman    | Commissioner |
| Maria Soto     | Treasurer    |
| John Zimmerman | Commissioner |

**Legal in Attendance:**

|               |                 |
|---------------|-----------------|
| Aaron Rainone | General Counsel |
|---------------|-----------------|

**NBPA Personnel in Attendance:**

|                 |                         |
|-----------------|-------------------------|
| Mitchell Karon  | Executive Director      |
| James Tricarico | Chief Financial Officer |

**Not in Attendance:**

|                   |                         |
|-------------------|-------------------------|
| Andrea Eato-White | Secretary               |
| Alexandra Perez   | Human Resources Manager |

**Minutes**

On motion of Mr. Zimmerman, seconded by Mr. Sleiman, the board approved the minutes from the March 2026 regular board meeting. Vote: 4 - yes, 0 - no, 0 - abstain, 1- absent.

On motion of Mr. Zimmerman, seconded by Mr. Sleiman, the board approved the minutes from the April 2026 special board meeting. Vote: 3 - yes, 0 - no, 1- abstain, 1- absent.

**Executive Director's Report**

Mr. Karon reported that the Morris Street upgrade has been completed. The next garage to be modernized is the Paterson Deck. After which will leave just the New Street Deck as the final facility to be switched over to TIBA equipment. Resolution on the agenda authorizing the purchase of Paterson Street equipment.

Mr. Karon reported on the 2026 restoration project. Restoration work is ongoing. New Street work is ongoing. The vendor has begun marking out Morris Street and the City Hall lot work will need to be performed on weekends as it entails resurfacing and striping the lot.

Mr. Karon reported the NBPA has leased out the space previously occupied by Noir Lash to All Colors. They are a marketing company. They currently have a site in Highland Park but are relocating to New Brunswick so that they are closer to their client base. Resolution to approve the lease is on today's agenda.

Mr. Karon stated that the authority is looking to add A.I. capabilities to the NBPA website by incorporating a chat bot. The goal is to allow users to retrieve information about their account. Also to automate the residential permitting system by having A.I. scan documents for proper information and automatically issue a permit. Mr. McTernan asked if any other parking organizations use such a tool on their websites. Mr. Karon stated he will need to research that.

## **Finance Report**

Mr. Tricarico reported that the debt service for the authority is \$181,260,000. He is working with the auditors on the 2025 audit, and it should be completed by end of summer.

Mr. Tricarico stated that there is a high adoption rate of ParkMobile users, as there are 70,000 transactions a month using the app.

## **Public Comment**

A member of the public spoke in opposition to a proposal discussed during the current election season that would involve disbanding the New Brunswick Parking Authority. He stated that the Authority serves an important public purpose, including its indirect role in helping support affordable housing initiatives within the city. He also described the NBPA as an economic asset, noting that visitors from outside New Brunswick rely on the Authority's parking facilities when they come into the city to dine, shop, attend events, visit businesses, and contribute to the local economy. He further raised concerns about the Authority's outstanding debt. Specifically, he questioned how that debt would be repaid if the Authority were dissolved and expressed concern that city taxpayers could ultimately be left responsible for those obligations.

A member of the public asked about the Parking Authority's total debt, and Mr. Tricarico responded that it is \$181,260,000.00. Asked if this debt is guaranteed by the city, Mr. Karon confirmed that it is. He asked the status of the refinancing and was told it has not been presented to or approved by the Local Finance Board.

A member of the public inquired about the status of the former grocery store space being converted to a parking area, and Mr. Karon has no update on that project.

A member asked if there was any news regarding the AST project and whether it includes a parking deck as he recalls at the January meeting a garage was mentioned. Mr. Karon stated he does not remember off hand if that was stated but will need to research the same.

A member of the public stated that he noticed that meters have been removed and the only way to pay is through a parking app. Mr. Karon stated that maintaining the meters is becoming costly and that the transition to pay by app exclusively was implemented around the university area and has been very successful. The public has been adapting to this way of paying for parking. The public states that the wording on the sign is small and hard to read. He stated that the parking hours should be included. Mr. Karon stated that the hours show up on the app.

A member of the public asked the status of the New Jersey Parking Institute and its role. Mr. Karon stated that there was a conference last week but did not attend.

A member of the public inquired about a discrimination lawsuit. Mr. Rainone stated the settlement is still in negotiation.

A member of the public stated he wants to point out the issues with the Middlesex JIF and that they allegedly are not paying claims out.

A member of the public asked if there are controls in place to ensure no favoritism when dismissing tickets. Mr. Karon states that a manager needs to approve all dismissals.

A member of the public asked if there is an equivalent to an internal affairs department within the NBPA. Mr. Karon stated that complaints can be forwarded to Mr. Harry Delgado, Director of Operations. If complaint is about Mr. Delgado, it can be brought to Mr. Karon's attention.

### **Resolutions**

On motion of Ms. Soto, seconded by Mr. Zimmerman, the board approved payment resolution for May 2026. Vote: 4 - yes, 0 - no, 0 – abstain, 1- absent.

On motion of Mr. Sleiman, seconded by Ms. Soto, the board approved the resolution authorizing auction of surplus vehicles Vote: 4- yes, 0 - no, 0 – abstain, 1- absent.

