



**RESOLUTION APPROVING THE LIST OF BILLS FOR  
JUNE, 2022**

Resolution No. 06-2022-27

Approved as to form and  
Legality on basis of Facts

Factual Contents Certified

  
C. Lawrence Crump, Esq.

by   
Budget Authorization Certified

**WHEREAS**, the Executive Director received and reviewed the List of Bills for the Month of June, 2022; and

**WHEREAS**, the Board of Commissioners has previously reviewed and approved the list of Bills for June, 2022; 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 June 2022 be approved for payment.

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

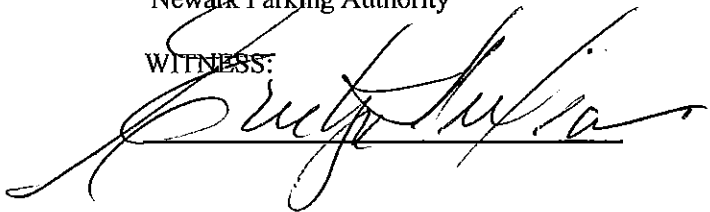
X - Indicates Vote ~ AYE – Yes NAY-No NV – Not Voting AB – Absent  
Board of Commissioners Vote of Final Passage

Commissioners	AYE	NAY	NV	AB
ANDRE SPEIGHT				
RAQUEL CAGLEY				
MARQUES A. LEWIS				
TARSHE PRINDLE-HARTLEY				
EVELYN WILLIAMS				
BERNARD CHASE, III				
ANDRE HOLLIS				

I hereby certify that the above Resolution No.06-2022-27 was accepted at a Commissioners meeting of the Parking Authority of the City of Newark on JUNE 23, 2022.

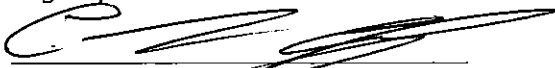
By: \_\_\_\_\_  
EVELYN WILLIAMS, Chairperson  
Newark Parking Authority

(SEAL)  
ATTEST:

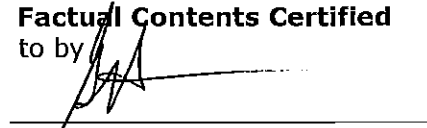
WITNESS:  


**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY  
OF THE CITY OF NEWARK AUTHORIZING THE EXECUTIVE DIRECTOR TO  
ADVERTISE A REQUEST FOR PROPOSALS FOR PURCHASE AND INSTALLATION OF  
SIGNAGE ON THE FAÇADE OF THE GREEN STREET MIXED USE PARKING FACILITY**

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

  
\_\_\_\_\_  
C. Lawrence Crump, Esq.

**Factual Contents Certified  
to by**

  
\_\_\_\_\_  
[Signature]

**RESOLUTION NO.: 6-2022-28**

**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 the purchase and installation of two signs on the façade of the Green Street Mixed Use Parking Facility; and

**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 the purchase and installation of an eight foot internally illuminated NPA Logo and a set of twenty-four inch facelit letters mounted to a raceway reading "Public Parking", 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 PURCHASE AND INSTALLATION OF SIGNAGE ON THE FAÇADE OF THE GREEN STREET MIXED USE PARKING FACILITY**

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
Evelyn Williams, Chairperson					Raquel Cagley Vice Chairperson				
Andre Hollis					Andre Speight				
Marques-Aquil Lewis					Bernard Chase,III				
Tarsha Prindle									

CERTIFICATION

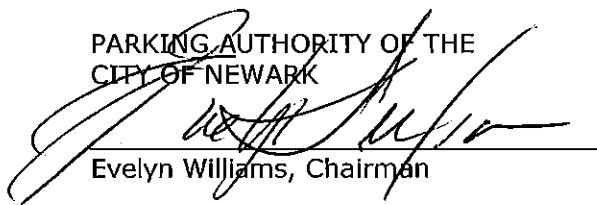
I, EVELYN WILLIAMS, Chairperson of the Parking Authority of the City of Newark (the "Authority"), a public body corporate and politic and a political subdivision of the State of New Jersey, DO HEREBY CERTIFY as follows:

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 ADVERTISE A REQUEST FOR PROPOSALS FOR PURCHASE AND INSTALLATION OF SIGNAGE ON THE FAÇADE OF THE GREEN STREET MIXED USE PARKING FACILITY," (the "Resolution"), which Resolution was adopted at a regular meeting of the Authority duly called, advertised and held on June 23, 2022 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 23<sup>rd</sup> day of June, 2022.

