

**Agenda**  
**New Brunswick Parking Authority**  
**November 29, 2017**

- A. Call to Order
- B. Read Public Notice
- C. Minutes from October 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 November 2017
  - 2. Resolution adopting the 2018 Authority Budget
  - 3. Resolution to approve 4<sup>th</sup> addendum to Power Purchase Agreement
  - 4. Resolution Authorizing Competitive Contracting for On-Line Reservation Services/System
- I. Old Business
- J. New Business
- K. Closed Session
  - 1. Legal
  - 2. Personnel
- L. Open Session
- M. Adjourn

**Minutes of a Regular Board Meeting  
November 29, 2017**

A Regular Meeting of the New Brunswick Parking Authority was held on November 29, 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.

|                                     |                     |              |
|-------------------------------------|---------------------|--------------|
| <b>Commissioners in Attendance:</b> | Kevin McTernan      | Chairman     |
|                                     | Edwin Keefe         | Secretary    |
|                                     | Louis Garlatti, Jr. | Treasurer    |
|                                     | Andrea Eato-White   | Commissioner |

|                                      |                   |                          |
|--------------------------------------|-------------------|--------------------------|
| <b>NBPA Personnel in Attendance:</b> | Mitchell Karon    | Executive Director       |
|                                      | Bright Rajaratnam | Chief Financial Officer  |
|                                      | Stephanie Zucker  | Administrative Assistant |
|                                      | Howard Izes       | Management Consultant    |

|                           |              |                               |
|---------------------------|--------------|-------------------------------|
| <b>Not in Attendance:</b> | Tony Caputo  | 1 <sup>st</sup> Vice Chairman |
|                           | Leonard Bier | General Counsel               |

**Minutes**

On motion of Mr. Keefe, seconded by Mr. Garlatti, the Board approved the minutes of the October 2017 Regular Board Meeting. Vote: 4-yes, 0-no, 0-abstain, 1-absent (Caputo).

**Executive Director's Report**

Mr. Karon reports that the NBPA will be offering a holiday season grace period of 15 minutes for people parked at on-street meters. The grace period will be in effect from December 1<sup>st</sup> through January 1<sup>st</sup>.

The NBPA would like to offer online parking reservations for its customers. There is a resolution on the agenda tonight to request competitive contract proposals for companies that provide the service.

The NBPA has received the Nissan Leaf electric vehicle and now in use. NBPA personnel has received training on the vehicle.

The Board is advised that the NBPA is submitting an application to the International Parking Institute for an Award of Excellence in the category of Innovation in a Parking Operation. The NBPA is submitting its' Digital Permitting Program.

## **Finance**

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

Mr. Rajaratnam advises that the financial statement may not be ready in time for the next Board Meeting due to December being a short month.

## **Legal**

No Legal to Report.

## **Public Comment**

A member of the public asks for an update on the Ferren site. Mr. Karon advises that the monitoring wells have been put in. The County is working on realigning Spring Street. The Wells Fargo structure should be removed within the next 30 days and the NBPA is looking to activate the Wells Fargo lot in the meantime. The Ferren Lot will not be open until remediation is complete.

A member of the public asks if 75 Paterson St. is going to be demolished. The Board advises that the NBPA is looking to demolish it and is waiting for the electric and water to be shut off. A member of the public asks if this will be done by the same contractor as the Ferren site. The Board says they are not sure and that DEVCO is getting bids.

A member of the public asks if there are any other land acquisitions in the works. Mr. Karon says no.

## **Board Discussion**

No Board Discussion.

## **Resolutions**

On motion of Mr. Keefe, seconded by Mrs. Eato-White, the Board approved the Payment Resolution for November 2017. Vote: 4-yes, 0-no, 0-abstain, 1-absent (Caputo).

On motion of Mr. Garlatti, seconded by Mrs. Eato-White, the Board approved the Resolution to Adopt the 2018 Authority Budget. Vote: 4-yes, 0-no, 0-abstain, 1-absent (Caputo).

On motion of Mr. Keefe, seconded by Mrs. Eato-White, the Board approved the Resolution to Approve the 4<sup>th</sup> Addendum to the Power Purchase Agreement. Vote: 4-yes, 0-no, 0-abstain, 1-absent (Caputo).


On motion of Mr. Garlatti, seconded by Mrs. Eato-White, the Board approved the Resolution Authorizing Competitive Contracting for On-Line Reservation Services/System. Vote: 4-yes, 0-no, 0-abstain, 1-absent (Caputo).

**Old Business**

No Old Business

**Adjourn**

On motion of Mrs. Eato-White, seconded by Mr. Gariatti, the Board adjourned at 5:13pm.  
Vote: 4-yes, 0-no, 0-abstain, 1-absent (Caputo).



