



# AGENDA

**BOARD OF COMMISSIONERS –**  
**June 26, 2025**  
**4:00PM**

**Public Statement:** This meeting is 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**

**Action Items:**

**Agenda Adoption**

**Approval of Minutes of May 2025**

**COMMITTEE REPORTS –**

**RESOLUTIONS FOR JUNE 26, 2025:**

**RESOLUTION #06-2025-17 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK ACCEPTING THE LIST OF BILLS AND FINANCIAL REPORT FOR JUNE 2025.**

**RESOLUTION #06-2025-18 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AUTHORIZING THE EXECUTIVE DIRECTOR TO ADVERTISE A REQUEST FOR QUALIFICATIONS FOR OWNER’S REPRESENTATIVE SERVICES**

**RESOLUTION #06-2025-19 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AWARDED A PROFESSIONAL SERVICES CONTRACT FOR CLEANING SERVICES TO J&R CLEANING AND DISINFECTANT SERVICES**

**RESOLUTION #06-2025-20 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK REJECTING ALL OF THE RESPONSES TO THE REQUEST FOR PROPOSALS RECEIVED FOR A TWO-YEAR MAINTENANCE AGREEMENT FOR THE HEATING, VENTILATION & AIR CONDITIONING SYSTEM LOCATED IN THE GREEN STREET MIXED-USE PARKING FACILITY**

RESOLUTION #06-2025-21 OF THE BOARD OF COMMISSIONERS OF THE  
PARKING AUTHORITY OF THE CITY OF NEWARK AUTHORIZING THE  
EXECUTIVE DIRECTOR TO RE-ADVERTISE A REQUEST FOR PROPOSALS  
FOR A TWO-YEAR MAINTENANCE AGREEMENT FOR THE FOUR  
ELEVATORS LOCATED IN THE GREEN STREET MIXED-USE PARKING  
FACILITY

Executive Session

**Resolution #06-2025-**

Legal Report

C. Lawrence Crump, Esq., General Counsel

Executive Director's Report

Anthony C. Mack, Esq.

New Business:

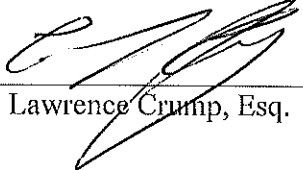
Adjournment:

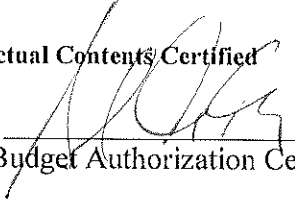
**RESOLUTION ACCEPTING THE LIST OF BILLS FOR  
JUNE 2025**

Resolution No. 06-2025-17

Approved as to form and  
Legality on basis of Facts

Factual Contents Certified

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

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

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

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

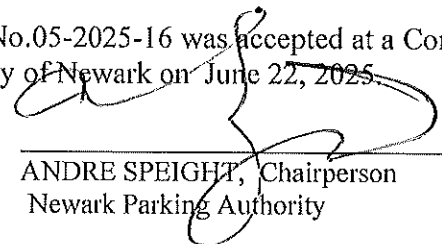
**WHEREAS**, the Executive Director is recommending that the List of Bills be accepted; and

**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 June 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				

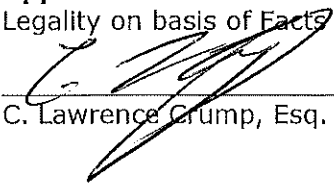
I hereby certify that the above Resolution No.05-2025-16 was accepted at a Commissioners meeting of the Parking Authority of the City of Newark on June 22, 2025.

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 QUALIFICATIONS FOR OWNER'S REPRESENTATIVE  
SERVICES**

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

  
\_\_\_\_\_  
C. Lawrence Grump, Esq.

