

MINUTES OF THE ANNUAL REORGANIZATION MEETING OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD WEDNESDAY, JANUARY 15, 2025, AT THE OFFICES OF THE PARKING AUTHORITY, 14 MAPLE AVENUE, SUITE 101, MORRISTOWN, NEW JERSEY AT 6:00 P.M. PREVAILING TIME

The meeting was called to order by Commissioner Llyod who then announced that adequate notice of the Regular Meeting of the Parking Authority of the Town of Morristown was provided by Notice to the Daily Record and the Star Ledger, filed with the Executive Director of the Parking Authority of the Town of Morristown, posted on the bulletin board of The Parking Authority office building and mailed to any person who has requested with a prepaid the established fee for such mailing. The Notice of the Meeting was made with instructions for virtual attendance or in person. In addition, subsequent notice was made with the instructions for accessing the virtual meeting by Zoom. Such notice was sent to the newspapers and listed on the official website of the Town of Morristown.

Present: Commissioners Lloyd, Garibian, Knapik, and *Tighe.

Also Present: Nicole Fox - Executive Director, Gregory Deal – Director of Facilities, Jason Sieira - Director of Financial Operations, Eric Cantos – Executive Administrative Assistant, *Jennifer Golembeski – Human Resources Manager, *Gerry Giosa – Parking Consultant, Level G Associates, David Silva – Town Council Vice-President and Town Council Liaison, and MPA Counsels: William Northgrave, Esq. of Mcmanimon, Scotland & Baumann, LLC, Marina Stinely, Esq. of Clearly, Giacobbe, Alfieri, Jacobs, LLC, and Thomas Stewart, Esq. of Clearly, Giacobbe, Alfieri, Jacobs, LLC.

Absent:

*Present via Zoom.

Commissioner Christopher Leon Garibian was sworn into the Board of Commissioners for the Parking Authority of the Town of Morristown.

At this point, the Commissioners considered nominations for officers:

On motion of Commissioner Knapik and seconded by Commissioner Garibian, Chairperson Lloyd was renominated for Chairperson and approved on the following vote:

Ayes: Commissioners Garibian, Knapik, and Tighe and Chairperson Lloyd
Nays: None
Absent: None

On motion of Chairperson Llyod and seconded by Commissioner Garibian, Commissioner Tighe was renominated for Vice Chairperson and approved on the following vote:

Ayes: Commissioners Garibian, Knapik, and Tighe and Chairperson Lloyd
Nays: None
Absent: None

On motion of Chairperson Lloyd and seconded by Commissioner Garibian, Commissioner Knapik was renominated for Treasurer and approved on the following vote:

Ayes: Commissioners Garibian, Knapik, and Tighe and Chairperson Lloyd
Nays: None
Absent: None

On motion of Chairperson Lloyd and seconded by Commissioner Knapik, Commissioner Garibian was nominated for Secretary and approved on the following vote:

Ayes: Commissioners Garibian, Knapik, and Tighe and Chairperson Llyod
Nays: None
Absent: None

At this point, the Executive Director presented the minutes from the December 11, 2024, Regular Meeting and Executive Session. Additionally, Ms. Fox requested the Board's authorization to sign the November Minutes and Resolutions authorized at the December meeting, citing the resignations of the Secretary and Assistant Secretary.

On the motion of Commissioner Tighe, seconded by Commissioner Garibian, the December 11, 2024 Meeting Minutes were accepted and the Executive Director was authorized to sign the November Meeting Minutes from November 7 and 13, 2024, and the Resolutions approved at the December meeting:

Ayes: Chairperson Lloyd and Commissioners Garibian, Knapik & Tighe
Nays: None
Absent: None
Abstention: None

Public Comments

Seeing that no public was present that wished to comment, Chairman moved to the presentation portion of the meeting.

Mayor's Report / Town Council Liaison

David Silva – Town Council Vice-President and Town Council Liaison began by congratulating the appointed board members. Councilman Silva emphasized the importance of the Parking Authority to the Town and expressed his support for any projects the Authority pursues in the future.

Councilman Silva shared that local businesses have approached him and other council members with concerns about parking. He inquired about potential solutions to support businesses and explore opportunities to increase parking availability.

The Executive Director responded that we have many requests similar to the one shared by Councilperson Silva. Ms. Fox reported that the Commissioners have been very creative in developing new permits to accommodate more parkers and would be discussing this further in Executive Session.