---

Edwin Keefe  
Secretary

## The Parking Authority of the City of New Brunswick November 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                    | 11/09/2017 | 23,000.00  |
| WIRE    | HEALTH BENEFITS            | 11/09/2017 | 89,463.95  |
| WIRE    | HEALTH BENEFITS - RETIREES | 11/09/2017 | 2,588.58   |
| WIRE    | PAYROLL ACCOUNT            | 11/01/2017 | 125,654.12 |
| WIRE    | PAYROLL ACCOUNT            | 11/15/2017 | 122,525.21 |
| WIRE    | PAYROLL ACCOUNT            | 11/29/2017 | 122,303.33 |
| 0068453 | JONATHAN ABRAHAMS          | 11/01/2017 | 30.00      |
| 0068454 | ACCOUNTEMPS                | 11/01/2017 | 897.51     |
| 0068455 | CONCEPCION SALDANA-A       | 11/01/2017 | 109.00     |
| 0068456 | CABLEVISION/ADMIN          | 11/01/2017 | 736.97     |
| 0068457 | CABLEVISION/WELLNESS       | 11/01/2017 | 154.03     |
| 0068458 | THE CITY OF NEW BRUN       | 11/01/2017 | 12.32      |
| 0068459 | HARRY DELGADO              | 11/01/2017 | 1,397.19   |
| 0068460 | HICKS COMMUNICATIONS       | 11/01/2017 | 575.00     |
| 0068461 | HELEN KOLIAS               | 11/01/2017 | 115.40     |
| 0068462 | METLIFE 457B               | 11/01/2017 | 825.00     |
| 0068463 | NEW JERSEY FAMILY SU       | 11/01/2017 | 212.00     |
| 0068464 | MIDDLESEX COUNTY SHE       | 11/01/2017 | 162.56     |
| 0068465 | NEW JERSEY FAMILY SU       | 11/01/2017 | 54.00      |
| 0068466 | NEW JERSEY FAMILY SU       | 11/01/2017 | 100.00     |
| 0068467 | NATIONAL PARTS SUPPL       | 11/01/2017 | 95.54      |
| 0068468 | JOHN NOWIKOW               | 11/01/2017 | 84.00      |
| 0068469 | NYS CHILD SUPPORT          | 11/01/2017 | 385.00     |
| 0068470 | PSE&G/WELLNESS ELECT       | 11/01/2017 | 8,267.18   |
| 0068471 | PSE&G/WELLNESS GAS         | 11/01/2017 | 54.75      |
| 0068472 | PSEG/RT27 & KIRKPATR       | 11/01/2017 | 379.86     |
| 0068473 | SOUTH JERSEY ENERGY        | 11/01/2017 | 66.80      |
| 0068474 | JOHN WALLING COURT O       | 11/01/2017 | 18.27      |
| 0068475 | JOHN WALLING COURT O       | 11/01/2017 | 137.14     |
| 0068476 | JAMIE KELLY, TRUSTEE       | 11/01/2017 | 206.65     |
| 0068477 | VERIZON                    | 11/01/2017 | 626.78     |
| 0068478 | VERIZON CABS               | 11/01/2017 | 295.12     |
| 0068479 | VERIZON CABS               | 11/01/2017 | 520.35     |
| 0068480 | VERIZON CABS               | 11/01/2017 | 1,040.69   |
| 0068481 | ACCOUNTEMPS                | 11/08/2017 | 878.85     |

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

|         |                      |            |           |
|---------|----------------------|------------|-----------|
| 0068482 | ADVANZA TECHNOLOGIES | 11/08/2017 | 1,166.60  |
| 0068483 | CABLEVISION/PSD      | 11/08/2017 | 31.96     |
| 0068484 | SOLTERRA RECYCLING S | 11/08/2017 | 624.00    |
| 0068485 | SOLTERRA RECYCLING S | 11/08/2017 | 2,014.75  |
| 0068486 | CRYSTAL SPRINGS      | 11/08/2017 | 94.90     |
| 0068487 | HIRERIGHT LLC        | 11/08/2017 | 300.18    |
| 0068488 | INTEGRATED TECHNICAL | 11/08/2017 | 50.00     |
| 0068489 | TEAMSTERS UNION LOCA | 11/08/2017 | 401.00    |
| 0068490 | ACCONTEMPS           | 11/21/2017 | 871.91    |
| 0068491 | CABLEVISION          | 11/21/2017 | 2,519.65  |
| 0068492 | CITY OF NEW BRUNSWIC | 11/21/2017 | 106.11    |
| 0068493 | EVERBANK             | 11/21/2017 | 184.20    |
| 0068494 | HICKS COMMUNICATIONS | 11/21/2017 | 1,590.00  |
| 0068495 | HOME NEWS TRIBUNE    | 11/21/2017 | 139.72    |
| 0068496 | MARLIN BUSINESS BANK | 11/21/2017 | 134.82    |
| 0068497 | METLIFE 457B         | 11/21/2017 | 825.00    |
| 0068498 | NEW JERSEY FAMILY SU | 11/21/2017 | 212.00    |
| 0068499 | MIDDLESEX COUNTY SHE | 11/21/2017 | 162.56    |
| 0068500 | NEW JERSEY FAMILY SU | 11/21/2017 | 54.00     |
| 0068501 | NEW JERSEY FAMILY SU | 11/21/2017 | 100.00    |
| 0068502 | NATIONAL GUARDIAN LI | 11/21/2017 | 331.35    |
| 0068503 | NYS CHILD SUPPORT    | 11/21/2017 | 385.00    |
| 0068504 | SPECTROTEL           | 11/21/2017 | 437.27    |
| 0068505 | JOHN WALLING COURT O | 11/21/2017 | 137.14    |
| 0068506 | JAMIE KELLY,TRUSTEE  | 11/21/2017 | 206.65    |
| 0068507 | TRIANGLE FIDELCO IND | 11/21/2017 | 24,086.11 |
| 0068508 | VERIZON WIRELESS     | 11/21/2017 | 1,377.43  |
| 0068509 | VERIZON/WELLNESS     | 11/21/2017 | 378.35    |
| 0068510 | VERIZON/FAX          | 11/21/2017 | 66.49     |
| 0068511 | AMANDA HERRMANN      | 11/29/2017 | 175.00    |
| 0068512 | GUL GOKSEL           | 11/29/2017 | 175.00    |
| 0068513 | CHARLES LA MANTIA    | 11/29/2017 | 660.00    |
| 0068514 | BHARATH HARI         | 11/29/2017 | 180.00    |
| 0068515 | BRIAN PETERS         | 11/29/2017 | 180.00    |
| 0068516 | CHENRUI ANG          | 11/29/2017 | 150.00    |
| 0068517 | DJOVID AZIZOV        | 11/29/2017 | 82.50     |
| 0068518 | JOHN OSTYNSKI        | 11/29/2017 | 180.00    |
| 0068519 | JUAN ESCOBAR         | 11/29/2017 | 10.00     |
| 0068520 | KATHERINE BLAZO      | 11/29/2017 | 180.00    |
| 0068521 | MARIA MCSORLEY       | 11/29/2017 | 82.50     |
| 0068522 | MATTHEW BELTRAN      | 11/29/2017 | 180.00    |
| 0068523 | MICHAEL DREW         | 11/29/2017 | 180.00    |
| 0068524 | AIDA GILANCHI        | 11/29/2017 | 2.00      |