PARKING AUTHORITY OF THE CITY OF NEWARK

[SEAL]



\_\_\_\_\_  
Evelyn Williams, Chairman

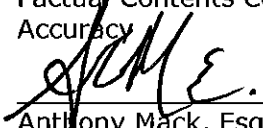
**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:5A-6 RELATED TO THE REFINANCING OF EXISTING LOANS WITH TD BANK, NATIONAL ASSOCIATION**

**ADOPTED: June 23, 2022 - #06-2022-29**

Approved as to form and  
Legality on basis of Facts

  
C. Lawrence Crump, Esq.

Factual Contents Certified As to  
Accuracy

  
Anthony Mack, Esq.

**WHEREAS**, 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, desires to submit an application to the Local Finance Board in the Division of Local Government Services of the New Jersey Department of Community Affairs (the "Local Finance Board") for its review and positive findings related to the refinancing of outstanding loans with TD Bank, National Association (the "Purchaser") in the amount of not to exceed \$39,500,000; and

**WHEREAS**, the Authority has by resolution duly adopted in accordance with the Parking Authority Law, constituting Chapter 198 of the Pamphlet Laws of 1948 of the State of New Jersey, as amended and supplemented (the "Act"), on December 17, 2018, authorized the issuance of its Parking Revenue Bonds, Series 2018 in the aggregate principal amount of \$37,386,500 (the "Bonds") to be issued, sold, executed and delivered to TD Bank, National Association (the "Purchaser") for the purpose of (i) constructing a structured parking facility containing (a) a 510 space parking garage, (b) office space for the Finance Department of the City of Newark, in the County of Essex, State of New Jersey (the "City") of approximately 13,000 square feet, (c) storage and office space for the Municipal Court of the City of approximately 14,000 square feet, (d) offices for the Authority of approximately 16,000 square feet, and (e) retail/café space of approximately 2,300 square feet, together with site improvements, common areas, public improvements and other ancillary improvements to the parking structure and the building (the "Parking Facility"); (ii) funding a capital reserve fund, and any other required reserves, as applicable; (iii) funding of capitalized interest to pay debt service on the Bonds, and (iv) paying the costs of issuing the Bonds (collectively, the "Project" or the "Capital Project"); and

**WHEREAS**, on December 21, 2018 the Authority sold \$37,386,500 aggregate principal amount of its Parking Revenue Bonds, Series 2018 (the "Bonds" or "Senior Loan"), to the Purchaser for the purpose of financing the Project; and

**WHEREAS**, in order to hedge interest rate risk on the Senior Loan, the Authority entered into a variable to fixed rate SWAP with an affiliate of the Purchaser; and

**WHEREAS**, the Authority commenced construction on the Project in 2019 and was originally scheduled to complete construction of the Project in March of 2020, due to construction delays and delays due to the COVID-19 pandemic, the Project was not completed until February of 2021; and

**WHEREAS**, the delay in the construction schedule placed the Authority and the Project in significant economic risk due to increased construction costs and the depletion of the capitalized interest fund; and

**WHEREAS**, in order to raise additional capital to complete the Project and pay debt service on the Bonds, the Authority entered into a subordinate loan with the Purchaser in the amount of \$1,300,000 (the "Subordinate Loan" and together with the Senior Loan, the "Loan"); and

**WHEREAS**, due to the extensive delays in the construction schedule and increased construction costs, the Authority currently has an outstanding balance owed to the construction contractor; and

**WHEREAS**, due to the current interest rate environment, the SWAP has gained approximately \$3,600,000 in value and it is anticipated that the SWAP will move "into the money" for the benefit of the Authority and, as such, the Authority would like to terminate the SWAP to receive a termination fee; and