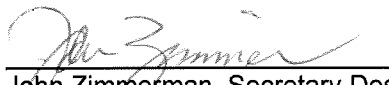
On motion of Mr. Zimmerman, seconded by Mr. Sleiman, the board approved the resolution designating public agency compliance officer. Vote: 4- yes, 0 - no, 0 – abstain, 1- absent.

On motion of Ms. Soto, seconded by Mr. Sleiman, the board approved the resolution approving the lease agreement with All Colors, LLC. Vote: 4- yes, 0 - no, 0 – abstain, 1- absent.

On motion of Mr. Zimmerman, seconded by Ms. Soto, the board approved the resolution authorizing proprietary purchase of Parking Access Revenue Control System. Vote: 4- yes, 0 - no, 0 – abstain, 1- absent.

### **Adjournment**

On motion of Mr. Sleiman, second by Ms. Soto, the board adjourned at 5:25 pm.  
Vote: 4- yes, 0 - no, 0 – abstain, 1- absent.

  
A handwritten signature in cursive script, appearing to read "John Zimmerman", is written over a horizontal line.

John Zimmerman ,Secretary Designee NBPA

# The Parking Authority of the City of New Brunswick May 27, 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 May 28 to July 22, 2026.

|                                   |            |            |
|-----------------------------------|------------|------------|
| Payroll Estimate: Pay #12 to # 15 | 07/17/2026 | 580,000.00 |
| Pension Estimate - May to June    | 07/10/2026 | 84,000.00  |
| Health Estimate June & July       | 07/10/2026 | 336,000.00 |

|                                              |                     |
|----------------------------------------------|---------------------|
| Total Estimate Previously completed 3/25/26: | <u>1,000,000.00</u> |
|----------------------------------------------|---------------------|

|                                                                            |                |
|----------------------------------------------------------------------------|----------------|
| Less Prior Estimate for period: January 22 to March 25, 2026 December 17th | (2,343,069.00) |
|----------------------------------------------------------------------------|----------------|

|                     |              |
|---------------------|--------------|
| Total Disbursements | 2,904,326.49 |
|---------------------|--------------|

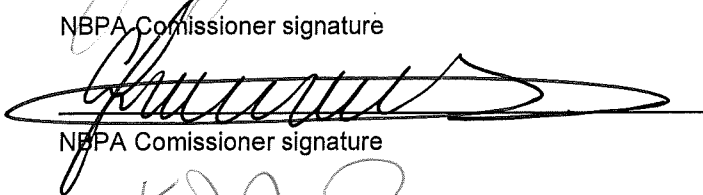
|                         |                      |
|-------------------------|----------------------|
| Total Resolution Amount | <u>\$ 561,257.49</u> |
|-------------------------|----------------------|



NBPA Commissioner signature



NBPA Commissioner signature



NBPA Commissioner signature



NBPA Commissioner signature

NBPA Commissioner signature

**The Parking Authority of the City of New Brunswick  
May 27, 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     |
|-------------|-----------|----------------------------------|------------|
| ACH         | 4/23/2026 | ARROWHEAD RESELL                 | 24.22      |
| ACH         | 4/24/2026 | GROK X AI SAS MAY                | 30.00      |
| Total Estir | 4/30/2026 | ADOBE SOFTWARE LICENSE SAS APRIL | 51.16      |
| ACH         | 5/18/2026 | ADOBE SOFTWARE LICENSE SAS MAY   | 10.73      |
| 83966       | 4/8/2026  | ADVANZA TECHNOLOGIES INC         | 1,832.50   |
| 84098       | 5/6/2026  | ADVANZA TECHNOLOGIES INC         | 1,851.00   |
| 83967       | 4/8/2026  | AFLAC                            | 554.08     |
| 84050       | 4/23/2026 | AFLAC                            | 554.08     |
| 84158       | 5/19/2026 | AIGI DIRECT BILL                 | 103,199.47 |
| 84084       | 4/23/2026 | ALEXANDRIA RUFIN                 | 17.00      |
| 84051       | 4/23/2026 | ALLIED FIRE & SAFETY             | 260.00     |
| 84099       | 5/6/2026  | ALLIED FIRE & SAFETY             | 1,434.10   |
| 84100       | 5/6/2026  | APRUZZESE MCDERMOTT MASTRO       | 1,170.00   |
| 83968       | 4/8/2026  | ARROWHEAD RESELLERS CORP         | 445.37     |
| 83969       | 4/8/2026  | BEST CLEANING                    | 5,330.00   |
| 84159       | 5/19/2026 | BEST CLEANING                    | 5,330.00   |
| 84101       | 5/6/2026  | BEST PRODUCTS SALES              | 492.00     |
| 84010       | 4/8/2026  | BRIGHTHOUSE FINANCIAL            | 235.00     |
| 84128       | 5/6/2026  | BRIGHTHOUSE FINANCIAL            | 150.00     |
| 84185       | 5/19/2026 | BRIGHTHOUSE FINANCIAL            | 75.00      |
| 83971       | 4/8/2026  | BROOKLYN COMPUTER SYSTEMS INC    | 219.95     |
| 84103       | 5/6/2026  | BROOKLYN COMPUTER SYSTEMS INC    | 219.95     |
| 84086       | 4/23/2026 | BRUNO SALGADO                    | 190.00     |
| 84160       | 5/19/2026 | BRUNSWICK SIGN & EXHIBIT CORP.   | 300.00     |
| 83972       | 4/8/2026  | BRUNSWICK URGENT CARE            | 845.00     |
| 84104       | 5/6/2026  | BRUNSWICK URGENT CARE            | 260.00     |
| 84055       | 4/23/2026 | C&M DOOR INC                     | 14,509.62  |
| 83975       | 4/8/2026  | CASA OF MIDDLESEX COUNTY         | 1,000.00   |
| 83976       | 4/8/2026  | CDW GOVERNMENT                   | 119.86     |
| 83977       | 4/8/2026  | CHERRY VALLEY TRACTOR SALES      | 39,065.23  |
| 84035       | 4/8/2026  | CHRISTINA TREGO                  | 21.00      |
| 83978       | 4/8/2026  | CINTAS FIRST AID & SAFETY        | 296.20     |
| 84107       | 5/6/2026  | CINTAS FIRST AID & SAFETY        | 322.11     |
| 83979       | 4/8/2026  | CIRCLE JANITORIAL SUPPLIES SO.   | 1,087.34   |
| 84053       | 4/23/2026 | CIRCLE JANITORIAL SUPPLIES SO.   | 1,085.07   |
| 84108       | 5/6/2026  | CIRCLE JANITORIAL SUPPLIES SO.   | 1,544.35   |
| 84163       | 5/19/2026 | CIRCLE JANITORIAL SUPPLIES SO.   | 933.59     |
| 83980       | 4/8/2026  | CITY OF NEW BRUNSWICK            | 1,082.68   |
| 83981       | 4/8/2026  | CITY OF NEW BRUNSWICK            | 14,406.00  |
| 83982       | 4/8/2026  | CITY OF NEW BRUNSWICK            | 7.00       |
| 83983       | 4/8/2026  | CITY OF NEW BRUNSWICK            | 57,438.25  |
| 83984       | 4/8/2026  | CITY OF NEW BRUNSWICK            | 33,413.00  |
| 83985       | 4/8/2026  | CITY OF NEW BRUNSWICK            | 3,811.25   |
| 84056       | 4/23/2026 | CITY OF NEW BRUNSWICK            | 10.00      |
| 84165       | 5/19/2026 | CITY OF NEW BRUNSWICK            | 232.00     |
| 83986       | 4/8/2026  | CITY OF NEW BRUNSWICK (INSP)     | 1,248.00   |

