



# AGENDA

## BOARD OF COMMISSIONERS –

April 24, 2025

4:00PM

**Public Statement:** This meeting is being called pursuant to the Open Public Meetings Act, Chapter 113; adequate notice of this meeting has been provided to the Star Ledger and to the public at large; establishing the date, time and location of this meeting by filing with the Office of the City Clerk the schedule of regular meetings.

**Attendance – Roll Call**

**Pledge of Allegiance**

**Introduction of Commissioner Stefanie Matthews**

**Action Items:**

**Agenda Adoption**

**Approval of Minutes of March 27, 2025**

## COMMITTEE REPORTS –

### RESOLUTIONS FOR APRIL 24, 2025:

**RESOLUTION #04-2025-12** OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK ACCEPTING THE LIST OF BILLS AND FINANCIAL REPORT FOR APRIL 2025.

**RESOLUTION #04-2025-13** OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AUTHORIZING THE EXECUTIVE DIRECTOR TO ADVERTISE A RFQ FOR HVAC SERVICES.

**RESOLUTION #04-2025-14** OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AUTHORIZING THE EXECUTIVE DIRECTOR TO ADVERTISE A RFQ FOR ELEVATOR REPAIR SERVICES.

**RESOLUTION #04-2025-15** OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AUTHORIZING THE NEWARK PARKING AUTHORITY TO BECOME A MEMBER OF THE FOURLEAF FEDERAL CREDIT UNION

Executive Session

Legal Report

Executive Director's Report

New Business:

Adjournment:

**Resolution #04-2025-**

C. Lawrence Crump, Esq., General Counsel

Anthony C. Mack, Esq.

**MINUTES OF THE VIRTUAL MEETING OF  
BOARD OF COMMISSIONERS OF THE  
PARKING AUTHORITY OF THE CITY OF NEWARK**

**April 24, 2025**

**4:00PM**

**PUBLIC STATEMENT: THIS MEETING IS BEING CALLED PURSUANT TO THE OPEN PUBLIC MEETINGS ACT, CHAPTER 113; ADEQUATE NOTICE OF THIS MEETING HAS BEEN PROVIDED TO THE STAR LEDGER AND TO THE PUBLIC AT LARGE; ESTABLISHING THE DATE, TIME AND LOCATION OF THIS MEETING BY FILING WITH THE OFFICE OF THE CITY CLERK THE SCHEDULE OF REGULAR MEETINGS.**

Roll Call as follows:

Present:

Chairman Andre Speight  
Treasurer Andre Hollis  
Secretary Vanessa Davis (*via phone*)  
Commissioner Maytee Cordero  
Commissioner Stefanie Matthews (*via phone*)

Absent:

Vice-Chair Tarsha Prindle Hartley  
Commissioner Evelyn Williams

Others Present:

Executive Director, Anthony C. Mack, Esq.  
C. Lawrence Crump, Esq., General Counsel  
Sr. Executive Asst., Merian Williams  
Gabriela Santos, Fiscal Manager  
Brian Logan, Manager  
Leon Purdie, Manager

Member of the Public:

NONE

The pledge of allegiance.

General Counsel C. Lawrence Crump noted that there was a quorum present and the Board is in accord with State Statute and the meeting could now commence.

Chairman Speight requested a Motion to adopt the Agenda. Motion by Treasurer Hollie, seconded by Chair Speight and approved by unanimous consent.

Chairman Speight requested a motion to approve the Minutes of March 27, 2025. Motion to approve by Treasurer Hollis, seconded by Commissioner Cordero, approved by unanimous consent.

There are two staff persons attending the meeting to present to the Board. Therefore, Chairman Speight requested a Motion to amend the order of the Agenda to allow them to speak. Motion by Treasurer Hollis, seconded by Chair Speight and approved by unanimous consent.

Leon Purdie introduced himself to the Board of Commissioner as the Building and Fleet Manager. Mr. Purdie stated his tenure here at the Authority and briefly described his duties.

