



# AGENDA

## BOARD OF COMMISSIONERS – TELE-CONFERENCE REGULAR MEETING

June 25, 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 Minutes for the following Meeting:

Regular Meeting May 28, 2020 (Teleconference)

### RESOLUTIONS:

**RESOLUTION 06-2020-22 OF THE BOARD OF COMMISSIONERS  
OF THE PARKING AUTHORITY OF THE CITY OF NEWARK  
APPROVING THE LIST OF BILLS AND FINANCIAL REPORT  
FOR JUNE 2020.**

**RESOLUTION #06-2020-23 OF THE BOARD OF COMMISSIONERS  
OF THE PARKING AUTHORITY OF THE CITY OF NEWARK  
AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE  
LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:5A-6  
RELATED TO A LOAN IN AN AMOUNT NOT GREATER THAN  
\$3,100,000 TO COMPLETE THE CONSTRUCTION OF THE GREEN  
STREET PARKING FACILITY**

**RESOLUTION #06-2020-24 OF THE BOARD OF COMMISSIONERS OF THE  
PARKING AUTHORITY OF THE CITY OF NEWARK EXTENDING,  
AMENDING AND RATIFYING THE PROFESSIONAL SERVICES CONTRACT  
FOR CONSTRUCTION MANAGER SERVICES FOR THE GREEN STREET  
MIXED USE PARKING FACILITY TO GILBANE BUILDING COMPANY**

**RESOLUTION #06-2020-25 OF THE BOARD OF COMMISSIONERS OF THE  
PARKING AUTHORITY OF THE CITY OF NEWARK MODIFYING,  
EXTENDING AND RATIFYING THE LEASE AGREEMENT FOR OFFICE  
SPACE AT 50 PARK PLACE, NEWARK NEW JERSEY**

**RESOLUTION #06-2020-26 OF THE BOARD OF COMMISSIONERS OF THE  
PARKING AUTHORITY OF THE CITY OF NEWARK AUTHORIZING AND  
RATIFYING THE LEASE AGREEMENT FOR OFFICE SPACE AT 60 PARK  
PLACE, NEWARK, NEW JERSEY**

**RESOLUTION #06-2020-27 OF THE BOARD OF COMMISSIONERS OF THE  
PARKING AUTHORITY OF THE CITY OF NEWARK AWARDDING A  
CONTRACT FOR AUDITOR FOR YEAR 2019 AUDIT**

Executive Session

Legal Report

Executive Director's Report

New Business:

Adjournment:

**Resolution #05-2020 -28**

C. Lawrence Crump, Esq., General Counsel

Anthony C. Mack, Esq.

**MINUTES OF THE TELECONFERENCE OF THE REGULAR MEETING  
OF THE  
BOARD OF COMMISSIONERS OF THE  
PARKING AUTHORITY OF THE CITY OF NEWARK  
JUNE 25, 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 Andre Hollis  
Treasurer Commissioner Niathan Allen  
Secretary Commissioner Tarsha Prindle  
Commissioner Marques A. Lewis  
Commissioner James Parrillo  
Commissioner Roy Hargrove

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

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 Commissioner Lewis, Seconded by Commissioner Hargrove and approved by unanimous consent.

General Counsel Crump requested a motion to approve the minutes of the Regular Meeting of May 28, 2020. Motion to approve by Commissioner Parrillo, seconded by Commissioner Hargrove and approved by unanimous consent.

General Counsel Crump presented the following Resolutions:

**RESOLUTION #06-2020-22** OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK APPROVING THE LIST OF BILLS AND FINANCIAL REPORT FOR JUNE, 2020. Motion To Approve By Commissioner Lewis, Seconded By Commissioner Parrillo And Approved By Unanimous Consent,

**RESOLUTION #05-2020-23** OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A, 40A:5A-6 RELATED TO A LOAN IN AN AMOUNT NOT GREATER THAN \$3,100,000 TO COMPLETE THE CONSTRUCTION OF THE GREEN STREET PARKING FACILITY. Motion to approve by Commissioner Lewis, seconded by Commissioner Parrillo.