Executive Director Report

Ms. Fox announced that the construction of the solar project is expected to start in 2 weeks, and the anticipated completion date will be in Spring, Executive Director Fox reported that the bid for the security cameras will be due on February 6, she also mentioned that authorization to undertake a competitive process for a Pay by Application bid is included in the agenda tonight and that the phase 2 bid for the Ann Bank Garage are in development.

Ms. Fox reported that the agenda had been revised to include a contract with TG Basile for the restoration of the Dalton Garage, as well as a revised bill list, both of which were placed at table.

Lastly, Executive Director Fox stated that the Authority is actively recruiting for several positions, prioritizing the hiring of a Human Resources Manager and PARCS Supervisors. She also noted that one of the interns has done a great job in supporting the Authority in this process.

Director of Financial Operations Jason Sieira then presented financial statements of last year in comparison with the year prior.

On motion of Commissioner Tighe, seconded by Chairperson Lloyd, the Board moved into Executive Session on the following vote:

Ayes: Chairperson Lloyd, Commissioners Garibian, Knapik and Tighe
Nays: None
Absent: None

On motion of Chairperson Lloyd and seconded by Commissioner Garibian, the Board voted to return to the public session on the following vote:

Ayes: Chairperson Lloyd, Commissioners Garibian, Knapik and Tighe
Nays: None
Absent: None

OFFICIAL ACTION ITEMS:

The following Resolutions were presented for action bundled for a consent agenda. On motion of Commissioner Garibian and seconded by Commissioner Tighe, Resolutions 2025-001 – 2025-025 were approved on the following vote:

Ayes: Chairperson Lloyd, Commissioners Garibian, Knapik and Tighe
Nays: None
Absent: None

Resolution No. 2025-001: RESOLUTION AUTHORIZING SETTING EMPLOYEE SALARIES AND WAGES EFFECTIVE JANUARY 1, 2025

Resolution No. 2025-002: RESOLUTION ESTABLISHING ANNUAL SCHEDULE OF MEETINGS AND OTHER REQUIREMENTS PURSUANT TO THE OPEN PUBLIC MEETINGS ACT FOR THE 2025 CALENDAR YEAR AND THE 2026 REORGANIZATION MEETING

Resolution No. 2025-003: RESOLUTION ADOPTING CASH MANAGEMENT PLAN

Resolution No. 2025-004: RESOLUTION AUTHORIZING DEPOSITORIES

Resolution No. 2025-005: RESOLUTION APPOINTING RECORDS CUSTODIAN PURSUANT TO THE OPEN PUBLIC RECORD ACT

Resolution No. 2025-006: RESOLUTION APPOINTING PUBLIC AGENCY COMPLIANCE OFFICER

Resolution No. 2025-007: RESOLUTION APPOINTING AMERICANS WITH DISABILITIES ACT COORDINATOR

Resolution No. 2025-008: RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT FOR GENERAL LEGAL SERVICES

Resolution No. 2025-009: RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT FOR LABOR COUNSEL

Resolution No. 2025-010: RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT FOR AUDITING SERVICES

Resolution No. 2025-011: RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT FOR PARKING CONSULTANT SERVICES

Resolution No. 2025-012: RESOLUTION AUTHORIZING A POOL OF ENGINEERS TO PROVIDE PROFESSIONAL SERVICES TO THE PARKING AUTHORITY ON AN AS-NEEDED BASIS

Resolution No. 2025-013: RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT FOR BOND COUNSEL

Resolution No. 2025-014: RESOLUTION ACCEPTING THE QUALIFICATIONS OF CERTAIN ENTITIES TO PERFORM THE NECESSARY SERVICES AS FINANCIAL ADVISOR

Resolution No. 2025-015: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT WITH WORLD INSURANCE ASSOCIATES FOR THE PROVISION OF PROFESSIONAL RISK MANAGEMENT CONSULTING SERVICES

Resolution No. 2025-016: RESOLUTION AUTHORIZING AN ALTERNATE METHOD AGREEMENT WITH EMPLOYMENT HORIZONS ENTERPRISES FOR JANITORIAL SERVICES

Resolution No. 2025-017: RESOLUTION AUTHORIZING AN INCREASE IN PETTY CASH ACCOUNT

Resolution No. 2025-018: RESOLUTION AUTHORIZING AN ALTERNATE METHOD AGREEMENT WITH SCHINDLER ELEVATOR CORPORATION FOR ELEVATOR MAINTENANCE & REPAIR

