

Agenda
New Brunswick Parking Authority
August 23, 2017

- A. Call to Order
- B. Read Public Notice
- C. Minutes from July 2017 Regular Board Meeting
- D. Executive Director's Report
- E. Committee Reports
 - 1. Finance Bright Rajaratnam/Louis Garlatti
 - 2. Legal Leonard T. Bier
- F. Public Comment
- G. Board Discussion
- H. Resolutions
 - 1. Payment Resolution for August 2017
 - 2. Resolution to approve amended Development Services Agreement and Purchase and Sale Agreement with Cultural Center Redevelopment Associates Urban Renewal, LLC.
- I. Old Business
 - 1) Pedestrian Bridge
- J. New Business
- K. Closed Session
 - 1. Legal
 - 2. Personnel
- L. Open Session
- M. Adjourn

**Minutes of a Regular Board Meeting
August 23, 2017**

A Regular Meeting of the New Brunswick Parking Authority was held on August 23, 2017 in the conference room of the New Brunswick Parking Authority located at 106 Somerset Street, New Brunswick, New Jersey. Chairman Kevin McTernan called the meeting to order at 5:00 p.m.

Mr. McTernan read the Public Statement as required by P.L. 1975.

Commissioners in Attendance:	Kevin McTernan Tony Caputo Edwin Keefe	Chairman 1 st Vice Chairman Secretary
NBPA Personnel in Attendance:	Mitchell Karon Bright Rajaratnam Carly McConville Howard Izes	Executive Director Chief Financial Officer Staff Management Consultant
Not in Attendance:	Louis Garlatti, Jr. Andrea Eato-White Leonard Bier	Treasurer Commissioner General Counsel

Executive Director's Report

Mr. Karon advises the Board that the NBPA now owns the Wells Fargo site. PSE&G shut offs must occur before the old bank building can be demolished.

The remediation of the Ferren Site has begun. It is looking to be completed by the end of September. Once the remediation is completed, monitoring wells will be installed.

Mr. Karon reports on the Restoration Project. The Wellness Garage center is complete, and the Paterson Street Deck is near complete. The Morris Street Garage work has begun. The entire project is anticipated to be completed by the end of October.

Mr. Karon states that the pricing for the Cultural Center Bond will be tomorrow August 24, 2017. The bond rate will be just about 3.83%.

Finance

Mr. Rajaratnam states that all Board members received a copy of the unaudited July 2017 financial statement and balance sheet.

The current period's revenue and expenses are even with the budget.

Mr. Rajaratnam advises the Board that the 2018 Budget will be finished by the end of September.

Legal

No legal to report.

Public Comment

A member of the public inquires about the Resolution to approve amended Development Services Agreement and Purchase and Sale Agreement with Cultural Center Redevelopment Associates. Mr. Karon explains that the Resolution is an amendment that includes the Ballet space that will be sold to and owned by the NBPA. The Ballet Estate will be rented out by the American Repertory Ballet Company after the completion of construction.

A member of the public asks for an update on the Ferren lot and if there is any construction plans. Mr. Karon states that the remediation process is still in effect from the old County Administration Building oil leakage. The Board replies that there are no current construction plans for the site.

A member of the public asks the Board on their thoughts about the Parking Authorities that are closing in North Jersey. The Board replies that the NBPA and its business do not resemble those other authorities.

Board Discussion

No Board Discussion.

Resolutions

On motion of Mr. Keefe, seconded by Mr. Caputo, the Board approved the Payment Resolution for August 2017. Vote: 3-yes, 0-no, 0-abstain, 2-absent (Garlatti, Eato-White).


On motion of Mr. Caputo, seconded by Mr. Keefe, the Board approved the Resolution to approve amended Development Services Agreement and Purchase and Sale Agreement with Cultural Center Redevelopment Associates Urban Renewal, LLC. Vote: 3-yes, 0-no, 0-abstain, 2-absent (Garlatti, Eato-White).

Old Business

Pedestrian Bridge- NJ Transit has reviewed the 30% design plan. The NBPA is currently waiting for Amtrak's comments on the plan.

Adjourn

On motion of Mr. Keefe, seconded by Mr. Caputo, the Board adjourned at 5:13pm. Vote: 3-yes, 0-no, 0-abstain, 2-absent (Garlatti, Eato-White).



