



# AGENDA

## **BOARD OF COMMISSIONERS - Regular Meeting**

**December 15, 2016**

**4:00 p.m.**

**Call to Order**

**Attendance – Roll Call**

**Public Statement:** The meeting is being called pursuant to the Open Public Meetings Act, Chapter 113; Adequate notice has been given to the public by advertisement in the Star Ledger and transmitted to the City of Newark's Public Information Office.

**Pledge of Allegiance**

**Agenda Adoption**

**Action Items:** Minutes November 22, 2016 Regular Meeting

## **FINANCIAL REPORT**

**December Treasurer's Report –**

## **COMMITTEE REPORTS**

## **RESOLUTIONS:**

1. **RESOLUTION #12-2016-46 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK APPROVING THE LIST OF BILLS AND FINANCIAL REPORT FOR DECEMBER, 2016.**
2. **RESOLUTION #12-2016-47 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK ADOPTING THE BUDGET FOR FY2017.**
3. **RESOLUTION #12-2016-48 OF THE BOARD OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK REJECTING ALL PROPOSALS RECEIVED IN CONNECTION WITH THE REQUEST FOR PROPOSALS FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE GREEN STREET MIXED USE FACILITY**
4. **RESOLUTION #12-2016-49 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 BOND COUNSEL**
5. **RESOLUTION #12-2016-50 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 SPECIAL COUNSEL.**

**6. RESOLUTION #12-2016-51 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 FINANCIAL ADVISOR**

**EXECUTIVE SESSION RESOLUTION #12-2016-**

General Counsel Report  
Executive Director Report  
New Business  
Adjournment

**MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF COMMISSIONERS OF THE  
PARKING AUTHORITY OF THE CITY OF NEWARK  
December 14, 2016**

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 DeAndre Rudolph  
Commissioner Raquel Cagley  
Commissioner Niathan Allen

Absent/Excused

Commissioner James Parrillo

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 amend the Agenda to include the Executive Director's evaluation by Commissioner Rudolph, second by Commissioner Allen, approved by unanimous consent. Motion to adopt the Agenda by Chair Williams and Seconded by Commissioner Rudolph and approved by unanimous consent.

Chair Williams requested a Motion to approve the Minutes of November 22, 2016. Motion to approve by Commissioner Rudolph Second by Commissioner Ballard and approved by unanimous consent.

Chair Williams presented the following Resolutions:

1. **RESOLUTION #12-2016-46** OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK APPROVING THE LIST OF BILLS FOR DECEMBER, 2016. Motion to Approve by Commissioner Ballard, ~~Graham~~, seconded by Commissioner Rudolph, Approved by Unanimous Consent.
  
2. **RESOLUTION #12-2016-47** OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK ADOPTING THE BUDGET FOR FY2017.

Fiscal Manager, Gabriela Santos advised the Board that the Budget has been submitted to the DCA and same has been approved. After discussion Motion to adopt by Chair Williams, second by Commissioner Allen.

ROLL CALL:

Chair Williams	Yes
Vice-Chair Ballard	Yes
Commissioner Rudolph	Yes
Commissioner Allen	Yes
Commissioner Cagley	Yes

3. **RESOLUTION #12-2016-48** OF THE BOARD OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK REJECTING ALL PROPOSALS RECEIVED IN CONNECTION

WITH THE REQUEST FOR PROPOSALS FOR  
CONSTRUCTION MANAGEMENT SERVICES FOR THE  
GREEN STREET MIXED USE FACILITY.

Counsel, Chigozie Onyema, explained to the Board that there were five (5) submissions. Of the five, three were interviewed. However, it was decided that it would be our best interest to reject and reissue. After full discussion, Motion to approved by Commissioner Ballard, second by Commissioner Rudolph, approved by unanimous consent.

4. **RESOLUTION #12-2016-49** 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 BOND COUNSEL. Motion to authorize by Commissioner Rudolph, second by Chair Williams and approved by unanimous consent.
5. **RESOLUTION #12-2016-50** 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 SPECIAL COUNSEL. Motion to approve by Commissioner Rudolph, seconded by Chair Williams, approved by unanimous consent.
6. **RESOLUTION #12-2016-51** 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 FINANCIAL ADVISOR. Motion to authorize by Commissioner Rudolph, seconded by Commissioner Allen, and approved by unanimous consent.

Motion to go Executive Session, bearing Resolution #12-2016-52 by Commissioner Cagley, seconded by Commissioner Ballard and approved by unanimous consent.