Resolution No. 2025-019: RESOLUTION TO LIMIT THE MEDICAL PLANS OFFERED UNDER THE STATE HEALTH BENEFITS PLAN

Resolution No. 2025-020: RESOLUTION AUTHORIZING THE USE OF THE COMPETITIVE CONTRACTING PROCEDURE FOR A PAY-BY-APPLICATION SERVICE PURSUANT TO N.J.S.A. 40A:11-4.1

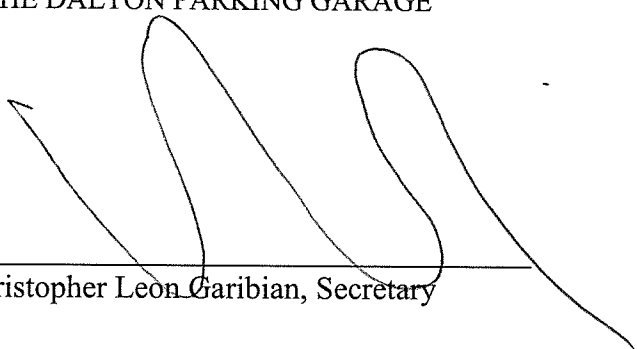
Resolution No. 2025-021: RESOLUTION AUTHORIZING THE PAYMENT OF BILLS

Resolution No. 2025-022: RESOLUTION AUTHORIZING THE PAYMENT OF BILLS RELATED TO THE DEHART LOT OPERATION

Resolution No. 2025-023: RESOLUTION TO AMEND THE 2025 CAPITAL BUDGET

Resolution No. 2025-024: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PROPOSAL TO PURCHASE PROPERTY

Resolution No. 2025-025: RESOLUTION AUTHORIZING AN AGREEMENT WITH T.G. BASILE INC. FOR RESTORATION OF THE DALTON PARKING GARAGE

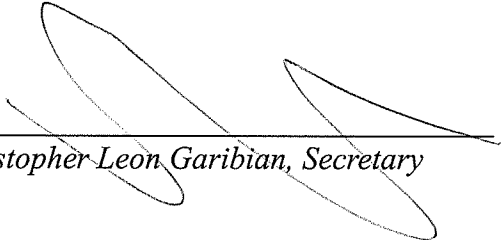


Christopher Leon Garibian, Secretary

*****NOT FOR PUBLIC DISTRIBUTION*****

**MINUTES OF THE EXECUTIVE SESSION OF THE BOARD OF COMMISSIONERS OF
THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD
WEDNESDAY, JANUARY 15, 2025.**

- Item #1. Dumont & Pine Street proforma was discussed.
- Item #2. There was a discussion related to the professional responses
- Item #3. The issuance of Letters of Availability for 1 Maple Avenue and 31 Ann Street were discussed
- Item #4. The Commissioners considered the permit demand, while also considering contractual obligations, and concluded to make available Temporary Parking Permits to address immediate needs.
- Item #5. An update on Morristown Green was provided.
- Item #6. There was a discussion related to unused vacation time.
- Item #7. The Executive Director reported that our Labor Counsel, Hatfield Schwartz, had been accepted on the NJIIF panel and will represent us in the claim brought by former employee Christopher Comprelli.



Christopher Leon Garibian, Secretary

RESOLUTION NO. 2025-026

**RESOLUTION RECOGNIZING EMPLOYEE KARANDEEP SINGH FOR
HIS SERVICE TO THE UNITED STATES ARMY**

WHEREAS, Karandeep Singh has been a dedicated and valued employee of the Morristown Parking Authority demonstrating professionalism, commitment, and service to the residents and visitors of Morristown; and

WHEREAS, Karandeep Singh has chosen to answer the noble call of duty by enlisting in the United States Army, committing himself to the defense of our nation and the principles of freedom and democracy; and

WHEREAS, the Morristown Parking Authority recognizes the sacrifices and dedication required to serve in the Armed Forces, acknowledging the bravery and selflessness of those who put service before self; and


WHEREAS, Karandeep Singh's contributions to the Morristown Parking Authority and his exemplary work ethic have left a lasting impact, and his presence will be greatly missed by colleagues; and

WHEREAS, the Morristown Parking Authority wishes to express its deepest gratitude for his service and extend its best wishes for his safety, success, and well-being in this new chapter of his life; and

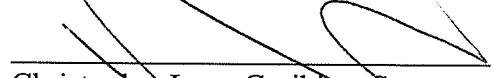
BE IT RESOLVED that the Commissioners of the Morristown Parking Authority formally recognize and honor Karandeep Singh for his dedicated service to both the Authority and the United States Army.