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

|         |                      |            |           |
|---------|----------------------|------------|-----------|
| 0068525 | LILY FELD            | 11/29/2017 | 4.00      |
| 0068526 | RAMESH ANUMOLU       | 11/29/2017 | 180.00    |
| 0068527 | DR SYLWIA M SOLTYS   | 11/29/2017 | 13.00     |
| 0068528 | TIRA BENNETT         | 11/29/2017 | 180.00    |
| 0068529 | PRUDENCE ROLLINS     | 11/29/2017 | 87.50     |
| 0068530 | ALICE SCHWARTZ       | 11/29/2017 | 2.00      |
| 0068531 | KEREN LESSING        | 11/29/2017 | 20.00     |
| 0068532 | LINDA BASSETT        | 11/29/2017 | 25.00     |
| 0068533 | RAVI NADIMINTI       | 11/29/2017 | 175.00    |
| 0068534 | BARBARA SYKULSKI     | 11/29/2017 | 11.00     |
| 0068535 | ZACHARY FROIO        | 11/29/2017 | 82.50     |
| 0068536 | EILEEN PITZER        | 11/29/2017 | 120.00    |
| 0068537 | DEBDIP GHATAK        | 11/29/2017 | 120.00    |
| 0068538 | MANUEL PALACIOS      | 11/29/2017 | 60.00     |
| 0068539 | AARON & COMPANY      | 11/29/2017 | 23.11     |
| 0068540 | ACCOUNTEMPS          | 11/29/2017 | 879.28    |
| 0068541 | AFLAC                | 11/29/2017 | 2,273.00  |
| 0068542 | ALLIED FIRE & SAFETY | 11/29/2017 | 677.00    |
| 0068543 | AMERICAN TIRE DISTRI | 11/29/2017 | 987.28    |
| 0068544 | AMERICAN SHREDDER    | 11/29/2017 | 40.00     |
| 0068545 | CHENRUI ANG          | 11/29/2017 | 150.00    |
| 0068546 | APRUZZESE MCDERMOTT  | 11/29/2017 | 40.00     |
| 0068547 | ASBURY MS LOCKSMITHI | 11/29/2017 | 435.00    |
| 0068548 | DJOVID AZIZOV        | 11/29/2017 | 165.00    |
| 0068549 | BEST PRODUCTS SALES  | 11/29/2017 | 2,595.00  |
| 0068550 | BEST CLEANING BUILDI | 11/29/2017 | 2,743.00  |
| 0068551 | LEONARD T. BIER      | 11/29/2017 | 4,000.00  |
| 0068552 | ALBANY ST PLAZA URBA | 11/29/2017 | 144.00    |
| 0068553 | ANDREW BRENNAN       | 11/29/2017 | 165.00    |
| 0068554 | BRUNSWICK URGENT CAR | 11/29/2017 | 520.00    |
| 0068555 | CASH: CHANGE FUND/PE | 11/29/2017 | 364.82    |
| 0068556 | CENTRAL JERSEY PROPE | 11/29/2017 | 4,200.00  |
| 0068557 | SOLTERRA RECYCLING S | 11/29/2017 | 624.00    |
| 0068558 | KATHY CHAO           | 11/29/2017 | 175.00    |
| 0068559 | PETER CHING          | 11/29/2017 | 175.00    |
| 0068560 | CIRCLE JANITORIAL SU | 11/29/2017 | 1,967.02  |
| 0068561 | NEW BRUNSWICK CITYCE | 11/29/2017 | 650.00    |
| 0068562 | CLEAN MAT SERVICES L | 11/29/2017 | 180.30    |
| 0068563 | CITY OF NEW BRUNSWIC | 11/29/2017 | 30,419.90 |
| 0068564 | KEVIN DEHMER         | 11/29/2017 | 135.00    |
| 0068565 | JASON DORFSCHNEIDER  | 11/29/2017 | 165.00    |
| 0068566 | DOWNTOWN PRINTING CE | 11/29/2017 | 663.41    |
| 0068567 | EASTERN ARMORED SERV | 11/29/2017 | 3,146.00  |