Edwin Keefe
Secretary

The Parking Authority of the City of New Brunswick August 2017 Resolution of Operating Expenditures

The following expenditures are necessary for the Authority operations and are provided for within the annual budget then applicable:

CHECKS	VENDOR NAME	DATE	AMOUNT
WIRE	PENSION	07/28/2017	25,000.00
WIRE	HEALTH BENEFITS	08/07/2017	94,201.95
WIRE	HEALTH BENEFITS - RETIREES	08/07/2017	2,588.58
WIRE	PAYROLL ACCOUNT	08/11/2017	129,596.95
WIRE	PAYROLL ACCOUNT	08/25/2017	132,950.48
0067873	CONCEPCION SALDANA-A	08/03/2017	109.00
0067874	CABLEVISION/ADMIN	08/03/2017	732.10
0067875	CABLEVISION/WELLNESS	08/03/2017	149.95
0067876	HELEN KOLIAS	08/03/2017	115.40
0067877	NJ DIVISION OF MOTOR	08/03/2017	105.00
0067878	PSE&G/134 NEW ST DEC	08/03/2017	375.35
0067879	PSEG/PATSD	08/03/2017	5104.26
0067880	PSE&G/CULTURAL CENTE	08/03/2017	54.00
0067881	PSE&G/PLUM STREET DE	08/03/2017	482.53
0067882	PSE&G/GTWY ADMIN OFF	08/03/2017	107.00
0067883	PSE&G/WELLNESS ELECT	08/03/2017	10355.80
0067884	PSE&G/WELLNESS GAS	08/03/2017	17.26
0067885	MELISSA REARDON	08/03/2017	130.00
0067886	SETON IDENTIFICATION	08/03/2017	120.45
0067887	VERIZON	08/03/2017	624.91
0067888	VERIZON CABS	08/03/2017	581.80
0067889	VERIZON CABS	08/03/2017	513.82
0067890	VERIZON CABS	08/03/2017	822.11
0067891	CABLEVISION/PSD	08/10/2017	31.16
0067892	HICKS COMMUNICATIONS	08/10/2017	4750.00
0067893	IPS GROUP INC.	08/10/2017	1680.00
0067894	METLIFE 457B	08/10/2017	885.00
0067895	NEW JERSEY FAMILY SU	08/10/2017	219.00
0067896	NEW JERSEY FAMILY SU	08/10/2017	212.00
0067897	MIDDLESEX COUNTY SHE	08/10/2017	162.56
0067898	NEW JERSEY FAMILY SU	08/10/2017	172.00
0067899	MIDDLESEX COUNTY SHE	08/10/2017	68.99
0067900	RESPONSE COMPUTER GR	08/10/2017	255.00
0067901	JOHN WALLING COURT O	08/10/2017	91.52
0067902	TEAMSTERS UNION LOCA	08/10/2017	401.00

The Parking Authority of the City of New Brunswick
August 2017 Resolution of Operating Expenditures

