Modified Agenda
New Brunswick Parking Authority
September 23, 2026

A. Call to Order

B. Read Public Notice

C. Minutes from July 2026 Regular Board Meeting
Minutes from September 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 September 2026
2. Resolution Authorizing Proprietary Purchase of Parking Access Revenue Control Systems
3. Resolution Approving an increase in the hourly differential pay for non-exempt non-union employees
4. Resolution to Award Contract for Parking Garage Power Washing Services

I. Old Business

J. New Business

K. Closed Session
1. Legal
2. Personnel

L. Open Session

M. Adjourn

Board Meeting Minutes
September 23, 2026

A regular meeting of the New Brunswick Parking Authority was held on September 23, 2026, in the conference room of the New Brunswick Parking Authority, located at 106 Somerset Street, New Brunswick, New Jersey. Commissioner Gus Sleiman called the meeting to order at 5:00 p.m.

Commissioner Gus Sleiman read the public statement as required by P. L. 1975.

Commissioners in Attendance:

Maria Soto	Treasurer
John Zimmerman	Commissioner
Gus Sleiman	Commissioner
Andrea Eato-White	Secretary

Legal in Attendance:	Aaron Rainone	General Counsel (via phone)
NBPA Personnel in Attendance:	Mitchell Karon	Executive Director
	James Tricarico	Chief Financial Officer
	Alexandra Perez	Human Resources Manager
Not in Attendance:	Kevin McTernan	Chairman

Minutes

On motion of Ms. Soto, seconded by Mr. Zimmerman, the board approved the minutes from the July 2026 regular board meeting. Vote: 3 - yes, 0 - no, 1 – abstain, 1- absent.

On motion of Mr. Zimmerman, seconded by Ms.Eato-White, the board approved the minutes from the September 2026 regular board meeting. Vote: 4 - yes, 0 - no,0 – abstain, 1- absent.

Executive Director's Report

Mr. Karon reported that the Paterson Street PARCS equipment was installed in late August and that a resolution to approve the purchase of equipment for the New Street Deck is on tonight's agenda.

Mr. Karon reported that the 2026 restoration work is nearly complete, with only the City Hall parking lot remaining. Work is limited to weekends and is weather-dependent.

Mr. Karon reported that the Local Finance Board approved the Authority's bond refinancing plan, with bond pricing scheduled for the first week of October.

Mr. Karon requested Board approval to increase late-shift differential pay for non-union, non-exempt employees from $0.75 to $1.00 per hour, matching the union employees who currently receive the $1.00 differential pay.

Mr. Karon reported that the October meeting originally scheduled for October 21 will be rescheduled to Wednesday, October 28, 2026.

Finance

No finance to report.

Legal

No legal to report.

Public Comment

A member of the public and city resident raised concerns about the cost of parking for residents who wish to visit downtown. He acknowledged that residential parking permits are free but explained that the cost of metered parking can discourage residents with limited incomes from visiting downtown.

A member of the public asked whether the Authority has considered accommodations or reduced parking rates for residents experiencing financial constraints. He noted that parking fees are the same regardless of an individual's ability to pay and suggested that a program could potentially provide relief to residents who cannot easily afford the current parking rates. Mr. Karon explained that the Authority currently provides residents with a $10 monthly discount on garage parking but noted that this does not address the residents' concern regarding on-street parking.

A member of the public also raised concerns about broken parking meters and situations where meters do not accept cash. He asked whether a parking ticket would be dismissed when a meter is not working or when cash payment is unavailable. Mr. Karon explained that the parking app can be used or can be paid for by credit card at the meters and confirmed that parking violations would still be enforced when cash payment is unavailable. The member of the public concluded by thanking Mr. Karon for assisting him with a residential parking permit several years ago and expressed his appreciation for the Authority's assistance at that time.

A member of the public and city resident raised concerns about the removal of parking meters near his residence. He stated that some meters appeared to have been cut improperly and that concrete was later placed over the remaining areas. He expressed concern that the work may create a tripping hazard and suggested that the meter removal should have been completed properly from the beginning. He offered to provide photographs of the area.

A member of the public expressed concerns about the removal of meters and reliance on parking signs and QR codes. He noted that trees or other obstructions could make signs difficult to see and potentially cause motorists to mistakenly believe parking is free.

A member of the public raised concerns regarding street cleaning scheduled from 1:00 p.m. to 3:00 p.m. He stated that enforcement personnel do not consistently arrive during the scheduled hours, or sometimes arrive late, which results in vehicles remaining parked during street cleaning. He suggested better coordination between the Parking Authority and the Department of Public Works so that enforcement and street cleaning activities can be coordinated more effectively. Mr. Karon stated that he would look into the concern.