# The Parking Authority of the City of New Brunswick

## May 27, 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   |
|--------|-----------|-------------------------------|----------|
| 84167  | 5/19/2026 | CITY OF NEW BRUNSWICK (INSP)  | 860.00   |
| 84169  | 5/19/2026 | CITY OF NEW BRUNSWICK (INSP)  | 3,225.00 |
| 84170  | 5/19/2026 | CITY OF NEW BRUNSWICK (INSP)  | 860.00   |
| 84057  | 4/23/2026 | CITY OF NEW BRUNSWICK (WATER) | 269.79   |
| 84168  | 5/19/2026 | CITY OF NEW BRUNSWICK INSP    | 1,048.00 |
| 84166  | 5/19/2026 | CITY OF NEW BRUNSWICK (INSP)  | 464.00   |
| 84054  | 4/23/2026 | CLEAN MATS SERVICES LLC       | 279.10   |
| 84164  | 5/19/2026 | CLEAN MATS SERVICES LLC       | 279.10   |
| 83987  | 4/8/2026  | CROSS TOWN AUTO BODY          | 3,141.84 |
| 83988  | 4/8/2026  | DOWNTOWN PRINTING CENTER      | 39.50    |
| 83989  | 4/8/2026  | EASTERN ARMORED SERVICES INC  | 6,197.00 |
| 84109  | 5/6/2026  | EASTERN ARMORED SERVICES INC  | 6,169.00 |
| 84029  | 4/8/2026  | ELLEN SIEGEL                  | 202.90   |
| 84141  | 5/6/2026  | ELLEN SIEGEL                  | 202.90   |
| 84173  | 5/19/2026 | FEDERAL EXPRESS               | 50.31    |
| ACH    | 3/25/2026 | FSA 26-03-27                  | 38.46    |
| ACH    | 4/8/2026  | FSA 26-04-10                  | 38.46    |
| ACH    | 4/22/2026 | FSA 26-04-24                  | 38.46    |
| ACH    | 5/6/2026  | FSA 26-05-08                  | 38.46    |
| ACH    | 5/20/2026 | FSA 26-05-22                  | 38.46    |
| 83994  | 4/8/2026  | GEORGE ST HOLDINGS LLC        | 4,069.31 |
| 84061  | 4/23/2026 | GEORGE ST HOLDINGS LLC        | 4,670.69 |
| 83995  | 4/8/2026  | GOOD YEAR AUTO SERVICE CENTER | 392.24   |
| 83996  | 4/8/2026  | GSRP PROJECT HOLDINGS I, LLC  | 1,132.14 |
| 84062  | 4/23/2026 | GSRP PROJECT HOLDINGS I, LLC  | 1,816.14 |
| 84115  | 5/6/2026  | GSRP PROJECT HOLDINGS I, LLC  | 2,198.89 |
| 84006  | 4/8/2026  | HELEN KOLIAS                  | 202.90   |
| 84071  | 4/23/2026 | HELEN KOLIAS                  | 202.90   |
| 84126  | 5/6/2026  | HELEN KOLIAS                  | 202.90   |
| 83998  | 4/8/2026  | HICKS COMMUNICATIONS INC      | 4,750.00 |
| 84063  | 4/23/2026 | HICKS COMMUNICATIONS INC      | 1,310.00 |
| 83999  | 4/8/2026  | HIRERIGHT LLC                 | 567.90   |
| 84117  | 5/6/2026  | HIRERIGHT LLC                 | 63.10    |
| 84000  | 4/8/2026  | HOME DEPOT CREDIT SERVICES    | 4,557.61 |
| 84064  | 4/23/2026 | HOME DEPOT CREDIT SERVICES    | 208.17   |
| 84118  | 5/6/2026  | HOME DEPOT CREDIT SERVICES    | 1,225.46 |
| 84180  | 5/19/2026 | HOME DEPOT CREDIT SERVICES    | 778.91   |
| 84001  | 4/8/2026  | HUB PARKING TECH USA INC      | 548.00   |
| 84065  | 4/23/2026 | HUB PARKING TECH USA INC      | 720.00   |
| 84119  | 5/6/2026  | HUB PARKING TECH USA INC      | 9,869.65 |
| 84181  | 5/19/2026 | HUB PARKING TECH USA INC      | 600.00   |
| ACH    | 4/2/2026  | INDEED EMPLOYMENT ADVERTISING | 207.67   |
| ACH    | 5/4/2026  | INDEED EMPLOYMENT ADVERTISING | 300.00   |
| 84003  | 4/8/2026  | INTERSTATE WASTE SERVICES     | 3,216.75 |
| 84066  | 4/23/2026 | INTERSTATE WASTE SERVICES     | 2,112.00 |
| 84122  | 5/6/2026  | INTERSTATE WASTE SERVICES     | 2,738.75 |
| 84182  | 5/19/2026 | INTERSTATE WASTE SERVICES     | 956.00   |