Brian Logan introduced himself to the Board of Commissioners and briefly described what his duties and responsibilities are. Mr. Logan stated that in addition to the Building Structural monitoring, he also investigates complaints lodged against any of our PEO's. Mr. Logan spoke very highly of our officers and stated that, in spite of constantly being faced with daily threats, our Officers remain courteous and diligent in performing their duties in the streets.

#### COMMITTEE REPORTS:

The Finance Committee Chair, Andre Hollis, reported that the Committee met on Monday, April 21, 2025 and reviewed the bills. Committee Chair Hollis reflected that the March P&L Statement shows a positive net position. The Committee is recommending board approval of the bills. The Finance Committee also discussed the need for RFP's for HVAC and the Elevator.

Executive Director Mack advised that he met with the Chair of the Personnel Committee related to a staff development day. No date yet. The Committee will advise the Board of final plans. Mr. Mack spoke with a company that is used by City Hall to arrange a retreat day for the Board of Commissioners.

Chair Speight requested that an email be sent to all Committee Chairs and advise that he wants committee meetings prior to the next regular meeting and be prepared for reports to be made to the full Board.

Chair Speight requested a motion for Resolution #04-2025-12 approving the List of Bills and Financial Report of April, 2025. Motion by Treasurer Hollis, seconded by Commissioner Cordero and approved by unanimous consent. No Abstentions or No's. General Counsel Crump corrected on the record, the titled of the next two (2) resolutions to read "RFP" not "RFQ." Mr, Crump explained the difference between the two titles. Executive Director Mack explained to the Board the urgent necessity of getting new companies for both the HVAC and the Elevator.

**RESOLUTION #04-2025-13 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AUTHORIZING THE EXECUTIVE DIRECTOR TO ADVERTISE A RFP FOR HVAC SERVICES.** Executive Director Mack explained to the Board that issues are arising on a consistent basis that is costing the Authority an exorbitant amount of money. The amount of work required will put us over the bid threshold. We want to see what other companies will provide.

Mr. Mack explained that this will allow us to go out and get the information, evaluate it and make an informed decision. We need preventive maintenance on both the HVAC and the Elevator. The issues that come up with both of these are critical to the continued operation of our business.

Motion to approve by Treasurer Hollis, seconded by Commissioner Cordero and approved by unanimous consent.

**RESOLUTION #04-2025-14 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AUTHORIZING THE EXECUTIVE DIRECTOR TO ADVERTISE A RFQ FOR ELEVATOR REPAIR SERVICES.**

Motion to approve by Treasurer Hollis, seconded by Commissioner Cordero and approved by unanimous consent.

**RESOLUTION #04-2025-15 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AUTHORIZING THE NEWARK PARKING AUTHORITY TO BECOME A MEMBER OF THE FOURLEAF FEDERAL CREDIT UNION**

Executive Director Mack explained to the Board that this was something requested by the Board Chair, to look into credit unions for staff and the Board. We had a Zoom and also met in person. Vice-Chair Prindle-Hartley was in attendance for the in-person meeting. Four Leaf was formerly “Bethpage Company.” Very well known and in business for decades. They have several offices around New Jersey and, more specifically, approximately 1400 in Essex County. The company is very community orientated and participates in many community events. The company’s rate is 4.5%. They are interested in renting the retail space for a local branch office. Commissioner Davis had a few questions. Chair Speight suggested that we make the first deposit of \$50.00. General Counsel will advise on the legality of this matter. Executive Director Mack, Treasurer Hollis and Fiscal Manager Gabby Santos will take the lead in getting things set up with the credit union. Chair Speight and Secretary Davis both expressed interest in being present on sign-up day. Chair Speight will donate some refreshments on that date.

General Counsel gave a follow-up on the three (3) outstanding legal matters. One should be resolved shortly. There was brief discussion on the Underground Utilities case. Insurance company is managing the automobile accident lawsuit.


Fiscal Manager Santos advised the Board that the Authority is looking to save approximately \$100,000 in Worker’s Compensation costs this cycle because of the new company that we have. Chair Speight congratulated on this.