0067903	CABLEVISION	08/16/2017	2426.35
0067904	CITY OF NEW BRUNSWIC	08/16/2017	222.83
0067905	CITY OF NEW BRUNSWIC	08/16/2017	67501.38
0067906	EVERBANK	08/16/2017	184.20
0067907	MARLIN BUSINESS BANK	08/16/2017	134.82
0067908	MIDDLESEX COUNTY TRE	08/16/2017	1967.62
0067909	STATE OF NEW JERSEY	08/16/2017	977.79
0067910	VERIZON WIRELESS	08/16/2017	1463.31
0067911	VERIZON/WELLNESS	08/16/2017	339.05
0067912	EVAN PICKUS	08/22/2017	3.00
0067913	STELLA MA	08/22/2017	3.00
0067914	MIKE BRUNO	08/22/2017	14.00
0067915	ANNA KOMISSARENKO	08/22/2017	2.00
0067916	DAVID BALABAN	08/22/2017	3.00
0067917	STEVEN GLICKMAN	08/22/2017	34.00
0067918	CHRISTINA FLANZBAUM	08/22/2017	10.00
0067919	HYEONG CHOI	08/22/2017	10.00
0067920	IZETTA LOWERY	08/22/2017	3.00
0067921	JESSICA SACCHETTI	08/22/2017	42.00
0067922	KATHLEEN SEMLER	08/22/2017	13.00
0067923	KRUNAL PATEL	08/22/2017	87.50
0067924	DAVID EVAN MOLL	08/22/2017	225.00
0067925	MAUREEN DENMAN	08/22/2017	82.50
0067926	NAIHA KHAN	08/22/2017	87.50
0067927	STARBUCKS COFFEE CO	08/22/2017	825.00
0067928	PHILLIP D WOLFTHAL	08/22/2017	10.00
0067929	PATRICIA HANSELL	08/22/2017	165.00
0067930	PRIYA PATEL	08/22/2017	5.00
0067931	CATHERINE COSTELLO	08/22/2017	25.00
0067932	MELISSA COOK	08/22/2017	87.50
0067933	ELWIN M ANDERSON	08/22/2017	25.00
0067934	PHELA TOWNSEND	08/22/2017	82.50
0067935	ZEHRA HUSNAIN	08/22/2017	82.50
0067936	YIMING ZHENG	08/22/2017	5.00
0067937	AMAN SIGNH	08/22/2017	180.00
0067938	CHANDRASHEKAR MITTI	08/22/2017	180.00
0067939	CYNTHIA GRANAY	08/22/2017	180.00
0067940	DIANE LEE	08/22/2017	180.00
0067941	DONNA RUGGIERO	08/22/2017	180.00
0067942	EDWIN WHITE	08/22/2017	180.00
0067943	GERARD SALVATORE	08/22/2017	180.00
0067944	JEANINE FRANCIS	08/22/2017	180.00
0067945	JOHN CASISA	08/22/2017	180.00

The Parking Authority of the City of New Brunswick
August 2017 Resolution of Operating Expenditures

0067946	KEVIN CASEY	08/22/2017	360.00
0067947	KRISHNA LAKAMSANI	08/22/2017	180.00
0067948	LIANG HUANG	08/22/2017	180.00
0067949	LISA PARK	08/22/2017	180.00
0067950	THOMAS PALCZEWSKI	08/22/2017	180.00
0067951	MITAL PATEL	08/22/2017	120.00
0067952	RAVI GOVINDARAJAN	08/22/2017	180.00
0067953	RICHARD SALIMBENE	08/22/2017	180.00
0067954	SAHLA SYED	08/22/2017	180.00
0067955	SHEETAL CHOUDHARY	08/22/2017	180.00
0067956	SHELDENE MILLINGTON	08/22/2017	180.00
0067957	WEI SONG	08/22/2017	180.00
0067958	WILLIAM DALTON	08/22/2017	180.00
0067959	SUSIE MEGALLA	08/22/2017	60.00
0067960	VENKATASUDHAKAR NAGU	08/22/2017	120.00
0067961	ADVANCED BUSINESS CO	08/22/2017	2742.07
0067962	ADVANZA TECHNOLOGIES	08/22/2017	1063.52
0067963	AFLAC	08/22/2017	1116.70
0067964	ALLIED FIRE & SAFETY	08/22/2017	1447.50
0067965	AMERICAN TIRE DISTRI	08/22/2017	802.44
0067966	AMERICAN SHREDDER	08/22/2017	40.00
0067967	APRUZZESE MCDERMOTT	08/22/2017	2580.00
0067968	ARBITRAGE REBATE	08/22/2017	1800.00
0067969	ASBURY MS LOCKSMITHI	08/22/2017	30.00
0067970	BEST CLEANING BUILDI	08/22/2017	2743.00
0067971	LEONARD T. BIER	08/22/2017	4000.00
0067972	RON BITON	08/22/2017	165.00
0067973	BRUNSWICK UNIFORM SU	08/22/2017	660.00
0067974	CASH: CHANGE FUND/PE	08/22/2017	329.30
0067975	CENTRAL JERSEY FENCE	08/22/2017	3990.00
0067976	CENTRAL JERSEY PROPE	08/22/2017	4200.00
0067977	SOLTERRA RECYCLING S	08/22/2017	624.00
0067978	SOLTERRA RECYCLING S	08/22/2017	1715.29
0067979	CIRCLE JANITORIAL SU	08/22/2017	1157.80
0067980	CLEAN MAT SERVICES L	08/22/2017	180.30
0067981	MELISSA COOK	08/22/2017	175.00
0067982	CRYSTAL SPRINGS	08/22/2017	87.40
0067983	MAUREEN DENMAN	08/22/2017	165.00
0067984	EASTERN ARMORED SERV	08/22/2017	3146.00
0067985	EHRlich	08/22/2017	118.00
0067986	DAVID EVAN MOLL	08/22/2017	150.00
0067987	JESSICA LIGHTFOOT	08/22/2017	82.50
0067988	FRANK'S HARDWARE &	08/22/2017	738.82

