

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF THE
PARKING AUTHORITY OF THE CITY OF NEWARK
SEPTEMBER 28, 2017**

The meeting was convened at 50 Park Place, Newark, New Jersey, at 4:00 P.M.

Pursuant to (Ch. 231 PL 1975) "Open Public Meeting" Act, Chapter 113, adequate notice was given to the Star Ledger and transmitted to the City of Newark's information office and posted on the Authority's Web Site.

The pledge of allegiance was recited.

Roll Call as follows:

Present:

Chairperson Evelyn Williams
Vice-Chairperson Deborah Ballard

Commissioner Niathan Allen
Commissioner James Parrillo
Commissioner Hassan Abdus-Sabur
Commissioner Andre Hollis

Excused:

Commissioner Raquel Cagley

Members of the Public:

NONE

Others Present:

Executive Director, Anthony C. Mack, Esq.
Chigozie U. Onyema, General Counsel
Gabriela Santos, Fiscal Manager
Sr. Executive Asst., Merian Williams

General Counsel, Chigozie Onyema, noted that there was a quorum present and the Board was in accord with State Statute and the meeting could now commence.

General Counsel, Chigozie Onyema requested a Motion to adopt the Agenda by Vice-Chair Ballard, second by Commissioner Allen and approved by unanimous consent.

Chair Williams and General Counsel Onyema welcomed our new Board Member, Andre "Byrd" Hollis. Commissioner Hollis introduced himself and each Board Member and staff person gave a brief resume of themselves and their tenure on the Board.

General Counsel Onyema requested a Motion to approve the Minutes of Special Meeting of August 10, 2017. Motion to approve by Chair Williams second by Commissioner Allen and approved by unanimous consent. Commissioner Hollis abstained due to the fact that he was not yet a member of the Board of Commissioners.

General Counsel Onyema presented the following Resolutions:

1. **RESOLUTION #09-2017-20** OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK RATIFYING THE LIST OF BILLS AND FINANCIAL REPORT FOR JULY, 2017. Motion to Approve by Commissioner Allen, ~~Graham~~, seconded by Commissioner Parrillo, Approved by Unanimous Consent. Commissioner Hollis Abstained.
2. **RESOLUTION #09-2017-21** OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK RATIFYING THE LIST OF BILLS AND FINANCIAL REPORT FOR AUGUST, 2017. Motion to Approve by Commissioner Allen, ~~Graham~~, seconded by Commissioner Parrillo, Approved by Unanimous. Commissioner Hollis abstained.
3. **RESOLUTION #09-2017-22** OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK APPROVING THE LIST OF BILLS AND FINANCIAL REPORT FOR SEPTEMBER, 2017. Motion to Approve by Commissioner Allen, ~~Graham~~, seconded

by Commissioner Parrillo, Approved by Unanimous consent.
Commissioner Hollis abstained.

4. RESOLUTION #09-2017-23 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK ADOPTING THE ANNUAL BUDGET FOR FISCAL YEAR 2016.

DISCUSSION: Commissioner/Treasurer Allen and Gabriela Santos reviewed the audit and summary sheet. Dr. Allen explained the auditors' comments and recommendations. Dr. Allen requested that a corrective action plan be put in place moving forward. In addition, Fiscal Manager, Gabby Santos discussed the fixed assets list. Upon completion of the full discussion, Treasurer Allen recommended that the 2016 Audit be adopted and sent to the proper authority.

Upon completion of discussion, Motion to Approve by Commissioner Allen, ~~Graham~~, seconded by Chair Williams

ROLL CALL TO ADOPT 2016 AUDIT:

Chair Williams	Yes
Vice-Chair Ballard	Yes
Treasurer Allen	Yes
Secretary Parrillo	Yes
Commissioner Abdus-Sabur	Yes
Commissioner Hollis	Abstain
Commissioner Cagley	Absent

General Counsel Onyema reported to the Board on the Green Street Garage Project. Mr. Onyema took time and brought Commissioner Hollis up to date on the project. He discussed our list of consultants. Upon completion of the report to the Board, the Board expressed sincere appreciation for the finite details of the report and stated a "job well done" on the entire process.