There being no further business, motion to adjourn by Commissioner Davis, seconded by Treasurer Hollis, approved by unanimous consent. The meeting adjourned at approximately 5:15pm.

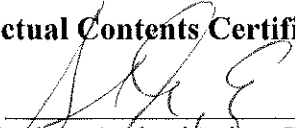
**RESOLUTION ACCEPTING THE LIST OF BILLS FOR  
APRIL 2025**

**Resolution No. 04-2025-12**

**Approved as to form and  
Legality on basis of Facts**

  
 \_\_\_\_\_  
 C. Lawrence Crump, Esq.

**Factual Contents Certified**

by   
 \_\_\_\_\_  
 Budget Authorization Certified

**WHEREAS**, the Executive Director and Finance Committee received and reviewed the List of Bills for the Month April 2025; and

**WHEREAS**, the Board of Commissioners has reviewed and accepted the list of Bills for April 2025; and

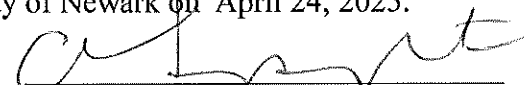
**WHEREAS**, the Executive Director is recommending that the List of Bills be accepted; and

**NOW, THEREFORE**, be it resolved by the Board of Commissioners of the Parking Authority of the City of Newark that the List of Bills for April 2025 be accepted for payment.

Commissioner \_\_\_\_\_ Seconded the Motion \_\_\_\_\_  
 X - Indicates Vote ~ AYE – Yes NAY-No NV – Not Voting AB – Absent  
 Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB
Andre Speight				
Andre Hollis				
Tarsha Prindle-Hartley				
Evelyn Williams				

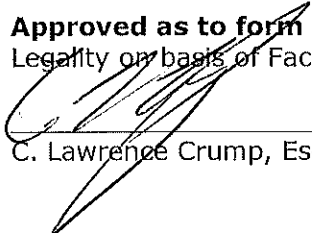
I hereby certify that the above Resolution No.04-2025-12 was accepted at a Commissioners meeting of the Parking Authority of the City of Newark on April 24, 2025.

By:   
 \_\_\_\_\_  
 ANDRE SPEIGHT, Chairperson  
 Newark Parking Authority

(SEAL)  
 ATTEST:

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY  
OF THE CITY OF NEWARK AUTHORIZING THE EXECUTIVE DIRECTOR TO  
ADVERTISE A REQUEST FOR PROPOSALS FOR A TWO-YEAR MAINTENANCE  
AGREEMENT FOR THE FOUR ELEVATORS LOCATED IN THE GREEN STREET MIXED-  
USE PARKING FACILITY**

**Approved as to form and  
Legality on basis of Facts**

  
\_\_\_\_\_  
C. Lawrence Crump, Esq.

**Factual Contents Certified  
to by**

  
\_\_\_\_\_

**RESOLUTION NO.: 4-2025-13**

**WHEREAS**, pursuant to *N.J.S.A. 40:11A-6(4)(a)*, the Board of Commissioners of the Parking Authority of the City of Newark is authorized to make and execute contracts and other instruments necessary or convenient to the exercise of the powers of the Authority; and

**WHEREAS**, the Parking Authority of the City of Newark requires regular maintenance on the four elevators located in the Green Street Mixed-Use Parking Facility, located at 47-63 Green Street, Newark, New Jersey.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Parking Authority of the City of Newark, that the Executive Director is hereby authorized to advertise a Request for Proposals for a two-year maintenance agreement for the four elevators located in the Green Street Mixed Use Parking Facility, consistent with the Local Public Contracts Law, *N.J.S.A. 40:11-1*, et. seq.