The Parking Authority of the City of New Brunswick
August 2017 Resolution of Operating Expenditures

0067989	A-GENERAL SEWER SERV	08/22/2017	1850.00
0067990	GEORGE ST HOLDINGS L	08/22/2017	1567.00
0067991	TIMOTHY HAAHS & ASSO	08/22/2017	19157.00
0067992	PATRICIA HANSELL	08/22/2017	330.00
0067993	HIRERIGHT LLC	08/22/2017	350.21
0067994	HOAGLAND LONGO MORAN	08/22/2017	10575.00
0067995	HOME NEWS TRIBUNE	08/22/2017	64.04
0067996	HOME DEPOT CREDIT SE	08/22/2017	743.46
0067997	IPS GROUP INC.	08/22/2017	8775.18
0067998	IPT LLC	08/22/2017	26092.90
0067999	KF MECHANICAL HEATIN	08/22/2017	21969.19
0068000	JENNIFER KIELBUS	08/22/2017	20.00
0068001	CHRISTOPHER KIENLE	08/22/2017	175.00
0068002	SWATI KUMBHAR	08/22/2017	175.00
0068003	MARIO LAMOLA	08/22/2017	175.00
0068004	LANGAN ENGINEERING A	08/22/2017	7500.00
0068005	ALEC LEVINSON	08/22/2017	165.00
0068006	KUO WEI LIU	08/22/2017	165.00
0068007	THE LOUIS BERGER GRO	08/22/2017	16311.00
0068008	JOHN W LOUIE	08/22/2017	175.00
0068009	MATRIX NEW ST GARAGE	08/22/2017	1770.00
0068010	MELISSA MCGILL	08/22/2017	175.00
0068011	METER PRODUCTS CO.,	08/22/2017	918.25
0068012	METLIFE SBC	08/22/2017	3087.73
0068013	METLIFE 457B	08/22/2017	825.00
0068014	MIDDLESEX COUNTY REG	08/22/2017	1000.00
0068015	NEW JERSEY FAMILY SU	08/22/2017	219.00
0068016	NEW JERSEY FAMILY SU	08/22/2017	212.00
0068017	MIDDLESEX COUNTY SHE	08/22/2017	162.56
0068018	NEW JERSEY FAMILY SU	08/22/2017	172.00
0068019	MIDDLESEX COUNTY SHE	08/22/2017	68.99
0068020	JOHN MULDOON	08/22/2017	165.00
0068021	SAMANTHA NAPOWANETZ	08/22/2017	165.00
0068022	NATIONAL PARTS SUPPL	08/22/2017	833.00
0068023	NATIONAL GUARDIAN LI	08/22/2017	319.83
0068024	NEW BRUNSWICK DOMEST	08/22/2017	150.00
0068025	NEW BRUNSWICK EXXON	08/22/2017	140.00
0068026	NBS ENERGY PARTNERS	08/22/2017	4776.36
0068027	NEW BRUNSWICK SISTER	08/22/2017	300.00
0068028	PARKEON	08/22/2017	285.00
0068029	PARKMOBILE USA INC	08/22/2017	2270.30
0068030	KRUNAL PATEL	08/22/2017	175.00
0068031	MITHUNKUM PATEL	08/22/2017	175.00

The Parking Authority of the City of New Brunswick
August 2017 Resolution of Operating Expenditures