5. RESOLUTION #09-2017-24 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AWARDING A PROFESSIONAL CONTRACT FOR INFORMATION TECHNOLOGY AND COMPUTER RELATED SERVICE TO CMIT SOLUTIONS, LLC.

DISCUSSION: General Counsel Onyema stated the Authority put out a Request for Proposals for a new contract. There were seven (7) responses received. CMIT received the highest score. It is a minority owned and operated business.

Upon completion of discussion, motion to award the Contract by Commissioner Parrillo, seconded by Commissioner Abdus-Sabur, and approved by unanimous consent.

6. RESOLUTION #09-2017-25 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A REDEVELOPMENT AGREEMENT WITH THE CITY OF NEWARK TO PURCHASE 47-63 GREEN STREET IN THE CITY OF NEWARK.

DISCUSSION: The General Counsel explained to the Board that this Resolution allows the Authority to sign the Redevelopment Agreement. The purchase fee is \$1.00. We will still need a Lease signed with the City, which will require going before the Municipal Council. The parking analysis is going forward and once completed, we will need to review the determination of a rate increase.

Upon completion of Discussion, motion to approve Resolution by Chair Williams, seconded by Commissioner Parrillo and approved by unanimous consent.

Director Mack stated that the Authority is headed in the right direction the move forward.

There was a discussion concerning the League of Municipalities conference, being held from November 14 through November 16th. The following Commissioners are approved to attend Director Mack, General Counsel Onyema, Commissioner Allen, Commissioner Abdus-Sabur and Commissioner Allen.

Commissioner Parrillo revisited the discussion concerning yellow lines in school zones. After discussion, Commissioner Parrillo was advised that this is a Dept. of Traffic and Signals project. Chair Williams indicated she has spoken with Phil Scott about certain things that his Department can assist the Authority with.

There being no further business, the meeting was adjourned on motion of Commissioner Hollis, second by Commissioner Abdus-Sabur and approved by unanimous consent.

RESOLUTION RATIFYING THE LIST OF BILLS FOR JULY, 2017

Resolution No. 09-2017-20

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

Factual Contents Certified

by _____
Budget Authorization Certified

CHIGOZIE U. ONYEMA

WHEREAS, the Executive Director has received and reviewed the attached List of Bills for the Month of JULY, 2017; and

WHEREAS, the Board of Commissioners approved the list of Bills for July 2017; 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 August previously approved for payment, be ratified.

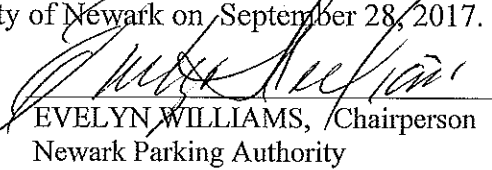
Commissioner _____ Seconded the Motion
X - Indicates Vote AB – Absent NV – Not Voting
Board of Commissioners Vote of Final Passage

Commissioners AYE NAY NV AB Commissioners AYE NAY NV AB

Evelyn Williams	✓				Hassan Abdus-Sabur	✓			
Raquel Cagley				✓	Niathan Allen	✓			✓
Deborah Ballard	✓				Andre Hollis				✓
James Parrillo	✓								

I hereby certify that the above Resolution No. 09-2017-20 was accepted at a Commissioners meeting of the Parking Authority of the City of Newark on September 28, 2017.

By:


EVELYN WILLIAMS, Chairperson
Newark Parking Authority

(SEAL)
ATTEST:

WITNESS:

RESOLUTION RATIFYING THE LIST OF BILLS FOR AUGUST, 2017

Resolution No. 09-2017-21

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

Factual Contents Certified

by _____
Budget Authorization Certified

CHIGOZIE U. ONYEMA

WHEREAS, the Executive Director has received and reviewed the attached List of Bills for the Month of August, 2017; and

WHEREAS, the Board of Commissioners approved the list of Bills for August 2017; 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 August previously approved for payment, be ratified.

