

**MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF COMMISSIONERS OF THE
PARKING AUTHORITY OF THE CITY OF NEWARK
JULY 28, 2016**

The meeting was convened at 50 Park Place, Newark, New Jersey, at 4:10 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-Chair Deborah Ballard
Commissioner DeAndre Rudolph
Commissioner Niathan Allen
Commissioner Hubert Graham
Commissioner James Parrillo

Absent:

Commissioner Raquel Cagley

Others Present:

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

Public Present:

NONE

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. Motion to adopt the Agenda by Chair Graham and Seconded by Chair Williams and approved by unanimous consent.

Chigozie Onyema requested a Motion to approve the Minutes of June 23, 2016. Motion to approve by Chair Williams, Second by Commissioner Allen and approved by unanimous consent.

There was no requirement for an Executive Session, Resolution #07-2016-33.

General Counsel, Onyema, presented the following Resolutions:

1. **RESOLUTION #07-2016-34** OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK APPROVING THE LIST OF BILLS FOR JULY, 2016. Motion to Approve by Chair Williams, seconded by Commissioner Graham. Approved by Unanimous Consent.
2. **RESOLUTION #07-2016-35** RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A SECOND AMENDED LEASE AGREEMENT WITH THE NEW JERSEY PERFORMING ARTS CENTER CORPORATION (NJ PAC). After brief discussion and update by General Counsel, motion to approve by Commissioner Graham, seconded by Commissioner Allen and approved by unanimous consent.
3. **RESOLUTION #07-2016-36** OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AWARDING A PROFESSIONAL SERVICE CONTRACT FOR

INFORMATION TECHNOLOGY AND COMPUTER
RELATED SERVICES TO EXIGENT TECHNOLOGIES, LLC.

There was full discussion on the two (2) responses received and diversity in the two companies. General Counsel distributed the two proposals submitted. General Counsel also advised the Board to make referrals of companies fitting the criteria we are looking for. **Thereafter, motion to approve by Commissioner Graham, seconded by Chair Williams and approved by unanimous consent with the condition that General Counsel and Executive Director have a conversation with Exigent concerning diversity in the company.**

**4. RESOLUTION #07-2016-37 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 CONSTRUCTION MANAGEMENT
SERVICES FOR THE GREEN STREET MIXED USE
PARKING FACILITY RESOLUTION OF THE BOARD OF
COMMISSIONERS OF THE PARKING AUTHORITY OF
THE CITY OF NEWARK.**

General Counsel advised the Board that we have completed the schematic designs of the project. We received preliminary and final site plan approval of the project from the Zoning Board of Adjustment. Next step in the process is to do design development of the site. At that stage we have to bring in a construction management firm to make sure the design documents and construction documents adequately reflect what we need moving forward. This is one of two professional services we will need moving forward. **Motion to approve by Commissioner Rudolph, seconded by Commissioner Allen and approved by unanimous consent.**

Dr. Allen reported to the Board that he had brought in two consultants who met with the General Counsel and Director and they were impressed at the progress that has been made by our Development Team.

There was full discussion on the anticipated tenants for the Green Street Garage. Commissioner Parrillo suggested a franchise. It was also suggested that the Board visited restaurants and preview their food and current sites. General Counsel stated we are looking for a restaurant who is established in Newark and meets our

diversity requirements. Director discussed long term lease requirements. Commissioner Graham suggested a feasibility study it was also suggested that the prospective restaurant cater our next Board meeting. Commissioner Allen stated he has a study that he will share with the Director and General Counsel.

5. RESOLUTION #07-2016-38 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AUTHORIZING THE EXECUTIVE DIRECTOR TO ADVERTISE A REQUEST FOR PRICING FOR LICENSED SITE REMEDIATION PROFESSIONAL AND ENVIRONMENTAL OVERSIGHT SERVICES FOR THE GREEN STREET MIXED USE PARKING FACILITY. Motion to approve by Commissioner Rudolph, seconded by Chair Williams and approved by unanimous consent.

General Counsel, Chigozie Onyema, advised the Board that Hillman Consulting did Phase 1 and 2 of the Green Street project under a Contract with the City. They have also completed all of the on site remedial investigation work. However, they do not do off site work and DEP requires them to do off-site work. In addition, their contract with the City ends the middle or end of August. So, ultimately NPA has to bring in it's own LSRP to complete the remedial action work plan (environmental study) to be placed in the construction documents. We have a pre-qualified list. Our request would only go to our pre-qualified list. General Counsel advised the Board that Resolution 06-2016-32 was tabled at the June 23, 2016 meeting. Motion to un-table the Resolution by Commissioner Rudolph, second by Commissioner Allen and approved by unanimous consent.

Dr. Allen, Commissioner Rudolph and Commissioner Ballard, all expressed their significant concerns. General Counsel addressed all of the concerns of the Board and there was full and complete discussion on this Resolution. After full discussion the Board voted as follows:

ROLL CALL:

Commissioner Allen	Yes
Commissioner Ballard	Yes
Commissioner Graham	Yes
Commissioner Rudolph	Yes
Commissioner Parrillo	Yes
Chair Williams	Yes

General Counsel presented a brief report of the Development Committee. He advised that we have received approval from the Zoning Board. There was discussion on the pro-forma. He further advised that We are working on negotiating the redevelopment agreement with the City. Director Mack and General Counsel have been in discussion concerning the lot on Edison Place between Broad and Mulberry.

There being no further business, the meeting was adjourned at 5:20 p.m. on Motion of Commissioner Graham seconded by Commissioner Ballard and approved by unanimous consent.