**DISCUSSION:** Eric Torain discussed this Resolution with the Board in its entirety. Mr. Torain presented a Power Point presentation that explained and updated the Board on the finances of the Green Street Project. He advised the Board that we are approximately three or four months from completion of the project. Mr. Torain discussed soft costs and hard costs. He also discussed that we are experiencing six (6) months of loss of revenue due to the Covid-19 pandemic. There was discussion concerning the PSEG up-grade and associated costs. After a lengthy and detailed discussion on this resolution, which included many questions from the Board, the General Counsel requested a roll call on the Resolution.

**ROLL CALL:**

Chair Cagley	NV
Vice-Chair Hollis	NV
Treasurer Allen	Yes
Secretary Prindle	Yes
Commissioner Lewis	Yes
Commissioner Parrillo	Yes
Commissioner Hargrove	Yes

Commissioner Hargrove Yes

**RESOLUTION #06-2020-24** OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK EXTENDING, AMENDING AND RATIFYING THE PROFESSIONAL SERVICES CONTRACT FOR CONSTRUCTION MANAGER SERVICES FOR THE GREEN STREET MIXED USE PARKING FACILITY TO GILBANE BUILDING COMPANY. Motion to approve by Commissioner Lewis, seconded by Commissioner Hargrove.

**RESOLUTION #06-2020-25** OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK, MODIFYING, EXTENDING, RATIFYING AND APPROVING THE LEASE AGREEMENT FOR OFFICE SPACE AT 50 PARK PLACE, NEWARK, NEW JERSEY. Motion to approve by Commissioner Lewis, seconded by Commissioner Hargrove. General Counsel Crump fully explained the need for this resolution. After Full Discussion, Motion was approved By Unanimous Consent.

**RESOLUTION #06-2020-26** OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK, RATIFYING AND APPROVING THE LEASE AGREEMENT FOR OFFICE SPACE AT 60 PARK PLACE, NEWARK, NEW JERSEY. Motion to approve by Commissioner Hargrove, seconded by Commissioner Prindle. There was brief discussion and motion was approved by unanimous consent.

**RESOLUTION #06-2020-27** OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK, AWARDED A CONTRACT FOR AUDITOR FOR FY2019. Motion to approve by Chair Cagley, seconded by Commissioner Lewis. General Counsel advised the Board of the returns that came in, and discussed the evaluations. He advised the Board that the

evaluation recommendation was to award the contract to Mitchell Titus for FY2019. After a brief discussion, motion was approved by unanimous consent.

Commissioner Lewis requested that the Board go into executive session. Motion to go into executive session by Commissioner Lewis, seconded by Commissioner Prindle and approved by unanimous consent with Resolution **#06-2020-28**

Upon completion of Executive Session, General Counsel noted for the record that the Board entered into executive session with regard to legal, and/or personnel matters. Minutes of the Executive Session will be released when appropriate under the Open Public Meetings and the Open Public Records Act. At commencement of the Executive Session, there were other parties present. At conclusion of executive Session, there no other parties present. Motion to resume regular session by Chair Cagley, second by Commissioner Hargrove and approved by unanimous Consent.

Commissioner Hargrove requested a tour of the Green Street Garage. Director stated he would arrange and advise the Board members of the date and time.

Chair Cagley stated that there will probably be meetings during our up-coming summer recess. Otherwise, our next regular meeting will be September 24, 2020.

There being no further business, the meeting was adjourned at 8:15pm on motion of Commissioner Parrillo, seconded by Commissioner Lewis and approved by unanimous consent.