Commissioner

Seconded the Motion

X - Indicates Vote AB - Absent NV - Not Voting

Board of Commissioners Vote of Final Passage

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AUTHORIZING THE EXECUTIVE DIRECTOR TO ADVERTISE A REQUEST FOR PROPOSALS FOR A TWO-YEAR MAINTENANCE AGREEMENT FOR THE FOUR ELEVATORS LOCATED IN THE GREEN STREET MIXED-USE PARKING FACILITY**

Commissioners AYE NAY NV AB Commissioners AYE NAY NV AB

Andre Speight, Chairperson					Vanessa Davis				
Evelyn Williams					Mayette Cordero				
Tarsha Prindle- Hartley					Stefanie Matthews				
Andre Hollis									

CERTIFICATION


I, ANDRE SPEIGHT, Chairperson of the Parking Authority of the City of Newark (the "Authority"), a public body corporate and politic and a political subdivision of the State of New Jersey, DO HEREBY CERTIFY as follows:

Attached hereto is a copy of a resolution entitled, "RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AUTHORIZING THE EXECUTIVE DIRECTOR TO ADVERTISE A REQUEST FOR PROPOSALS FOR A TWO-YEAR MAINTENANCE AGREEMENT FOR THE FOUR ELEVATORS LOCATED IN THE GREEN STREET MIXED-USE PARKING FACILITY" (the "Resolution"), which Resolution was adopted at a regular meeting of the Authority duly called, advertised and held on April 24, 2025 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, which copy of said Resolution has been compared by me with the original thereof as officially recorded in the Minute Book of the Authority and that said copy is a true, complete and correct copy of said Resolution and that said Resolution has been duly adopted and has not been modified, amended or repealed and is in full force and effect on and as of the date hereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Authority hereto this 24<sup>th</sup> day of April, 2025.

PARKING AUTHORITY OF THE  
CITY OF NEWARK

[SEAL]

  
\_\_\_\_\_  
Andre Speight, Chairperson

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY  
OF THE CITY OF NEWARK AUTHORIZING THE EXECUTIVE DIRECTOR TO  
ADVERTISE A REQUEST FOR PROPOSALS FOR A TWO-YEAR MAINTENANCE  
AGREEMENT FOR THE HEATING, VENTILATION & AIR CONDITIONING SYSTEM  
LOCATED IN THE GREEN STREET MIXED-USE PARKING FACILITY**

**Approved as to form and  
Legality on basis of Facts**

  
C. Lawrence Crump, Esq.

**Factual Contents Certified  
to by**

  
**RESOLUTION NO.: 4-2025-14**

**WHEREAS**, pursuant to *N.J.S.A. 40:11A-6(4)(a)*, the Board of Commissioners of the Parking Authority of the City of Newark is authorized to make and execute contracts and other instruments necessary or convenient to the exercise of the powers of the Authority; and

**WHEREAS**, the Parking Authority of the City of Newark requires regular maintenance for the Heating, Ventilation & Air Conditioning System located in the Green Street Mixed-Use Parking Facility, located at 47-63 Green Street, Newark, New Jersey.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Parking Authority of the City of Newark, that the Executive Director is hereby authorized to advertise a Request for Proposals for a two-year maintenance agreement for the Heating, Ventilation & Air Conditioning Units in the Green Street Mixed Use Parking Facility, consistent with the Local Public Contracts Law, *N.J.S.A. 40:11-1*, et. seq.

Commissioner

Seconded the Motion

X - Indicates Vote AB - Absent NV - Not Voting

Board of Commissioners Vote of Final Passage

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AUTHORIZING THE EXECUTIVE DIRECTOR TO ADVERTISE A REQUEST FOR PROPOSALS FOR A TWO-YEAR MAINTENANCE AGREEMENT FOR THE HEATING, VENTILATION & AIR CONDITIONING SYSTEM LOCATED IN THE GREEN STREET MIXED-USE PARKING FACILITY**

Commissioners AYE NAY NV AB Commissioners AYE NAY NV AB

Andre Speight, Chairperson					Vanessa Davis				
Evelyn Williams					Mayette Cordero				
Tarsha Prindle- Hartley					Stefanie Matthews				
Andre Hollis									

CERTIFICATION

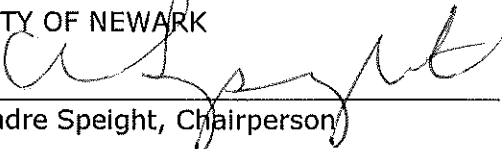
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IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Authority hereto this 24<sup>th</sup> day of April, 2025.