**Factual Contents Certified  
to by**

  
\_\_\_\_\_

**RESOLUTION NO.: 06-2025-18**

**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 has a need for an expert on Heating, Ventilation and Air Conditioning System, Elevators and other electrical and mechanical matters to review our current systems and provide the necessary expertise on the scope of services required for related Request for Qualifications/Request for Proposals; and

**WHEREAS**, the Parking Authority of the City of Newark requires a New Jersey licensed professional with expertise in Heating, Ventilation and Air Conditioning Systems, Elevators and other electrical and mechanical matters.

**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 Qualifications for Owner's Representative, 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 QUALIFICATIONS FOR OWNER'S REPRESENTATIVE SERVICES**

Commissioners AYE NAY NV AB Commissioners AYE NAY NV AB

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

CERTIFICATION

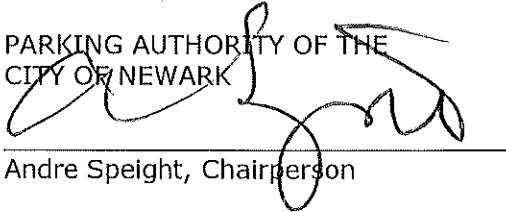
I, ANDRE SPEIGHT, Chairperson of the Parking Authority of the City of Newark (the "Authority"), a public body corporate and politic and a political subdivision of the State of New Jersey, DO HEREBY CERTIFY as follows:

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 QUALIFICATIONS FOR OWNER'S REPRESENTATIVE SERVICES" (the "Resolution"), which Resolution was adopted at a regular meeting of the Authority duly called, advertised and held on June 26, 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 26<sup>th</sup> day of June, 2025.

PARKING AUTHORITY OF THE  
CITY OF NEWARK

[SEAL]

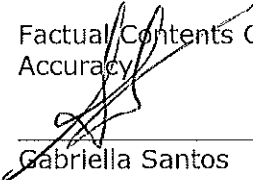
  
\_\_\_\_\_  
Andre Speight, Chairperson

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY  
OF THE CITY OF NEWARK AWARDING A PROFESSIONAL SERVICES CONTRACT FOR  
CLEANING SERVICES TO J&R CLEANING AND DISINFECTANT SERVICES**

Approved as to form and  
Legality on basis of Facts

  
C. Lawrence Crump, Esq.

Factual Contents Certified As to  
Accuracy

  
Gabriella Santos

**RESOLUTION NO.: 06-2025-19**

**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 Board of Commissioners of the Parking Authority of the City of Newark authorized the Executive Director to advertise a Request for Qualifications for the Cleaning Services; and

**WHEREAS**, pursuant to the aforesaid statutory authority, the Parking Authority of the City of Newark issued a Request for Qualifications for Cleaning Services 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 4, 2024; and

**WHEREAS**, in response to the Request for Qualifications, on October 18, 2024, the Authority received and verified as complete responses from:

1. Neat Freekz
2. J&R Cleaning & Disinfectant Services
3. Cleaning Services of Hudson Valley
4. Ley's Pristine Clean, LLC
5. AAA Facility Solutions, LLC
6. Wells Cleaning Company

**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:

**Wells Cleaning Company**

**WHEREAS**, on December 19, 2024, the Board of Commissioners authorized the Executive Director to execute a contract with Wells Cleaning Company; and

WHEREAS, Wells Cleaning Company breached the contract and must be terminated immediately; and

WHEREAS, the Executive Director wishes to engage in the next lowest responsible bidder, J&R Cleaning and Disinfectant Services to complete the cleaning services contract for the remainder of the calendar year; 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 the recommended firms for one year commencing on June 23, 2025 through December 31, 2025 for the monthly fee of Four Thousand (\$4,000.00) and not to exceed Fifty Thousand Dollars (\$50,000.00) for the year, subject to the company submitting any additional required documentation.

**BE IT FURTHER RESOLVED**, that there shall be no amendments of this Resolution without the approval of the Board of Commissioners.

**BE IT FURTHER RESOLVED**, that there shall be no advance payment of this contract in accordance with N.J.S.A. 40A:5-16.