**The Parking Authority of the City of New Brunswick  
May 27, 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     |
|--------|-----------|--------------------------------|------------|
| 84067  | 4/23/2026 | IPS GROUP, INC                 | 5,932.00   |
| 84123  | 5/6/2026  | IPS GROUP, INC                 | 5,858.68   |
| 83990  | 4/8/2026  | J.C. EHRLICH                   | 199.00     |
| 84110  | 5/6/2026  | J.C. EHRLICH                   | 199.00     |
| 84052  | 4/23/2026 | JAMES BODNER                   | 180.00     |
| 84114  | 5/6/2026  | JAMIE KELLY, COURT OFFICER     | 171.90     |
| 84177  | 5/19/2026 | JAMIE KELLY, COURT OFFICER     | 171.90     |
| 84004  | 4/8/2026  | JERSEY ELEVATOR                | 4,931.70   |
| 84124  | 5/6/2026  | JERSEY ELEVATOR                | 5,947.10   |
| 84183  | 5/19/2026 | JERSEY ELEVATOR                | 2,044.00   |
| 84047  | 4/8/2026  | JESSICA WEISENBACH             | 9.00       |
| 84157  | 5/19/2026 | JOSE APARICIO                  | 45.73      |
| 84005  | 4/8/2026  | KF MECHANICAL HEATING & AIR CO | 7,921.00   |
| 84125  | 5/6/2026  | KF MECHANICAL HEATING & AIR CO | 1,853.35   |
| 84070  | 4/23/2026 | KIMBERLY KLINGLER              | 6.00       |
| 84184  | 5/19/2026 | KYLIE KATZ                     | 42.00      |
| 84007  | 4/8/2026  | LADY LOCKSMITHING LLC          | 1,015.50   |
| 84008  | 4/8/2026  | LANGAN ENGINEERING AND         | 2,345.20   |
| 83970  | 4/8/2026  | LEONARD BIER                   | 732.50     |
| 84102  | 5/6/2026  | LEONARD BIER                   | 732.50     |
| 84069  | 4/23/2026 | LISA JAGER                     | 170.00     |
| 84002  | 4/8/2026  | MARCO                          | 231.96     |
| 84120  | 5/6/2026  | MARCO                          | 48.81      |
| 84147  | 5/6/2026  | MARTHA TUTTLE                  | 24.35      |
| 84009  | 4/8/2026  | METLIFE SBC                    | 2,156.35   |
| 84127  | 5/6/2026  | METLIFE SBC                    | 2,495.63   |
| 84172  | 5/19/2026 | MICHAEL DEVINE                 | 20.00      |
| 84074  | 4/23/2026 | MID JERSEY MUNICIPAL JOINT     | 260,814.00 |
| 84011  | 4/8/2026  | MIDDLESEX CNTY MUNICIPAL       | 10,037.56  |
| 84073  | 4/23/2026 | MIDDLESEX CNTY MUNICIPAL       | 25,322.00  |
| 84072  | 4/23/2026 | MIDDLESEX COUNTY TREASURER     | 3,662.32   |
| 84014  | 4/8/2026  | MILLIONCLIX                    | 6,500.00   |
| 83997  | 4/8/2026  | NAUDIA HARRIS                  | 30.18      |
| 84116  | 5/6/2026  | NAUDIA HARRIS                  | 11.95      |
| 84179  | 5/19/2026 | NAUDIA HARRIS                  | 9.00       |
| 84068  | 4/23/2026 | NIKITA JADAV                   | 170.00     |
| 83991  | 4/8/2026  | NJ FAMILY SUPPORT PAYMENT      | 126.00     |
| 83992  | 4/8/2026  | NJ FAMILY SUPPORT PAYMENT      | 442.00     |
| 83993  | 4/8/2026  | NJ FAMILY SUPPORT PAYMENT      | 46.15      |
| 84058  | 4/23/2026 | NJ FAMILY SUPPORT PAYMENT      | 126.00     |
| 84059  | 4/23/2026 | NJ FAMILY SUPPORT PAYMENT      | 442.00     |
| 84060  | 4/23/2026 | NJ FAMILY SUPPORT PAYMENT      | 46.15      |
| 84111  | 5/6/2026  | NJ FAMILY SUPPORT PAYMENT      | 126.00     |
| 84112  | 5/6/2026  | NJ FAMILY SUPPORT PAYMENT      | 442.00     |
| 84113  | 5/6/2026  | NJ FAMILY SUPPORT PAYMENT      | 46.15      |
| 84174  | 5/19/2026 | NJ FAMILY SUPPORT PAYMENT      | 126.00     |
| 84175  | 5/19/2026 | NJ FAMILY SUPPORT PAYMENT      | 442.00     |