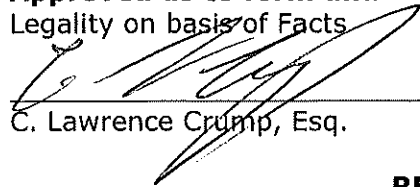
PARKING AUTHORITY OF THE  
CITY OF NEWARK

[SEAL]


  
\_\_\_\_\_  
Andre Speight, Chairperson

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY  
OF THE CITY OF NEWARK AUTHORIZING THE NEWARK PARKING AUTHORITY TO  
BECOME A MEMBER OF THE FOURLEAF FEDERAL CREDIT UNION**

**Approved as to form and  
Legality on basis of Facts**

  
\_\_\_\_\_  
C. Lawrence Crump, Esq.

**Factual Contents Certified  
to by**

  
\_\_\_\_\_

**RESOLUTION NO.: 04-2025-15**

**WHEREAS**, pursuant to *N.J.S.A. 40:11A-6(4)(a)*, the Board of Commissioners of the Parking Authority of the City of Newark is authorized to make and execute contracts and other instruments necessary or convenient to the exercise of the powers of the Authority; and

**WHEREAS**, the FourLeaf Federal Credit Union is a federally chartered credit union headquartered in Bethpage, Long Island, New York and has over four hundred eighty thousand (480,000) members and thirty-seven (37) publicly accessible branches throughout Long Island, New York City and New Jersey; and

WHEREAS, member deposits in FourLeaf accounts are insured through the National Credit Union Administration which operates the Union Share Insurance Fund to protect accounts at federally insured credit unions; and

**WHEREAS**, the Board of Commissioners of the Parking Authority of the City of Newark, County of Essex, State of New Jersey duly considered the authority to establish membership in the FourLeaf Federal Credit Union to take advantage of the many financial products offered, like high yield CDs, Money Market Accounts, with no monthly service charge, etc.

**NOW, THEREFORE BE IT RESOLVED** that the Board of Commissioners, pursuant to the provisions of *N.J.S.A. 40A:11-11(5)*, that the Executive Director hereby authorized to enter into a membership agreement with FourLeaf Federal Credit Union.

**BE IT FURTHER RESOLVED** that the Lead Agency shall be responsible for complying with the provisions of the Local Public Contracts Law (*N.J.S.A. 40A:11-1 et seq.*) and all other provisions of the revised statutes of the State of New Jersey.

**BE IT FURTHER RESOLVED** that this resolution shall take effect immediately upon passage.

Commissioner

Seconded the Motion

X - Indicates Vote AB - Absent NV - Not Voting

Board of Commissioners Vote of Final Passage

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AUTHORIZING THE NEWARK PARKING AUTHORITY TO BECOME A MEMBER OF THE FOURLEAF FEDERAL CREDIT UNION**

Commissioners AYE NAY NV AB Commissioners AYE NAY NV AB

Andre Speight, Chairperson					Vanessa Davis				
Evelyn Williams					Mayette Cordero				
Tarsha Prindle- Hartley					Stefanie Matthews				
Andre Hollis									

CERTIFICATION

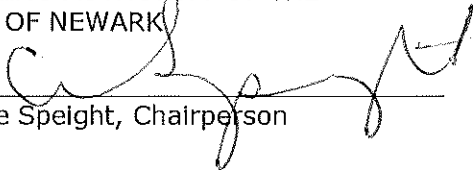
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IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Authority hereto this 24<sup>th</sup> day of April, 2025.

PARKING AUTHORITY OF THE  
CITY OF NEWARK

[SEAL]

  
\_\_\_\_\_  
Andre Speight, Chairperson