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

Evelyn Williams	✓				Hassan Abdus-Sabur	✓			
Raquel Cagley		✓			Niathan Allen	✓			
Deborah Ballard	✓				Andre Hollis			✓	
James Parrillo	✓								

I hereby certify that the above Resolution No. 09-2017-21 was accepted at a Commissioners meeting of the Parking Authority of the City of Newark on September 28, 2017.

By:


EVELYN WILLIAMS, Chairperson
Newark Parking Authority

(SEAL)
ATTEST:

WITNESS:

RESOLUTION APPROVING THE LIST OF BILLS FOR SEPTEMBER, 2017

Resolution No. 09-2017-22

Approved as to form and
Legality on basis of Facts

Factual Contents Certified

by _____
Budget Authorization Certified

CHIGOZIE U. ONYEMA

WHEREAS, the Executive Director has received and reviewed the attached List of Bills for the Month of SEPTEMBER, 2017; and

WHEREAS, the Board of Commissioners approved the list of Bills for September 2017; 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 May approved for payment.

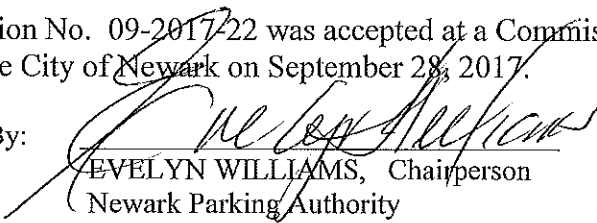
Commissioner _____ Seconded the Motion
X - Indicates Vote AB – Absent NV – Not Voting
Board of Commissioners Vote of Final Passage

Commissioners AYE NAY NV AB Commissioners AYE NAY NV AB

Evelyn Williams	✓				Hassan Abdus-Sabur	✓			
Raquel Cagley				✓	Niathan Allen	✓			
Deborah Ballard	✓				Andre Hollis			✓	
James Parrillo	✓								

I hereby certify that the above Resolution No. 09-2017-22 was accepted at a Commissioners meeting of the Parking Authority of the City of Newark on September 28, 2017.

By:


EVELYN WILLIAMS, Chairperson
Newark Parking Authority

(SEAL)
ATTEST:

WITNESS:

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY
OF THE CITY OF NEWARK ADOPTING THE ANNUAL AUDIT FOR FISCAL YEAR 2016**

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

**Factual Contents Certified
to by**

Chigozie U. Onyema, Esq.

Gabriela Santos

Resolution No. 09-2017-23

WHEREAS, The Parking Authority of the City of Newark is require to submit an independent audit to the Department of Community Affairs for each fiscal year;

WHEREAS, the Board of Commissioners of the Parking Authority of the City of Newark reviewed the annual audit for fiscal year 2016, specifically the section of the audit report entitled "General Comments and Recommendation", as prepared by the firm of Withum Smith & Brown, PC;

NOW, THEREFORE, BE IT RESOLVED, BY THE PARKING AUTHORITY OF THE CITY OF NEWARK, COUNTY OF ESSEX, STATE OF NEW JERSEY, that the independent audit report prepared by the firm of Withum Smith & Brown, PC, is hereby adopted by the Board of Commissioners and the Executive Director, Anthony C. Mack, Esq., is hereby directed to forward the aforesaid report to the State of New Jersey's Department of Community Affairs, Division of Local Government; and

BE IT FURTHER RESOLVED, that evidence of the Commissioners' personal review of the audit shall be set forth in an affidavit which shall be forwarded to the State of New Jersey's Department of Community Affairs, Division of Local Government.