0068032	HEMAL PATEL	08/22/2017	165.00
0068033	PIERSON COMMERCIAL R	08/22/2017	8319.60
0068034	PITNEY BOWES	08/22/2017	500.00
0068035	PRIMEPOINT LLC	08/22/2017	1270.10
0068036	MELISSA REARDON	08/22/2017	130.00
0068037	RICCIARDI BROTHERS	08/22/2017	398.95
0068038	RUTGERS UNIVERSITY	08/22/2017	3455.72
0068039	SCHINDLER ELEVATOR C	08/22/2017	533.98
0068040	SIGNAL ELECTRIC CORP	08/22/2017	350.00
0068041	TYCO	08/22/2017	519.90
0068042	SIX WARD SERVICE CEN	08/22/2017	4641.30
0068043	GPS/SKYBITZ	08/22/2017	558.60
0068044	SOMERSET URBAN RENEW	08/22/2017	3703.00
0068045	STANDARD ELEVATOR CO	08/22/2017	1420.87
0068046	STAPLES ADVANTAGE	08/22/2017	681.87
0068047	JOHN WALLING COURT O	08/22/2017	91.52
0068048	JOHN WALLING COURT O	08/22/2017	137.14
0068049	PAUL TAM	08/22/2017	140.00
0068050	TAPCO	08/22/2017	954.20
0068051	SMS VALET	08/22/2017	2113.00
0068052	THYSSENKRUPP ELEVATO	08/22/2017	6180.35
0068053	PHELA TOWNSEND	08/22/2017	165.00
0068054	ROB TRACHTENBERG	08/22/2017	77.50
0068055	TRIANGLE FIDELCO IND	08/22/2017	28003.07
0068056	PALLAVI VANKAYALA	08/22/2017	150.00
0068057	PAYAL VED	08/22/2017	175.00
0068058	VENTEK INTERNATIONAL	08/22/2017	4565.00
0068059	VERIZON	08/22/2017	239.62
0068060	VERIZON/FAX	08/22/2017	59.21
0068061	WB MASON CO INC	08/22/2017	1151.30
0068062	ANDREW G WEIST	08/22/2017	175.00
0068063	JAMES WENDELL	08/22/2017	175.00
0068064	WILENTZ, GOLDMAN & S	08/22/2017	24695.32
0068065	MINE MERVE YUKSEL	08/22/2017	175.00

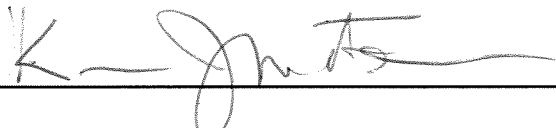
TOTAL CHECKS


761,997.04

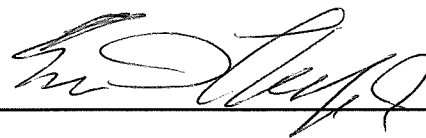
The Parking Authority of the City of New Brunswick August 2017 Resolution of Operating Expenditures

The estimated revenue operating fund expenditures which are noted below carry us through the next payment resolution. The following figures are for the period ending September 27, 2017.

Payroll Estimate	09/08/17	132,000.00
Payroll Estimate	09/22/17	132,000.00
Prior Month Payroll Estimate		(250,000.00)
Total Disbursements		761,997.04
Total Resolution Amount		<u><u>775,997.04</u></u>







**RESOLUTION OF NEW BRUNSWICK PARKING AUTHORITY
APPROVING DEVELOPMENT SERVICES AGREEMENT AND
PURCHASE AND SALE AGREEMENT WITH CULTURAL CENTER
REDEVELOPMENT ASSOCIATES URBAN RENEWAL, LLC ("DEVELOPER")**

WHEREAS, the City of New Brunswick ("City") determined an approximately 1.364 acre site in New Brunswick, more particularly described as Block 12, Lots 23.01 15.01 owned by the New Brunswick Cultural Center (the "**NBCC Land**") and a portion of Block 12, Lot 13.01 (the "**Parking Strip**") on the Official Tax Map of the City together with all rights, interests and easements appurtenant thereto, existing and hereafter acquired (collectively, the "**Land**") to be an area in need of redevelopment or an area in need of rehabilitation in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40:12A-1 et seq. and adopted a redevelopment plan for the same; and

WHEREAS, Devco has established the Developer, a New Jersey limited liability company managed by Devco, to oversee the development and construction of the Project, as described hereinbelow; and

WHEREAS, the Developer was designated redeveloper of the Land by the Housing Authority of the City of New Brunswick; and

WHEREAS, the Developer, as Redeveloper, and the Housing Authority of the City of New Brunswick (the "**Housing Authority**"), as Redevelopment Agency, entered into a Redevelopment Agreement, dated May 9, 2017 (the "**Redevelopment Agreement**"), setting forth each party's obligations with respect to the Land and the undertaking of a proposed redevelopment project; and