I hereby certify the above to be a true copy of a Resolution adopted by the Parking Authority of the Town of Morristown this 12th day of February, 2025.


Cary Lloyd, Chair


Lucille Knapik, Treasurer


Richard Tighe, Vice Chair


Christopher Leon Garibian, Secretary

RESOLUTION NO. 2025-027

RESOLUTION AUTHORIZING THE PAYMENT OF BILLS

BE IT RESOLVED by the PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, that the following bills or items of demand, in the total sum of \$ 396,751.89 authorized and approved for payment of Operating Fund.

BE IT FURTHER RESOLVED that the Parking Authority of the Town of Morristown has determined that adequate funds are available and committed for the purposes described herein.

BE IT FURTHER RESOLVED that a check or checks of the Authority, drawn on ConnectOne Bank payable to the parties claiming payment in the amounts due on said bills or items of demand, as included in the attached Exhibit A and incorporated by reference herein, be executed in the name of the Authority by its Chairperson and/or its Vice Chairperson and its Executive Director, Director of Facilities or Director of Financial Operations for a total of three signatures.

This resolution shall take effect immediately.

I hereby certify the above to be a true copy of a Resolution adopted by the Parking Authority of the Town of Morristown this 12th day of February, 2025.



Christopher Leon Garibian, Secretary

Governing Member:	Aye	Nay	Abstain	Absent
Commissioner Garibian	✓			
Commissioner Knapik	✓			
Commissioner Lloyd	✓			
Commissioner Tighe	✓			
Vacant				

RESOLUTION NO. 2025-028

**RESOLUTION AUTHORIZING THE PAYMENT OF BILLS RELATED TO
THE DEHART LOT OPERATION**

BE IT RESOLVED by the PARKING AUTHORITY OF THE TOWN OF MORRISTOWN that the following bills or items of demand, in the total sum of \$11,645.80, are approved for payment of DeHart Lot Operation.

BE IT FURTHER RESOLVED that the Parking Authority of the Town of Morristown has determined that adequate funds are available and committed for the purposes described herein.

BE IT FURTHER RESOLVED that a check or checks of the Authority, drawn on Peapack Gladstone payable to the parties claiming payment in the amounts due on said bills or items of demand, as included in the attached Exhibit A and incorporated by reference herein, be executed in the name of the Authority by its Chairperson and/or its Vice Chairperson and its Executive Director, Director of Facilities or Director of Financial Operations for a total of three signatures.

This resolution shall take effect immediately.

I hereby certify the above to be a true copy of a Resolution adopted by the Parking Authority of the Town of Morristown this 12th day of February 2025.

Christopher Leon Garibian, Secretary

Governing Member:	Aye	Nay	Abstain	Absent
Commissioner Garibian	/			
Commissioner Knapik	/			
Commissioner Lloyd	/			
Commissioner Tighe	/			
Vacant				

RESOLUTION NO. 2025-029

RESOLUTION ESTABLISHING TEMPORARY PARKING PROGRAMS AT THE OFF-STREET PARKING FACILITIES OF THE MORRISTOWN PARKING AUTHORITY

WHEREAS, the Board of Commissioners for the Parking Authority of the Town of Morristown (the “**Authority**”) operates parking facilities throughout the Town of Morristown (the “**Town**”), and establishes programs to accommodate consistent public parkers; and

WHEREAS, the parking consultant (the “**Parking Consultant**”) for Authority has evaluated parking demand and future contractual parking demand and has determined that the Ann Bank and Dalton Garage cannot accommodate new parking demand while also meeting its contractual obligations in the future; and

WHEREAS, the Parking Consultant has determined that there is capacity currently for existing demand; and

WHEREAS, the Board of Commissioners wish to establish a Temporary Permit to accommodate as much existing demand as possible without effecting the Authority’s ability to turn over contractual spaces in the future.

