

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF THE
PARKING AUTHORITY OF THE CITY OF NEWARK
NOVEMBER 20, 2014**

The meeting was convened at 50 Park Place, Newark, New Jersey, at 5:00 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:

Vice-Chairman Hubert Graham
Commissioner DeAndre Rudolph
Commissioner Evelyn Williams
Commissioner Samuel Lucas

Absent:

Chairman LaVar Young
Commissioner Raquel Cagley

Others Present:

Executive Director, Ethelyn S. Bowers
Chigozie U. Onyema, Esq., Dir. Of Development
and Compliance/Legal Counsel
Sr. Executive Asst., Merian Williams
Gabriela Santos, Manager Fiscal Operations

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Michael Elam, Member of the Public

Vice-Chair Graham noted that there was a quorum present and the Board was in accord with State Statute and the meeting is now called to order.

Vice-Chair Graham requested a Motion to Adopt the Agenda. Motion to accept the Agenda by Commissioner Williams and Seconded by Commissioner Lucas and approved by unanimous consent.

Vice-Chair Graham requested a Motion to Approve the Minutes from October 23, 2014. Motion to approve by Commissioner Rudolph and Seconded by Commissioner Williams and approved by unanimous consent.

Vice-Chair Graham presented the List of Bills.

1. **RESOLUTION #11-2014-73 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK APPROVING THE LIST OF BILLS AND FINANCIAL REPORT FOR OCTOBER 2014. Motion to Approve by Commissioner Lucas and seconded by Commissioner Williams. Approved by Unanimous Consent.**
2. **RESOLUTION #11-2014-74 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE A SEVENTH AMENDMENT TO THE LEASE AGREEMENT WITH THE BERGER ORGANIZATION FOR THE OFFICES OF THE PARKING AUTHORITY. Motion to Approve by Commissioner Rudolph, seconded by Commissioner Williams. Approved by Unanimous Consent.**
3. **RESOLUTION #11-2014-75 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AWARDING ONE-TIME MERIT BONUS TO THE OPERATIONS STAFF OF THE PARKING AUTHORITY OF THE CITY OF NEWARK. Motion To Approve By Commissioner Rudolph and Seconded By Commissioner Williams. Approved By Unanimous Consent.**

There were no Committee Reports to present.

## **LEGAL REPORT**

Chigozie U. Onyema, Esq., Director of Compliance and Development and Legal Counsel advised the Board that he is in the process of preparing the Seventh Amendment to the Lease with Berger Organization. He explained that the Authority will not be moving out of the Robert Treat Center into a public building because there is none available. He further stated that we will actually be obtaining additional space for less money. Mr. Onyema reported that he has been having on going meetings with the City's Office of Economic Development regarding the Tow Lot which will be located on Victoria Street. It has been determined that we will need an environmental site remediation. Mr. Onyema described the process for obtaining an expert and advised that same has commenced. Commissioners Rudolph and Williams provided comments on the tow lot.

## **EXECUTIVE DIRECTOR REPORT**

Mrs. Bowers advised the Board that on Wednesday, November 12, 2014 the Administration called for a mandatory staff meeting with everyone who is employed by the Authority. All staff was brought in for the meeting. The Chief of Staff came in to talk to everyone. Mrs. Bowers further stated that she was very pleased with the outcome of the meeting. The Administration gave the Authority, and the Executive Director, its full support and recognizes the value of the NPA.

The Executive Director elaborated on the expansion of the Authority Offices. She explained that finally we won't have people sharing desks and on top of each other. Director reiterated the statements of Mr. Onyema related to cost and increase in space. She advised that we will also be taking the Kramer space for no additional monies and there will be no cost for renovations. Director also advised the Board that Mr. Onyema will immediately commence the negotiations and, thereafter, the Board will be contacted via telephone and/or email. They will be advised of the terms of the lease and a request for authorization to sign the lease will be requested. This will allow us to move forward in an expeditious manner and hopefully be ready to move staff in by the first of the year.

The Director reported to the Board that she and Mr. Onyema have met with Mike Green from the Business Administrator's office and we are almost ready to expand meter placement throughout the City. The Authority has provided a list of streets for residential permit parking as well. We are waiting for legislation to go before the City Council. It is anticipated that it will take place within the next (90) days.

Director Bowers advised the Board of the Thanksgiving Feeding at Applebee's Restaurant, on Springfield Avenue in Newark. There will be over 300 families fed. The Authority has partnered with the City to cause this initiative to take place. However, there will be no advertising materials with our logo on it.

