

**Agenda**  
**New Brunswick Parking Authority**  
**October 22, 2025**

- A. Call to Order
- B. Read Public Notice
- C. Minutes from September 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 October 2025
  - 2. Resolution Approving the 2026 Authority Budget
  - 3. Resolution to Approve 2024 Audited Financial Reports and Findings
  - 4. Resolution Authorizing An Application to the Local Finance Board
- I. Old Business
- J. New Business
- K. Closed Session
  - 1. Legal
  - 2. Personnel
- L. Open Session
- M. Adjourn

**Board Meeting Minutes  
October 22, 2025**

A regular meeting of the New Brunswick Parking Authority was held on October 22, 2025, in the conference room of the New Brunswick Parking Authority, located at 106 Somerset Street, New Brunswick, New Jersey. Chairman Kevin McTernan called the meeting to order at 5:00 p.m.

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

**Commissioners in Attendance:**

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

**Legal in Attendance:**

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

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

**Minutes**

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

**Executive Director's Report**

Mr. Karon reported on the elevators. Last month, he noted that the NBPAC elevator and one of the Gateway elevators had been out of service for a longer than usual period while waiting for repair parts to arrive. He now reports that the NBPAC elevator is back in service, and the Gateway elevator is scheduled to be repaired next Wednesday.

Mr. Karon reported that, as a way to increase revenues, he would like to explore the opportunity of adding advertising within the garages. He noted that the empty walls inside the garages are well-suited for advertising and that the billboards on the exterior of some garages have already proven to be effective revenue generators at no cost. Mr. Karon believes similar results can be achieved inside the garages and stated that he will be issuing an RFP to determine if there is interest from providers of this service.

Mr. Karon reported on Green Spot, noting that the company was previously selected as the provider of EV charging stations. He stated that he is currently working on a lease agreement with Green Spot to install EV charging stations within the parking garages. The agreement will be structured as a revenue sharing arrangement, with Green Spot covering the costs of the charging stations, installation, maintenance, and electricity.

Mr. Karon reported that the current Collective Bargaining Agreement (CBA) with Maintenance and Custodial personnel is set to expire at the end of the year. He noted that negotiations for a new agreement will begin shortly.

Mr. Karon reported that the 2024 Audit has been completed, and an exit conference was held with the auditing firm. He noted that there were no findings or recommendations resulting from the audit. A resolution is included on today's agenda requesting board approval of the audited financial reports.

Mr. Karon reported that the 2026 budget has been completed. He noted that a resolution is included on today's agenda requesting the board's approval of the budget.

Mr. Karon reported on the Local Finance Board (LFB), noting that the last resolution on the agenda pertains to the Parking Authority's application to the LFB for approval of its designation by the city as the redevelopment entity for the New Redmond II project. He stated that a closed session meeting will be held on this matter prior to voting on the resolution.

### **Public Comment**

A member of the public inquired about the Chief Financial Officer (CFO), asking whether he is an employee or a contractor and if the position had been advertised. Mr. Karon responded that Mr. Tricarico is an employee and confirmed that the position had been advertised.

A member of the public asked who currently serves as the Enforcement Lieutenant. Mr. Karon stated that Naudia Harris is the Operations Manager and that she oversees the Enforcement Department.

A member of the public stated that he had submitted an OPRA request seeking information regarding the training received by enforcement officers. Ms. Perez noted that the Authority is currently working on fulfilling that OPRA request.

A member of the public inquired about the eligibility determination that requires the Police Chief's sign-off, citing Statute 40:11A, and asked whether it applies to the New Brunswick Parking Authority. Mr. Rainone stated that it is his position that the Authority is in compliance.

A member of the public inquired about total debt of the Parking Authority. Mr. Tricarico responded that it is \$181,216,000 million.

A member of the public inquired about updates on the supermarket space. Mr. Karon responded that there is no update.

### **Resolutions**

On motion of Mr. Zimmerman, seconded by Ms. Eato-White, the board approved payment resolution for October 2025. Vote: 5 - yes, 0 - no, 0 - abstain, 0- absent.

