NEWARK PARKING AUTHORITY

AGENDA

BOARD OF COMMISSIONERS – REORGANIZATION MEETING
February 26, 2026
4:30PM

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 -
Vice-Chair Prindle-Hartley
Treasurer Hollis
Secretary Davis
Commissioner Matthews
Commissioner Cordero
Commissioner Williams

Pledge of Allegiance
Action Items:
Agenda Adoption
Approval of Minutes of January, 2026

RE-ELECTION OF BOARD OFFICERS FOR 2026
(New Board Officers Seated)

COMMITTEE REPORTS – February 2026

RESOLUTIONS FOR FEBRUARY 26, 2026:

RESOLUTION #02-2026-16 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK ACCEPTING THE LIST OF BILLS AND FINANCIAL REPORT FOR FEBRUARY 2026.

RESOLUTION #02-2026-17 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 CONSULTING SERVICES TO PERFORM A PARKING STUDY

RESOLUTION #01-2026-18 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 MUNICIPAL UNDERWRITER SERVICES

STANDING COMMITTEE SELECTION

Executive Session	**Resolution #02-2026-**
Legal Report	C. Lawrence Crump, Esq., General Counsel
Executive Director's Report	Anthony C. Mack, Esq.

Adjournment:

MINUTES OF THE VIRTUAL REORGANIZATION MEETING OF BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK FEBRUARY 26, 2026 4:30PM

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:	Vice-Chairperson Tarsha Prindle Hartley Secretary Vanessa Davis Treasurer Andre Hollis Commissioner Evelyn Williams Commissioner Stefani Matthews
Others Present:	Executive Director, Anthony C. Mack, Esq. C. Lawrence Crump, Esq., General Counsel Sr. Executive Asst., Merian Williams Gabriela Santos, Fiscal Manager
Member of the Public:	None

The pledge of allegiance was recited.

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.

General Counsel Crump requested a Motion to adopt the Agenda. Motion by Commissioner William, seconded by Vice-Chair Prindle-Hartley and approved by unanimous consent.

General Counsel confirmed that due to the resignation of Chair Speight, new election will be taking place. All seats were vacated and General Counsel conducted the 2026 board re-election.

General Counsel opened the floor for nominations.

Commissioner Evelyn Williams nominated Tarsha Prindle-Hartley for the office of Chairperson. This nomination was seconded by Commissioner Prindle-Hartley. General Counsel inquired if there were any other nominations. Hearing no other nominations, nominations were closed and Commissioner Prindle Hartley was voted as the 2026 Chair.

General Counsel opened the floor for nominations for Vice-Chairperson.

Commissioner Williams nominated Commissioner Andre Hollis for Vice-Chair. This nomination was seconded by Commissioner Prindle-Hartley. General Counsel inquired if there were any other nominations. There being no further nominations, nominations for the office of Vice-Chair was closed by General Counsel Crump. Andre Hollis was voted 2026 Vice-Chairperson:

General Counsel opened the floor for nominations for Treasurer.

Commissioner Evelyn Williams nominated Commissioner Stefanie Matthews for the office of Treasurer. This nomination was seconded by Commissioner Prindle-Hartley. There being no further nominations, nominations for the office of Treasurer was closed by General Counsel Crump. Stefanie Matthews Hollis was voted 2026 Treasurer.

General Counsel opened the floor for nominations for Secretary.

Commissioner Evelyn Williams nominated Commissioner Vanessa Davis for the office of Secretary. This nomination was seconded by Commissioner Prindle-Hartley. General Counsel inquired if there were any other nominations. There being no further nominations, nominations for the office of secretary was closed by General Counsel Crump. Vanessa Davis was voted 2026 Secretary.

COMMITTEE REPORTS:

Vice-Chair Hollis advised that the Finance Committee did met on Monday February 23, 2026 and reviewed the List of Bills and financial report. Vice-Chair Hollis reported that the List of Bills and Financials are in order and the Finance Committee is recommending approval.

Having heard the full report, there were no questions or comments, motion to accept the Financial Report by Commissioner Williams, seconded by Chair Prindle-Hartley and approved by unanimous consent

RESOLUTIONS:

RESOLUTION #02-2026-16 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK approving the List of Bills for February 2026 by Chair Prindle-Hartley, seconded by Commissioner Williams and approved by unanimous consent.

RESOLUTION #02-2026-17 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 CONSULTING SERVICES TO PERFORM A PARKING STUDIY. Motion to approve by Chair Prindle-Hartley, seconded by Commissioner Williams. The motion was approved by unanimous consent.