NOW, THEREFORE, be it resolved, by the Board of Commissioners of the Parking Authority of the Town of Morristown that:

1. The aforementioned recitals are incorporated in their entirety, as if restated herein.
2. All individuals on the waiting list for Ann Bank and Dalton passes, Full Access and Day Passes, as applicable, will be transferred to Temporary Waiting Lists, respectively.
3. The monthly rate established for existing permits will be applied to the temporary permits.
4. The temporary permits still in use will be reconsidered for availability after January 31, 2027 for the Dalton Garage and after January 31, 2026 for the Ann Bank Garage. At which point the temporary permits may no longer be available or may be extended for an additional period of time.
5. All permits, including temporary, are issued on a month-to-month basis, based on monthly payments and compliance with the Authority’s rules and regulations. In addition to the bases for revocation of permits in the Authority’s rules and regulations, temporary permits issued pursuant to this resolution are subject to revocation with one (1) month’s notice, which shall be e-mailed to the permit holder through the Authority’s online portal. The Authority is opening these temporary permits in an effort to accommodate a current demand that it may not be accommodated in the future due to prior contractual agreements.

This resolution shall take effect immediately.

I hereby certify that the forgoing is a true copy of a resolution introduced and adopted by The Parking Authority of the Town of Morristown at a meeting held on February 12, 2025.



Christopher Leon Garibian, Secretary

Governing Member:	Aye	Nay	Abstain	Absent
Commissioner Garibian	/			
Commissioner Knapik	/			
Commissioner Lloyd	/			
Commissioner Tighe	/			
Vacant				

RESOLUTION NO. 2025-030

RESOLUTION ADOPTING NEW MONTHLY PARKING PERMITS AND ADJUSTING FEES AT THE OFF-STREET PARKING FACILITIES OF THE MORRISTOWN PARKING AUTHORITY

WHEREAS, the Parking Authority of the Town of Morristown (the “**Authority**”) is a public entity organized for the express public purposes of providing public parking, preventing traffic congestion, and promoting the free flow of traffic, which undertakes to promote such public purposes through providing parking at favorable rates on an hourly, daily, weekly and monthly basis; and

WHEREAS, the Authority operates and manages parking garages and facilities (the “**Parking Facilities**”) in the Town of Morristown; and

WHEREAS, the Town of Morristown has experienced an increased demand for parking due to its growing residential, commercial, and recreational activities; and

WHEREAS, the parking consultant (the “**Parking Consultant**”) for the Authority has evaluated parking demand at Lot 15 and has determined that Lot 15 can accommodate residential parking demand after 6 pm and before 8 am; and

WHEREAS, the Parking Authority intends to offer Residential Parker permits for Lot 15, allowing limited access to both lots for a fee of \$15 per month; and

WHEREAS, the Parking Consultant for the Authority has also evaluated permits at Lot 14 and determined that a demand increase is necessary; and

WHEREAS, the Authority intends to increase its monthly permit fee in Lot 14 to \$20 per month.

NOW, THEREFORE, be it resolved, by the Board of Commissioners of the Parking Authority of the Town of Morristown that:

1. The aforementioned recitals are incorporated in their entirety, as if restated herein.
2. Permits for Residential Use in Lot 15 shall be made available at a rate of \$15 per month for use daily from 6 pm to 8 am.
3. Lot 15 shall be restricted to Permit Use only from 6 pm to 8 am.
4. Permits for Lot 14 shall increase to a rate of \$20 per month.
5. Residential Parkers in Lot 14 will not be required to pay meters after 6 pm.
6. Eligibility for permits will be determined through the applicable waiting list.

This resolution shall take effect immediately.

I hereby certify that the foregoing is a true copy of a Resolution introduced and adopted by the Parking Authority of the Town of Morristown at a meeting on February 12, 2025.

Christopher Leon Garibian, Secretary

Governing Member:	Aye	Nay	Abstain	Absent
Commissioner Garibian	/ /			
Commissioner Knapik	/ /			
Commissioner Lloyd	/ /			
Commissioner Tighe	/ /			
Vacant				

RESOLUTION NO. 2025-031

AUTHORIZING MEMBERSHIP IN OMNIA PARTNERS, NATIONAL COOPERATIVE, AND AWARD OF CONTRACT TO KYOCERA THROUGH PARTICIPATION IN OMNIA PARTNER NATIONAL COOPERATIVE

WHEREAS, the Morristown Parking Authority (the “Authority”) as a contracting unit, may without advertising for bids, purchase goods and services entered into on our behalf by the Omnia Partner National Cooperative (“Omnia”), pursuant to the provision of P.L. 2011, c.139, which permits contracting units to use contracts awarded by national or regional cooperatives or other states that were competitively bid. The law supplements existing law on the use of such contracts and is intended to provide additional flexibility in the area of procurement; and