Upon completion of the executive session, Motion to resume the regular meeting by Commissioner Rudolph seconded by Commissioner Cagley and approved by unanimous consent.

Upon completion of Executive Session, General Counsel noted for the record that all members of the Board were still present. That there were no longer any members of the public present. Counsel stated that the Board entered into executive session for discussion of litigation and/or other matters. Minutes of the Executive Session will be released when appropriate under the Open Public Meetings and the Open Public Records Act.

Commission Cagley requested a "plan of action" for FY 2017 be submitted to the Board. The Commissioner would like for the plan to specifically address the top ten (10) goals the Authority is attempting to achieve and the Director's vision related to same.

The Executive Director extended warm wishes to the Board for a Happy Holiday Season and thanked all for making this a good year. There were reflections across the Board concerning 2016 and well wishes for the holiday.

There being no further business, the meeting was adjourned on motion of Commissioner Cagley, second by Chair Williams and approved by unanimous consent.

**RESOLUTION APPROVING THE LIST OF BILLS FOR DECEMBER, 2016**

Resolution No. 12-2016-46

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

**Factual Contents Certified**

By \_\_\_\_\_  
Budget Authorization Certified

\_\_\_\_\_  
Chigozie Onyema, Esq.  
General Counsel

**WHEREAS**, the Executive Director has received and reviewed the attached List of Bills for the Month of December, 2016; and

**WHEREAS**, the Board of Commissioners approved the list of Bills for December 2016; and

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

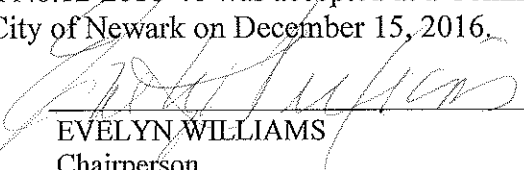
**NOW, THEREFORE**, be it resolved by the Board of Commissioners of the Parking Authority of the City of Newark, that the List of Bills for December, 2016 approved for payment.

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					DeAndre Rudolph				
Raquel Cagley					Deborah Ballard				
Niathan Allen					James Parrillo				

I hereby certify that the above Resolution No.12-2016-46 was accepted at a Commissioners meeting of the Parking Authority of the City of Newark on December 15, 2016.

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 REJECTING ALL PROPOSALS RECEIVED IN CONNECTION  
WITH THE REQUEST FOR PROPOSALS FOR CONSTRUCTION MANAGEMENT  
SERVICES FOR THE GREEN STREET MIXED USE FACILITY**

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

**Factual Contents Certified  
to by**

\_\_\_\_\_  
Chigozie U. Onyema, Esq.

**RESOLUTION NO.: 12-2016-48**

**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 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)*;

**WHEREAS**, the Parking Authority of the City of Newark issued a Request for Proposals for Construction Management Services for the Green Street Mixed Use Parking Facility on September 22, 2016, and received responses from the following firms:

1. ACB Consulting Services
2. Cambridge Construction Management
3. Cumming Construction Management
4. Epic Management, Inc.
5. Mast Construction Services
6. Scungio Borst Construction Management;

**WHEREAS**, the Evaluation Team reviewed the responses from each firm, and interviewed select firms to further evaluate their proposals;

**WHEREAS**, the Parking Authority of the City of Newark determined that it will value engineer the parking structure, and modify the specifications of the original RFP, to bring it in line with the expected budget;



**WHEREAS,** it is the recommendation of Chigozie U. Onyema, General Counsel and Director of Development, that the RFP for Construction Management Services for the Green Street Mixed Use Parking Facility be rejected and the Parking Authority of the City of Newark re-advertise.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Parking Authority of the City of Newark that the RFP for Construction Management Services for the Green Street Mixed Use Parking Facility be rejected and the Parking Authority of the City of Newark re-advertise.

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 PROPOSALS RECEIVED IN CONNECTION WITH THE REQUEST FOR PROPOSALS FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE GREEN STREET MIXED USE FACILITY**

Commissioners AYE NAY NV AB Commissioners AYE NAY NV AB

Evelyn Williams, Chairperson					DeAndre Rudolph				
Raquel Cagley					Deborah Ballard				
Niathan Allen					James Parrillo				

CERTIFICATION

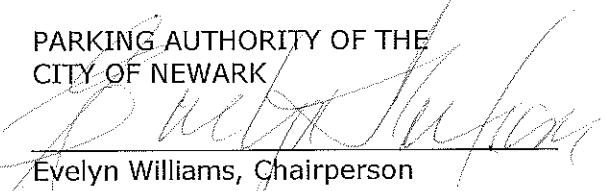
I, Evelyn Williams, Chairperson of the Parking Authority of the City of Newark (the "Authority"), a public body corporate and politic and a political subdivision of the State of New Jersey, DO HEREBY CERTIFY as follows:

Attached hereto is a copy of a resolution entitled, "RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK REJECTING ALL PROPOSALS RECEIVED IN CONNECTION WITH THE REQUEST FOR PROPOSALS FOR CONSTRUCTION MANAGEMENT SERVICES FOR THE GREEN STREET MIXED USE FACILITY," (the "Resolution"), which Resolution was adopted at a special meeting of the Authority duly called, advertised and held on December 15, 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 15th day of December, 2016.