On motion of Ms. Eato-White, seconded by Mr. Sleiman, the board approved the resolution to approve the 2026 Authority Budget. Vote: 5- yes, 0 - no, 0 - abstain, 0- absent.

On motion of Ms. Soto, seconded by Mr. Zimmerman, the board approved the resolution to approve 2024 Audited Financial Reports and Findings. Vote: 5- yes, 0 - no, 0 - abstain, 0- absent.

On motion of Mr. Sleiman, seconded by Ms. Eato-White, the board approved the resolution to approve authorizing an application to the Local Finance Board. Vote: 5- yes, 0 - no, 0 - abstain, 0- absent.

### **Close Session**

On motion of Mr. Zimmerman, seconded by Mr. Sleiman, the board went to close session at 5:14 pm. Vote: 5- yes, 0 - no, 0 - abstain, 0- absent.

### **Open Session**

On motion of Ms. Eato-White, second by Mr. Sleiman, the board returned to open session at 5:26 pm.  
Vote: 5- yes, 0 - no, 0 – abstain, 0- absent.

**Adjournment**

On motion of Ms. Eato-White, second by Mr. Zimmerman, the board adjourned at 5:31 pm.  
Vote: 5- yes, 0 - no, 0 – abstain, 0- absent.

A handwritten signature in cursive script, appearing to read "Andrea Eato-White", written over a horizontal line.

Andrea Eato-White  
Secretary

The Parking Authority of the City of New Brunswick  
October 22nd, 2025 Resolution of Operating Expenditures

The estimated operating fund expenditures, which are noted below, carry us through the next payment resolution. The following figures is the estimate for the period October 23rd to December 17th, 2025.

Payroll Estimate # 22	10/24/2025	133,000.00
Payroll Estimate # 23	11/07/2025	133,000.00
Payroll Estimate # 24	11/21/2025	133,000.00
Payroll Estimate # 25	12/05/2025	133,000.00
Pension Estimate - October 2025	10/07/2025	26,000.00
Pension Estimate - November 2025	10/07/2025	26,000.00
Health Estimate - November 2025	11/07/2025	115,000.00
Health Estimate - December 2025	12/05/2025	115,000.00

Current Estimate for period: October 22nd to  
December 17th

814,000.00

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

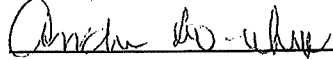
(427,000.00)