WHEREAS, Kyocera Document Solutions, America, Inc. (“Kyocera”) having an address of 225 Sand Road, Fairfield, NJ 07004, has been awarded a contract for one (1) Kyocera TA3554CI, a digital color copier system, with a 1,000 Sheet Finisher and a 3,000 Sheet Paper Deck; and

WHEREAS, under Omnia contract #R191102 (maturity date May 31, 2025), Kyocera is an authorized vendor that can provide a Kyocera TA3554CI to the Authority, directly or by authorized reseller, at a cost not to exceed \$6,789.07, additional fees outside of the included base copies may apply and may require additional approvals if same exceed the bid threshold; and

WHEREAS, on January 26, 2025, the Authority published a notice of intent to participate in the Omnia National Cooperative Purchasing Agreement, Omnia Contract #R191102, to purchase one (1) Kyocera TA3554CI, a digital color copier system, with a 1,000 Sheet Finisher and a 3,000 Sheet Paper Deck; and

WHEREAS, the Authority desires to award the contract to Kyocera for Kyocera TA3554CI (Contract # R191102); and

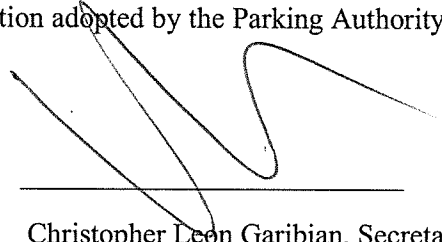
WHEREAS, in accordance with N.J.S.A. 5:30-5.4(a)(3), the Authority certifies the availability of funds to cover the maximum dollar value of the pending contract as set forth in the Resolution.

NOW, THEREFORE, BE IT RESOLVED, by the governing body of the Morristown Parking Authority, that:

1. The aforesaid recitals are incorporated herein as though fully set forth at length.
2. The Authority does hereby authorize and approve membership in the Omnia Partners national cooperative.
3. The Authority does hereby authorize that Kyocera, under Omnia Partners Contract #R191102, be utilized to provide a Kyocera TA3554CI digital color copier system and related materials to the Authority at a cost not to exceed \$6,789.07.
4. The Authority’s Executive Director, Director of Financial Operations, Authority Attorney or any other official, officer or employee of the Authority be and they are hereby authorized to execute any and all documents and to take any and all actions necessary to complete and realize the intent and purpose of this Resolution.
5. Notice of award of this purchase shall be published in accordance with the law.
6. The Director of Financial Operations has executed a certification of funds for the contracts, attached hereto, indicating that sufficient funds are available for said contract.
7. A copy of this Resolution and the Contract, and any amendments thereto, shall be available for public inspection at the offices of the Authority.

This resolution shall take effect immediately.

I hereby certify the above to be a true copy of a Resolution adopted by the Parking Authority of the Town of Morristown this 12th day of February, 2025.

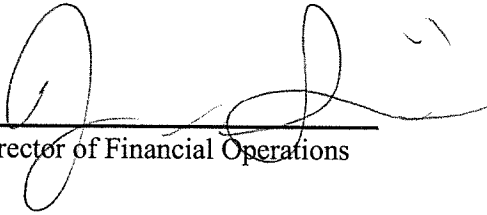


Christopher Leon Garibian, Secretary

Governing Member:	Aye	Nay	Abstain	Absent
Commissioner Garibian	/			
Commissioner Knapik	/			
Commissioner Lloyd	/			
Commissioner Tighe	/			
Vacant				

CERTIFICATION

I hereby certify that, contingent upon the adoption of a temporary and/or permanent budget for the 2025 calendar year, funds in the amount of \$6,789.07 are available for Resolution No 2025-031.



