



# REVISED AGENDA

## BOARD OF COMMISSIONERS – REGULAR TELE-CONFERENCE MEETING

December 17, 2020

5:30PM

**Public Statement:** The meeting is being called pursuant to the Open Public Meetings Act, Chapter 113; As a result of the Governor of the State of New Jersey declaring a State of Emergency (COVID-19), 48-hour electronic notice pursuant, to N.J.S.A. 10:4-9.1, satisfies the notice requirement in lieu of the “adequate notice” provision of N.J.S.A. 10:4-8. P.L.2020, c.11. The notice was also transmitted to the City of Newark’s Public Information Office.

**Pledge of Allegiance**

**Attendance – Roll Call**

**Action Items:**

Agenda Adoption

Approval of Dec. 3, 2020 Special Meeting Minutes

Financial report

## RESOLUTIONS

**RESOLUTION #12-2020-61 RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK APPROVING THE LIST OF BILLS AND FINANCIAL REPORT FOR DECEMBER, 2020**

**RESOLUTION #12-2020-62 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AWARDING A PROFESSIONAL SERVICES CONTRACT FOR SPECIAL COUNSEL TO FLORIO, PERUCCI, STEINHARDT, CAPPELLI, TIPTON & TAYLOR, LLC**

**RESOLUTION #12-2020-63 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK APPROVING THE RECOMMENDATION OF THE EXECUTIVE DIRECTOR TO OFFER A “CASH OUT” OPTION TO EMPLOYEES, WHO WORKED DURING THE FURLOUGH, FOR VACATION DAYS NOT USED BY DECEMBER 31, 2020**

**RESOLUTION #12-2020-64 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK TO ENTER INTO A CONTRACT WITH WINDCAVE, INCORPORATED TO PROVIDE REAL TIME PAYMENT PROCESSING SOLUTIONS FOR THE GREEN STREET MIXED USE PARKING FACILITY**

Executive Session  
Legal Report  
Executive Director's Report  
New Business:  
Adjournment:

**Resolution #12-2020 -65**  
C. Lawrence Crump, Esq., General Counsel  
Anthony C. Mack, Esq.

C

**MINUTES OF THE TELECONFERENCE OF SPECIAL MEETING OF  
BOARD OF COMMISSIONERS OF THE  
PARKING AUTHORITY OF THE CITY OF NEWARK  
DECEMBER 17, 2020  
5:30PM**

**The meeting is being called pursuant to the Open Public Meetings Act, Chapter 113; As a result of the Governor of the State of New Jersey declaring a State of Emergency (COVID-19), 48-hour electronic notice pursuant, to N.J.S.A. 10:4-9.1, satisfies the notice requirement in lieu of the “adequate notice” provision of N.J.S.A. 10:4-8. P.L.2020, c.11. The notice was also transmitted to the City of Newark’s Public Information Office.**

The pledge of allegiance was recited.  
Roll Call as follows:

Present: Chairperson Raquel Cagley  
Vice-Chair Hollis  
Secretary Tarsha Prindle  
Commissioner Marques Lewis  
Commissioner Evelyn Williams

Absent Treasurer Niathan Allen

Others Present: Executive Director, Anthony C. Mack, Esq.  
C. Lawrence Crump, Esq., General Counsel  
Sr. Executive Asst., Merian Williams  
Gabriela Santos, Fiscal Manager

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

General Counsel Crump requested a Motion to adopt the Agenda. Motion by Chair Cagley, seconded by Commissioner Lewis and approved by unanimous consent.

General Counsel requested a Motion to approve the minutes from the December 3, 2020, Special Meeting. Motion to approve by Commissioner Lewis, seconded by Chair Cagley and approved by unanimous consent.

General Counsel Crump presented the following two (2) Resolutions:

**RESOLUTION #12-2020-61** OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK APPROVING THE LIST OF BILLS AND FINANCIAL REPORT. Motion to approve by Commissioner Williams, seconded by Commissioner Lewis and approved by unanimous consent.