A member of the public raised concerns about traffic and parking conditions on Condict Street, particularly double parking, vehicles blocking driveways, and vehicles parking in areas designated as no-parking zones. He suggested establishing a designated waiting area for delivery drivers, including Uber Eats drivers, to reduce congestion. Karon explained that the downtown area has designated ten-minute drop-off and pick-up zones intended for these types of activities. The resident suggested that additional consideration may be needed for Condict Street, noting that the area experiences significant congestion.

A member of the public complimented the Authority's efforts to have employees sweep and clean downtown streets and noted that he has also observed sweeping activity on Eastern Avenue. He asked

where the debris collected by the street sweepers is disposed of. Mr. Karon explained that the employees are expected to have garbage cans available or dispose of the collected debris in existing street garbage cans. The member of the public expressed concern that existing city garbage cans are already heavily used and suggested that dedicated carts or containers for the street cleaning operation would be more appropriate.

A member of the public asked whether Authority meetings are recorded. Mr. Karon stated that the meetings are not recorded and that minutes are taken. The member of the public suggested that the Authority consider recording future meetings.

A member of the public asked for an update regarding the planned conversion of the former Fresh Grocer space into a parking facility. Mr. Karon stated that the Authority is currently working on the parking layout for the site. When asked about the anticipated construction timeline, he stated that he did not have a definite timeline but estimated that construction could begin next year. He emphasized that this was only an estimate. The member of the public asked whether the project would require borrowing or bonding. Mr. Karon stated that it would not.

A member of the public asked about plans for the former Mayfair supermarket property and the proposed parking facility. Mr. Karon stated that the Authority is currently looking into the project. He indicated that the proposed facility could have approximately 1,000 parking spaces and that the Authority is seeking a developer for the project. When asked about financing, Mr. Karon stated that the financing method has not yet been determined.

A member of the public raised concerns regarding the removal of parking meters in various locations. He stated that there was limited advance notice regarding the meter removals and expressed concern about the remaining signage, which he said only indicates that parking is paid without clearly displaying the applicable days and hours. He stated that people may need to download a parking app to determine when payment is required and raised concerns about convenience fees associated with using the apps. He also expressed concerns regarding the size and placement of QR codes on parking signs, stating that they can be difficult to see and access. The member of the public further questioned whether the convenience fees charged by parking applications are authorized by the applicable parking ordinance. Mr. Karon stated that he would have to look into the matter. The member of the public stated that removing the meters eliminates the ability to pay with coins or directly by credit card and expressed concern that people who are required to use a parking application may incur additional convenience fees. He also raised concerns about accessibility for individuals who do not use smartphones or parking applications.

A member of the public asked whether the Authority commissioners reside in New Brunswick and, specifically, asked Mr. Sleiman where he resides in the city. Mr. Sleiman responded that he resides at ~~150~~ Easton.

50 (19)

Resolutions

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

The board approved the resolution authorizing proprietary purchase access revenue control system. Vote: 4 - yes, 0 - no, 0 – abstain, 1- absent.

The board approved an increase in the hourly differential pay for non-exempt, non-union employees. Vote: 4- yes, 0 - no, 0 – abstain, 1- absent.

The board approved the resolution to award contracts for parking garage power washing services. Vote: 4- yes, 0 - no, 0 – abstain, 1- absent.

Old Business

No old business

New Business

No new business.

Adjournment

On motion of Mr. Zimmerman, second by Ms. Soto, the board adjourned at 5:26 p.m.
Vote: 4 - yes, 0 - no, 0 – abstain, 1- absent.

Andrea Eato-White
Secretary

The Parking Authority of the City of New Brunswick

September 23, 2026 Resolution of Operating Expenditures

The estimated operating fund expenditures, noted below, carry us through the next payment resolution on October 28th, 2026. The following figure is the estimate for the period: September 23, 2026 October 28th, 2026

Estimate to Approve for 5 weeks to October 28th, 2026

Total Resolution Amount:	
To Be Transferred by Trustee to Operations Account from Trust	1,266,000.00
Actual Spent: July 23,2026 to September 23, 2026	
S&W	548,458.86
Operations	2,116,103.33
Spent for Period:	2,664,562.19