Total Disbursements

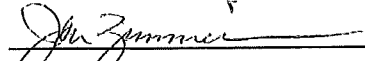
3,556,514.71

**Total Resolution Amount**

\$ 3,943,514.71



NBPA Commissioner signature



NBPA Commissioner signature



NBPA Commissioner signature



NBPA Commissioner signature



NBPA Commissioner signature

# The Parking Authority of the City of New Brunswick October 22nd, 2025 Resolution of Operating Expenditures

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

CHK/ W	VENDOR NAME	DATE	AMOUNT
WIRE	ZOOM.COM SEPTEMBER	9/19/2025	18.12
WIRE	PAY DATE 25-09-26	9/24/2025	135,551.42
WIRE	FSA 25-09-26	9/24/2025	207.68
WIRE	Indeed Employment Advertisement	10/2/2025	381.06
WIRE	PENSION SEPTEMBER	10/7/2025	26,200.84
WIRE	PAY DATE 25-10-10	10/8/2025	134,180.59
WIRE	FSA 25-10-10	10/8/2025	207.68
WIRE	HEALTH OCTOBER	10/10/2025	105,188.38
WIRE	HEALTH OCTOBER	10/10/2025	12,485.81
WIRE	UNITED STATES POST OFFICE	10/15/2025	6.08
WIRE	ZOOM.COM OCTOBER	10/18/2025	18.12
83213	ACCESS LOCKSMITH	10/02/2025	8,568.13
83276	ACCESS LOCKSMITH	10/16/2025	916.00
83214	ADVANZA TECHNOLOGIES INC	10/02/2025	1,902.00
83296	A-GENERAL SEWER SERVICE	10/16/2025	1,400.00
83277	ALLIED FIRE & SAFETY	10/16/2025	11,975.66
83278	AMAZON CAPITAL SERVICES	10/16/2025	9.49
83279	AMERICAN SHREDDER	10/16/2025	60.00
83281	AMERICAN TIRE DISTRIBUTORS	10/16/2025	379.84
83280	ARBITRAGE REBATE	10/16/2025	2,000.00
83282	AUTOMATICS UNLIMITED INC.	10/16/2025	24,745.20
83283	BEST CLEANING	10/16/2025	5,330.00
83307	BRIAN LALIBERTE	10/16/2025	150.00
83243	BRIGHTHOUSE FINANCIAL	10/02/2025	360.00
83311	BRIGHTHOUSE FINANCIAL	10/16/2025	620.00
83284	BROOKLYN COMPUTER SYSTEMS INC	10/16/2025	219.95
83216	BRUNSWICK URGENT CARE PA	10/02/2025	195.00
83217	BUTTS TICKET COMPANY	10/02/2025	2,095.00
83219	CASH: CHANGE FUND/PETTY CASH	10/02/2025	88.00
83220	CERULLO FIRE PROTECTION INC	10/02/2025	3,995.00
83221	CHERRY VALLEY TRACTOR SALES	10/02/2025	389.62
83286	CHERRY VALLEY TRACTOR SALES	10/16/2025	36.80
83287	CINTAS FIRST AID & SAFETY	10/16/2025	522.32
83222	CIRCLE JANITORIAL SUPPLIES	10/02/2025	1,678.94
83224	CITY OF NB FINANCE DEPT	10/02/2025	87,483.33
83223	CITY OF NEW BRUNSWICK	10/02/2025	14,406.00
83225	CITY OF NEW BRUNSWICK	10/02/2025	33,413.00
83226	CITY OF NEW BRUNSWICK	10/02/2025	4,646.75
83288	CITY OF NEW BRUNSWICK	10/16/2025	4.00
83289	CITY OF NEW BRUNSWICK	10/16/2025	2,600,000.00
83229	DEISTER ELECTRONICS USA INC	10/02/2025	1,930.78
83266	DOMINIC TEDESCO	10/02/2025	5.00
83263	ELLEN SIEGEL	10/02/2025	185.00
83292	ENFORM HR	10/16/2025	1,170.00
83297	GEORGE ST HOLDINGS LLC	10/16/2025	3,961.69
83241	GIO LAMARRE	10/02/2025	5.00