**WHEREAS**, the Authority would like to use the SWAP termination fee to pay off the amounts owed to the construction contractor; and

**WHEREAS**, in order to unwind the SWAP, the Authority plans to enter into a new loan in an amount not to exceed \$39,500,000 with a to be determined bank to refinance the Loans; and

**WHEREAS**, the Authority believes:

(a) it is in the public interest of the inhabitants of the City and the users of the Authority's parking facilities to undertake the refinancing of the Project;

(b) said refinancing of the Loan will inure to the benefit of the inhabitants of the City and the users of the Authority's parking facilities;

(c) the amounts to be expended for refinancing the Loans are not unreasonable or exorbitant and will inure to the benefit of the users of the Authority's parking facilities; and

(d) the proposal is an efficient and feasible means of undertaking the refinancing of the Loans and such proposal will not create an undue financial burden upon the inhabitants of the City or upon the users of the Authority's parking facilities.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK**, as follows:

Section 1. The submission of the application (the "Application") to the Local Finance Board is hereby authorized, and the Authority's bond counsel, Wilentz, Goldman & Spitzer, P.A., Woodbridge, New Jersey ("Bond Counsel"), along with officers, professionals, and other representatives of the Authority, are each hereby authorized and directed to prepare and submit such Application and to represent the Authority before the Local Finance Board in matters pertaining thereto and any previous actions taken by Bond Counsel and any officers, professionals, and representatives of the Authority related to the preparation and submission of the Application are hereby ratified and confirmed.

Section 2. The Executive Director, Chairman, Vice Chairman, General Counsel, and Secretary of the Authority are each hereby authorized and directed to execute and deliver, as applicable, all necessary documents required to complete such Application and to file (or cause to be filed) such Application with the Local Finance Board.

Section 3. The Secretary of the Authority is hereby authorized and directed to prepare and file a certified copy of this resolution as part of such Application.

Section 4. The Local Finance Board is hereby respectfully requested to consider such Application and to record its findings, recommendations and/or approvals as provided by applicable New Jersey Statutes, including the Local Authorities Fiscal Control Law, N.J.S.A. 40A:5A-1 et seq., specifically N.J.S.A. 40A:5A-6.

Section 5. This resolution shall take effect immediately.

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 SUBMISSION OF AN APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:5A-6 RELATED TO THE REFINANCING OF EXISTING LOANS WITH TD BANK, NATIONAL ASSOCIATION**

Commissioners	AYE	NAY	NV	AB	Commissioners	AYE	NAY	NV	AB
Evelyn Williams, Chairperson	✓				Bernard Chase, III	✓			
Raquel Cagley, Vice Chairperson	✓				Andre Hollis	✓			
Tarsha Prindle, Treasurer	✓				Andre Speight	✓			
Marques-Aquil Lewis, Secretary	✓								

CERTIFICATION

I, EVELYN WILLIAMS, Chairperson of the Parking Authority of the City of Newark (the "Authority"), a public body corporate and politic 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 SUBMISSION OF AN APPLICATION TO THE LOCAL FINANCE BOARD PURSUANT TO N.J.S.A. 40A:5A-6 RELATED TO THE REFINANCING OF EXISTING LOANS WITH TD BANK, NATIONAL ASSOCIATION," (the "Resolution"), which Resolution was adopted at a regular meeting of the Authority duly called, advertised and held on June \_\_\_\_, 2022 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 \_\_<sup>th</sup> day of June, 2022.

PARKING AUTHORITY OF THE  
CITY OF NEWARK

[SEAL]

  
EVELYN WILLIAMS, Chairperson



**MINUTES OF THE SPECIAL VIRTUAL MEETING OF  
BOARD OF COMMISSIONERS OF THE  
PARKING AUTHORITY OF THE CITY OF NEWARK  
June 9, 2022 3:00pm**

**The meeting is being called pursuant to the Open Public Meetings Act, Chapter 113; pursuant, to N.J.S.A. 10:4-9.1, satisfies the notice requirement in lieu of the “adequate notice” provision of N.J.S.A. 10:4-8. P.L.2020, c.11. The notice was also transmitted to the City of Newark’s Public Information Office.**

The pledge of allegiance was recited.