NBPA Comissioner signature

NBPA Comissioner signature

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NBPA Comissioner signature

The Parking Authority of the City of New Brunswick
July 23, 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	8/3/2026	ABOBE 18257 DDA BANK DEBIT San Jose CA 14HA95HGGG1H	102.32
0084454*	08/06/2026	ACCESS LOCKSMITH	2,194.24
ACH	9/1/2026	ADOBE 23005 DDA BANK DEBIT Adobe San Jose CA 18KZB7J5APL5	102.32
0084455	08/06/2026	ADVANZA TECHNOLOGIES INC	1,851.00
0084567	09/09/2026	ADVANZA TECHNOLOGIES INC	1,902.00
0084568	09/09/2026	AFLAC	554.08
0084640	09/23/2026	AFLAC	554.08
0084457	08/06/2026	AIGI DIRECT BILL	20,646.99
0084641	09/23/2026	AIGI DIRECT BILL	20,646.99
0084456	08/06/2026	ALLIED FIRE & SAFETY	700.00
0084510	08/20/2026	ALLIED FIRE & SAFETY	485.00
0084569	09/09/2026	ALLIED FIRE & SAFETY	725.00
0084534	08/20/2026	ANJUR KRISHNAKUMAR	175.00
ACH	8/18/2026	ANTHROPIC CLAUD ANTHROPIC.COM CA G0A3LMSE 005797	150.00
ACH	9/18/2026	ANTHROPIC CLAUD ANTHROPIC.COM CA G0A3LMSE 087597	150.00
0084570	09/09/2026	ARBITRAGE REBATE	3,600.00
0084571	09/09/2026	ARROWHEAD RESELLERS CORP	498.76
0084458	08/06/2026	AUTOMATED LOGIC	667.00
0084535	08/20/2026	AVA LACOSTA	230.00
0084511	08/20/2026	BELL MOTOR CARS	156.00
0084572	09/09/2026	BEST CLEANING	5,330.00
0084643	09/23/2026	BONLAND INDUSTRIES INC	180.00
0084460	08/06/2026	BRANDON J. BRODERICK, LLC	7,146.25
0084461	08/06/2026	BRANDON J. BRODERICK, LLC	5,000.00
0084483	08/06/2026	BRIGHTHOUSE FINANCIAL	75.00
0084537	08/20/2026	BRIGHTHOUSE FINANCIAL	75.00
0084606	09/09/2026	BRIGHTHOUSE FINANCIAL	75.00
0084663	09/23/2026	BRIGHTHOUSE FINANCIAL	75.00
0084459	08/06/2026	BROOKLYN COMPUTER SYSTEMS INC	219.95
0084513	08/20/2026	BROOKLYN COMPUTER SYSTEMS INC	120.70
0084574	09/09/2026	BROOKLYN COMPUTER SYSTEMS INC	219.95
0084575	09/09/2026	BRUNSWICK URGENT CARE	1,235.00
0084462	08/06/2026	BUTTS TICKET COMPANY	2,922.12
0084667	09/23/2026	CAROLYN MORESCHI	4.00
0084579	09/09/2026	CINTAS FIRST AID & SAFETY	506.74
0084466	08/06/2026	CIRCLE JANITORIAL SUPPLIES SO.	172.72
0084580	09/09/2026	CIRCLE JANITORIAL SUPPLIES SO.	939.53
0084645	09/23/2026	CIRCLE JANITORIAL SUPPLIES SO.	1,804.11
0084467	08/06/2026	CITY OF NEW BRUNSWICK	67,811.28
0084518	08/20/2026	CITY OF NEW BRUNSWICK	471.92
0084519	08/20/2026	CITY OF NEW BRUNSWICK	13.00
0084520	08/20/2026	CITY OF NEW BRUNSWICK	500.50
0084581	09/09/2026	CITY OF NEW BRUNSWICK	1,454.50
0084648	09/23/2026	CITY OF NEW BRUNSWICK	1,240.00
0084649	09/23/2026	CITY OF NEW BRUNSWICK	9.00