# The Parking Authority of the City of New Brunswick

## October 22nd, 2025 Resolution of Operating Expenditures

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

CHK/ W	VENDOR NAME	DATE	AMOUNT
83298	GSRP PROJECT HOLDINGS I, LLC	10/16/2025	4,459.49
83299	GUARANTEED MOTOR TOWING	10/16/2025	95.00
83291	HARRY DELGADO	10/16/2025	270.00
83239	HELEN KOLIAS	10/02/2025	185.00
83234	HOME DEPOT CREDIT SERVICES	10/02/2025	429.61
83301	HOME DEPOT CREDIT SERVICES	10/16/2025	243.67
83302	HUB PARKING TECH USA INC	10/16/2025	11,247.50
83236	INTERSTATE WASTE SERVICES	10/02/2025	389.00
83303	INTERSTATE WASTE SERVICES	10/16/2025	3,039.77
83304	IPS GROUP INC.	10/16/2025	6,855.64
83230	J.C. EHRlich CO., INC.	10/02/2025	193.00
83227	JAMES COLEMAN	10/02/2025	13.00
83265	JAMES KELLY-COURT OFFICER	10/02/2025	120.00
83328	JAMES KELLY-COURT OFFICER	10/16/2025	120.00
83332	JAMES TRICARICO	10/16/2025	70.00
83237	JERSEY ELEVATOR	10/02/2025	2,435.00
83305	JERSEY ELEVATOR	10/16/2025	7,581.25
83309	JOHN MCCLOSKEY	10/16/2025	9.90
83238	KF MECHANICAL HEATING & AIR CO	10/02/2025	8,907.30
83215	LEONARD BIER	10/02/2025	669.50
83308	MADELINE ERNESTINE LESUER	10/16/2025	16.00
83240	MARC KURTZO	10/02/2025	3.00
83235	MARCO	10/02/2025	465.03
83242	MAUL POWER GROUP	10/02/2025	2,300.00
83310	METLIFE SBC	10/16/2025	2,567.85
83245	MIDDLESEX CNTY MUNICIPAL	10/02/2025	79,401.46
83244	MIDDLESEX COUNTY TREASURER	10/02/2025	3,603.99
83255	MILLIONCLIX	10/02/2025	6,500.00
83306	MITCHELL KARON	10/16/2025	70.00
83313	MODERN GROUP LTD	10/16/2025	1,380.00
83300	NAUDIA HARRIS	10/16/2025	45.00
83228	NEW BRUNSWICK PERFORMING	10/02/2025	13,711.00
83231	NEW JERSEY FAMILY SUPPORT	10/02/2025	126.00
83232	NEW JERSEY FAMILY SUPPORT	10/02/2025	420.00
83233	NEW JERSEY FAMILY SUPPORT	10/02/2025	46.15
83293	NEW JERSEY FAMILY SUPPORT	10/16/2025	126.00
83294	NEW JERSEY FAMILY SUPPORT	10/16/2025	420.00
83295	NEW JERSEY FAMILY SUPPORT	10/16/2025	46.15
83247	NJ MOTOR VEHICLE COMMISSION	10/02/2025	71.50
83248	NJ MOTOR VEHICLE COMMISSION	10/02/2025	71.50
83249	NJ MOTOR VEHICLE COMMISSION	10/02/2025	46.50
83250	NJ MOTOR VEHICLE COMMISSION	10/02/2025	46.50
83251	NJ MOTOR VEHICLE COMMISSION	10/02/2025	46.50
83252	NJ MOTOR VEHICLE COMMISSION	10/02/2025	306.50
83253	NJ MOTOR VEHICLE COMMISSION	10/02/2025	213.00
83254	NJ MOTOR VEHICLE COMMISSION	10/02/2025	105.00
83218	OPTIMUM	10/02/2025	814.19
83285	OPTIMUM	10/16/2025	81.11
83314	PARKMOBILE USA INC	10/16/2025	27,062.05

**The Parking Authority of the City of New Brunswick  
October 22nd, 2025 Resolution of Operating Expenditures**

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

CHK/ W	VENDOR NAME	DATE	AMOUNT
83256	PARTS AUTHORITY LLC	10/02/2025	306.72
83315	PARTS AUTHORITY LLC	10/16/2025	141.20
83257	PRECISION TECHNOLOGY SOLUTIONS	10/02/2025	712.00
83316	PRECISION TECHNOLOGY SOLUTIONS	10/16/2025	2,470.00
83317	PRIMEPOINT LLC	10/16/2025	1,064.90
83259	PSE&G	10/02/2025	2,563.01
83260	PSE&G	10/02/2025	36.73
83319	PSE&G	10/16/2025	49,035.95
83320	PSE&G	10/16/2025	2,600.34
83261	PSE&G/ OLD FRESH GROCERY GAS	10/02/2025	255.59
83318	PSE&G/WELLNESS ELECTRIC	10/16/2025	10,430.53
83258	PSE&G/WELLNESS GAS	10/02/2025	28.78
83321	QUADIENT FINANCE USA INC	10/16/2025	1,000.00
83322	QUADIENT FINANCE USA INC	10/16/2025	538.38
83312	RAINONE COUGHLIN MINCHELLO LLC	10/16/2025	6,023.95
83323	RESPONSE COMPUTER GROUP INC	10/16/2025	315.00
83262	RUTGERS UNIVERSITY IP&O	10/02/2025	5,571.95
83264	SIGNAL ELECTRIC CORP	10/02/2025	3,251.53
83325	SIGNAL ELECTRIC CORP	10/16/2025	19,721.94
83326	SPECTROTEL	10/16/2025	71.10
83327	STAPLES	10/16/2025	177.19
83246	SUPERIOR VISION OF NJ INC	10/02/2025	254.91
83329	SWIFT ELECTRICAL SUPPLY CO	10/16/2025	2,959.75
83330	T2 SYSTEMS INC	10/16/2025	3,497.98
83290	TAMI PINCHIAROLI	10/16/2025	5.00
83331	TEAMSTERS LOCAL 469	10/16/2025	321.00
83267	THA CONSULTING INC	10/02/2025	2,000.00
83324	THE RESTAURANT GUYS	10/16/2025	3,000.00
83268	TRAX CAR WASH	10/02/2025	1,900.00
83333	UGI ENERGY SERVICES LLC	10/16/2025	0.67
83269	VARGA AUTO REPAIR	10/02/2025	691.72
83334	VARGA AUTO REPAIR	10/16/2025	435.45
83270	VERIZON	10/02/2025	619.60
83271	VERIZON	10/02/2025	139.00
83272	VERIZON	10/02/2025	139.00
83337	VERIZON	10/16/2025	171.76
83338	VERIZON	10/16/2025	139.00
83335	VERIZON WIRELESS	10/16/2025	1,621.11
83336	VERIZON/WELLNESS	10/16/2025	634.40
83273	VIP SPECIAL SERVICES	10/02/2025	12,960.00
83274	WB MASON CO INC	10/02/2025	561.72
83339	WB MASON CO INC	10/16/2025	356.96
83275	ZEPHIRE	10/02/2025	1,050.00