Roll Call as follows:

**Present:** Chairperson Evelyn Williams  
Treasurer Tarsha Prindle-Hartley  
Secretary Marques Lewis  
Commissioner Andre Hollis  
Commissioner Bernard Chase

**Absent** Vice-Chair Raquel Cagley  
Commissioner Andre Speight

**Others Present:** Eric Torain, Financial Advisor  
Everett Johnson, Bond Counsel  
Executive Director, Anthony C. Mack, Esq.  
C. Lawrence Crump, Esq., General Counsel  
Sr. Executive Asst., Merian Williams  
Gabriela Santos, Fiscal Manager

General Counsel C. Lawrence Crump noted that there was a quorum present and the Board was in accord with State Statute and the meeting could now commence.

General Counsel Crump requested a Motion to adopt the Agenda. Motion by Chair Secretary Lewis, seconded by Treasurer Tarsha Prindle-Hartley and approved by unanimous consent.

**RESOLUTION #06-2022-26 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A FIFTH AMENDMENT TO BOND AGREEMENT, AND ALL DOCUMENTS, CERTIFICATES, AND AGREEMENTS RELATED THERETO AND DETERMINING OTHER MATTERS IN CONNECTION THEREWITH**

Motion by Commissioner Lewis, seconded by Commissioner Prindle-Hartley.

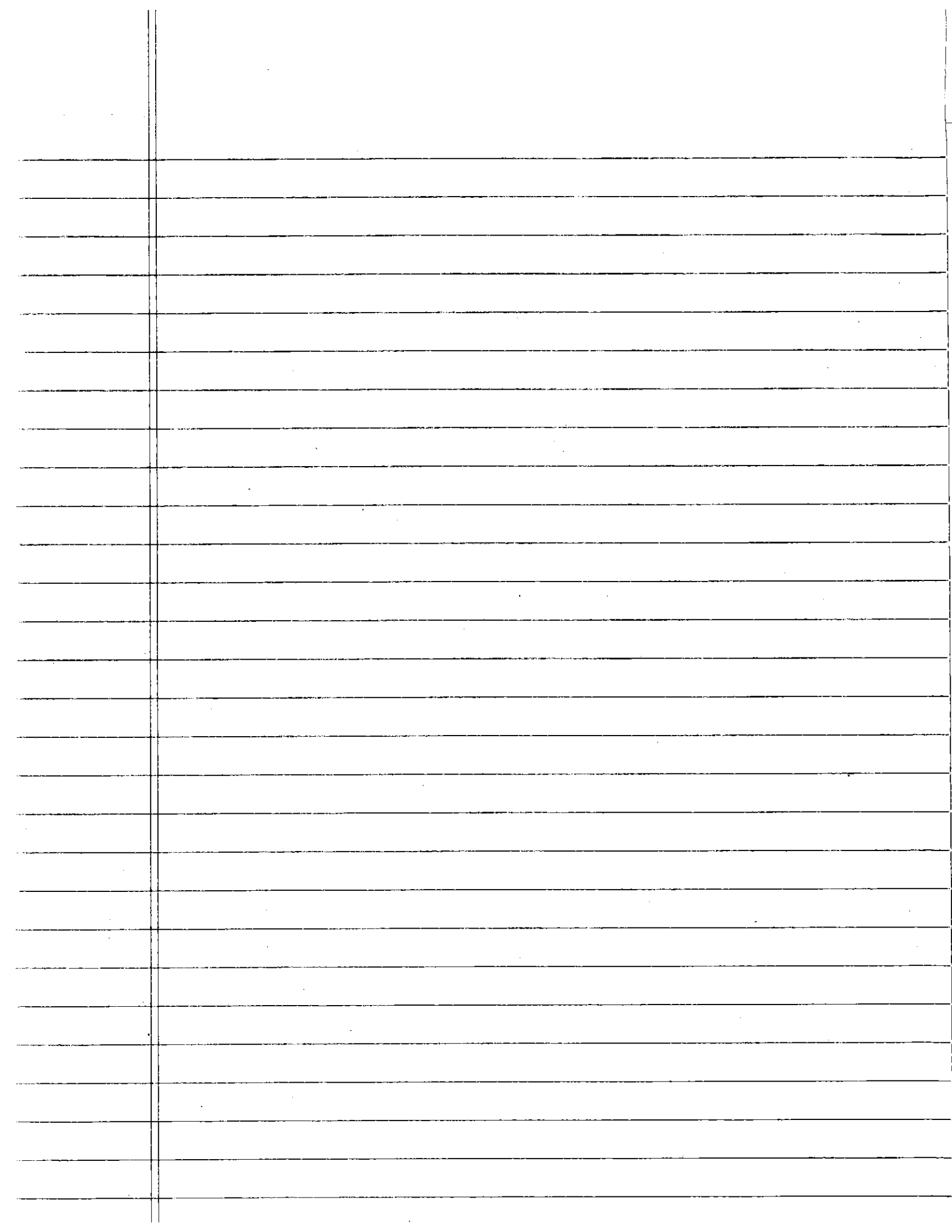
DISCUSSION: Financial Advisor Eric Torain, explained to the Board that this resolution is a modification to the debt service agreement with TB Bank. This is our second amendment to same, following the one that was done in November 2020. Mr. Torain distributed to the Board a one page Powerpoint presentation related to this modification. Mr. Torain went through the presentation and explained how this modification fits within the Authority cash flows and balances things and lessens any risk of default or default actions being taken by the bank. Mr. Torain discussed the new payment structure through the rest of this year and next year. Treasurer Prindle-Hartley had questions and concerns which Mr. Torain addressed. Commissioner Hollis commended Mr. Torain and Mr. Mack on the ease of following and understanding the presentation. He also had additional questions which Mr. Mack and Mr. Torain addressed.