The Board discussed changing the regular meeting time and voted to change. Motion to change the meeting time by Commissioner Rudolph, seconded by Commissioner Williams and approved by unanimous consent. Commencing January, 2015, meetings at 4:00 PM instead of 5:00.

The December 19, 2014 Regular meeting is scheduled as a Budget Adoption Meeting and will commence at 2:00 P.M. so that the Holiday Celebration can take place immediately thereafter.

Commissioner Rudolph made inquiry as to the status of Green Street and the Westinghouse Site. Director Bowers and Mr. Onyema provided updated information on those two projects.

Mrs. Bowers provided an up-date on the Parking Tax Surcharge. She discussed challenges and issues concerning same.

Vice-Chair Graham stated, there being no further business, and seeing and hearing no members of the public present, request for motion to adjourn. Motion to adjourn By Commissioner Rudolph and seconded by Commissioner Williams and Approved by unanimous consent. The meeting was adjourned at approximately 5:55 P.M.

**\*NOTE: NO EXECUTIVE SESSION**

**RESOLUTION APPROVING THE LIST OF BILLS FOR NOVEMBER, 2014**

Resolution No. 11-2014-72

**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 November, 2014; and

**WHEREAS**, the Board of Commissioners approved the list of Bills for November, 2014; 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 November, 2013 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

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|---------------|--|--|--|--|-----------------|--|--|--|--|
| LaVar Young   |  |  |  |  | DeAndre Rudolph |  |  |  |  |
| Raquel Cagley |  |  |  |  | Evelyn Williams |  |  |  |  |
| Samuel Lucas  |  |  |  |  | Hubert Graham   |  |  |  |  |

I hereby certify that the above Resolution No. 11-2014-73 was accepted at a Commissioners meeting of the Parking Authority of the City of Newark on November 20, 2013.

By: \_\_\_\_\_  
HUBERT GRAHAM, Vice-Chairperson  
Newark Parking Authority

(SEAL)  
ATTEST:

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
THE PARKING AUTHORITY OF THE CITY OF NEWARK AUTHORIZING THE  
EXECUTIVE DIRECTOR TO ENTER INTO NEGOTIATIONS FOR A  
SEVENTH AMENDMENT TO LEASE AGREEMENT WITH THE BERGER  
ORGANIZATION FOR ADMINISTRATIVE AND OPERATIONAL OFFICES OF THE  
PARKING AUTHORITY OF 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.: 11 -2014-73**

**WHEREAS**, the Board of Commissioners of the Parking Authority of the City of Newark has previously authorized the Executive Director Parking of the Authority of the City of Newark to negotiate the terms of the Original Lease Agreement and First through Sixth Amendments to Lease Agreement with the Berger Organization, the Landlord of the administrative and operations divisions of the Parking Authority of the City of Newark at a prior time; and,

**WHEREAS**, the Parking Authority of the City of Newark has outgrown its present operational office space on the First Floor due to the recent hiring of twenty (20) additional personnel; and lacks storage space for documents required to be retained under the Archival Guidelines of the New Jersey Department of the Treasurer and,

**WHEREAS**, as a result of present and anticipated growth in the scope and obligations of the Parking Authority of the City of Newark, the Executive Director and Legal Counsel are preparing to negotiate a Seventh Amendment to Lease with the Berger Organization, which will permit the Parking Authority of the City of Newark to expand operational space immediately adjacent to the present operational space,

**NOW, THEREFORE, BE IT RESOLVED** by the Parking Authority of the City of Newark that the Executive Director is authorized to enter into negotiations for a

Seventh Amendment to the Lease between the Parking Authority of the City of Newark  
and the Berger Organization.