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**3,556,514.71**

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# 2026 AUTHORITY BUDGET RESOLUTION

New Brunswick Parking Authority

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

WHEREAS, the Annual Budget for New Brunswick Parking Authority for the fiscal year beginning January 01, 2026 and ending December 31, 2026 has been presented before the governing body of the New Brunswick Parking Authority at its open public meeting of October 22, 2025; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$33,285,002.00, Total Appropriations including any Accumulated Deficit, if any, of \$32,812,209.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of ~~\$472,793.00~~; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$1,863,000.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$1,863,000.00; and

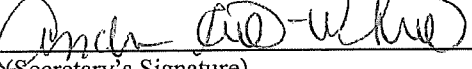
WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the New Brunswick Parking Authority, at an open public meeting held on October 22, 2025 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the) New Brunswick Parking Authority for the fiscal year beginning January 01, 2026 and ending December 31, 2026, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the New Brunswick Parking Authority will consider the Annual Budget and Capital Budget/Program for Adoption on December 17, 2025.

  
(Secretary's Signature)

10/22/25  
(Date)

## Governing Body Recorded Vote

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

# 2026 APPROVAL CERTIFICATION

New Brunswick Parking Authority

## AUTHORITY BUDGET

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

It is hereby certified that the Authority Budget, including all schedules appended hereto, are a true copy of the Annual Budget and Capital Budget/Program approved by resolution by the governing body New Brunswick Parking Authority, at an open public meeting held pursuant to N.J.A.C. 5:31-2.3, on October 22, 2025.

It is further certified that the recorded vote appearing in the resolution represents not less than a of the full membership of the governing body thereof.

<b>Officer's Signature:</b>	feeeato1@gmail.com
<b>Name:</b>	Andrea Eato-White
<b>Title:</b>	Secretary
<b>Address:</b>	106 Somerset Street, 6th floor New Brunswick, NJ 08901
<b>Phone Number:</b>	732 545 3118
<b>Fax Number:</b>	732 937 9262
<b>E-mail Address:</b>	feeeato1@gmail.com

## APPENDIX C

### RESOLUTION

**WHEREAS**, N.J.S.A. 40A:5A-5 requires the governing body of each local authority to cause an annual audit of its accounts to be made, and

**WHEREAS**, the annual audit report for the fiscal year ended December 31, 2024 has been completed and filed with the Parking Authority of the City of New Brunswick pursuant to N.J.S.A. 40A:5A-15, and

**WHEREAS**, N.J.S.A. 40A:5A-17, requires the governing body of each authority to, within 45 days of receipt of the annual audit, certify by resolution to the Local Finance Board that each member thereof has personally reviewed the annual audit report, and specifically the sections of the audit report entitled "General Comments" and "Recommendations," and has evidenced same by group affidavit in the form prescribed by the Local Finance Board, and

**WHEREAS**, the members of the governing body have received the annual audit and have personally reviewed the annual audit, and have specifically reviewed the sections of the annual audit report entitled "General Comments" and "Recommendations," in accordance with N.J.S.A. 40A:5A-17,

**NOW, THEREFORE BE IT RESOLVED**, that the governing body of Parking Authority of the City of New Brunswick hereby certifies to the Local Finance Board of the State of New Jersey that each governing body member has personally reviewed the annual audit report for the fiscal year ended December 31, 2024, and specifically has reviewed the sections of the audit report entitled "General Comments" and "Recommendations," and has evidenced same by group affidavit in the form prescribed by the Local Finance Board.