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CHK/ W	DATE	VENDOR NAME	AMOUNT
0084516	08/20/2026	CLEAN MATS SERVICES LLC	279.10
0084646	09/23/2026	CLEAN MATS SERVICES LLC	121.10
0084517	08/20/2026	CME ASSOCIATES	4,453.00
0084647	09/23/2026	CME ASSOCIATES	1,177.50
0084582	09/09/2026	CROSS TOWN AUTO BODY	2,229.95
0084465	08/06/2026	CYRIL CHOI	180.00
0084468	08/06/2026	DELL INC	13,334.42
0084650	09/23/2026	DOOR WORKS, LLC	1,091.00
0084522	08/20/2026	DOWNTOWN PRINTING CENTER	833.80
0084469	08/06/2026	EASTERN ARMORED SERVICES INC	6,169.00
0084584	09/09/2026	EASTERN ARMORED SERVICES INC	6,169.00
0084470	08/06/2026	EHRLICH	216.91
0084585	09/09/2026	EHRLICH	216.91
0084627	09/09/2026	ELLEN SIEGEL	202.90
0084681	09/23/2026	ELLEN SIEGEL	202.90
0084523	08/20/2026	FEDERAL EXPRESS	27.54
ATM	8/7/2026	Flowers By Phone Etha LOV Hopewell Junc NY 00000000 015009	160.44
0084586	09/09/2026	FRANK'S TRUCK CENTER, INC	107,544.16
ACH	7/29/2026	FSA 26-07-31	38.46
ACH	8/12/2026	FSA 26-08-14	38.46
ACH	8/31/2026	FSA 26-08-28	38.46
ACH	9/9/2026	FSA 26-09-11	38.46
0084471	08/06/2026	GANNETT NJ NEWSPAPERS	73.96
0084587	09/09/2026	GANNETT NJ NEWSPAPERS	118.68
0084527	08/20/2026	GEORGE ST HOLDINGS LLC	4,043.62
0084654	09/23/2026	GEORGE ST HOLDINGS LLC	4,686.54
0084655	09/23/2026	GOOD YEAR AUTO SERVICE CENTER	2,752.38
ACH	8/11/2026	GROK XAI WWW.GROK.COM CA CTFRNVHS 077736	30.00
0084656	09/23/2026	GROUND PENETRATING RADAR	6,050.00
0084601	09/09/2026	HELEN KOLIAS	202.90
0084659	09/23/2026	HELEN KOLIAS	202.90
0084528	08/20/2026	HICKS COMMUNICATIONS INC	1,310.00
0084593	09/09/2026	HICKS COMMUNICATIONS INC	4,750.00
0084475	08/06/2026	HIRERIGHT LLC	252.40
0084594	09/09/2026	HIRERIGHT LLC	474.60
0084529	08/20/2026	HOME DEPOT CREDIT SERVICES	485.89
0084595	09/09/2026	HOME DEPOT CREDIT SERVICES	605.11
0084657	09/23/2026	HOME DEPOT CREDIT SERVICES	1,222.50
0084476	08/06/2026	HUB PARKING TECH USA INC	1,320.00
0084530	08/20/2026	HUB PARKING TECH USA INC	4,976.11
0084596	09/09/2026	HUB PARKING TECH USA INC	2,957.72
ACH	8/3/2026	Indeed USI26-063 Austin TX 00000000 1QMUCVSD5ZAA	371.56
0084478	08/06/2026	INTERSTATE WASTE SERVICES	3,216.75
0084597	09/09/2026	INTERSTATE WASTE SERVICES	4,142.45
0084479	08/06/2026	IPS GROUP, INC	819.59
0084531	08/20/2026	IPS GROUP, INC	5,604.83
0084598	09/09/2026	IPS GROUP, INC	5,118.63

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CHK/ W	DATE	VENDOR NAME	AMOUNT
0084480	08/06/2026	JERSEY ELEVATOR	14,432.95
0084532	08/20/2026	JERSEY ELEVATOR	8,454.00
0084599	09/09/2026	JERSEY ELEVATOR	7,373.70
0084521	08/20/2026	JOHN DENNEHY	24.00
0084578	09/09/2026	KAYLA CHANCE	190.00
0084661	09/23/2026	KELLY LU	200.00
0084536	08/20/2026	KELSEY MCCROSKEY	95.00
0084600	09/09/2026	KF MECHANICAL HEATING & AIR CO	2,646.92
0084482	08/06/2026	LANGAN ENGINEERING AND	48,980.00
0084602	09/09/2026	LANGAN ENGINEERING AND	6,655.00
0084660	09/23/2026	LANGAN ENGINEERING AND	6,600.00
0084539	08/20/2026	LAUREN MYSLENSKI	205.00
0084573	09/09/2026	LEONARD BIER	732.50
0084642	09/23/2026	LEONARD BIER	732.50
0084603	09/09/2026	MAGIC TOUCH CONSTRUCTION INC.	1,423.22
0084477	08/06/2026	MARCO TECHNOLOGIES LLC	44.69
0084658	09/23/2026	MARCO TECHNOLOGIES LLC	209.95
0084605	09/09/2026	METLIFE SBC	2,578.66
0084664	09/23/2026	MGL PRINTING SOLUTION	750.00
0084607	09/09/2026	MID JERSEY MUNICIPAL JOINT	260,811.00
0084666	09/23/2026	MID-ATLANTIC MECHANICAL INC	860.00
0084538	08/20/2026	MIDDLESEX COUNTY TREASURER	4,436.44
0084665	09/23/2026	MIDDLESEX COUNTY TREASURER	5,014.69
0084481	08/06/2026	MITCHELL KARON	217.00
0084670	09/23/2026	N.J. STATE LEAGUE	90.00
ATM	7/27/2026	NETSOL DESK Furniture DIY/WEB W JACKSONVILLE FL 00001000 021484	249.51
0084583	09/09/2026	NEW BRUNSWICK PERFORMING	13,977.00
0084611	09/09/2026	NEW JERSEY STATE LEAGUE OF	360.00
0084612	09/09/2026	NICHOLAS OBIEDZINSKI	190.00
0084669	09/23/2026	NIELSEN FORD OF MORRISTOWN	36,004.71
0084609	09/09/2026	NIMAVI GROUP	70,231.20
0084472	08/06/2026	NJ FAMILY SUPPORT PAYMENT	126.00
0084473	08/06/2026	NJ FAMILY SUPPORT PAYMENT	442.00
0084474	08/06/2026	NJ FAMILY SUPPORT PAYMENT	46.15
0084524	08/20/2026	NJ FAMILY SUPPORT PAYMENT	126.00
0084525	08/20/2026	NJ FAMILY SUPPORT PAYMENT	442.00
0084526	08/20/2026	NJ FAMILY SUPPORT PAYMENT	46.15
0084588	09/09/2026	NJ FAMILY SUPPORT PAYMENT	126.00
0084589	09/09/2026	NJ FAMILY SUPPORT PAYMENT	442.00
0084590	09/09/2026	NJ FAMILY SUPPORT PAYMENT	46.15
0084651	09/23/2026	NJ FAMILY SUPPORT PAYMENT	126.00
0084652	09/23/2026	NJ FAMILY SUPPORT PAYMENT	442.00
0084653	09/23/2026	NJ FAMILY SUPPORT PAYMENT	46.15
0084486	08/06/2026	NJ MOTOR VEHICLE COMMISSION	105.00
0084540	08/20/2026	NJ MOTOR VEHICLE COMMISSION	105.00
0084610	09/09/2026	NJ MOTOR VEHICLE COMMISSION	60.00
ACH	8/3/2026	NJ PERS	193.65