Director of Financial Operations

RESOLUTION NO. 2025-032

**RESOLUTION AMENDING PAID BREAK POLICY FOR NON-UNION EMPLOYEES
OF THE MORRISTOWN PARKING AUTHORITY**

WHEREAS, the Parking Authority of the Town of Morristown (the “**Authority**”) is governed by a Board of Commissioners (“**Board**”) and operated by a staff led by its Executive Director; and

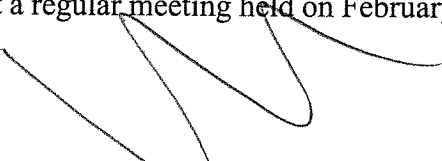
WHEREAS, the Executive Director has recommended to the Board amending the Paid Break policy contained in the employee handbook to reflect the attached hereto as Exhibit A and entitled “Paid Break” (the “**Policy**”); and

WHEREAS, in consultation with labor counsel, the Board has determined that the amendment of such Policy establishes clear and consistent guidelines for all non-union employees regarding paid breaks.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Parking Authority of the Town of Morristown as follows:

1. The Policy attached hereto as Exhibit A is adopted as the Authority’s official policy for Paid Breaks for non-union employees.
2. Authority staff is hereby directed to take all actions necessary to effectuate this Resolution.
3. The Policy is hereby to be included with the distribution of the Employee Handbook.

I hereby certify that the foregoing is a true copy of a Resolution introduced and adopted by the Parking Authority of the Town of Morristown at a regular meeting held on February 12, 2025.



Christopher Leon Garibian, Secretary

Governing Member:	Aye	Nay	Abstain	Absent
Commissioner Garibian	/			
Commissioner Knapik	/			
Commissioner Lloyd	/			
Commissioner Tighe	/			
Vacant				

RESOLUTION NO. 2025-033

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AN
AMENDED AND RESTATED PARKING AGREEMENT WITH GENZYME
CORPORATION TO PROVIDE PARKING ACCESS IN THE DEHART AND ANN-
BANK GARAGES**

WHEREAS, the Parking Authority of the Town of Morristown (the “**Parking Authority**”) is a public entity organized for the express public purposes of providing public parking, preventing traffic congestion, and promoting the free flow of traffic, which undertakes to promote such public purposes through providing parking at favorable rates on an hourly, daily, weekly and monthly basis throughout the Town of Morristown (“**Morristown**”); and

WHEREAS, the Parking Authority owns the DeHart Street Parking Garage (the “**DeHart Garage**”) designated as Block 6004, Lot 12, on the Official Tax Maps of Morristown (“**Tax Maps**”), located at 14 Maple Avenue, Morristown; and

WHEREAS, the Parking Authority owns the Ann-Bank Parking Garage (the “**Ann Bank Garage**”) designated as Block 5906, Lot 9, on the Tax Maps, located at 41 Bank Street, Morristown; and

WHEREAS, Genzyme Corporation (“**Genzyme**”) is the owner of a property whose address is 22 Maple Avenue, Morristown, New Jersey and designated as Block 6004, Lot 11 on the Tax Maps (the “**Property**”); and

WHEREAS, Genzyme wishes to have assurance of the availability of parking spaces to serve the residential tenants of the Property; and

WHEREAS, the Parking Authority wishes to have the assurance of revenues from said spaces; and

WHEREAS, the Parking Authority and previous owner of the Property entered into a certain parking agreement dated September 14, 2009 (“**Original Parking Agreement**”), which provided certain parking rights to the previous owner of the Property; and

WHEREAS, the Parking Authority and Genzyme wish to amend, supersede, and substitute the Original Parking Agreement as further set forth within the attached agreement (the “**Amended and Restated Parking Agreement**”, attached hereto as **Exhibit A**), which allows for Genzyme

access to six (6) parking for the Property in the following manner: four (4) spaces within the DeHart Garage and two (2) spaces with the Ann-Bank Garage (the “Allocated Spaces”) in exchange for a monthly rent for the Allocated Spaces; and

WHEREAS, the Board of Commissioners of the Parking Authority desires to authorize the Executive Director to execute the Amended and Restated Parking Agreement with Genzyme Corporation to provide six (6) parking for the Property.

NOW, THEREFORE, BE IT RESOLVED by the Parking Authority of the Town of Morristown that:

1. The Executive Director is hereby authorized to execute the Amended and Restated Parking Agreement with Genzyme Corporation to provide six (6) parking for the Property within the DeHart Garage and the Ann-Bank Garage.
2. A copy of the executed agreement shall be on file with the Parking Authority.

This resolution shall take effect immediately.

I hereby certify that the forgoing is a true copy of a resolution introduced and adopted by The Parking Authority of the Town of Morristown at a meeting held on February 12, 2025.

Christopher Leon Garibian, Secretary

Governing Member:	Aye	Nay	Abstain	Absent
Commissioner Garibian	/ /			
Commissioner Knapik	/ /			
Commissioner Lloyd	/ /			
Commissioner Tighe	/			
vacant				