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 NEGOTIATIONS FOR A SEVENTH AMENDMENT TO LEASE AGREEMENT WITH THE BERGER ORGANIZATION FOR ADMINISTRATIVE AND OPERATIONAL OFFICES OF THE PARKING AUTHORITY OF THE CITY OF NEWARK.**

Commissioners AYE NAY NV AB Commissioners AYE NAY NV  
AB

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|--------------------------|--|--|--|--|-----------------|--|--|--|--|
| LaVar Young,<br>Chairman |  |  |  |  | DeAndre Rudolph |  |  |  |  |
| Raquel Cagley            |  |  |  |  | Samuel Lucas    |  |  |  |  |
| Evelyn Williams          |  |  |  |  |                 |  |  |  |  |
| Hubert Graham            |  |  |  |  |                 |  |  |  |  |

CERTIFICATION

I, HUBERT GRAHAM, Vice-Chairman 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 NEGOTIATIONS FOR A SEVENTH AMENDMENT TO LEASE AGREEMENT WITH THE BERGER ORGANIZATION FOR ADMINISTRATIVE AND OPERATIONAL OFFICES OF THE PARKING AUTHORITY OF THE CITY OF NEWARK. (the "Resolution"), which Resolution was adopted at a regular meeting of the Authority duly called, advertised and held on November 20, 2014 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 20th day of November, 2014

PARKING AUTHORITY OF THE  
CITY OF NEWARK

[SEAL]

\_\_\_\_\_  
HUBERT GRAHAM, Vice-Chairman



**RESOLUTION AUTHORIZING THE AWARDING OF  
ONE-TIME MERIT BONUSES TO  
THE OPERATIONS STAFF OF THE PARKING  
AUTHORITY OF THE CITY OF NEWARK**

Approved as to form

Factual Contents Certified

\_\_\_\_\_  
CHIGOZIE U. ONYEMA, ESQ.

\_\_\_\_\_  
Budget Authorization

RESOLUTION NO.: 11 -2014-74

WHEREAS, the PARKING AUTHORITY OF THE CITY OF NEWARK (the "Authority"), is a public body corporate and politic and a political subdivision of the State of New Jersey and is subject to the authority of the Local Finance Board pursuant to the Local Budget Law, *N.J.S.A. 40A:4-1, et seq.* and/or the Local Authorities Fiscal Control Act, *N.J.S.A. 40A:5A-1, et seq.*; and,

WHEREAS, the Authority wishes to recognize the contributions of its Operations Staff to the success of the Authority in 2014 and their cooperation in implementing the provisions of amendments to the Parking Ordinances of the City of Newark; and,

WHEREAS, the Authority recognizes the severe financial crisis which all employees of the public entities of the State of New Jersey are experiencing and the unemployment rate which continues to rise as a result of layoffs and furloughs; and,

WHEREAS, the Authority wishes to award a merit bonus to the Operations Staff for 2014 consistent with its prior Resolutions and its past practice based on awarding merit bonuses when and only when the Authority as a whole has demonstrated past successes:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK, that the Operations Staff is hereby awarded a one (1) week salary merit bonus for the year 2014 as identified in the attached schedule of merit bonuses below, based on the performance of the Authority as a whole in 2014: Said increases shall only be granted to persons who are on the Authority's payroll as of the passage of this Resolution.

BE IT FURTHER RESOLVED BY THE COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK, that the said increases are subject to confirmation of availability of funds for such salary adjustments by the Chief Financial Officer of the Authority.

Motion by Commissioner \_\_\_\_\_ Seconded the Motion \_\_\_\_\_

X - Indicates Vote      AB – Absent      NV – Not Voting

Board of Commissioners Vote of Final Passage

RESOLUTION AUTHORIZING THE AWARDING OF  
2014 MERIT BONUSES TO  
THE OPERATIONS STAFF OF THE PARKING  
AUTHORITY OF THE CITY OF NEWARK

Commissioners    AYE    NAY    NV    AB    Commissioners    AYE    NAY    NV    AB

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|--------------------------|--|--|--|--|-----------------|--|--|--|--|
| LaVar Young,<br>Chairman |  |  |  |  | DeAndre Rudolph |  |  |  |  |
| Raquel Cagley            |  |  |  |  | Samuel Lucas    |  |  |  |  |
| Evelyn Williams          |  |  |  |  |                 |  |  |  |  |
| Hubert Graham            |  |  |  |  |                 |  |  |  |  |

CERTIFICATION

I, HUBERT GRAHAM, Vice- Chairman 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 AUTHORIZING THE AWARDING OF 2014 MERIT BONUSES TO THE OPERATIONS STAFF OF THE PARKING AUTHORITY OF THE CITY OF NEWARK" (the "Resolution"), which Resolution was adopted at a regular meeting of the Authority duly called, advertised and held on November 20, 2014 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 20th day of November, 2014.

PARKING AUTHORITY OF THE  
CITY OF NEWARK

[SEAL]

\_\_\_\_\_  
HUBERT GRAHAM, Vice-Chairman