The Parking Authority of the City of New Brunswick
July 23, 2026 Resolution of Operating Expenditures

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and are provided for within the annual budget then applicable:

CHK/ W	DATE	VENDOR NAME	AMOUNT
ACH	8/6/2026	NJ PERS	25,500.00
ACH	9/8/2026	NJ PERS	23,000.00
ACH	8/13/2026	NJ STATE HEALTH BENEFIT PLAN	132,600.03
ACH	8/13/2026	NJ STATE HEALTH BENEFIT PLAN	15,157.34
ACH	9/10/2026	NJ STATE HEALTH BENEFIT PLAN	128,244.37
ACH	9/10/2026	NJ STATE HEALTH BENEFIT PLAN	15,157.34
ATM	9/4/2026	NJMVC EAST BRUNS DAYTON NJ 00000000 003421	1,004.00
0084463	08/06/2026	OPTIMUM	847.25
0084514	08/20/2026	OPTIMUM	81.17
0084576	09/09/2026	OPTIMUM	847.25
0084577	09/09/2026	OPTIMUM	81.17
0084515	08/20/2026	OPTIMUM BUSINESS	3,675.44
0084644	09/23/2026	OPTIMUM BUSINESS	3,675.44
0084613	09/09/2026	PACIFIC CASCADE CORPORATION	3,222.74
0084487	08/06/2026	PARKMOBILE LLC	20,554.30
0084614	09/09/2026	PARKMOBILE LLC	22,631.50
0084615	09/09/2026	PARTS AUTHORITY LLC	539.40
0084541	08/20/2026	PASSPORT LABS, INC	360.80
0084671	09/23/2026	PASSPORT LABS, INC	454.80
ACH	7/29/2026	PAY DATE 26-07-31	137,819.17
ACH	8/12/2026	PAY DATE 26-08-14	132,614.92
260814	8/18/2026	PAY DATE 26-08-14	3,459.31
ACH	8/31/2026	PAY DATE 26-08-28	132,618.32
ACH	9/9/2026	PAY DATE 26-09-11	141,793.30
0084542	08/20/2026	PAYBYPHONE US INC	957.54
0084616	09/09/2026	PAYBYPHONE US INC	1,269.32
0084533	08/20/2026	PHILIP VESPIA KERWIN	110.00
0084543	08/20/2026	PRECISION TECHNOLOGY SOLUTIONS	193.00
0084617	09/09/2026	PRECISION TECHNOLOGY SOLUTIONS	100,936.24
0084672	09/23/2026	PRECISION TECHNOLOGY SOLUTIONS	885.00
0084544	08/20/2026	PRIMEPOINT LLC	1,353.75
0084618	09/09/2026	PRIMEPOINT LLC	1,222.60
0084489	08/06/2026	PSE&G	2,515.89
0084545	08/20/2026	PSE&G	53,175.99
0084546	08/20/2026	PSE&G	2,366.60
0084547	08/20/2026	PSE&G	37.41
0084621	09/09/2026	PSE&G	49,931.25
0084622	09/09/2026	PSE&G	2,500.24
0084674	09/23/2026	PSE&G	2,453.07
0084675	09/23/2026	PSE&G	37.45
0084623	09/09/2026	PSE&G/ OLD FRESH GROCERY GAS	261.60
0084676	09/23/2026	PSE&G/ OLD FRESH GROCERY GAS	261.97
0084488	08/06/2026	PSE&G/WELLNESS ELECTRIC	9,932.97
0084619	09/09/2026	PSE&G/WELLNESS ELECTRIC	9,081.65
0084620	09/09/2026	PSE&G/WELLNESS GAS	29.45
0084673	09/23/2026	PSE&G/WELLNESS GAS	29.49
0084548	08/20/2026	QUADIENT FINANCE USA INC	1,000.00