# The Parking Authority of the City of New Brunswick

## May 27, 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     |
|--------|-----------|------------------------------------|------------|
| 84176  | 5/19/2026 | NJ FAMILY SUPPORT PAYMENT          | 46.15      |
| 84130  | 5/6/2026  | NJ MOTOR VEHICLE COMMISSION        | 105.00     |
| 83973  | 4/8/2026  | OPTIMUM                            | 846.39     |
| 83974  | 4/8/2026  | OPTIMUM                            | 65.11      |
| 84105  | 5/6/2026  | OPTIMUM                            | 845.95     |
| 84161  | 5/19/2026 | OPTIMUM                            | 81.17      |
| 84106  | 5/6/2026  | OPTIMUM BUSINESS                   | 3,374.94   |
| 84162  | 5/19/2026 | OPTIMUM BUSINESS                   | 3,885.84   |
| 84187  | 5/19/2026 | OTIS ELEVATOR COMPANY              | 3,491.91   |
| 84015  | 4/8/2026  | PARKMOBILE LLC                     | 25,290.37  |
| 84131  | 5/6/2026  | PARKMOBILE LLC                     | 29,791.10  |
| 84016  | 4/8/2026  | PARTS AUTHORITY LLC                | 1,057.68   |
| 84075  | 4/23/2026 | PASSPORT LABS, INC                 | 314.40     |
| 84188  | 5/19/2026 | PASSPORT LABS, INC                 | 326.80     |
| WIRE   | 3/25/2026 | PAY DATE 26-03-27                  | 144,836.64 |
| WIRE   | 4/8/2026  | PAY DATE 26-04-10                  | 147,715.40 |
| WIRE   | 4/22/2026 | PAY DATE 26-04-24                  | 146,385.64 |
| WIRE   | 5/6/2026  | PAY DATE 26-05-08                  | 139,656.88 |
| WIRE   | 5/20/2026 | PAY DATE 26-05-22                  | 132,575.78 |
| 84132  | 5/6/2026  | PAYBYPHONE US INC                  | 723.24     |
| 84189  | 5/19/2026 | PAYBYPHONE US INC                  | 1,932.70   |
| WIRE   | 5/8/2026  | PERS EMPLOYEE WITHOLDING FOR APRIL | 27,300.00  |
| WIRE   | 4/9/2026  | PERS EMPLOYEE WITHOLDING FOR MARCH | 28,126.97  |
| WIRE   | 3/27/2026 | PERS EMPLOYER ANNUAL CONTRIBUTION  | 427,069.00 |
| 84076  | 4/23/2026 | PRECISION TECHNOLOGY SOLUTIONS     | 921.00     |
| 84133  | 5/6/2026  | PRECISION TECHNOLOGY SOLUTIONS     | 108,437.88 |
| 84017  | 4/8/2026  | PRIMEPOINT LLC                     | 1,237.15   |
| 84134  | 5/6/2026  | PRIMEPOINT LLC                     | 1,360.50   |
| 84020  | 4/8/2026  | PSE&G                              | 52,527.96  |
| 84021  | 4/8/2026  | PSE&G                              | 4,971.16   |
| 84022  | 4/8/2026  | PSE&G                              | 2,930.08   |
| 84023  | 4/8/2026  | PSE&G                              | 36.73      |
| 84078  | 4/23/2026 | PSE&G                              | 2,961.52   |
| 84079  | 4/23/2026 | PSE&G                              | 37.02      |
| 84136  | 5/6/2026  | PSE&G                              | 4,768.60   |
| 84190  | 5/19/2026 | PSE&G                              | 50,839.88  |
| 84191  | 5/19/2026 | PSE&G                              | 2,300.86   |
| 84024  | 4/8/2026  | PSE&G/ OLD FRESH GROCERY GAS       | 257.56     |
| 84080  | 4/23/2026 | PSE&G/ OLD FRESH GROCERY GAS       | 258.22     |
| 84018  | 4/8/2026  | PSE&G/WELLNESS ELECTRIC            | 9,796.69   |
| 84135  | 5/6/2026  | PSE&G/WELLNESS ELECTRIC            | 8,289.17   |
| 84019  | 4/8/2026  | PSE&G/WELLNESS GAS                 | 543.81     |
| 84077  | 4/23/2026 | PSE&G/WELLNESS GAS                 | 125.39     |
| 84081  | 4/23/2026 | QUADIENT FINANCE USA INC           | 1,000.00   |
| 84082  | 4/23/2026 | QUADIENT FINANCE USA INC           | 538.38     |
| 84192  | 5/19/2026 | QUADIENT FINANCE USA INC           | 1,178.05   |
| 84012  | 4/8/2026  | RAINONE COUGHLIN MINCHELLO LLC     | 4,934.00   |