**RESOLUTION RATIFYING THE LIST OF BILLS FOR  
JUNE, 2020**

**Resolution No. 06-2020-22**

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

**WHEREAS**, the Board of Commissioners approved the list of Bills for June 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 June, 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				
TARSHA PRINDLE				
JAMES PARRILLO				
NIATHAN ALLEN				
ANDRE HOLLIS				
ROY HARGROVE				
MARQUES A. LEWIS				

I hereby certify that the above Resolution No. 06-2020-22 was accepted at a Commissioners meeting of the Parking Authority of the City of Newark on June 22, 2020.

By:   
RAQUEL CAGLEY, Chairperson  
Newark Parking Authority

(SEAL)  
ATTEST:

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE  
PARKING AUTHORITY OF THE CITY OF NEWARK AUTHORIZING  
THE SUBMISSION OF AN APPLICATION TO THE LOCAL FINANCE  
BOARD PURSUANT TO N.J.S.A. 40A:5A-6 RELATED TO A LOAN  
IN THE AMOUNT OF \$3,100,000 TO COMPLETE THE  
CONSTRUCTION OF THE GREEN STREET PARKING FACILITY**

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

  
C. Lawrence Crump, Esq.

**Factual Contents Certified  
to by**

  
6-2020-23

**RESOLUTION NO.: 6-2020-23**

**WHEREAS**, 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, desires to submit an application to the Local Finance Board in the Division of Local Government Services of the New Jersey Department of Community Affairs (the "Local Finance Board") for its review and positive findings related to a loan in the amount of \$3,100,000 ("Loan"); and

**WHEREAS**, the Authority has by resolution, duly adopted in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*, as amended and supplemented, on December 17, 2018, authorized the issuance of its Parking Revenue Bonds, Series 2018 in the aggregate principal amount of \$37,386,500 (the "Bonds") to be issued, sold, executed and delivered to TD Bank, N.A. (the "Purchaser") for the purpose of (i) constructing a structured parking facility containing (a) a 510 space parking garage, (b) office space for the Finance Department of the City of Newark, in the County of Essex, State of New Jersey (the "City") of approximately 13,000 square feet, (c) storage and office space for the Municipal Court of the City of approximately 14,000 square feet, (d) offices for the Authority of approximately 16,000 square feet, and (e) retail/café space of approximately 2,300 square feet, together with site improvements, common areas, public improvements and other ancillary improvements to the parking structure and the building (the "Parking Facility"); (ii) funding a capital reserve fund, and any other required reserves, as applicable; (iii) funding of capitalized interest to pay debt service on the Bonds, and (iv) paying the costs of issuing the Bonds (collectively, the "Project" or the "Capital Project"); and

**WHEREAS**, the Authority commenced construction on the Project in 2019 and was originally scheduled to complete construction of the Project in March of 2020; and

**WHEREAS**, due to construction delays and delays due to the COVID-19 pandemic, the Project is now scheduled for completion in August of 2020; and

**WHEREAS**, the 5-month delay in the construction schedule has placed the Authority and the Project in significant economic risk due to increased construction costs and the depletion of the capitalized interest fund; and

**WHEREAS**, the Authority anticipates that it will need additional monies to complete construction of the Project and fund capitalized interest for at least six (6) months until the Project stabilizes; and

**WHEREAS**, in order to raise additional capital to complete the Project and pay debt service on the Bonds for six (6) months post completion of the Project, the Authority desires to borrow up to \$3,100,000 of additional monies via a subordinated loan with the Purchaser; and

**WHEREAS**, the Authority believes:

(a) it is in the public interest of the inhabitants of the City and the users of the Authority's parking facilities to undertake the Project;

(b) said Project will inure to the benefit of the inhabitants of the City and the users of the Authority's parking facilities;

(c) the amounts to be expended for the Project are not unreasonable or exorbitant and will inure to the benefit of the users of the Authority's parking facilities; and

(d) the proposal is an efficient and feasible means of undertaking the Project and such proposal will not create an undue financial burden upon the inhabitants of the City or upon the users of the Authority's parking facilities.