The Parking Authority of the City of New Brunswick
July 23, 2026 Resolution of Operating Expenditures

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CHK/ W	DATE	VENDOR NAME	AMOUNT
0084677	09/23/2026	QUADIENT FINANCE USA INC	1,000.00
0084484	08/06/2026	RAINONE COUGHLIN MINCHELLO LLC	4,908.04
0084608	09/09/2026	RAINONE COUGHLIN MINCHELLO LLC	5,007.00
0084678	09/23/2026	REILLY SWEEPING LLC	18,290.00
0084490	08/06/2026	RESPONSE COMPUTER GROUP INC	92.00
0084624	09/09/2026	RESPONSE COMPUTER GROUP INC	92.00
0084550	08/20/2026	ROBERT GRIGGS PLUMBING & HEAT	452.00
0084491	08/06/2026	ROBERT HALF	9,251.23
0084549	08/20/2026	ROBERT HALF	6,217.05
0084625	09/09/2026	ROBERT HALF	12,863.83
0084679	09/23/2026	ROBERT HALF	7,474.86
0084552	08/20/2026	RUCHIGA SARVEIYA	170.00
0084551	08/20/2026	RUTGERS UNIVERSITY	9,476.84
0084680	09/23/2026	RUTGERS UNIVERSITY	10,076.98
0084492	08/06/2026	RUTGERS UNIVERSITY IP&O	4,409.12
0084626	09/09/2026	RUTGERS UNIVERSITY IP&O	5,457.73
0084493	08/06/2026	SIGNAL ELECTRIC CORP	21,076.10
0084682	09/23/2026	SIGNAL ELECTRIC CORP	8,972.32
0084553	08/20/2026	SIGNS DIRECT	2,606.03
ATM	9/18/2026	SOCIETYFORHUMANRESOURCE MEMBERSHIP 703-535-6203 VA	299.00
0084495	08/06/2026	SOUTHLAND PRINTING CO.	4,149.22
0084554	08/20/2026	SPECTROTEL	78.20
0084628	09/09/2026	SPECTROTEL	78.31
0084629	09/09/2026	STAPLES	117.17
0084512	08/20/2026	STEVEN BENJAMIN	14.30
0084591	09/09/2026	STEVEN GATANAS	215.00
0084496	08/06/2026	SUPERIOR OFFICE SYSTEMS	117.52
0084485	08/06/2026	SUPERIOR VISION OF NJ INC	249.54
0084668	09/23/2026	SUPERIOR VISION OF NJ INC	397.68
0084497	08/06/2026	T.G. BASILE, INC	79,211.70
0084632	09/09/2026	T.G. BASILE, INC	112,583.38
0084555	08/20/2026	T2 SYSTEMS INC	2,638.27
0084630	09/09/2026	T2 SYSTEMS INC	2,414.24
0084684	09/23/2026	T2 SYSTEMS INC	83.33
0084631	09/09/2026	TASC	304.80
0084556	08/20/2026	TEAMSTERS LOCAL 469	321.00
0084685	09/23/2026	TEAMSTERS LOCAL 469	321.00
0084557	08/20/2026	THA CONSULTING INC	900.00
0084633	09/09/2026	THA CONSULTING INC	75,075.00
0084686	09/23/2026	THA CONSULTING INC	180,150.00
0084592	09/09/2026	THE HELDRICH	905.55
0084634	09/09/2026	TRAX CAR WASH	1,900.00
0084464	08/06/2026	TRINITY CASWELL	20.40
0084683	09/23/2026	US ELECTRICAL SERVICES INC	124.44
ATM	7/30/2026	USPS PO 33007101 NEW BRUNSWICK NJ 00000000 025448	9.28
ATM	9/23/2026	USPS PO 33007101 NEW BRUNSWICK NJ 00000000 026951	12.90
ATM	9/2/2026	USPS PO 33007101 NEW BRUNSWICK NJ 00000000 033496	12.90