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 ADOPTING THE ANNUAL AUDIT FOR FISCAL YEAR 2016

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
Evelyn Williams, Chairperson	✓				James Parrillo	✓			
Deborah Ballard	✓				Hassan Abdus- Sabur	✓			
Raquel Cagley				✓	Andre Hollis	✓			
Niathan Allen	✓								

CERTIFICATION

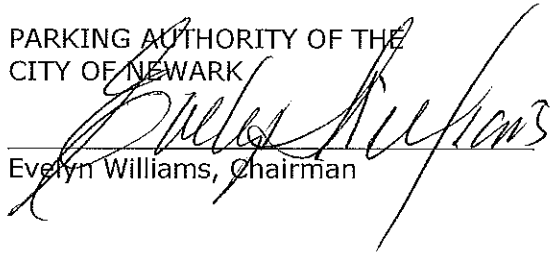
I, Evelyn Williams, Chairperson of the Parking Authority of the City of Newark (the "Authority"), a public body corporate and politic and a political subdivision of the State of New Jersey, DO HEREBY CERTIFY as follows:

Attached hereto is a copy of a resolution entitled, "RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK ADOPTING THE ANNUAL AUDIT FOR FISCAL YEAR 2016," (the "Resolution"), which Resolution was adopted at a special meeting of the Authority duly called, advertised and held on October 13, 2016 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 28th day of September, 2017.

PARKING AUTHORITY OF THE
CITY OF NEWARK

[SEAL]


Evelyn Williams, Chairman

**GROUP AFFIDAVIT OF THE BOARD OF COMMISSIONERS
OF THE PARKING AUTHORITY OF THE CITY OF NEWARK**

STATE OF NEW JERSEY }
 } ss.
COUNTY OF ESSEX }

WHEREAS, we, the members of the governing body of the Parking Authority of the City of Newark (hereinafter "Authority"), being of legal age, depose and say:

1. We are each members of the Board of Commissioners of the Parking Authority of the City of Newark and are responsible for the policies governing the operation of the Authority.
2. We have each reviewed the annual audit for fiscal year 2016, specifically the sections of the audit report entitled "General Comments and Recommendations" as prepared by the firm of Withum Smith & Brown, PC, located at 1144 Hooper Avenue, Suite 202, Toms River, NJ 08753.
3. We do not have any general comments or recommendations concerning the audit.
4. We hereby authorize a Resolution adopting the audit as our annual fiscal report, which shall be forwarded to the State of New Jersey's Department of Community Affairs, Division of Local Government Services.
5. We hereby certify that the above statement is true. We are aware that if any statement above is willfully false, we may be subject to legal or disciplinary action.

Governing Body	Yes	No	Abstain	Absent
Evelyn Williams	✓			
Deborah Ballard	✓			
Niathan Allen	✓			
Raquel Cagley				✓
Hassan Abdus Sabur	✓			
James Parillo	✓			
Andre Hollis			✓	

Sworn and subscribed before
me this ____ day of September, 2017.

Anthony C. Mack, Esq.
Executive Director

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY
OF THE CITY OF NEWARK AWARDING A PROFESSIONAL CONTRACT FOR
INFORMATION TECHNOLOGY AND COMPUTER-RELATED SERVICES TO CMIT
SOLUTIONS**

Approved as to form and
Legality on basis of Facts

Factual Contents Certified As to
Accuracy

Chigozie U. Onyema, Esq.

Gabriella Santos

RESOLUTION NO.: 09-2017-24

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;

WHEREAS, pursuant to the aforesaid statutory authority, the Parking Authority of the City of Newark issued a Request for Qualifications for IT and Computer Related 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 website of the Parking Authority of the City of Newark on September 7, 2017;

WHEREAS, in response to the Request for Qualifications, on September 21, 2017, the Authority received and verified as complete responses from:

1. Business Machine Technologies, Inc.
2. CMIT Solutions (a.k.a. IT Now Corporation)
3. Data Industries, Ltd.
4. Exigent Technologies, LLC
5. FCC Consulting Services, LLC
6. Microexcel, Inc.
7. Stellar Services, Inc.