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

**Section 1.** The submission of the application (the "Application") to the Local Finance Board is hereby authorized, and the Authority's bond counsel, Wilentz, Goldman & Spitzer, P.A., Woodbridge, New Jersey ("Bond Counsel"), along with officers, professionals, and other representatives of the Authority, are each hereby authorized and directed to prepare and submit such Application and to represent the Authority before the Local Finance Board in matters pertaining thereto and any previous actions taken by Bond Counsel and any officers, professionals, and representatives of the Authority related to the preparation and submission of the Application are hereby ratified and confirmed.

**Section 2.** The Executive Director, Chairman, Vice Chairman, General Counsel, and Secretary of the Authority are each hereby authorized and directed to execute and deliver, as applicable, all necessary documents required to complete such Application and to file (or cause to be filed) such Application with the Local Finance Board.

**Section 3.** The Secretary of the Authority is hereby authorized and directed to prepare and file a certified copy of this resolution as part of such Application.

**Section 4.** The Local Finance Board is hereby respectfully requested to consider such Application and to record its findings, recommendations and/or approvals as provided by applicable New Jersey Statutes, including the Local Authorities Fiscal Control Law, N.J.S.A. 40A:5A-1 et seq., specifically N.J.S.A. 40A:5A-6.

**Section 5.** This resolution shall take effect immediately.

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 SUBMISSION OF AN APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:5A-6 RELATED TO A LOAN IN THE AMOUNT OF \$3,100,000 TO COMPLETE THE CONSTRUCTION OF THE GREEN STREET PARKING FACILITY**

Commissioners    AYE    NAY    NV    AB    Commissioners    AYE    NAY    NV    AB

Raquel Cagley, Chairperson					Marques-Aquil Lewis				
Andre Hollis, Vice Chairperson					Tarsha Prindle, Secretary				
Niathan Allen, Treasurer					Roy Hargrove, Jr.				
James Parrillo									

CERTIFICATION

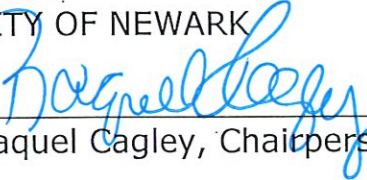
I, Raquel Cagley, Chairperson of the Parking Authority of the City of Newark (the "Authority"), a public body corporate and politic and a political subdivision of the State of New Jersey, DO HEREBY CERTIFY as follows:

Attached hereto is a copy of a resolution entitled, "RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:5A-6 RELATED TO A LOAN IN THE AMOUNT OF \$3,100,000 TO COMPLETE THE CONSTRUCTION OF THE GREEN STREET PARKING FACILITY," (the "Resolution"), which Resolution was adopted at a regular meeting of the Authority duly called, advertised and held on June 25, 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 governing body 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 25th day of June, 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 EXTENDING, AMENDING AND RATIFYING THE  
PROFESSIONAL SERVICES CONTRACT FOR CONSTRUCTION MANAGER SERVICES  
FOR THE GREEN STREET MIXED USE PARKING FACILITY TO GILBANE BUILDING  
COMPANY**

Approved as to form and  
Legality on basis of Facts

  
C. Lawrence Crump, Esq.

Factual Contents Certified As to  
Accuracy

  
Gabriella Santos

**RESOLUTION NO.:** **6-2020-24**

**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 entered into a professional services contract with the Gilbane Building Company to provide Construction Management Services for the Green Street Mixed Use Parking Facility; and

**WHEREAS**, on or about July 12, 2018, the Newark Parking Authority and Gilbane entered into A First Amendment to the Agreement to Provide Construction Management Services; and

**WHEREAS**, the Agreement between the Newark Parking Authority and Gilbane expired on April 30, 2020; and

**WHEREAS**, there were numerous delays in the pre-construction and construction phases of the project; and

**WHEREAS**, these delays have caused the completion of the project to extend at least three additional months from the end of the contract with Gilbane; and

**WHEREAS**, after negotiations, the Newark Parking Authority and Gilbane Building Company agreed to extend and amend the Construction Management Services Agreement; and