WHEREAS, the Project shall be comprised of the following components in the building: (a) a multilevel parking garage to be constructed within the New Brunswick Parking Authority Estate ("**NBPA Estate**") to accommodate an approximately 350-space parking garage (the "**Parking Component**"); (b) an enclosed pedestrian walkway to be constructed within the NBPA Estate, which will provide access from the Parking Component to the Theater Complex (the "**Access Component**" and together with the Parking Component and all necessary and appropriate site improvements and infrastructure, collectively, the "**Parking/Access Component**"); and (c) approximately 4,200 square feet of space within the Ballet Estate to accommodate a ballet rehearsal center (the "**Ballet Component**") (the Parking Component, the Access Component and the Ballet Component are sometimes individually referred to herein as a "**Component**" and collectively as the "**Components**"); and

WHEREAS, following the recording of the Apportionment Deed, the City will convey the NBPA Estate and the Ballet Estate to the Housing Authority who will then convey them immediately to the Developer; and

WHEREAS, following the conveyance of the NBPA and Ballet Estate to Developer, the Developer shall construct the Parking/Access Component on and within the NBPA Estate and construct the Ballet Component within the Ballet Estate upon the terms and conditions more particularly set forth in the Development Services Agreement annexed hereto and thereafter convey title to the NBPA Estate and the completed Parking/Access Component and Ballet Estate therein to NBPA upon the terms and conditions more particularly set forth in the Purchase and Sale Agreement (the "**Purchase and Sale Agreement**"); and

WHEREAS, NBPA desires to engage the Developer to construct the Parking/Access Component and Ballet Component in accordance with the terms and conditions of the Development Services Agreement annexed hereto; and

WHEREAS, upon substantial completion of all of said improvements, as provided in the Development Services Agreement, Developer shall convey to NBPA, and NBPA shall accept from Developer, title to the NBPA and Ballet Estates, as defined in Purchase and Sale Agreement, and the improvements constructed therein on the terms and conditions set forth is the Purchase and Sale Agreement; and

WHEREAS, the Executive Director and special counsel have negotiated the terms of the Development Services Agreement and Purchase and Sale Agreement and recommend that both Agreements be approved the Parking Authority; and

WHEREAS, the Parking Authority by Resolution dated June 27, 2017 previously approved a Development Services Agreement and Purchase and Sale Agreement between the New Brunswick Parking Authority and Cultural Center Redevelopment Associates Urban Renewal, LLC, which agreements were not executed and have been substantially revised and provide for the Ballet Estate to be purchased by the Parking Authority; and

NOW, THEREFORE, the Commissioners of the New Brunswick Parking Authority resolve the following:

1. The Development Services Agreement and the Purchase and Sale Agreement between the New Brunswick Parking Authority and Cultural Center Redevelopment Associates Urban Renewal, LLC are hereby approved in substantially the form annexed hereto.
2. The Executive Director is hereby authorized to execute the above-noted two Agreements on behalf of New Brunswick Parking Authority.
3. The Resolution dated June 27, 2017 approving the prior Development Services Agreement and Purchase and Sale Agreement is superseded by this Resolution and the June 27, 2017 Resolution is deemed null and void.
4. This Resolution shall take effect immediately.

RESOLUTION OF NEW BRUNSWICK PARKING AUTHORITY
 APPROVING DEVELOPMENT SERVICES AGREEMENT AND
 PURCHASE AND SALE AGREEMENT WITH CULTURAL CENTER
 REDEVELOPMENT ASSOCIATES URBAN RENEWAL, LLC ("DEVELOPER")

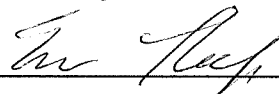
VOTING RECORD

Dated: August 23, 2017

COMMISSIONERS	<u>3</u> /YES	<u>0</u> NO	<u>0</u> /ABSTAIN	<u>2</u> /AB SENT
Kevin McTernan	✓			
Anthony Caputo	✓			
Louis Garlatti, Jr.				✓
Edwin Keefe	✓			
Andrea Eato-White				✓

I certify that the above record is an accurate recitation of the votes cast by the Board of Commissioners of the New Brunswick Parking Authority.

August 23, 2017



 Edwin Keefe, Secretary NBPA