WHEREAS, the Evaluation Committee reviewed all of the Responses submitted and determined that CMIT Solutions is the best qualified Respondent based on the Response and 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; 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 CMIT Solutions for one year commencing on October 1, 2017, subject to the company submitting a Business Entity Disclosure Certification, and a Political Contribution Disclosure Form;

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 CONTRACT FOR INFORMATION TECHNOLOGY AND COMPUTER-RELATED SERVICES TO CMIT SOLUTIONS

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
Evelyn Williams, Chairperson	✓				James Parrillo	✓	✓		
Deborah Ballard	✓				Hassan Abdus-Sabur	✓	✓		
Raquel Cagley				✓	Andre Hollis	✓			
Niathan Allen				✓					

CERTIFICATION

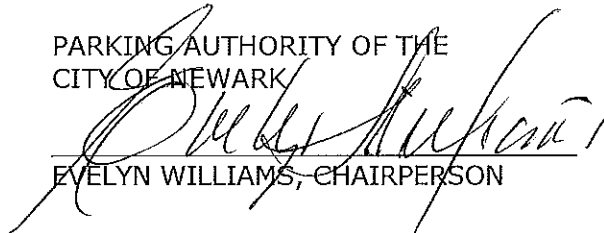
I, EVELYN WILLIAMS, Chairperson of the Parking Authority of the City of Newark (the "Authority"), a public body corporate and politic and a political subdivision of the State of New Jersey, DO HEREBY CERTIFY as follows:

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 CONTRACT FOR INFORMATION TECHNOLOGY AND COMPUTER-RELATED SERVICES TO CMIT Solutions" (the "Resolution"), which Resolution was adopted at a special meeting of the Authority duly called, advertised and held on September 28, 2017 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 28th day of September, 2017.

PARKING AUTHORITY OF THE CITY OF NEWARK

[SEAL]


EVELYN WILLIAMS, CHAIRPERSON

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY
OF THE CITY OF NEWARK AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER
INTO A REDEVELOPMENT AGREEMENT WITH THE CITY OF NEWARK TO PURCHASE
47-63 GREEN STREET IN THE CITY OF NEWARK**

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

**Factual Contents Certified
to by**

Chigozie U. Onyema, Esq.

RESOLUTION NO.: 09-2017-25

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;

WHEREAS, the Parking Authority of the City of Newark ("Authority") 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(2);

WHEREAS, the City of Newark owns real property located at Block 873, Lot 1.03 on the Tax Map of the City of Newark, more commonly referred to as 47-63 Green Street (the "Property");

WHEREAS, the Authority advanced a proposal to remediate and redevelop the Property into a six story mixed-use parking facility, which includes administrative offices for the Authority and the City of Newark, ground floor retail space, and approximately 645 parking spaces; and,

WHEREAS, the City of Newark reviewed the Authority's proposal and adopted Ordinance 6PSF-b on July 12, 2017, which designated the Authority the exclusive redeveloper of the Property, in accordance with the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1, *et. seq.*, and set a nominal purchase price of \$1.00, in accordance with *N.J.S.A.* 40A: 12A-8(g).

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 execute an Agreement for the Sale of Land and Redevelopment of the aforementioned Property.

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 ENTER INTO A REDEVELOPMENT AGREEMENT WITH THE CITY OF NEWARK TO PURCHASE 47-63 GREEN STREET IN THE CITY OF NEWARK

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
Evelyn Williams, Chairperson					James Parrillo				
Deborah Ballard					Hassan Abdus-Sabur				
Raquel Cagley					Andre Hollis				
Niathan Allen									

CERTIFICATION

I, EVELYN WILLIAMS, 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 ENTER INTO A REDEVELOPMENT AGREEMENT WITH THE CITY OF NEWARK TO PURCHASE 47-63 GREEN STREET IN THE CITY OF NEWARK," (the "Resolution"), which Resolution was adopted at a special meeting of the Authority duly called, advertised and held on September 28, 2017 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 28th day of September, 2017.

PARKING AUTHORITY OF THE CITY OF NEWARK

[SEAL]

EVELYN WILLIAMS, Chairperson