**WHEREAS**, the Newark Parking Authority and Gilbane have agreed that the monthly fee for construction manager services will be reduced to \$35,500 for May 2020, June 2020 and July 2020; and

WHEREAS, if the project is not completed by July 31, 2020, Gilbane will receive compensation for August 2020 on a pro rata basis; and

**WHEREAS**, the Financial Manager has certified as to the availability of funds for the purposes intended herein from the unrestricted accounts designated for capital projects.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF NEWARK, THAT:**

**Section 1.** The Board of Commissioners authorizes the Executive Director to execute the extension and amendment agreement to pay Gilbane Building Company the reduced monthly amount of \$35,500 for May 2020, June 2020 and July 2020.

**Section 2.** If the project is not completed by July 31, 2020, the Newark Parking Authority will pay Gilbane for August 2020 on a pro rata basis.

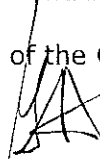
**Section 3.** The Board of Commissioners hereby ratifies this Agreement to May 1, 2020.

**Section 4.** All other terms and conditions of the agreement and first amendment shall remain the same.

#### **CERTIFICATION OF AVAILABLE FUNDS**

I hereby certify that funds are available for this contract in the unrestricted accounts designated for capital projects 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 EXTENDING, AMENDING AND RATIFYING THE PROFESSIONAL SERVICES CONTRACT FOR CONSTRUCTION MANAGER SERVICES FOR THE GREEN STREET MIXED USE PARKING FACILITY TO GILBANE BUILDING COMPANY**

Commissioners AYE NAY NV AB Commissioners AYE NAY NV AB

Raquel Cagley, Chairperson					Marques-Aquil Lewis				
Niathan Allen					Tarsha Prindle				
James Parrillo					Roy Hargrove, Jr.				
Andre Hollis									

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 EXTENDING, AMENDING AND RATIFYING THE PROFESSIONAL SERVICES CONTRACT FOR CONSTRUCTION MANAGER SERVICES FOR THE GREEN STREET MIXED USE PARKING FACILITY TO GILBANE BUILDING COMPANY," (the "Resolution"), which Resolution was adopted at a regular meeting of the Authority duly called, advertised and held on June 25, 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 25th day of June, 2020.

PARKING AUTHORITY OF THE  
CITY OF NEWARK

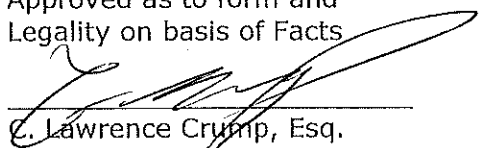
[SEAL]

  
\_\_\_\_\_  
Raquel Cagley, Chairperson



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY  
OF THE CITY OF NEWARK AUTHORIZING AND RATIFYING A FIRST MODIFICATION  
AND EXTENSION OF LEASE AGREEMENT FOR OFFICE SPACE AT 50 PARK PLACE,  
NEWARK, NEW JERSEY**

Approved as to form and  
Legality on basis of Facts

  
C. Lawrence Crump, Esq.

Factual Contents Certified As to  
Accuracy

  
Gabriella Santos

**RESOLUTION NO.:** 06-2020-25

**WHEREAS**, the Parking Authority of the City of Newark (hereinafter "Newark Parking Authority") 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, a public body corporate and politic of the State of New Jersey, having its offices at 50 Park Place, Suite 919, Newark, New Jersey 07102 and the Robert Treat Hotel, Inc., having an office at c/o The Berger Organization, L.L.C. (hereinafter "Landlord"), 50 Park Place, Newark, New Jersey 07102 entered into a lease agreement dated, December 22, 2014; and

**WHEREAS**, the Landlord leased, to the Newark Parking Authority, certain premises known as office number LOB4, containing approximately 5,792 square feet of rentable area on the first floor and office numbers 920 and 945, containing approximately 3,085 square feet of rentable area on the ninth floor, located in the office building commonly known as 50 Park Place, Newark, New Jersey; and