The Parking Authority of the City of New Brunswick
July 23, 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
ATM	8/19/2026	USPS PO 33007101 NEW BRUNSWICK NJ 00000000 075360	12.90
ATM	9/11/2026	USPS PO 33007101 NEW BRUNSWICK NJ 00000000 093428	173.60
0084498	08/06/2026	VARGA AUTO REPAIR	1,133.80
0084499	08/06/2026	VERIZON	934.60
0084500	08/06/2026	VERIZON	1,593.99
0084501	08/06/2026	VERIZON	139.00
0084502	08/06/2026	VERIZON	139.00
0084503	08/06/2026	VERIZON	139.00
0084504	08/06/2026	VERIZON	139.00
0084505	08/06/2026	VERIZON	139.00
0084560	08/20/2026	VERIZON	139.00
0084561	08/20/2026	VERIZON	139.00
0084562	08/20/2026	VERIZON	139.00
0084563	08/20/2026	VERIZON	139.00
0084564	08/20/2026	VERIZON	139.00
0084635	09/09/2026	VERIZON	935.40
0084636	09/09/2026	VERIZON	1,380.41
0084689	09/23/2026	VERIZON	139.00
0084690	09/23/2026	VERIZON	139.00
0084691	09/23/2026	VERIZON	139.00
0084692	09/23/2026	VERIZON	139.00
0084693	09/23/2026	VERIZON	139.00
0084559	08/20/2026	VERIZON/FAX	107.49
0084688	09/23/2026	VERIZON/FAX	107.49
0084558	08/20/2026	VERIZON/WELLNESS	928.98
0084687	09/23/2026	VERIZON/WELLNESS	1,793.89
0084506	08/06/2026	W.B. MASON CO INC	151.55
0084565	08/20/2026	W.B. MASON CO INC	292.25
0084637	09/09/2026	W.B. MASON CO INC	855.78
0084694	09/23/2026	W.B. MASON CO INC	304.09
0084507	08/06/2026	WILENTZ	3,080.00
0084604	09/09/2026	WILLIAM J MCDONALD	202.90
0084662	09/23/2026	WILLIAM J MCDONALD	202.90
ACH	9/10/2026	Windcave Inc. ACH 10 Sep 121494 Invoice 3293349	2,566.20
ACH	9/10/2026	Windcave Inc. ACH 10 Sep 142028 Invoice 3293350	680.80
ACH	9/10/2026	Windcave Inc. ACH 10 Sep 142684 Invoice 3293347	389.00
ACH	8/10/2026	Windcave Inc. ACH 10AUG 121494 Invoice 3266624	2,577.00
ACH	8/10/2026	Windcave Inc. ACH 10AUG 142028 Invoice 3266623	645.20
ACH	8/10/2026	Windcave Inc. ACH 10AUG 142684 Invoice 3266622	339.40
ACH	7/31/2026	Windcave Inc. ACH 31July 121494 Invoice 3240000	2,788.70
ACH	8/4/2026	Windcave Inc. ACH 4 Aug 142028 Invoice 3240002	719.40
ACH	8/4/2026	Windcave Inc. ACH 4 Aug 142684 Invoice 3240001	431.40
0084566	08/20/2026	WITHUM	2,468.00
0084695	09/23/2026	WOMEN AWARE INC	1,000.00
0084494	08/06/2026	XIANG SONG	8.40
0084698	09/23/2026	XINYU ZHU	95.00
0084696	09/23/2026	YUE WU	175.00

The Parking Authority of the City of New Brunswick
July 23, 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
0084508	08/06/2026	ZEPHIRE	1,130.00
0084638	09/09/2026	ZEPHIRE	1,130.00
0084697	09/23/2026	ZEPHIRE	1,130.00
ACH	8/19/2026	ZOOM.COM 888-799 ZOOM.US CA LY1PDA25 026076	18.12
ACH	9/21/2026	ZOOM.COM 888-799 ZOOM.US CA LY1PDA25 093375	18.12
0084509	08/06/2026	ZORO TOOLS INC.	899.07
0084639	09/09/2026	ZORO TOOLS INC.	62.73
			2,664,562.19

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 New 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 six (6) 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 $167,586.49, 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: September 23, 2026

COMMISSIONERS	/YES	/NO	/ABSTAIN	/ABSENT
1. Kevin McTernan				X
2. Maria Soto	X			
3. John Zimmerman	X			
4. Gus Sleiman	X			
5. 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: September 23 , 2026

Andrea Eato-White
Secretary,NBPA

RESOLUTION NO.