**RESOLUTION #12-2020-62** OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AWARDED A PROFESSIONAL SERVICES CONTRACT TO FOR SPECIAL COUNSEL TO FLORIO, PERUCCI, STEINHARDT, CAPPELLI, TIPTON & TAYLOR, LLC. Motion to Approve By Chair Cagley, Seconded By Commissioner Williams, Approved by unanimous consent.

**RESOLUTION #12-2020-63** OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK APPROVING THE RECOMMENDATION OF THE EXECUTIVE DIRECTOR TO OFFER A “CASH OUT” OPTION TO EMPLOYEES, WHO WORKED DURING THE FURLOUGH, FOR VACATION DAYS NOT USED BY DECEMBER 31, 2020 Motion to Approve By Vice-Chair Hollis, Seconded By Commissioner Williams, Approved by unanimous consent.

**RESOLUTION #12-2020-64** OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK TO ENTER INTO A CONTRACT WITH WINDCAVE, INCORPORATED TO PROVIDE REAL TIME PAYMENT PROCESSING SOLUTIONS FOR THE GREEN STREET MIXED USE PARKING FACILITY.

Motion to Approve by Commissioner Williams, seconded by Chair Cagley.

**Discussion:** General Counsel Crump explained to the Board that this is for the motorist who park in the garage to be able to make credit card transactions for payment for parking. We will pay them \$.06 per transaction.

Resolution Approved by unanimous consent.

Executive Director Mack reported to the Board final details on the completion of the garage. Elevator inspection is causing somewhat of a delay. This item should be completed next week. Our IT team, Exigent Technology, should be on site next week beginning the installation of the internet and phone system.

We are attempting to have a walk through with the Mayor, COS and Council President next week. A temporary Certificate of Occupancy will be issued next week. We have passed all of our inspections, except elevator.


Barring any unforeseen circumstances, move in for the City should be on or about the 15<sup>th</sup> of January, 2021. Our staff should be moving in on or about the 1st of February, 2021, pending delivery of furniture. Chair Cagley suggested that if everything else is ready, we move with whatever furniture we have.

There being no further business, the meeting was adjourned on motion of Chair Cagley, seconded by Commissioner Lewis and approved by unanimous consent at 6:15pm

**RESOLUTION APPROVING THE LIST OF BILLS FOR  
DECEMBER, 2019**

**Resolution No. 12-2020-61**

**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 has received and reviewed the attached List of Bills for the Month of DECEMBER, 2020; and

**WHEREAS**, the Board of Commissioners approved the list of Bills for December, 2020; and

**WHEREAS**, the Executive Director is recommending that the List of Bills be approved; 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 December, 2020 is approved 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
RAQUEL CAGLEY	✓			✓
NIATHAN ALLEN				✓
ANDRE HOLLIS	✓			
MARQUES A. LEWIS	✓			
TARSHA PRINDLE	✓			
EVELYN WILLIAMS	✓			

I hereby certify that the above Resolution No. 12-2020-61 was accepted at a Commissioners meeting of the Parking Authority of the City of Newark on December 17, 2020.

By: \_\_\_\_\_  
RAQUEL A. CAGLEY, Chairperson  
Newark Parking Authority

(SEAL)  
ATTEST:

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY  
OF THE CITY OF NEWARK AWARDING A PROFESSIONAL SERVICES CONTRACT FOR  
SPECIAL COUNSEL TO FLORIO, PERUCCI, STEINHARDT, CAPPELLI, TIPTON &  
TAYLOR, LLC**

Approved as to form and  
Legality on basis of Facts

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

Factual Contents Certified As to  
Accuracy

  
\_\_\_\_\_  
Gabriella Santos

**RESOLUTION NO.: 11-2020-62**

**WHEREAS**, the Parking Authority of the City of Newark is authorized by *N.J.S.A.* 40:11A-6(l) to enter into and perform any and all contracts, execute any and all instruments, and do and perform any and all acts and things necessary or useful and convenient for the purposes of the authority; and

**WHEREAS**, pursuant to the aforesaid statutory authority, the Parking Authority of the City of Newark issued a Request for Qualifications for Special Counsel under a Fair and Open Process, as defined in N.J.S.A. 19:44A-20.7, which was advertised in the Star Ledger, and on the NPA website, on October 30, 2020; and

**WHEREAS**, in response to the Request for Qualifications, on November 13, 2020, the Authority received and verified as complete responses from:

1. Florio, Perucci, Steinhardt, Cappelli, Tipton & Taylor LLC,;
2. Law Office of Elvin Esteves, LLC;
3. Schenck Price, Smith & King, LLP
4. Post, Polak, P.A.; and
5. Florio Kenny Raval, LLP.