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

|         |                      |            |           |
|---------|----------------------|------------|-----------|
| 0068568 | WILLIAM EBERDING     | 11/29/2017 | 165.00    |
| 0068569 | ECS                  | 11/29/2017 | 393.75    |
| 0068570 | JUAN ESCOBAR         | 11/29/2017 | 85.00     |
| 0068571 | F&G MECHANICAL       | 11/29/2017 | 784.00    |
| 0068572 | FRANK'S HARDWARE &   | 11/29/2017 | 153.79    |
| 0068573 | POOJA GARG           | 11/29/2017 | 150.00    |
| 0068574 | POOJA GARG           | 11/29/2017 | 150.00    |
| 0068575 | GEORGE ST HOLDINGS L | 11/29/2017 | 3,501.00  |
| 0068576 | GLOBAL EQUIPMENT COM | 11/29/2017 | 1,629.69  |
| 0068577 | GUL S GOKSEL         | 11/29/2017 | 175.00    |
| 0068578 | GPANJ                | 11/29/2017 | 100.00    |
| 0068579 | BENJAMIN HILL        | 11/29/2017 | 300.00    |
| 0068580 | HOAGLAND LONGO MORAN | 11/29/2017 | 180.00    |
| 0068581 | HOME DEPOT CREDIT SE | 11/29/2017 | 219.65    |
| 0068582 | AMBER HUMAYUN        | 11/29/2017 | 175.00    |
| 0068583 | IPS GROUP INC.       | 11/29/2017 | 13,681.80 |
| 0068584 | IPT LLC              | 11/29/2017 | 21,577.06 |
| 0068585 | KF MECHANICAL HEATIN | 11/29/2017 | 706.31    |
| 0068586 | NAIHA KHAN           | 11/29/2017 | 175.00    |
| 0068587 | KUMKANG FRUIT & VEGE | 11/29/2017 | 902.98    |
| 0068588 | MATRIX NEW ST GARAGE | 11/29/2017 | 1,750.00  |
| 0068589 | MIDDLESEX COUNTY REG | 11/29/2017 | 250.00    |
| 0068590 | MARIA MCSORLEY       | 11/29/2017 | 330.00    |
| 0068591 | METLIFE 457B         | 11/29/2017 | 800.00    |
| 0068592 | MIDDLESEX COUNTY TRE | 11/29/2017 | 4,681.26  |
| 0068593 | NEW JERSEY FAMILY SU | 11/29/2017 | 219.00    |
| 0068594 | NEW JERSEY FAMILY SU | 11/29/2017 | 212.00    |
| 0068595 | MIDDLESEX COUNTY SHE | 11/29/2017 | 162.56    |
| 0068596 | MIDDLESEX COUNTY SHE | 11/29/2017 | 68.99     |
| 0068597 | NEW JERSEY FAMILY SU | 11/29/2017 | 100.00    |
| 0068598 | CHRISTINE MIZRAHI    | 11/29/2017 | 240.00    |
| 0068599 | MODERN GROUP LTD     | 11/29/2017 | 3,973.16  |
| 0068600 | MRI SERVICES         | 11/29/2017 | 479.99    |
| 0068601 | NATIONAL PARTS SUPPL | 11/29/2017 | 808.22    |
| 0068602 | NBS ENERGY PARTNERS  | 11/29/2017 | 2,910.14  |
| 0068603 | DIANA NGO            | 11/29/2017 | 175.00    |
| 0068604 | NJBIA                | 11/29/2017 | 995.00    |
| 0068605 | NJ DEPT OF ENVIRONME | 11/29/2017 | 10.00     |
| 0068606 | NYS CHILD SUPPORT    | 11/29/2017 | 385.00    |
| 0068607 | PARKEON              | 11/29/2017 | 171.00    |
| 0068608 | PARKMOBILE USA INC   | 11/29/2017 | 3,916.25  |
| 0068609 | PHOENIX ADVISORS LLC | 11/29/2017 | 1,550.00  |
| 0068610 | PIERSON COMMERCIAL R | 11/29/2017 | 8,319.60  |