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  
ADVERTISE A REQUEST FOR QUALIFICATIONS FOR BOND COUNSEL**

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

**Factual Contents Certified  
to by**

\_\_\_\_\_  
Chigozie U. Onyema, Esq.

**RESOLUTION NO.: 12-2016-49**

**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 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 requires Bond Counsel to pursue publicly financed parking projects, including but not limited to the planned parking project on Green Street, adjacent to the Municipal Court;

**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 Bond Counsel, 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 BOND COUNSEL

Commissioners AYE NAY NV AB Commissioners AYE NAY NV AB

Evelyn Williams, Chairperson					DeAndre Rudolph				
Raquel Cagley					Deborah Ballard				
James Parrillo					Niathan Allen				

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PARKING AUTHORITY OF THE CITY OF NEWARK

[SEAL]

Evelyn Williams, Chairman

**RESOLUTION OF THE BAORD OF COMMISSIONERS OF THE PARKING AUTHORITY  
OF THE CITY OF NEWARK AUTHORIZING THE EXECUTIVE DIRECTOR TO  
ADVERTISE A REQUEST FOR PROPOSAL FOR SPECIAL COUNSEL**

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

**Factual Contents Certified**  
to by

\_\_\_\_\_  
Chigozie U. Onyema, Esq.

**RESOLUTION NO.: 12-2016-50**

**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 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)*, which may require expertise in legal areas including, but not limited to environmental, land use, and redevelopment law;

**WHEREAS**, the Parking Authority of the City of Newark currently has in-house Counsel, and the Special Counsel would supplement the in-house counsel's services; and,

**WHEREAS**, the Board of Commissioners has previously authorized the Executive Director to advertise Request for Qualifications for outside counsel.

**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, 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 BAORD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AUTHORIZING THE EXECUTIVE DIRECTOR TO ADVERTISE A REQUEST FOR PROPOSAL FOR SPECIAL COUNSEL**

Commissioners AYE NAY NV AB Commissioners AYE NAY NV AB

Evelyn Williams, Chairperson					DeAndre Rudolph				
Raquel Cagley					Deborah Ballard				
Niathan Allen									
James Parrillo									

CERTIFICATION

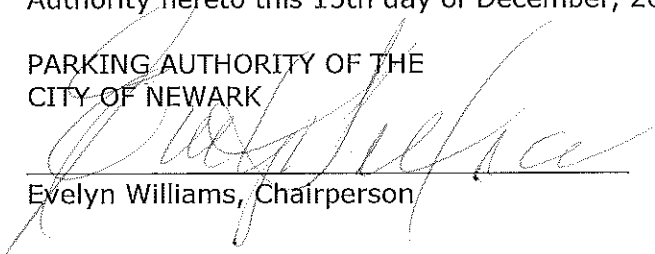
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PARKING AUTHORITY OF THE  
CITY OF NEWARK

[SEAL]

  
Evelyn Williams, Chairperson

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY  
OF THE CITY OF NEWARK AUTHORIZING THE EXECUTIVE DIRECTOR TO  
ADVERTISE A REQUEST FOR QUALIFICATIONS FOR A FINANCIAL ADVISOR**

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

**Factual Contents Certified  
to by**

\_\_\_\_\_  
Chigozie U. Onyema, Esq.

**RESOLUTION NO.: 12-2016-51**

**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 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 requires a Financial Advisor to pursue publicly financed parking projects, including but not limited to the planned parking project on Green Street, adjacent to the Municipal Court;

**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 Financial Advisor, 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 A FINANCIAL ADVISOR

Commissioners AYE NAY NV AB Commissioners AYE NAY NV AB

Evelyn Williams, Chairperson					DeAndre Rudolph				
Raquel Cagley					Deborah Ballard				
Niathan Allen					James Parrillo				

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PARKING AUTHORITY OF THE CITY OF NEWARK

[SEAL]

Evelyn Williams, Chairman