# The Parking Authority of the City of New Brunswick

## May 27, 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     |
|--------|-----------|-----------------------------------------------------|------------|
| 84186  | 5/19/2026 | RAINONE COUGHLIN MINCHELLO LLC                      | 7,722.00   |
| 84143  | 5/6/2026  | RANJAN SONALKAR                                     | 16.00      |
| 84137  | 5/6/2026  | RED HAWK REALTY LLC                                 | 6,571.38   |
| 84025  | 4/8/2026  | RESPONSE COMPUTER GROUP INC                         | 92.00      |
| 84121  | 5/6/2026  | RICHARD HUSSEY                                      | 7.00       |
| 84178  | 5/19/2026 | ROBERT GLEASON                                      | 20.00      |
| 84026  | 4/8/2026  | ROBERT HALF                                         | 3,360.00   |
| 84083  | 4/23/2026 | ROBERT HALF                                         | 8,400.00   |
| 84138  | 5/6/2026  | ROBERT HALF                                         | 10,920.00  |
| 84171  | 5/19/2026 | RONALD DAY                                          | 12.00      |
| 84028  | 4/8/2026  | RUTGERS UNIVERSITY                                  | 18,401.01  |
| 84140  | 5/6/2026  | RUTGERS UNIVERSITY                                  | 9,757.81   |
| 84193  | 5/19/2026 | RUTGERS UNIVERSITY                                  | 8,748.30   |
| 84027  | 4/8/2026  | RUTGERS UNIVERSITY IP&O                             | 6,451.46   |
| 84139  | 5/6/2026  | RUTGERS UNIVERSITY IP&O                             | 5,702.64   |
| 84085  | 4/23/2026 | SHAINA SADANA                                       | 15.00      |
| 84036  | 4/8/2026  | SHARON TUCCILLO                                     | 3.00       |
| 84087  | 4/23/2026 | SIGNAL ELECTRIC CORP                                | 10,036.78  |
| 84142  | 5/6/2026  | SMART STITCH LLC                                    | 1,182.30   |
| 84194  | 5/19/2026 | SOUTHLAND PRINTING CO.                              | 4,068.12   |
| 84144  | 5/6/2026  | SPECTROTEL                                          | 70.86      |
| 84195  | 5/19/2026 | SPECTROTEL                                          | 71.92      |
| 84088  | 4/23/2026 | STAPLES                                             | 299.37     |
| 84032  | 4/8/2026  | STAR QUALITY CLEANERS & TAILOR                      | 120.00     |
| WIRE   | 4/14/2026 | STATE HEALTH BENEFIT PLAN INSURANCE APRIL EMPLOYEES | 149,479.44 |
| WIRE   | 4/14/2026 | STATE HEALTH BENEFIT PLAN INSURANCE APRIL RETIREES  | 15,157.34  |
| WIRE   | 5/1/2026  | STATE HEALTH BENEFIT PLAN INSURANCE MAY EMPLOYEES   | 151,179.26 |
| WIRE   | 5/11/2026 | STATE HEALTH BENEFIT PLAN INSURANCE MAY RETIREES    | 15,157.34  |
| 84030  | 4/8/2026  | STATE OF NEW JERSEY                                 | 300.00     |
| 84145  | 5/6/2026  | STATE OF NJ DEPARTMENT OF                           | 300.00     |
| 84031  | 4/8/2026  | STATE THEATRE NEW JERSEY                            | 750.00     |
| 84196  | 5/19/2026 | SUPERIOR OFFICE SYSTEMS                             | 117.52     |
| 84013  | 4/8/2026  | SUPERIOR VISION OF NJ INC                           | 234.15     |
| 84129  | 5/6/2026  | SUPERIOR VISION OF NJ INC                           | 252.21     |
| 84146  | 5/6/2026  | SWIFT ELECTRICAL                                    | 1,284.80   |
| 84033  | 4/8/2026  | SWIFT ELECTRICAL SUPPLY CO                          | 293.75     |
| 84034  | 4/8/2026  | T2 SYSTEMS INC                                      | 16,610.72  |
| 84197  | 5/19/2026 | T2 SYSTEMS INC                                      | 4,143.21   |
| 84089  | 4/23/2026 | TEAMSTERS LOCAL 469                                 | 362.00     |
| 84198  | 5/19/2026 | TEAMSTERS LOCAL 469                                 | 469.00     |
| 84090  | 4/23/2026 | THA CONSULTING INC                                  | 1,800.00   |
| 84037  | 4/8/2026  | ULINE                                               | 410.89     |
| 84091  | 4/23/2026 | UNIVERSITY BEHAVIORAL                               | 2,278.00   |
| 84092  | 4/23/2026 | USI INSURANCE SERVICES LLC                          | 152,691.60 |
| 84199  | 5/19/2026 | VARGA AUTO REPAIR                                   | 2,815.70   |
| 84038  | 4/8/2026  | VERIZON                                             | 934.40     |
| 84040  | 4/8/2026  | VERIZON                                             | 172.06     |