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

|         |                      |            |           |
|---------|----------------------|------------|-----------|
| 0068611 | PITNEY BOWES         | 11/29/2017 | 300.00    |
| 0068612 | PRIMEPOINT LLC       | 11/29/2017 | 1,081.90  |
| 0068613 | PSEG/RT27 & KIRKPATR | 11/29/2017 | 294.86    |
| 0068614 | PSEG/MAIN ACCOUNT    | 11/29/2017 | 47,801.26 |
| 0068615 | COLLEGE RECOVERY LLC | 11/29/2017 | 165.00    |
| 0068616 | ALLEN REPOSH         | 11/29/2017 | 100.00    |
| 0068617 | THE RESTAURANT GUYS  | 11/29/2017 | 2,500.00  |
| 0068618 | MARIA RIEGEL         | 11/29/2017 | 175.00    |
| 0068619 | RUTGERS UNIVERSITY   | 11/29/2017 | 3,195.49  |
| 0068620 | SAL ELECTRIC CO INC  | 11/29/2017 | 2,109.41  |
| 0068621 | SAMZIE'S UNIFORMS    | 11/29/2017 | 212.00    |
| 0068622 | SCHOENBERG SALT CO., | 11/29/2017 | 6,517.00  |
| 0068623 | TYCO                 | 11/29/2017 | 1,357.66  |
| 0068624 | SIX WARD SERVICE CEN | 11/29/2017 | 3,290.70  |
| 0068625 | GPS/SKYBITZ          | 11/29/2017 | 558.60    |
| 0068626 | SOMERSET GLASS COMPA | 11/29/2017 | 1,640.00  |
| 0068627 | SOMERSET URBAN RENEW | 11/29/2017 | 4,692.00  |
| 0068628 | NJ ADVANCE MEDIA     | 11/29/2017 | 341.10    |
| 0068629 | STAR QUALITY CLEANER | 11/29/2017 | 151.35    |
| 0068630 | STANDARD ELEVATOR CO | 11/29/2017 | 2,740.87  |
| 0068631 | VICTORIA STANGER     | 11/29/2017 | 100.00    |
| 0068632 | JOHN WALLING COURT O | 11/29/2017 | 137.14    |
| 0068633 | JAMIE KELLY, TRUSTEE | 11/29/2017 | 206.65    |
| 0068634 | SWIFT                | 11/29/2017 | 1,311.63  |
| 0068635 | SMS VALET            | 11/29/2017 | 1,996.00  |
| 0068636 | THYSSENKRUPP ELEVATO | 11/29/2017 | 6,180.35  |
| 0068637 | LAUREN TRIPODI       | 11/29/2017 | 165.00    |
| 0068638 | ULINE                | 11/29/2017 | 391.26    |
| 0068639 | VERITAS C/O          | 11/29/2017 | 330.00    |
| 0068640 | EVAN VINJAMURI       | 11/29/2017 | 160.00    |
| 0068641 | WB MASON CO INC      | 11/29/2017 | 1,111.33  |
| 0068642 | WILENTZ, GOLDMAN & S | 11/29/2017 | 414.00    |


**TOTAL CHECKS**

**774,601.18**

The Parking Authority of the City of New Brunswick  
November 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 December 20, 2017

|                              |          |                   |
|------------------------------|----------|-------------------|
| Payroll Estimate             | 12/13/17 | 120,000.00        |
| Prior Month Payroll Estimate |          | (360,000.00)      |
| Total Disbursements          |          | 774,601.18        |
| Total Resolution Amount      |          | <u>534,601.18</u> |

  
\_\_\_\_\_

  
\_\_\_\_\_

  
\_\_\_\_\_

  
\_\_\_\_\_

# 2018 ADOPTED BUDGET RESOLUTION

## City of New Brunswick Parking Authority AUTHORITY

**FISCAL YEAR: FROM: January 1, 2018 TO: December 31, 2018**

WHEREAS, the Annual Budget and Capital Budget/Program for the City of New Brunswick Parking Authority for the fiscal year beginning January 1, 2018 and ending, December 31, 2018 has been presented for adoption before the governing body of the City of New Brunswick Parking Authority at its open public meeting of 29<sup>th</sup> of November 2017; and


WHEREAS, the Annual Budget and Capital Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$ 32,420,896, Total Appropriations, including any Accumulated Deficit, if any, of \$32,205,618 and Total Unrestricted Net Position utilized of \$0; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of 800,000 and Total Unrestricted Net Position planned to be utilized of \$150,000; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of City of New Brunswick Parking Authority, at an open public meeting held on 29<sup>th</sup> of November 2017 that the Annual Budget and Capital Budget/Program of the City of New Brunswick Parking Authority for the fiscal year beginning, January 1, 2018 and, ending, December 31, 2018 is hereby adopted and shall constitute appropriations for the purposes stated; and

BE IT FURTHER RESOLVED, that the Annual Budget and Capital Budget/Program as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

  
\_\_\_\_\_  
(Secretary's Signature)