RESOLUTION #01-2026-018 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 MUNICIPAL UNDERWRITING SERVICES. Motion to approve by Commissioner Williams, seconded by Vice-Chair Prindle Hartley, approved by unanimous consent.

RESOLUTION #01-2026-05 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AWARDING A PROFESSIONAL SERVICES CONTRACT FOR CLEANING SERVICES TO J&RCLEANING SERVICES. Motion to approved by Treasurer Hollis, seconded by Vice-Chair Prindle Hartley and approved by unanimous consent.

No Executive Session was required

General Counsel reported that no Legal Report or Executive Director Report for this meeting.

There being no further business, motion to adjourn by Commissioner Williams, seconded by Treasurer Hollis, approved by unanimous consent.

MINUTES OF THE REORGANIZATION MEETING OF BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK JANUARY 22, 2026 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 Vice-Chairperson Tarsha Prindle Hartley Secretary Vanessa Davis Treasurer Andre Hollis Commissioner Evelyn Williams Commissioner Stefani Matthews Commissioner Mayttee Cordero (via phone)
Others Present:	Executive Director, Anthony C. Mack, Esq. C. Lawrence Crump, Esq., General Counsel Sr. Executive Asst., Merian Williams Gabriela Santos, Fiscal Manager
Member of the Public:	None

The pledge of allegiance was recited.

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.

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

General Counsel Crump requested a motion to approve the Minutes of December, 2025. Motion to approve by Chair Speight, second by Commissioner Williams approved by unanimous consent.

All seats were vacated and General Counsel conducted the 2026 board election.

General Counsel opened the floor for nominations.

Commissioner Evelyn Williams nominated Andre Speight for the office of Chairperson. This nomination was seconded by Commissioner Andre Speight.
General Counsel inquired if there were any other nominations. Hearing no other nominations, nominations were closed and Commissioner Andre Speight was voted as the 2026 Chair.

General Counsel opened the floor for nominations for Vice-Chairperson.

Commissioner Williams nominated Commissioner Tarsha Prindle-Hartley for Vice-Chair. This nomination was seconded by Commissioner Vanessa Davis. General Counsel inquired if there were any other nominations. There being no further nominations, nominations for the office of Vice-Chair was closed by General Counsel Crump. Tarsha Prindle-Hartley was voted 2026 Vice-Chairperson:

General Counsel opened the floor for nominations for Treasurer.

Commissioner Evelyn Williams nominated Andre Hollis for the office of Treasurer. This nomination was seconded by Commissioner Vanessa Davis. There being no further nominations, nominations for the office of Treasurer was closed by General Counsel Crump. Andre Hollis was voted 2026 Treasurer.

General Counsel opened the floor for nominations for Secretary.

Commissioner Evelyn Williams nominated Commissioner Vanessa Davis for the office of Secretary. This nomination was seconded by Commissioner Andre Speight. General Counsel inquired if there were any other nominations. There

Williams, seconded by Vice-Chair Prindle Hartley, approved by unanimous consent.

RESOLUTION #01-2026-04 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK DESIGNATING A PUBLIC AGENCY COMPLIANCE OFFICER. Motion to approve by Secretary Davis, seconded by Treasurer Hollis, approved by unanimous consent.

RESOLUTION #01-2026-05 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AWARDING A PROFESSIONAL SERVICES CONTRACT FOR CLEANING SERVICES TO J&RCLEANING SERVICES. Motion to approved by Treasurer Hollis, seconded by Vice-Chair Prindle Hartley and approved by unanimous consent.

RESOLUTION #01-2026-06 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AWARDING A PROFESSIONAL SERVICES CONTRACT FOR FINANCIAL ADVISOR TO ACACIA FINANCIAL GROUP, LLC. After discussion and explanation by Executive Director Mack, motion to approve by Commissioner Williams, seconded by Commissioner Matthews and approved by unanimous consent.

RESOLUTION #01-2026-07 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AWARDING A PROFESSIONAL SERVICES CONTRACT FOR BOND COUNSEL TO WILENTZ, GOLDMAN & SPITZER. Motion to approved by Treasurer Hollis, seconded by Vice-Chair Prindle Hartley and approved by unanimous consent.

RESOLUTION #01-2026-08 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AWARDING A PROFESSIONAL SERVICES CONTRACT FOR INFORMATION TECHNOLOGY AND COMPUTER RELATED SERVICES TO IT NOW CORPORATION DBA CMIT SOLUTIONS NUC. Motion to approve by Commissioner Williams, seconded by Treasurer Hollis and approved by unanimous consent.