WHEREAS, the lease agreement expired on December 22, 2019; and

**WHEREAS**, the Landlord proposed a First Modification and Extension of Agreement of Lease with the Landlord, which includes a partial surrender of the first floor leased space from 5,792 square feet to approximately 2,402 square feet; and

**WHEREAS**, commencing on the day immediately following the partial surrender, the Newark Parking Authority agrees to pay rent for the first floor premise in the amount of Three Thousand Four Hundred and 42/100 (\$3,401.42) Dollars per month and for the ninth floor

premises in the amount of Five Thousand Three Hundred Ninety Eight and 75/100 (\$5,398.75) Dollars per month;

**WHEREAS**, the Executive Director recommends that the Newark Parking Authority enter into a First Modification and Extension of Agreement of Lease with the Landlord; 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, THAT:**

**Section 1.** The Board of Commissioners authorizes the Executive Director to execute the First Modification and Extension of Agreement of Lease with the Robert Treat Hotel, Inc. for the first floor premise in the amount of Three Thousand Four Hundred and 42/100 (\$3,401.42) Dollars per month and for the ninth floor premises in the amount of Five Thousand Three Hundred Ninety Eight and 75/100 (\$5,398.75) Dollars per month.

**Section 2.** The First Modification and Extension of Agreement of Lease will partially surrenders the first floor leased space from 5,792 square feet to approximately 2,402 square feet.

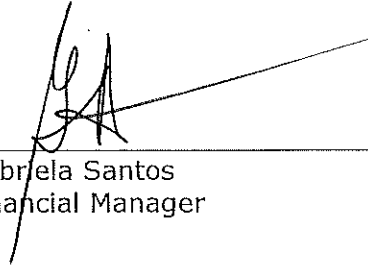
**Section 3.** The Board of Commissioners hereby ratifies the First Modification and Extension of Agreement of Lease from January 1, 2020.

**Section 4.** In case any one or more of the provisions of the Lease Agreement shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of the Lease Agreement and such Lease Agreement shall be construed and enforced as if such illegal or invalid provision had not been contained therein.

**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 AUTHORIZING AND RATIFYING A FIRST MODIFICATION AND EXTENSION OF LEASE AGREEMENT FOR OFFICE SPACE AT 50 PARK PLACE, NEWARK, NEW JERSEY**

Commissioners AYE NAY NV AB Commissioners AYE NAY NV AB

Raquel Cagley, Chairperson					Marques-Aquil Lewis				
Niathan Allen					Tarsha Prindle				
James Parrillo					Roy Hargrove, Jr.				
Andre Hollis									

CERTIFICATION

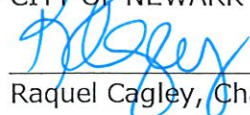
I, Raquel Cagley, Chairperson of the Parking Authority of the City of Newark (the "Authority"), a public body corporate and politic and a political subdivision of the State of New Jersey, DO HEREBY CERTIFY as follows:

Attached hereto is a copy of a resolution entitled, "RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AUTHORIZING AND RATIFYING A FIRST MODIFICATION AND EXTENSION OF LEASE AGREEMENT FOR OFFICE SPACE AT 50 PARK PLACE, NEWARK, NEW JERSEY," (the "Resolution"), which Resolution was adopted at a regular meeting of the Authority duly called, advertised and held on June 25, 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 25th day of June, 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 AUTHORIZING AND RATIFYING LEASE FOR OFFICE  
SPACE AT 60 PARK PLACE, NEWARK, NEW JERSEY**

Approved as to form and  
Legality on basis of Facts

  
C. Lawrence Crump, Esq.

Factual Contents Certified As to  
Accuracy

  
Gabriella Santos

**RESOLUTION NO.:** 06-2020-26

**WHEREAS**, the Parking Authority of the City of Newark (hereinafter "Newark Parking Authority") is authorized by *N.J.S.A. 40:11A-6(I)* 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, a public body corporate and politic of the State of New Jersey, having its offices at 50 Park Place, Suite 919, Newark, New Jersey 07102 and the Robert Treat Hotel, Inc., having an office at c/o The Berger Organization, L.L.C. (hereinafter "Landlord"), 50 Park Place, Newark, New Jersey 07102 entered into a lease agreement dated, December 22, 2014; and