11/29/2017  
(Date)

| Governing Body<br>Member: | Recorded Vote |     |         |          |
|---------------------------|---------------|-----|---------|----------|
|                           | 4 Aye         | Nay | Abstain | 1 Absent |
| Kevin McTernan            | ✓             |     |         |          |
| Tony Caputo               |               |     |         | ✓        |
| Louis Garlatti, Jr.       | ✓             |     |         |          |
| Edwin Keefe               | ✓             |     |         |          |
| Andrea Eato-White         | ✓             |     |         |          |

**4<sup>th</sup> ADDENDUM TO POWER PURCHASE AGREEMENT BETWEEN NBS ENERGY PARTNERS LLC AND THE CITY OF NEW BRUNSWICK, THE NEW BRUNSWICK PARKING AUTHORITY, AND THE NEW BRUNSWICK BOARD OF EDUCATION**

NBS ENERGY PARTNERS LLC, ("Seller"), a New Jersey limited liability company, and **THE CITY OF NEW BRUNSWICK, THE NEW BRUNSWICK PARKING AUTHORITY, AND THE NEW BRUNSWICK BOARD OF EDUCATION** (collectively, the "Buyers," and, together with Seller, the "Parties" and each a "Party") entered into a Power Purchase Agreement dated December 31, 2009, as amended by the Addendum to Power Purchase Agreement dated July 5, 2012, the 2<sup>nd</sup> Addendum to Power Purchase Agreement dated October, 22, 2015, and the 3<sup>rd</sup> Addendum to Power Purchase Agreement dated June 28, 2016 for the supply of solar photovoltaic generated electricity to be supplied by Seller to Buyers at various locations in New Brunswick, New Jersey (such agreement, as amended and modified, the "PPA"). The Parties, on this date of September \_\_\_\_\_, 2017 hereby amend the PPA as follows (this amendment the "4<sup>th</sup> Addendum"):

1. To permit sufficient time to obtain all required Governmental Approvals, **with regard to the Component Parts to be constructed:**

**1-NBBOE Administration building – approximately 452.90 kw (DC) carport**

**2-Lincoln Annex school – approximately 171.40 kw (DC) roof mount system**

**3-NBBOE High School – approximately 575.30 kw (DC) carport**

**4-NBBOE Middle School – approximately 367.20 kw (DC) carport**

**5-Red Shaw Elementary School – approximately 85.70 kw (DC) carport**

**6-Roosevelt Elementary School – approximately 97.90 kw (DC) roof mount system**

**(collectively the "2017 SEFs")**, the deadline for Seller to obtain all required Governmental Approvals shall be extended to February 28, 2018. No roof repair or replacement requirements will be associated with any 2017 SEFs.

2. The Buyers' acknowledge that, due to the condition of the roof and property, the Seller shall not be obligated to construct the Component Parts on the Livingston Elementary School (61.20 kw (DC) roof mount system), and the Buyers further acknowledge that the Seller has advised Buyers that it does not intend to build the Component Parts on the Livingston Elementary School.
3. To permit sufficient time to obtain all required Governmental Approvals, **with regard to the Component Parts to be constructed for Paul Robeson Elementary School – approximately 200 kw ("PRES")**, only, due to the anticipated construction completion of summer 2018, the deadline for Seller to obtain all required Governmental Approvals shall be extended to December 31, 2018.

4. Final system sizes for all Component Parts shall be provided to Buyers upon Seller's receipt of final Governmental Approvals.
5. To permit sufficient time to construct the 2017 SEFs, Section 2.2(e) of the PPA is hereby amended with respect to the 2017 SEFs to extend the deadline for the Commercial Operation Date for the 2017 SEFs until August 31, 2018.
6. To permit sufficient time to construct the PRES, Section 2.2(e) of the PPA is hereby amended with respect to the PRES to extend the deadline for the Commercial Operation Date for the PRES until August 31, 2019.
7. The Parties hereby agree that no Extension Term permitted pursuant to Section 2.1(c) of the PPA shall extend beyond ten years, without the express mutual agreement of each Party.
8. The limitation that construction may only occur between the hours of 3PM and 11PM when school is in session is hereby waived with respect to the 2017 SEFs and PRES.
9. The notice information for Seller as it relates to the 2017 SEFs and the PRES shall be as follows:

NBS Energy Partners, LLC  
c/o GSPP Onyx New Brunswick, LLC  
4 Landmark Square, Suite 303  
Stamford, CT 06901  
Attn: Scott Kerner  
E-mail: scott@greenstreetsolarpower.com

10. In accordance with the comprehensive license rights provided for in Section 5.1(a-c) of the PPA, after execution and delivery of this Amendment, upon request from Seller, Buyer and Seller shall execute, acknowledge and deliver a Notice of Easement for each 2017 SEF and the PRES (in the form attached hereto as Exhibit A) for recording in the applicable registry of deeds with the Middlesex County Clerk's office, provided that Seller delivers to Buyer, at the time it executes such Notice of Easement, a Termination of Easement, in the form attached hereto as Exhibit B, executed and acknowledged by Seller. Buyer agrees that it shall not record the Termination of Easement at any time prior to the termination or expiration of the PPA.
11. No Other Changes. Except as set forth in this 4<sup>th</sup> Addendum and prior amendments, the PPA shall remain unmodified and in full force and effect. All references in the PPA shall hereafter be deemed to refer to the PPA as amended from time to time, including by this 4<sup>th</sup> Addendum.
12. Counterparts. This 4<sup>th</sup> Addendum may be executed by facsimile, electronic signature or in multiple counterparts, each of which shall constitute an original, but all of which shall constitute one document.