**WHEREAS**, the Evaluation Committee reviewed all of the Responses submitted by the aforesaid firms and determined that the following firm is qualified based on the criteria set forth in the Request for Qualifications, and recommends that the Parking Authority of the City of Newark enter into a contract with same:

**FLORIO, PERUCCI, STEINHARDT, CAPPELLI, TIPTON & TAYLOR, LLC**

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that Notice of the Award of contracts for "Professional Services" without competitive bidding must be published in a local newspaper; and

**WHEREAS**, the Financial Manager has certified as to the availability of funds for the purposes intended herein from the current budget.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners authorizes the Executive Director to execute a contract with Florio, Perucci, Steinhardt, Cappelli, Tipton & Taylor LLC for one year commencing on January 1, 2021, subject to the company submitting a Business Entity Disclosure Certification, a Political Contribution Disclosure Form, and a Certification of Value;

**BE IT FURTHER RESOLVED**, that notice of the award shall be published in the Star Ledger and on the official website in accordance with the Local Public Contracts Law.

**CERTIFICATION OF AVAILABLE FUNDS**

I hereby certify that funds are available for this contract in the current budget of the Parking Authority of the City of Newark.

Dated: 12/17/20

  
\_\_\_\_\_  
Gabriela Santos  
Financial Manager

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 AWARDING A PROFESSIONAL SERVICES CONTRACT FOR SPECIAL COUNSEL TO FLORIO, PERUCCI, STEINHARDT, CAPPELLI, TIPTON & TAYLOR, LLC**

Commissioners AYE NAY NV AB Commissioners AYE NAY NV AB

Raquel Cagley, Chairperson	✓				Tarsha Prindle	✓			
Niathan Allen					Evelyn Williams	✓			
Andre Hollis	✓								
Marques-Aquil Lewis	✓								

CERTIFICATION

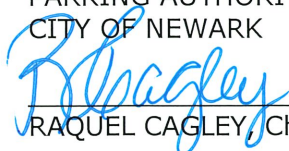
I, RAQUEL CAGLEY, Chairperson of the Parking Authority of the City of Newark (the "Authority"), a public body corporate and politic and a political subdivision of the State of New Jersey, DO HEREBY CERTIFY as follows:

Attached hereto is a copy of a resolution entitled, "RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AWARDING A PROFESSIONAL SERVICES CONTRACT FOR SPECIAL COUNSEL TO FLORIO, PERUCCI, STEINHARDT, CAPPELLI, TIPTON & TAYLOR, LLC" (the "Resolution"), which Resolution was adopted at a regular meeting of the Authority duly called, advertised and held on December 17, 2020 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 17<sup>th</sup> day of December, 2020.

PARKING AUTHORITY OF THE  
CITY OF NEWARK

[SEAL]

  
\_\_\_\_\_  
RAQUEL CAGLEY, Chairperson

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING  
AUTHORITY OF THE CITY OF NEWARK TO ENTER INTO A CONTRACT WITH  
WINDCAVE, INCORPORATED TO PROVIDE REAL TIME PAYMENT  
PROCESSING SOLUTIONS FOR THE GREEN STREET MIXED USE PARKING  
FACILITY**

Approved as to form and  
Legality on basis of Facts

Factual Contents Certified As to  
Accuracy



C. Lawrence Crump, Esq.



Anthony C. Mack, Esq.