RESOLUTION OF THE NEW BRUNSWICK PARKING AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO INCREASE SHIFT DIFFERENTIAL PAY FOR NON-EXEMPT, NON-UNION EMPLOYEES

WHEREAS, the New Brunswick Parking Authority (the "Authority") is a public body corporate and politic duly organized and existing pursuant to the laws of the State of New Jersey; and

WHEREAS, the Authority employs non-exempt, non-union personnel in its Parking Services and Enforcement divisions who are assigned to work second shift and third shift schedules; and

WHEREAS, the Authority currently provides shift differential compensation of seventy-five cents ($0.75) per hour to such employees in recognition of the scheduling demands and operational requirements associated with non-standard work hours; and

WHEREAS, the Executive Director has recommended that the shift differential rate be increased to one dollar ($1.00) per hour to maintain competitive compensation practices, support employee retention, and ensure adequate staffing for the Authority's operations during second and third shift hours; and

WHEREAS, the Authority has determined that such increase is reasonable, necessary for the efficient operation of its facilities and enforcement activities, and consistent with sound personnel management practices; and

WHEREAS, the Authority has reviewed the fiscal impact of this adjustment and has determined that sufficient funds are available within the Authority's operating budget to implement the increased differential pay rate; and

WHEREAS, the Board of Commissioners of the Authority deems it appropriate and in the best interests of the Authority to authorize the Executive Director to implement this increase in shift differential compensation.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the New Brunswick Parking Authority that:

I. **Authorization of Increase.** The Executive Director of the Authority is hereby authorized and directed to increase the shift differential pay rate from seventy-five cents ($0.75) per hour to one dollar ($1.00) per hour for all non-exempt, non-union employees of the Authority who are assigned to work second shift or third shift schedules in the Parking Services and Enforcement divisions.

II. **Affected Personnel.** This increase shall apply to all non-exempt employees who are not subject to a collective bargaining agreement and who work hours that qualify for shift differential compensation under the Authority's personnel policies, specifically those assigned to second shift and third shift operations in Parking Services and Enforcement.

III. **Implementation Authority.** The Executive Director is hereby authorized to take all actions necessary and appropriate to implement this resolution, including but not limited to:

A. Revising the Authority's compensation policies and employee handbooks to reflect the increased differential pay rate;

B. Notifying all affected employees of the increased shift differential compensation;

C. Coordinating with the Authority's payroll administrator and financial officers to ensure accurate implementation of the increased rate; and

D. Executing any documents and taking any further actions reasonably required to effectuate the purposes of this resolution.

IV. **Effective Date of Resolution.** This resolution shall take effect immediately upon its adoption.

RESOLUTION OF THE NEW BRUNSWICK PARKING AUTHORITY AUTHORIZING THE EXECUTIVE DIRECTOR TO INCREASE SHIFT DIFFERENTIAL PAY FOR NON-EXEMPT, NON-UNION EMPLOYEES

Voting Record

Dated: September 23, 2026

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

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

Dated: September 23, 2026

Andrea Eato-White, Secretary

NEW BRUNSWICK PARKING AUTHORITY
RESOLUTION TO AWARD CONTRACT FOR
PARKING GARAGE POWER WASHING 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 Parking Garage Power Washing Services; and

Whereas, the following firms submitted bids on September 17, 2026 in response to the bid specification of the NBPA:

1.	McMahon's Jersey Shore Power Washing LLC. 22 National Ave. Brick, NJ 08724	$ 393,500.00
2.	All State Industrial Painting, LLC 77 Palmer Drive Livingston, NJ 07039	$ 444,440.00
3.	AM Restoration Inc. 110-09 101 Ave. Suite 2R South Richmond Hill, NY 11419	$ 523,800.00
4.	Central Jersey Property Management Services 105 Friendship Rd Cranbury, NJ 08512	$ 567,950.00
5.	A Brilliant Solution LLC 14 Alexandria Drive Succasunna, NJ 07876	$ 597,323.00
6.	Kept Companies Inc. 26 Law Drive Fairfield, NJ 07004	$ 663,300.00
7.	Hipoint Restoration Inc. 57 Spartan Ave. Staten Island, NY 10303	$ 695,000.00

Whereas, McMahon's Jersey Shore Power Washing LLC. is the lowest responsive bidder for Parking Garage Power Washing Services; and

Whereas, the Commissioners of the Parking Authority of the City of New Brunswick desire to award the contract for the Parking Garage Power Washing Services to the lowest responsive bidder.

Now Therefore Be It Resolved, that the New Brunswick Parking Authority award a contract as a result of competitive bidding pursuant to the Local Public Contracts Law of the State of New Jersey, N.J.S.A. 40A:11 et seq for Parking Garage Power Washing Services to McMahon's Jersey Shore Power Washing LLC. in accordance with their proposal dated September 17, 2026, a copy of which is annexed hereto and made a part hereof; and

Be It Further Resolved, that in order to effectuate the objectives of this resolution, the Commissioners of the Parking Authority of the City of New Brunswick, authorize the Director of the Parking Authority to award said contract to McMahon's Jersey Shore Power Washing LLC., the lowest responsive bidder; and

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

VOTING RECORD

Dated: September 23, 2026

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

September 23, 2026

Andea Eato-White, Secretary