Acknowledged on behalf of NBS Energy Partners LLC:

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Acknowledged on behalf of City of New Brunswick:

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

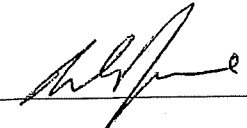
Acknowledged on behalf of New Brunswick Parking  
Authority:

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Acknowledged on behalf of New Brunswick Board  
of Education:

By: \_\_\_\_\_ 

Name: \_\_\_\_\_ *Richard Jannone*

Title: \_\_\_\_\_ *SBAP/S*

EXHIBIT A

FORM OF NOTICE OF EASEMENT

NOTICE OF EASEMENT

In accordance with the provisions of N.J.S.A. Title 46, Chapter 26A, notice is hereby given that New Brunswick Board of Education, 286 Baldwin Street, 3<sup>rd</sup> Floor, New Brunswick, NJ 08901 ("Grantor"), has granted GSPP Onyx New Brunswick, LLC, a New York limited liability company with a mailing address of 4 Landmark Square, Suite 303, Stamford, CT 06901 ("Grantee"), an easement (the "Easement") as of \_\_\_\_\_, 2017 as follows:

Date of Execution of this Notice: \_\_\_\_\_.

Dates of Amendments: none.

Description of Premises: see Attachment A attached hereto and incorporated herein.

Term of Easement: Fifteen (15) years commencing on \_\_\_\_\_ and ending on \_\_\_\_\_ (the "Term").

Rights of Extension: Additional Fifteen years in accordance with the terms of the Power Purchase Agreement.

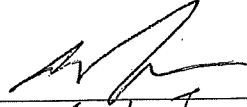
GRANT OF EASEMENT. Grantor, for itself and its successors and assigns, hereby grants to Grantee, and its successors and assigns, an exclusive Easement subject to the terms of the Power Purchase Agreement ("PPA"), over, across and on that portion of Grantor's Parcel as is described in overview form on Attachment B attached hereto and incorporated herein (the "Easement Area") for the installation, operation, maintenance, repair and reconstruction or replacement of the solar powered electric generating system, including the roof areas identified on Exhibit B along with the conduits, cable or wire pathways, and such other interior or exterior areas of any buildings or structures on Grantor's Parcel upon which are located any solar power modules, wires, inverters, load management or monitoring devices, panel boxes, meters, disconnects, switches, and any other equipment associated with the System; and the scope of this Easement shall further include such reasonable ingress and egress to the System, including walkways, stairs or ladders, and access hatches, along with such reasonable working space area, including sufficient space for ladders, cranes, and other such equipment, that will permit and enable access to the System, that is consistent with the installation, operation, maintenance, repair, and reconstruction or replacement of the System, for so long as Grantor's Parcel containing any components of the System remain standing and for so long as the PPA remains in place and the System is located on the Easement, provided the Grantee shall not have the right to exclude Grantor from the Easement Area; but Grantor's access to the Easement Area shall be in accordance with the terms of the PPA.

[Signatures begin on following page]

Executed as a sealed instrument as of this 27 day of Oct, 20117

GRANTOR:

Acknowledged on behalf of New Brunswick Board  
of Education:

By:   
Name: Richard Jammone  
Title: SAB/BS

GRANTEE:

GSP ONYX NEW BRUNSWICK, LLC

BY: GSP Holdco, LLC

BY: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

[ACKNOWLEDGMENT TO FOLLOW]



**ACKNOWLEDGEMENT**

State of New Jersey )  
 ) ss.  
County of Somerset )

The foregoing instrument was acknowledged before me this 27th day of Oct, 2017  
by R. L. Jannouse, the Business Administrator of New Brunswick Board  
of Education.

WITNESS my hand and official seal.

Valeria Gamble  
Notary Public, State of New Jersey

VALERIA G. GAMBLE  
NOTARY PUBLIC OF NEW JERSEY  
ID # 2328738  
(Seal) My Commission Expires 5/6/2020  
Commission Expiration Date \_\_\_\_\_

**ACKNOWLEDGEMENT**

State of )  
 ) ss.  
County of )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 201\_\_  
by \_\_\_\_\_, the Manager of GSPP Holdco, LLC, the Manager of GSPP  
Onyx New Brunswick, LLC.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public, State of New Jersey

(Seal)  
Commission Expiration Date \_\_\_\_\_

**Attachment A**  
**Description of Premises**

- 1-NBBOE Administration building – parking lot
- 2-Lincoln Annex school – roof
- 3-New Brunswick High School – parking lot
- 4-New Brunswick Middle School – parking lot
- 5-Red Shaw Elementary School – parking lot
- 6-Roosevelt Elementary School – roof
- 7-Paul Robeson Elementary School - roof