RESOLUTION #01-2026-09 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AWARDING A under the Open Public Meetings and the Open Public Records Act. At commencement of the Executive Session, there was one other parties present. At conclusion of executive Session, there was still one other parties present. Motion to resume regular session by Commissioner Williams, seconded by Secretary Davis and approved by unanimous Consent

After completion of the Executive Session, motion for for Resolution #01-2026-12.

RESOLUTION #01-2026-12 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AWARDING A PROFESSIONAL SERVICES CONTRACT FOR SPECIAL COUNSEL TO THE TAYLOR LAW GROUP, LLC. Motion to approve by Commissioner Williams, seconded by Chair Speight and approved by unanimous consent.

General Counsel reported that all legal matters are still pending and nothing has changed since the last meeting. General Counsel elaborated somewhat on the Underground Utilities lawsuit.

Executive Director reported no detailed report at this time. However, he did advise that the Financial Advisor has stated that we are not in a position to purchase the Military Park Garage at this time. Maybe after rewinding the SWAP.

There was full discussion on the Authority commencing a shuttle service, as well as signage on the outside of the building.

Discussion on new business was IPMI for June 14 -17, 2026. The Board confirmed that Commissioners Hollis, Prindle-Hartley and possibly Matthews will attend. Director Mack , General Counsel Crump and staff will be attending. Director Mack brought to the attention of the Board that the travel policy would be followed and implemented for this trip. The Authority will make the necessary travel arrangements for hotel and air travel. The Commissioners and staff will bring back receipts for the per diem. The Authority will pay in advance for the conference registration.

There being no further business, motion to adjourn by Commissioner Williams, seconded by Treasurer Hollis, approved by unanimous consent. The meeting adjourned at approximately 5:45pm

RESOLUTION APPROVING THE LIST OF BILLS FOR FEBRUARY 2026

Resolution No. 02-2026-16

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 February 2026; and

WHEREAS, the Board of Commissioners has reviewed and approved the list of Bills for February r 2026; 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 February 2026 be accepted and 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
ANDRE HOLLIS				
STEFANI MATTHEWS				
TARSHA PRINDLE-HARTLEY				
EVELYN WILLIAMS				
MAYTTEE CORDERO				
VANESSA DAVIS				

I hereby certify that the above Resolution No.02-2026-16 was accepted at a Commissioners meeting of the Parking Authority of the City of Newark on February 26, 2026.

By: ______________________
Chairperson
Parking Authority of the City of Newark

(SEAL)
ATTEST:

WITNESS: ______________________

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 CONSULING SERVICES TO PERFORM A PARKING STUDY

Approved as to form and
Legality on basis of Facts

C. Lawrence Crump, Esq.

Factual Contents Certified
to by

RESOLUTION NO.: 02-2026-17

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 a New Jersey licensed professional planner, architect, or engineer with expertise in parking matters to perform a parking study to provide a recommended strategy to best meet current and future parking demands for residents, businesses, employees, commuters and visitors.

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 Consulting Services to Perform A Parking Study, 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 CONSULING SERVICES TO PERFORM A PARKING STUDY

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
Tarsha Prindle-Hartley Chairperson					Mayttee Cordero				
Andre Hollis					Stefani Matthews				
Evelyn Williams					Vanessa Davis				

CERTIFICATION

I, Tarsha Prindle-Hartley, 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 SERVICES TO TRACEY S. COSBY, ATTORNEY-AT-LAW" (the "Resolution"), which Resolution was adopted at a regular meeting of the Authority duly called, advertised and held on February 26, 2026 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 26th day of February, 2026.

PARKING AUTHORITY OF THE
CITY OF NEWARK [SEAL]

________________________, 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 QUALIFICATIONS FOR MUNICIPAL UNDERWRITER SERVICES

Approved as to form and
Legality on basis of Facts

C. Lawrence Crump, Esq.

Factual Contents Certified
to by

RESOLUTION NO.: 02-2026-18

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 expanded its portfolio to include parking related real estate development projects, consistent with its power and purposes under *N.J.S.A.* 40:11A-6(4)(a); and

WHEREAS, the Parking Authority of the City of Newark may issue Bonds regarding publicly financed parking projects, including but not limited to the parking project on Green Street, adjacent to the Municipal Court.

WHEREAS, the Parking Authority of the City of Newark requires Municipal Underwriter Services to issue any Bonds related to publicly financed parking projects.

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 Municipal Underwriter Services, consistent with the Local Public Contracts Law, *N.J.S.A.* 40:11-1, et. seq.