**RESOLUTION NO.: 12-2020-**

**WHEREAS**, the Parking Authority of the City of Newark is authorized by N.J.S.A. 40:11A-6(l) to enter into and perform any and all contracts, execute any and all instruments, and do and perform any and all acts and things necessary or useful and convenient for the purposes of the authority; and

**WHEREAS**, the Newark Parking Authority is constructing the Green Street Mixed Use Parking Facility, located at 47-63 Green Street (Block 873, Lot 1.03); and

**WHEREAS**, Newark Parking Authority will provide paid parking at the Green Street Mixed Use Parking Facility; and

**WHEREAS**, the Newark Parking Authority is in need of a vendor to provide real time payments electronically for payments at the Green Street Mixed Use Parking Facility; and

**WHEREAS**, Windcave, Incorporated is well positioned to work with our office and Precision Technologies (The vendor hired to prepare the Newark Parking Authority's Parking Access Control Revenue System); and

**WHEREAS**, the Local Public Contracts Law (N.J.S.A. 40A:11-1 et seq.) requires that Notice of the Award of contracts for "Professional Services" without competitive bidding must be published in a local newspaper; and

**WHEREAS**, the Executive Director recommends providing this cash out option; and

**WHEREAS**, the Financial Manager has certified as to the availability of funds for the purposes intended herein from the current budget.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners authorizes the Executive Director to execute a contract with Windcave, Incorporated for two years commencing on January 1, 2021, subject to the company submitting a Business Entity Disclosure Certification, a Political Contribution Disclosure Form, and a Certification of Value.

**BE IT FURTHER RESOLVED**, Windcave, Incorporated will charge the Newark Parking Authority a monthly fee of \$.06 per transaction.

**BE IT FURTHER RESOLVED**, that notice of the award shall be published in the Star Ledger and on the official website in accordance with the Local Public Contracts Law.

**CERTIFICATION OF AVAILABLE FUNDS**

I hereby certify that funds are available for this contract in the current budget of the Parking Authority of the City of Newark.

Dated: 12/17/20

  
\_\_\_\_\_  
Gabriela Santos  
Financial Manager

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK TO ENTER INTO A CONTRACT WITH WINDCAVE, INCORPORATED TO PROVIDE REAL TIME PAYMENT PROCESSING SOLUTIONS FOR THE GREEN STREET MIXED USE PARKING FACILITY**

Commissioners    AYE   NAY   NV   AB    Commissioners   AYE   NAY   NV   AB

Raquel Cagley, Chairperson	✓				Tarsha Prindle	✓			
Niathan Allen					Evelyn Williams	✓			
Andre Hollis	✓								
Marques-Aquil Lewis	✓								

CERTIFICATION

I, RAQUEL CAGLEY, 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:

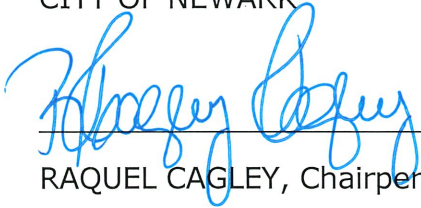
Attached hereto is a copy of a resolution entitled, "RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK TO ENTER INTO A CONTRACT WITH WINDCAVE, INCORPORATED TO PROVIDE REAL TIME PAYMENT PROCESSING SOLUTIONS FOR THE GREEN STREET MIXED USE PARKING FACILITY" (the "Resolution"), which Resolution was adopted at a regular meeting of the Authority duly called, advertised and held on December 17, 2020 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 17<sup>th</sup> day of December, 2020.