**WHEREAS**, the Landlord leased, to the Newark Parking Authority, certain premises known as office number LOB4, containing approximately 5,792 square feet of rentable area on the first floor and office numbers 920 and 945, containing approximately 3,085 square feet of rentable area on the ninth floor, located in the office building commonly known as 50 Park Place, Newark, New Jersey; and

**WHEREAS**, the NPA entered into a First Modification and Extension of Agreement of Lease with the Landlord, which includes a partial surrender of the first floor leased space from 5,792 square feet to approximately 2,402 square feet; and

**WHEREAS**, the Newark Parking Authority needed additional office space to replace the loss from the First Modification and Extension Agreement; and

**WHEREAS**, the Executive Director and the Military Park Building, LLC Military Park Building LLC, a Delaware limited liability company, having an office at c/o The Berger

Organization, L.L.C. (hereinafter "Landlord"), 50 Park Place, Newark, New Jersey 07102 negotiated a lease agreement for approximately 1,875 square feet for Lobby 104 of 60 Park Place, Newark, New Jersey; and

**WHEREAS**, the negotiated terms of the Lease Agreement shall be for a period of twelve (12) months, commencing on January 1, 2020 for an annual rent of Forty-Five Thousand (\$45,000) Dollars or \$3,750 monthly, plus utilities; and

**WHEREAS**, the Executive Director recommends that the Newark Parking Authority enter into a Lease Agreement with the Military Park Building, LLC; 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, THAT:**

Section 1. The Board of Commissioners authorizes the Executive Director to execute the Lease Agreement with Military Parking Building, LLC for the lease Lobby 104 (1,875 square feet) at 60 Park Place, Newark, New Jersey.

Section 2. The term of the Lease shall be for a period of twelve (12) months, commencing on January 1, 2020 for an annual rent of Forty-Five Thousand (\$45,000) Dollars or \$3,750 monthly, plus utilities.


Section 3. The Board of Commissioners hereby ratifies the Lease Agreement from January 1, 2020.

Section 4. In case any one or more of the provisions of the Lease Agreement shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of the Lease Agreement and such Lease Agreement shall be construed and enforced as if such illegal or invalid provision had not been contained therein.

**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 AUTHORIZING AND RATIFYING LEASE FOR OFFICE SPACE AT 60 PARK PLACE, NEWARK, NEW JERSEY**

Commissioners AYE NAY NV AB Commissioners AYE NAY NV AB

Raquel Cagley, Chairperson					Marques-Aquil Lewis				
Niathan Allen					Tarsha Prindle				
James Parrillo					Roy Hargrove, Jr.				
Andre Hollis									

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 AUTHORIZING AND RATIFYING LEASE FOR OFFICE SPACE AT 60 PARK PLACE, NEWARK, NEW JERSEY," (the "Resolution"), which Resolution was adopted at a regular meeting of the Authority duly called, advertised and held on June 25, 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 25th day of June, 2020.


PARKING AUTHORITY OF THE  
CITY OF NEWARK

Raquel Cagley, Chairperson

[SEAL]

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY  
OF THE CITY OF NEWARK AWARDING A CONTRACT FOR AUDITOR FOR YEAR 2019  
AUDIT**

Approved as to form and  
Legality on basis of Facts

  
C. Lawrence Crump, Esq.

Factual Contents Certified As to  
Accuracy

  
Gabriella Santos

**RESOLUTION NO.:** 06-2020-27

**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 Proposals for Material Testing and Inspection of the Green Street Mixed Use Parking Facility 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 June 3, 2020; and