**BE IT FURTHER RESOLVED** that the secretary of the authority is hereby directed to promptly submit to the Local Finance Board the aforesaid group affidavit, accompanied by a certified true copy of this resolution.

IT IS HEREBY CERTIFIED THAT THIS IS A TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING HELD ON OCTOBER 22, 2025.



Secretary

10/22/25

Date

**LOCAL AUTHORITIES GROUP AFFIDAVIT FORM**

**PRESCRIBED BY THE NEW JERSEY LOCAL FINANCE BOARD**

**AUDIT REVIEW CERTIFICATE**

We, the members of the governing body of the Parking Authority of the City of New Brunswick, being of full age and being duly sworn according to law, upon our oath depose and say:

1. We are duly appointed members of the Parking Authority of the City of New Brunswick.
2. We certify, pursuant to N.J.S.A. 40A:5A-17, that we have each reviewed the annual audit report for the fiscal year ended December 31, 2024, and specifically the sections of the audit report entitled "General Comments" and "Recommendations."

(PRINT NAME)

Kevin McTernan

Gus Sleiman

Maria Soto

John Zimmerman

Andrea Eato-White

(SIGNATURE)

*Kevin McTernan*

*Gus Sleiman*

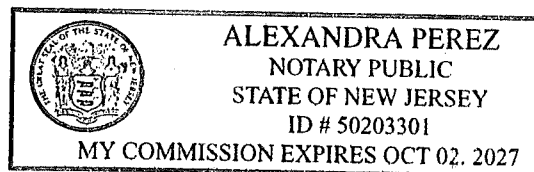
*Maria Soto*

*John Zimmerman*

*Andrea Eato-White*

Sworn to and subscribed before me this 23 day of October, 2025

*Alexandra Perez*  
Notary Public of New Jersey



**PARKING AUTHORITY OF THE  
CITY OF NEW BRUNSWICK**

**RESOLUTION OF THE PARKING AUTHORITY OF THE  
CITY OF NEW BRUNSWICK AUTHORIZING THE  
SUBMISSION OF AN APPLICATION TO THE LOCAL  
FINANCE BOARD PURSUANT TO N.J.S.A. 40:11A-4.1  
AND N.J.S.A. 40A:5A-1 ET SEQ. SEEKING THE  
APPROVAL OF THE LOCAL FINANCE BOARD TO SERVE  
AS A REDEVELOPMENT ENTITY PURSUANT TO THE  
LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A.  
40A:12A-1 ET SEQ. FOR CERTAIN REDEVELOPMENT  
PROJECTS BEING UNDERTAKEN IN THE CITY OF NEW  
BRUNSWICK**

**WHEREAS**, the City Council of the City of New Brunswick, in the County of Middlesex, a municipal corporation of the State of New Jersey (the "City"), pursuant to N.J.S.A. 40:11A-4.1 of the Parking Authority Law, N.J.S.A. 40:11A-1 et seq. (the "Parking Authority Law"), desires to authorize the Parking Authority of the City of New Brunswick (the "Parking Authority") to serve as a redevelopment entity to effectuate the purposes of the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"), for various redevelopment projects within the City; and

**WHEREAS**, on September 17, 2025, the City, pursuant to N.J.S.A. 40:11A-4.1 of the Parking Authority Law, adopted a bond ordinance authorizing the Authority to serve as a redevelopment entity under the Redevelopment Law, and to exercise redevelopment powers within an area in need of redevelopment or an area in need of rehabilitation in the City; and