**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: \_\_\_\_\_

  
\_\_\_\_\_  
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 CLEANING SERVICES TO J&R CLEANING AND DISINFECTANT SERVICES**

Commissioners AYE NAY NV AB Commissioners AYE NAY NV AB

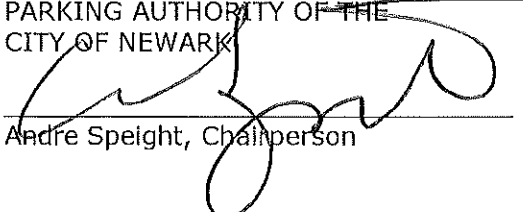
Andre Speight, Chairperson					Vanessa Davis				
Evelyn Williams					Mayette Cordero				
Tarsha Prindle- Hartley					Stefanie Matthews				
Andre Hollis									

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 AWARDING A PROFESSIONAL SERVICES CONTRACT FOR CLEANING SERVICES TO J&R CLEANING AND DISINFECTANT SERVICES" (the "Resolution"), which Resolution was adopted at a regular meeting of the Authority duly called, advertised and held on June 26, 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 26<sup>th</sup> day of June, 2025.

PARKING AUTHORITY OF THE  
CITY OF NEWARK  
  
Andre Speight, Chairperson

[SEAL]

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY  
OF THE CITY OF NEWARK REJECTING ALL OF THE RESPONSES TO THE REQUEST  
FOR PROPOSALS RECIEVED 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

Factual Contents Certified As to  
Accuracy

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

**RESOLUTION NO.: 6-2025-20**

**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 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: and

**WHEREAS**, on April 24, 2025, the Board of Commissioners of the Parking Authority of the City of Newark authorized the Executive Director to 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 ; and

**WHEREAS**, on May 30, 2025, the Authority received three (3) responses to the Request for Proposals from: Envirocon LLC, Mid -Atlantic and F&O Mechanical Contractors, in accordance with Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq.; and

**WHEREAS**, it has been determined that the scope of work will need further review and may significantly change from the previous Request For Proposals; and

**WHEREAS**, based upon the change of the scope of work, the Parking Authority of the City of Newark desires to reject all three (3) of the bid proposals submitted and substantially revise the specifications for goods and services; and

**WHEREAS** the Executive Director requests the Board of Commissioners of the Parking Authority of the City of Newark authorize the advertising of the Request for Proposals for a two-year maintenance agreement for the Heating, Ventilation & Air Conditioning Units in the Green Street Mixed Use Parking Facility.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of Commissioners authorizes the Executive Director to reject all three (3) bid proposals due to the significant revision of the scope of work.

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 REJECTING ALL OF THE RESPONSES TO THE REQUEST FOR PROPOSALS RECIEVED 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				
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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 RE-  
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**

**Factual Contents Certified  
to by**

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

**RESOLUTION NO.: 06-2025-21**

**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; and

**WHEREAS**, on April 24, 2025, the Board of Commissioners of the Parking Authority authorized 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; and

**WHEREAS**, the responses to the Request for Proposals for a two-year maintenance agreement for the four elevators located in the Green Street Mixed Use Parking Facility was issued on May 16, 2025 and due May 30, 2025; and

**WHEREAS**, the Parking Authority for the City of Newark did not receive any responses to the Request for Proposals for a two-year maintenance agreement for the four elevators located in the Green Street Mixed Use Parking Facility; and

**WHEREAS**, the Executive Director will re-evaluate the scope of work and re-advertise the Request for Proposals for a two-year maintenance agreement for the four elevators located in the Green Street Mixed Use Parking Facility.

**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 re-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 RE-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				
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CERTIFICATION

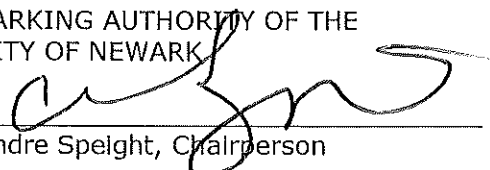
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IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Authority hereto this 26<sup>th</sup> day of June, 2025.

PARKING AUTHORITY OF THE  
CITY OF NEWARK

[SEAL]

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