**WHEREAS**, in response to the Request for Proposals, on June 17, 2020, the Authority received responses from: WithumSmith+Brown, P.C., Mitchell & Titus, LLP and Mercadien, P.C.; and

**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 Proposals, and recommends that the Parking Authority of the City of Newark enter into a contract with:

**Mitchell & Titus, LLP**

**WHEREAS**, the Local Public Contracts Law (*N.J.S.A.* 40A:11-1 et seq.) requires that Notice of the Award of contracts, 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 Precision Technology Solutions for the installation of the Parking Access Revenue Control System for the Green Street Mixed Use Parking Facility, subject to the company submitting any and all additional documentation requested by the Newark Parking Authority; and

**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 AWARDDING A CONTRACT FOR AUDITOR FOR YEAR 2019 AUDIT**

Commissioners AYE NAY NV AB Commissioners AYE NAY NV AB

Raquel Cagley, Chairperson					Marques-Aquil Lewis				
Niathan Allen					Tarsha Prindle				
James Parrillo					Roy Hargrove, Jr.				
Andre Hollis									

CERTIFICATION

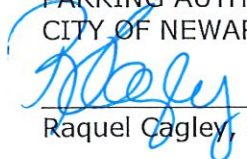
I, Raquel Cagley, Chairperson of the Parking Authority of the City of Newark (the "Authority"), a public body corporate and politic and a political subdivision of the State of New Jersey, DO HEREBY CERTIFY as follows:

Attached hereto is a copy of a resolution entitled, "RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AWARDDING A CONTRACT FOR AUDITOR FOR YEAR 2019 AUDIT," (the "Resolution"), which Resolution was adopted at a regular meeting of the Authority duly called, advertised and held on June 25, 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 25th day of June, 2020.

PARKING AUTHORITY OF THE  
CITY OF NEWARK

[SEAL]

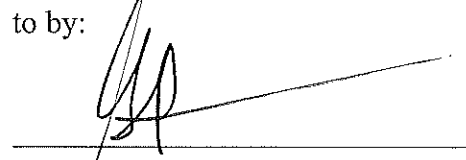
  
\_\_\_\_\_  
Raquel Cagley, Chairperson

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING  
AUTHORITY OF THE CITY OF NEWARK AUTHORIZING THE BOARD OF  
COMMISSIONERS TO ENTER INTO EXECUTIVE SESSION TO DISCUSS LEGAL  
AND PERSONNEL MATTERS**

Approved as to form and  
Legality on basis of Facts

Factual Contents Certified  
to by:

  
C. Lawrence Crump, Esq.

  
\_\_\_\_\_

**RESOLUTION 06-2019-28**

**RESOLVED** by the Board of Commissioners (hereinafter called the "Board") of the Parking Authority of the City of Newark (hereinafter called the "Authority") on this 25nd day of June, 2020 that a Second Executive Session of this Authority is held to discuss legal and personnel matters.

**BE IT FURTHER RESOLVED** that this portion of the meeting be closed to the public, pursuant to the provisions of the Open Public Meetings Act (N.J.S.A. 10:4-6, et. seq.).

**BE IT FURTHER RESOLVED** that the discussion during the closed portion of the meeting be disclosed to the public, most notably attorney client privilege and personnel under N.J.S.A. 10:4-12(b)(7), and N.J.S.A. 10:4-12 (b) (8) if and only if permitted by law at a future time.

Commissioner \_\_\_\_\_ Seconded the Motion  
X - Indicates Vote AB – Absent NV – Not Voting  
Board of Commissioners Vote of Final Passage

Commissioners AYE NAY NV AB Commissioners AYE NAY NV AB

Raquel Cagley					Andre Hollis				
Tarsha Prindle					James Parrillo				
Niathan Allen					Marques A. Lewis				
Roy Hargrove									

I hereby certify that the above resolution was accepted at a Commissioners meeting of the Parking Authority of the City of Newark on June 25, 2020.

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

(SEAL)  
ATTEST:

WITNESS:  
\_\_\_\_\_