**WHEREAS**, in accordance with N.J.S.A. 40:11A-4.1 and N.J.S.A. 40A:5A-1 et seq. (the "Local Authorities Fiscal Control Law"), the Authority desires to make an application ("Application") to the Local Finance Board, in the Division of Local Government Services, New Jersey Department of Community Affairs (the "Local Finance Board") for its review and approval of an ordinance appointing the Parking Authority to serve as a redevelopment entity in lieu of the City pursuant to the Parking Authority Law, the Redevelopment Law, and the Local Authorities Fiscal Control Law to implement redevelopment plans and carry out certain redevelopment projects within the City; and

**WHEREAS**, the Authority believes that:

- (a) it is in the public interest to accomplish such purpose; and
- (b) said purpose is for the health, wealth, convenience or betterment of the inhabitants of the City and the users of the Authority's parking facilities; and
- (c) the amounts to be expended for said purposes are not unreasonable or exorbitant and will inure to the benefit of the inhabitants of the City and the users of the Authority's parking facilities; and

(d) the purpose is an efficient and feasible means of providing services for the needs of the inhabitants of the City or upon the users of the Authority's parking facilities and will not create an undue financial burden to be placed upon the City or upon the users of the Authority's parking facilities; and

(e) the implementation of redevelopment projects is in the best interests of the City and its residents.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEW BRUNSWICK, as follows:**

Section 1. The preambles set forth above are incorporated herein as though fully set forth at length.

Section 2. The submission of the Application to the Local Finance Board for the purposes referenced in the preambles above is hereby authorized and the Authority's counsel, Wilentz, Goldman & Spitzer, P.A., Woodbridge, New Jersey, along with professionals, officials and other representatives of the Authority, are each hereby authorized to prepare such Application and to represent the Authority before the Local Finance Board in matters pertaining thereto. Any previous actions taken by officials and representatives of the Authority related to the preparation and submission of the Application are hereby ratified and confirmed.

Section 3. The Executive Director, Chairman, Vice Chairman, Treasurer and Secretary of the Authority are each hereby authorized to approve the Application, execute and deliver all necessary documents required to complete such Application, and to file (or cause to be filed) such Application with the Local Finance Board.

Section 4. The Secretary of the Authority is hereby directed to file a copy of this Resolution with the Local Finance Board as part of such Application

Section 5. The Local Finance Board is hereby respectfully requested to consider such Application and to record its approval as provided by the applicable provisions of the Parking Authority Law, the Redevelopment Law, and the Local Authorities Fiscal Control Law.

Section 6. This resolution shall take effect in accordance with law.

### VOTING RECORD

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

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: October 22, 2025

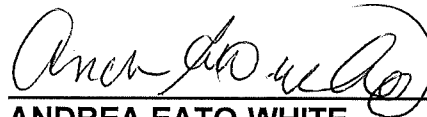
  
**Andrea Eato-White, Secretary**

## CERTIFICATION

I, ANDREA EATO-WHITE, the Secretary of the Parking Authority of the City of New Brunswick, in the County of Middlesex, New Jersey (the "Authority"), DO HEREBY CERTIFY that the above resolution entitled "RESOLUTION OF THE PARKING AUTHORITY OF THE CITY OF NEW BRUNSWICK AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40:11A-4.1 AND N.J.S.A. 40A:5A-1 ET SEQ. SEEKING THE APPROVAL OF THE LOCAL FINANCE BOARD TO SERVE AS A REDEVELOPMENT ENTITY PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ. FOR CERTAIN REDEVELOPMENT PROJECTS BEING UNDERTAKEN IN THE CITY OF NEW BRUNSWICK" (the "Resolution"), was duly adopted by the Authority at a meeting of the Authority held on October 22, 2025, which meeting was duly called and held in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et. seq., as amended and supplemented, at which meeting a quorum was present and acting throughout, and that said Resolution is a true and correct copy thereof and of the whole appearing in the books and records of the Authority as of the date hereof, and the Resolution has not been amended, repealed or revoked but remains in full force and effect on and as of the date hereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Authority this 22 day of October, 2025.

(SEAL)



ANDREA EATO-WHITE,  
Secretary of the Parking Authority  
of the City of New Brunswick