Executive Director Mack reported that Mr. Everett Johnson, in conjunction with Mr. Torain, is preparing all of the necessary documents to complete this matter and will submit to the Board of Commissioners.

Chair Williams congratulated the team on a job well done from inception.

Upon completion of the full discussion, the motion was passed unanimously.

There being no further business, the meeting adjourned on motion of Chair Williams seconded by Commissioner Lewis and approved by unanimous consent at 3:30 pm.



**List of Bills  
June, 2022**

Vendor	PO#	Date	Amount	Memo
Atlantic Uniforms	5586	5/16/2022	\$1,113.97	Flex caps. belt, pants, shirts, name tape
WB Mason	5592	5/17/2022	\$358.97	File Cabinet, toner
Continental trading & Hardware	5607	5/25/2022	\$84.61	Mops, cleaning supplies for Garage
Schindler Elevator Corporation	5608	3/1/2022	\$5,562.00	Elevator Maint. Quarterly billing 3/22- 5/22
CMIT Solutions	5611	5/30/2022	\$2,293.25	Monthly servicing 5/2022
Withum Smith & Brown	5612	5/15/2022	\$4,992.00	Annual audit fin. statements/data security& tech
Arthur J. Gallagher Risk Mgt.	5613	5/31/2022	\$3,925.00	Cyber Ren 22/23 & Broker fee
All Print Resources/ Website	5614	6/1/2022	\$250.00	Website hosting & content fee 6/2022
EE Williams	5618	6/2/2022	\$275.00	4th Floor Door Jam in Parking Deck- install
Appraver LLC	5619	6/5/2022	\$362.60	Email Protection 6/2022
IBI Armored Services, Inc.	5620	5/31/2022	\$780.00	Coin Collection 5/2022
J&R Cleaning & Disinfectant Services	5621	6/3/2022	\$3,350.00	Office Cleaning & Disinfectant Spraying
Florio, Perrucci, Steinhardt & Cappel	5622	6/7/2022	\$315.00	Review of personnel matter/ review resolutions
WB Mason	5623	6/1/2022	\$158.00	Legal pads, 5gal waters, Creamers, Coffmate
Atlantic Uniforms	5624	5/31/2022	\$159.99	Alpha Tac Rocky boots
Precision Technology Solutions	5628	6/13/2022	\$152.00	Service to Parking Equip. training on reports, revenue
Mid- Atlantic	5629	6/13/2022	\$565.00	Cooling issue in Finance & Truck Charge service
The Torain Group	5630	5/31/2022	\$15,960.00	Municipal Advisory Services for May 2022
Avaya Inc.	5631	6/14/2022	\$1,056.65	Telephone utilities 6/2022
Arthur J. Gallagher Risk Mgt.	5635	5/31/2022	\$3,925.00	Cyber Ren 22/23 term, Broker fee- RPS
Star Ledger	5636	6/1/2022	\$158.51	RFP Advertising for Charging Stations
Atlantic Tomorrow's Office	5637	6/2/2022	\$590.00	Ricoh Copiers Maintenance Service
Atlantic Tomorrow's Office	5638	5/31/2022	\$247.50	Ricoh Copiers Maintenance Service
Continental trading & Hardware	5639	6/20/2022	\$29.33	Rags, cleaning supplies