**Attachment B**  
**Easement Areas Identified in Blue**

EXHIBIT B  
FORM OF NOTICE OF TERMINATION OF EASEMENT

NOTICE OF TERMINATION OF EASEMENT

This Notice of Termination of Easement is hereby given on 27<sup>th</sup> day of dec, 201( ) that the Easement granted on \_\_\_\_\_, 201\_\_ by and between **New Brunswick Board of Education**, 286 Baldwin Street, 3<sup>rd</sup> Floor, New Brunswick, NJ 08901 ("Grantor"), and **GSPP Onyx New Brunswick, LLC**, a New York limited liability company with a mailing address of 4 Landmark Square, Suite 303, Stamford, CT 06901 ("Grantee") as recorded in the [Registry of Deeds Reference] in Book \_\_, Page \_\_, terminated effective as of \_\_\_\_\_, 201\_\_.

Executed as a sealed instrument as of this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

GRANTOR:

Acknowledged on behalf of New Brunswick Board  
of Education:

By: \_\_\_\_\_  
Name: Rich Jannone  
Title: SOPA/PS

[Signatures continue on following page]

GRANTEE:

GSPP ONYX NEW BRUNSWICK, LLC

BY: GSPP Holdco, LLC

BY: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

[ACKNOWLEDGMENTS TO FOLLOW]

**ACKNOWLEDGEMENT**

State of New Jersey                    )  
  ) ss.  
County of                                    )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 201\_\_  
by \_\_\_\_\_, the \_\_\_\_\_ of New Brunswick Board  
of Education.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public, State of New Jersey

(Seal)

Commission Expiration Date \_\_\_\_\_

**ACKNOWLEDGEMENT**

State of                                    )  
  ) ss.  
County of                                    )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 201\_\_  
by \_\_\_\_\_, the Manager of GSPP Holdco, LLC, the Manager of GSPP  
Onyx New Brunswick, LLC.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public, State of New Jersey

(Seal)

Commission Expiration Date \_\_\_\_\_

**4<sup>th</sup> ADDENDUM TO POWER PURCHASE AGREEMENT BETWEEN NBS  
ENERGY PARTNERS LLC AND THE CITY OF NEW BRUNSWICK, THE NEW  
BRUNSWICK PARKING AUTHORITY, AND THE NEW BRUNSWICK BOARD OF  
EDUCATION**

**VOTING RECORD**

Dated: November 29, 2017

| COMMISSIONERS       | <u>4</u> /YES | <u>  </u> /NO | <u>  </u> /ABSTAIN | <u>  </u> /ABSENT |
|---------------------|---------------|---------------|--------------------|-------------------|
| 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.

November 29, 2017

  
 \_\_\_\_\_  
 Edwin Keefe, Secretary NBPA

RESOLUTION AUTHORIZING  
COMPETITIVE CONTRACTING  
For  
ON-LINE PARKING RESERVATION SERVICES/SYSTEM

WHEREAS, the Parking Authority of the City of New Brunswick (the "NBPA") requires the need to secure a company to provide the capability to offer to the public an on-line parking reservation service/system; and

WHEREAS, the Local Public Contracts Law has established a procedure for the award of contracts by competitive contracting in lieu of public bidding wherein proposals are evaluated and ranked in a methodology by scoring of categories in technical, management and cost related criteria; and

WHEREAS, N.J.S.A. 40A:11-4.1(b)(3) of the Local Public Contracts Law authorizes the use of competitive contracting in lieu of public bidding for the hiring of an entity for the purpose to provide pre-paid hourly parking reservation services. The services shall include on line pre-paid hourly parking, on line pre-paid hourly parking reservation, and on line pre-paid premium reserved spaces.; and

WHEREAS, the Executive Director and the Purchasing Agent have determined that the providing of pre-paid hourly parking reservation services constitutes the operation, management or administration services consistent with the referenced provision of the Local Public Contracts Law; and

WHEREAS, pursuant to N.J.S.A. 40A:11-4.3 a resolution of the governing body is required to authorize the use of competitive contracting each time specialized goods or services are desired to be contracted.

NOW HEREBY BE IT RESOLVED, by the Board of Commissioners of the New Brunswick Parking Authority, that the NBPA is authorized to initiate the competitive contracting process for the award of the contract for on-line parking reservation service/system consistent with the requirements of N.J.S.A. 40A:11-4.4 of the Local Public Contracts Law.

Adopted November 29, 2017



## VOTING RECORD

Dated: November 29, 2017

| <u>COMMISSIONERS</u> | <u>4</u> /YES | <u>0</u> /NO | <u>0</u> /ABSTAIN | <u>1</u> /ABSENT |
|----------------------|---------------|--------------|-------------------|------------------|
| KEVIN MC TERNAN      | ✓             |              |                   |                  |
| ANTHONY CAPUTO       |               |              |                   | ✓                |
| ANDREA EATO-WHITE    | ✓             |              |                   |                  |
| EDWIN KEEFE          | ✓             |              |                   |                  |
| LOUIS GARLATTI, JR.  | ✓             |              |                   |                  |

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.

Dated: NOVEMBER 29, 2017

  
Edwin Keefe, Secretary NBPA