PARKING AUTHORITY OF THE  
CITY OF NEWARK

[SEAL]

  
\_\_\_\_\_  
RAQUEL CAGLEY, Chairperson

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK APPROVING THE RECOMMENDATION OF THE EXECUTIVE DIRECTOR TO OFFER A "CASH OUT" OPTION TO EMPLOYEES, WHO WORKED DURING THE FURLOUGH, FOR VACATION DAYS NOT USED BY DECEMBER 31, 2020**

Approved as to form and  
Legality on basis of Facts

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

Factual Contents Certified As to  
Accuracy

  
\_\_\_\_\_  
Gabriela Santos

**RESOLUTION NO.: 12-2020-**

**WHEREAS**, the Parking Authority of the City of Newark (the "Authority"), is a public body corporate and politic and a political subdivision of the State of New Jersey and is subject to the authority of the Local Finance Board pursuant to the Local Budget Law, *N.J.S.A. 40A:4-1, et seq.* and/or the Local Authorities Fiscal Control Act, *N.J.S.A. 40A:5A-1, et seq.*; and

**WHEREAS**, due to the world-wide Covid-19 pandemic, the Newark Parking Authority was forced to severely limit operations and furlough a significant amount of staff during the Spring/Summer of 2020; and

**WHEREAS**, a small crew of seventeen workers continued to work in the office, the field and from home during the height of the pandemic; and

**WHEREAS**, as a result of their sacrifice and dedication to the NPA, they were unable to utilize vacation days, as intended; and

**WHEREAS**, there have been discussions about providing a cash out option for a maximum of 10 vacation days for those employees who worked during the furlough; and

**WHEREAS**, the maximum cost to cash out vacation days is Forty-Eight Thousand Five Hundred Forty Dollars (\$48,540.00), which includes: 14 employees at 10 days; 2 employees at 7 days; and 1 employee at 8 days (See attached Exhibit "A"); and

**WHEREAS**, the 2020 budget payroll expenditure is under budget by approximately Two Hundred Fifty Thousand Dollars (\$250,000.00); and

**WHEREAS**, any additional accrued vacation days would be carried over into the following year; and

**WHEREAS**, the Executive Director recommends providing this cash out option; and

**WHEREAS**, the Financial Manager has certified as to the availability of funds for the purposes intended herein from the current budget.

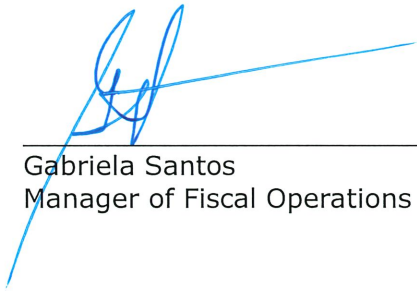
**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Parking Authority of the City of Newark approving the recommendation of the Executive Director to provide a "cash out" option to the seventeen employees, as listed in Exhibit "A", who worked during the furlough period.

**BE IT ALSO RESOLVED** that the amount of the cash out will be no greater than Forty-Eight Thousand Five Hundred Forty Dollars (\$48,540.00).

**CERTIFICATION OF AVAILABLE FUNDS**

I hereby certify that funds are available for this resolution in the current budget of the Parking Authority of the City of Newark.

Dated: 12/17/20

  
\_\_\_\_\_  
Gabriela Santos  
Manager of Fiscal Operations

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 APPROVING THE RECOMMENDATION OF THE EXECUTIVE DIRECTOR TO OFFER A "CASH OUT" OPTION TO EMPLOYEES, WHO WORKED DURING THE FURLOUGH, FOR VACATION DAYS NOT USED BY DECEMBER 31, 2020**

Commissioners AYE NAY NV AB Commissioners AYE NAY NV AB

Raquel Cagley, Chairperson	✓				Tarsha Prindle	✓			
Niathan Allen				✓	Evelyn Williams	✓			
Andre Hollis	✓								
Marques-Aquil Lewis		✓							

CERTIFICATION

I, RAQUEL CAGLEY, 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 APPROVING THE RECOMMENDATION OF THE EXECUTIVE DIRECTOR TO OFFER A "CASH OUT" OPTION TO EMPLOYEES, WHO WORKED DURING THE FURLOUGH, FOR VACATION DAYS NOT USED BY DECEMBER 31, 2020" (the "Resolution"), which Resolution was adopted at a regular meeting of the Authority duly called, advertised and held on December 17, 2020 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 17<sup>th</sup> day of December, 2020.

PARKING AUTHORITY OF THE  
CITY OF NEWARK

[SEAL]

  
RAQUEL CAGLEY, Chairperson