The Parking Authority of the City of New Brunswick  
May 27, 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    |
|--------|-----------|-----------------------------------------|-----------|
| 84041  | 4/8/2026  | VERIZON                                 | 139.00    |
| 84042  | 4/8/2026  | VERIZON                                 | 139.00    |
| 84043  | 4/8/2026  | VERIZON                                 | 139.00    |
| 84044  | 4/8/2026  | VERIZON                                 | 139.00    |
| 84045  | 4/8/2026  | VERIZON                                 | 139.00    |
| 84148  | 5/6/2026  | VERIZON                                 | 933.60    |
| 84149  | 5/6/2026  | VERIZON                                 | 2,099.02  |
| 84150  | 5/6/2026  | VERIZON                                 | 139.00    |
| 84151  | 5/6/2026  | VERIZON                                 | 139.00    |
| 84152  | 5/6/2026  | VERIZON                                 | 139.00    |
| 84153  | 5/6/2026  | VERIZON                                 | 139.00    |
| 84154  | 5/6/2026  | VERIZON                                 | 139.00    |
| 84093  | 4/23/2026 | VERIZON WIRELESS                        | 1,522.92  |
| 84039  | 4/8/2026  | VERIZON/FAX                             | 107.39    |
| 84095  | 4/23/2026 | VERIZON/FAX                             | 107.31    |
| 84201  | 5/19/2026 | VERIZON/FAX                             | 107.31    |
| 84094  | 4/23/2026 | VERIZON/WELLNESS                        | 927.28    |
| 84200  | 5/19/2026 | VERIZON/WELLNESS                        | 927.28    |
| 84046  | 4/8/2026  | W.B. MASON CO INC                       | 1,439.33  |
| 84096  | 4/23/2026 | W.B. MASON CO INC                       | 434.17    |
| 84155  | 5/6/2026  | W.B. MASON CO INC                       | 206.12    |
| 84202  | 5/19/2026 | W.B. MASON CO INC                       | 696.41    |
| 84048  | 4/8/2026  | WILENTZ                                 | 17,445.70 |
| 84097  | 4/23/2026 | WILENTZ                                 | 3,136.00  |
| ACH    | 5/5/2026  | WINDCAVE CREDIT CARD SECURITY ACH APRIL | 696.80    |
| ACH    | 5/26/2026 | WINDCAVE CREDIT CARD SECURITY ACH MAY   | 250.00    |
| 84049  | 4/8/2026  | ZEPHIRE                                 | 1,130.00  |
| 84156  | 5/6/2026  | ZEPHIRE                                 | 1,130.00  |
| ACH    | 4/20/2026 | ZOOM.COM SAS APRIL                      | 18.12     |
| ACH    | 5/19/2026 | ZOOM.COM SAS MAY                        | 18.12     |

**2,904,326.49**

**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 2018 Dodge Journey Serial # 3C4PDCAB3JT170894, a 2019 Dodge Journey Serial # 3C4PDCBB9KT870354, a 2020 Ford Fusion Serial # 3FA6POG70LR244346 and a 2020 Ford Fusion Serial # 3FA6POG71LR244131

**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:
  - 2018 Dodge Journey Serial # 3C4PDCAB3JT170894
  - 2019 Dodge Journey Serial # 3C4PDCBB9KT870354
  - 2020 Ford Fusion Serial # 3FA6POG70LR244346
  - 2020 Ford Fusion Serial # 3FA6POG71LR244131
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 May 27, 2026

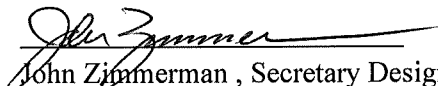
**NEW BRUNSWICK PARKING AUTHORITY  
RESOLUTION AUTHORIZING THE AUCTION OF  
SURPLUS VEHICLES**

**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: May 27, 2026

  
John Zimmerman , Secretary Designee NBPA

**NEW BRUNSWICK PARKING AUTHORITY  
RESOLUTION FOR  
DESIGNATION OF PUBLIC AGENCY COMPLIANCE OFFICER**

**WHEREAS**, it is deemed necessary and in the best interest of the Commissioners of the Parking Authority of the City of New Brunswick, in the County of Middlesex, State of New Jersey and for the inhabitants thereof to appoint a Public Agency Compliance Officer; and

**WHEREAS**, the Division of Contract Compliance & Equal Employment Opportunity in Public Contracts requires that each public agency appoint a Public Agency Compliance Officer (PACO) to act as the liaison between the Division of Contract Compliance to act as the service provider and the agency's point of contact for all matters concerning the implementation and administration of N.J.S.A. 10:5-31 et. seq. and the Commissioners of the New Brunswick Parking Authority desire to fulfill this mandate by appointing a Public Agency Compliance Officer.