Direct Waste Services	5640	7/1/2022	\$356.17	Garbage Services 7/1/2022- 7/31/2022
Gigxero	5641	6/20/2022	\$1,600.00	Internet Connection 6/2022
Parkeon	5642	3/16/2022	\$3,432.46	Bill acceptor kit upgraded/ freight fee
Parkeon	5643	3/23/2022	\$5,814.00	Parkfolio level 3 each, alarms, stats, cards
Parkeon	5644	3/21/2022	\$50.88	SIM Cards
Parkeon	5645	4/21/2022	\$5,814.00	Parkfolio level 3 each, alarms, stats, cards
Icon Media	5646	7/19/2021	\$900.00	No Parking/ Emergency signs 13x19 1000ct
Icon Media	5647	5/6/2022	\$950.00	No Parking/ Emergency signs 13x19 1000ct
Icon Media	5648	12/15/2021	\$900.00	No Parking/ Emergency signs 13x19 1000ct
Icon Media	5649	8/11/2021	\$116.00	Layout/ Print 500 business cards Shiggs & Exum
Icon Media	5650	1/5/2022	\$58.00	Layout/ Print 500 business cards A. Speight
Icon Media	5651	8/5/2021	\$1,125.00	EE/Customer serv. Business cards, graphic design
Icon Media	5652	1/7/2022	\$300.00	Official Parking Placards 2022
Icon Media	5653	3/19/2022	\$249.00	#10 Business Envelopes 1000
Icon Media	5654	12/15/2021	\$1,682.00	Custom double ply NPA logo hooded sweatshirts
Icon Media	5655	6/2/2021	\$1,625.97	Custom stickers/ decals 2.5x1.2" & design 500ct
Icon Media	5656	5/25/2021	\$122.55	Custom stickers/ decals for meters 4x1" vinyl 200ct
<b>Total Operating Fund:</b>			<b>\$70,646.44</b>	

- 3,925 -

<b>Payables/Ratification</b>	<b>Check #:</b>	<b>Date</b>	<b>Amount</b>	<b>Memo</b>
Horizon	7592	6/2/2022	\$67,955.64	EE Healthcare 6/2022
Eric Francis	7596	6/13/2022	\$1,097.38	3rd Quarter supplement healthcare
<b>Total Payables for Ratification</b>			<b>\$69,053.02</b>	

Newark Parking Authority  
Cash Balance

31-May-22

BANK NAME:

**PNC Bank**

General Fund/Jackson	28,195.18
Money Market Account (Payroll)	363,947.51
Total	<u>\$ 392,142.69</u>

**Industrial Bank**

Meter Income/Checking	111,913.73
Operating Fund/Checking	298,735.13
Total	<u>\$ 410,648.86</u>

**Santander Bank**

Grant Fund Account/Government Checking	4,914.77
BAN Checking Account	22.24
Total	<u>\$ 4,937.01</u>

**Investors Bank**

Checking	<u>\$ 6,514.12</u>
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**Bayonne Community Bank**

	<u>\$ 225,976.50</u>
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**TD Bank (Garage Revenue)**

	<u>\$ 108,150.38</u>
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<b>TOTAL CASH AT MAY 31, 2022</b>	<b>\$ 1,148,369.56</b>
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CNB Certificate of Deposit (Investment)	\$ 40,547.80
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