**NOW THEREFORE BE IT RESOLVED**, by the Commissioners of the New Brunswick Parking Authority, that Lauren Palladino is hereby appointed as the Public Agency Compliance Officer (PACO) to act as the liaison between the Division of Contract Compliance and the Authority's service provider's pursuant to N.J.S.A. 10:5-31 et. seq., effective May 1, 2026 through December 31, 2026.

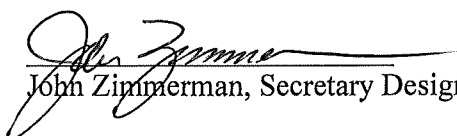
**VOTING RECORD**

Dated: May 27, 2026

| COMMISSIONERS     | <u>/YES</u>                         | <u>/NO</u> | <u>/ABSTAIN</u> | <u>/ABSENT</u>                      |
|-------------------|-------------------------------------|------------|-----------------|-------------------------------------|
| Kevin McTernan    | <input checked="" type="checkbox"/> |            |                 |                                     |
| Gus Sleiman       | <input checked="" type="checkbox"/> |            |                 |                                     |
| John Zimmerman    | <input checked="" type="checkbox"/> |            |                 |                                     |
| Maria Soto        | <input checked="" type="checkbox"/> |            |                 |                                     |
| 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: May 27, 2026

  
John Zimmerman, Secretary Designee

**NBPA RESOLUTION FOR  
GATEWAY LEASE AGREEMENT  
ALL COLORS, LLC.**

**Whereas**, it is deemed necessary and in the best interest of the Commissioners of the Parking Authority of the City of New Brunswick, in the County of Middlesex and for the inhabitants thereof to lease 802 square feet of retail space owned by the New Brunswick Parking Authority located on the street level of the Gateway Building to All Colors, LLC. for a term of five (5) years, with rent commencement date beginning August 1, 20126. ,and,

**Whereas**, the Board of Commissioners of the City of New Brunswick Parking Authority authorized the Interim Executive Director, Mitch Karon, and Legal Counsel, Aaron Rainone to negotiate terms for said lease agreement subject to the approval of the Board of Commissioners; and

**Whereas**, the Interim Executive Director, Mitch Karon, and Legal Counsel, Rainone Coughlin Minchello negotiated a rate of \$2,071.33 per month as rent for Years 1 with annual increase of CPI no less than 2% or more than 4%,

**Now Therefore Be It Resolved**, that the Board of Commissioners, hereby approves said lease terms and authorizes the Interim Executive Director, Mitch Karon to execute said lease with All Colors, LLC., for a term of five (5) years, on behalf of the New Brunswick Parking Authority, as the properly authorized act of the Parking Authority.

**Be It Further Resolved** that a copy of the executed lease agreement shall be on file in the NBPA's administrative office and be readily available for public review.

**NBPA RESOLUTION FOR  
GATEWAY LEASE AGREEMENT  
ALL COLORS, LLC.**

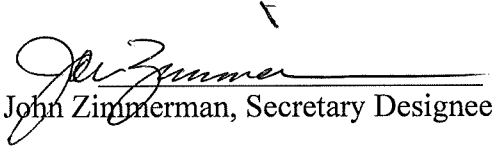
**VOTING RECORD**

Dated: May 27, 2026

| <u>COMMISSIONERS</u> | <u>___/YES</u> | <u>___/NO</u> | <u>___/ABSTAIN</u> | <u>___/ABSENT</u> |
|----------------------|----------------|---------------|--------------------|-------------------|
| KEVIN MC TERNAN      | <i>✗</i>       |               |                    |                   |
| JOHN ZIMMERMAN       | <i>✗</i>       |               |                    |                   |
| MARIA SOTO           | <i>✗</i>       |               |                    |                   |
| GUS SLEIMAN          | <i>✗</i>       |               |                    |                   |
| ANDREA EATO-WHITE    |                |               |                    | <i>✗</i>          |

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.

May 27, 2026

  
John Zimmerman, Secretary Designee

**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 Paterson Street 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 five (5) 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 \$200,532.49, 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.

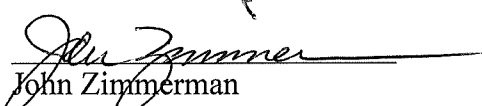
**NEW BRUNSWICK PARKING AUTHORITY  
RESOLUTION FOR  
AUTHORIZING PROPRIETARY PURCHASE OF  
PARKING ACCESS REVENUE CONTROL SYSTEMS  
VOTING RECORD**

Dated: May 27, 2026

| <u>COMMISSIONERS</u> | <u>/YES</u>                                                                       | <u>/NO</u> | <u>/ABSTAIN</u> | <u>/ABSENT</u>                                                                      |
|----------------------|-----------------------------------------------------------------------------------|------------|-----------------|-------------------------------------------------------------------------------------|
| 1. Kevin McTernan    |  |            |                 |                                                                                     |
| 2. Maria Soto        |  |            |                 |                                                                                     |
| 3. John Zimmerman    |  |            |                 |                                                                                     |
| 4. Gus Sleiman       |  |            |                 |                                                                                     |
| 5. 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.

Dated: May 27 , 2026

  
John Zimmerman  
Secretary Designee, NBPA