

MORRISTOWN PARKING AUTHORITY

REGULAR MEETING
November 12, 2025

AGENDA

Statement: Open Public Meetings Act

Call to Order:

Pledge of Allegiance:

Approval of Minutes:

Minutes of the October 15, 2025, Regular and Executive Session of the Regular Meeting

Public Comments:

Presentation:

Town Council Liaison's Report:

Executive Director Report:

Old Business/New Business:

Executive Session:

Contractual Matters
Personnel Matters

Official Action Items:

Resolution No. 2025-092: RESOLUTION AUTHORIZING THE PAYMENT OF BILLS

Resolution No. 2025-093: RESOLUTION AUTHORIZING THE PAYMENT OF BILLS
RELATED TO THE DEHART LOT OPERATION

Resolution No. 2025-094: AUTHORIZING AN AGREEMENT WITH THE TOWN OF
MORRISTOWN TO PLACE A PUBLIC ART SCULPTURE ON PROPERTY OWNED BY
THE MORRISTOWN PARKING AUTHORITY

Resolution No. 2025-095: RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES
AGREEMENT WITH BOWMAN FOR CIVIL/SITE ENGINEERING SERVICES

Resolution No. 2025-096: RESOLUTION AUTHORIZING A PROFESSIONAL
SERVICES AGREEMENT WITH THA FOR ARCHITECTURAL
& ENGINEERING DESIGN SERVICES

Resolution No. 2025-097: RESOLUTION AUTHORIZING MUNICIPAL BIDDERS TO CONDUCT AN ONLINE PUBLIC SALE AUCTION VIA THE INTERNET OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN SURPLUS PROPERTY

Resolution No. 2025-098: RESOLUTION ADOPTING NEW PARKING RATES AT THE OFF-STREET PARKING FACILITIES OF THE MORRISTOWN PARKING AUTHORITY

Resolution No. 2025-099: RESOLUTION OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN TO WRITE OFF ACCOUNT RECEIVABLE

Resolution No. 2025-100: RESOLUTION AUTHORIZING AN AGREEMENT WITH USA PHONE TO PROVIDE VOICEOVER IP PHONE SERVICES

Resolution No. 2025-101: BUDGET ADOPTION RESOLUTION

Resolution No. 2025-102: RESOLUTION AUTHORIZING AGREEMENT BETWEEN THE MORRISTOWN PARKING AUTHORITY AND NATIONAL LIFE GROUP TO PROVIDE A DEFERRED COMPENSATION PLAN

Resolution No. 2025-103: RESOLUTION ADOPTING POLICY GOVERNING PAYMENTS FOR THE LOSS OF PUBLIC PARKING REVENUE (PFLOPR)

Adjournment:

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD WEDNESDAY, OCTOBER 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 Knapik, 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 at the Parking Authority Office Building, and mailed to any person who has requested and prepaid established fee for such mailing. 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 Garibian, Knapik, Kirk, and Tighe*

Also Present: Nicole Fox - Executive Director, Gregory Deal – Director of Facilities, Jason Sieira - Director of Financial Operations, Eric Cantos – Executive Administrative Assistant, Marina Stinely, Esq. of Clearly, Giacobbe, Alfieri, Jacobs, LLC, and Gerry Giosa of Level G Associates. *

Absent: Chairperson Lloyd

*Attended the meeting via Zoom.

Commissioner Knapik led a salute to the flag.

At this point, Ms. Fox presented the Minutes of the September 17, 2025, Budget Workshop, Regular Meeting, and the Executive Session Minutes. The Budget Workshop, Regular Meeting and Executive Session minutes were accepted for the record on the following vote:

Ayes: Commissioners Garibian, Knapik, Kirk & Tighe.
Nays: None
Absent: Chairperson Lloyd
Abstain: None

Public Comment

There was no public comment.

Mayor's Report/Town Council Liaison Report

None

Executive Director Report

The Executive Director informed the Board that the Authority's website had undergone a design update. Although the content remains the same, the site now has a more modern and user-friendly presentation.

Ms. Fox then reported that the Authority closed on the properties in Dumont & Pine at the beginning of the month.

Executive Director Fox announced that the Solar EV Project is nearing completion, with EV chargers being installed and activated soon. She further noted that remediation repairs at the Dalton Garage are nearing completion. Lastly, Ms. Fox noted that the Authority will begin preparing bid documents for remedial repairs at Ann Bank and DeHart Garages.

On motion of Commissioner Knapik and seconded by Commissioner Garibian, the Board voted to enter Executive Session on the following vote:

Ayes: Commissioners Garibian, Knapik, Kirk & Tighe.
Nays: None
Absent: Chairperson Lloyd
Abstain: None

On motion of Commissioner Knapik, and seconded by Commissioner Kirk, the Board voted to close Executive Session on the following vote:

Ayes: Commissioners Garibian, Knapik, Kirk & Tighe.
Nays: None
Absent: Chairperson Lloyd
Abstain: None

OFFICIAL ACTION ITEMS:

The following Resolutions were presented for action, bundled for a consent agenda. On motion of Chairperson Tighe, seconded by Commissioner Garibian, Resolutions 2025-083 – 2025-084 and 2025-086 – 2025-091 were approved on the following vote:

Ayes: Commissioners Garibian, Knapik, Kirk & Tighe.
Nays: None
Absent: Chairperson Lloyd

The Consent Resolutions were as follows:

Resolution No. 2025-083: RESOLUTION AUTHORIZING THE PAYMENT OF BILLS

Resolution No. 2025-084: RESOLUTION AUTHORIZING THE PAYMENT OF BILLS RELATED TO THE DEHART LOT OPERATION

Resolution No. 2025-086: RESOLUTION AUTHORIZING CHANGE ORDER NO. 002 TO THE PROFESSIONAL SERVICES AGREEMENT WITH BOWMAN CONSULTING GROUP, LTD. FOR CONSTRUCTION SUPPORT SERVICES IN CONNECTION WITH THE SOLAR ENERGY POWER PURCHASE PROJECT

Resolution No. 2025-087: RESOLUTION AUTHORIZING THE TRANSFER OF UNRESTRICTED/UNDESIGNATED NET POSITION TO RESTRICTED RESERVE FOR FUTURE IMPROVEMENTS

Resolution No. 2025-088: RESOLUTION AUTHORIZING MUNICIBIDS TO CONDUCT AN ONLINE PUBLIC SALE AUCTION VIA THE INTERNET OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN SURPLUS PROPERTY

Resolution No. 2025-089: RESOLUTION AUTHORIZING AN ALTERNATE METHOD PROFESSIONAL SERVICES AGREEMENT WITH THE WALSH COMPANY LLC TO PROVIDE PROJECT AND CONSTRUCTION MANAGEMENT SERVICES IN ASSOCIATION WITH THE OFFICE SPACE EXPANSION PROJECT

Resolution No. 2025-090: AUTHORIZING EXECUTION OF CONSENT AND AGREEMENT

WITH MORRISTOWN SOLAR 1, LLC FOR THE ASSIGNMENT OF POWER PURCHASE AGREEMENT

Resolution No. 2025-091: AUTHORIZING AN AGREEMENT WITH HESP CONSTRUCTION, LLC AND HESP SOLAR LLC REGARDING SOLAR PROJECT AT DEHART, DALTON, AND ANN BANK GARAGES

The Commissioners then considered the following Resolution:

Resolution No. 2025-085: 2026 AUTHORITY BUDGET RESOLUTION

On motion of Commissioner Garibian, and seconded by Commissioner Tighe, the Resolution was accepted on the following vote:

Ayes:	Commissioners Garibian, Knapik, Kirk & Tighe.
Nays:	None
Absent:	Chairperson Lloyd

On the motion of Commissioner Knapik, seconded by Commissioner Kirk, the meeting was adjourned.

Chris Kirk, Assistant Secretary/Treasurer

RESOLUTION NO. 2025-092

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 \$317,384.18 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 November, 2025.

Chris Kirk, Assistant Secretary/Treasurer

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

RESOLUTION NO. 2025-093

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 \$14,301.20 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 November, 2025.

Chris Kirk, Assistant Secretary/Treasurer

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

RESOLUTION NO. 2025-094

**AUTHORIZING AN AGREEMENT WITH THE TOWN OF MORRISTOWN TO
PLACE A PUBLIC ART SCULPTURE ON PROPERTY OWNED BY THE
MORRISTOWN PARKING AUTHORITY**

WHEREAS, the Morristown Parking Authority (the “Authority”) is the owner of certain real property located at 41 Bank Street, Morristown, NJ 07960, in the Town of Morristown, County of Morris, State of New Jersey (the “Property”); and

WHEREAS, the Town of Morristown (the “Town”) has requested permission from the Authority to install and maintain a public art sculpture on a portion of the Property; and

WHEREAS, the Authority recognizes the public benefit of supporting public art installations, which promote cultural enrichment, civic pride, and community engagement; and

WHEREAS, the Authority has determined that authorizing the Town to place and maintain the sculpture on its property is consistent with the Authority’s mission and does not interfere with the Authority’s use and operation of the Property; and

WHEREAS, the Authority has determined that entering into an agreement with the Town to govern the installation, maintenance, and related obligations for the sculpture is in the best interest of the Authority and the community.

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

1. The Authority hereby authorizes the Town of Morristown to install and maintain a public art sculpture on the Authority’s property located at 41 Bank Street, Morristown, NJ 07960 (the “Property”), to be situated at a location mutually agreed upon by the Authority and the Town.
2. The Authority hereby authorizes and approves the execution of an agreement with the Town of Morristown regarding the installation and maintenance of a public art sculpture on the Property.
3. The Town shall be responsible for all costs associated with the design, installation, and maintenance of the sculpture, and shall indemnify and hold harmless the Authority from any liability arising from the placement or existence of the sculpture.
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 negotiate and 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. A copy of this Resolution and the Agreement, 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, the 12th day of November 2025.

Chris Kirk, Assistant Secretary/Treasurer

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

RESOLUTION NO. 2025-095

**RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES
AGREEMENT WITH BOWMAN CONSULTING GROUP LTD FOR
CIVIL/SITE ENGINEERING SERVICES**

WHEREAS, the Parking Authority of the Town of Morristown (the “Parking Authority”) desires to enter into a contract for the provision of Engineering services, and

WHEREAS, on January 15, 2025, the Authority adopted Resolution No. 2025-012, formally accepting qualifications from engineering firms (the “Qualified Firms”) to provide professional engineering services throughout the year; and

WHEREAS, the Authority sought proposals from certain Qualified Firms for civil/site engineering services related to a potential parking garage project located at 75 Morris Street, 38 Dumont Place and 28 Pine Street in Morristown, NJ (the “Project”); and

WHEREAS, Bowman Consulting Group LTD., a licensed registered Engineer, was selected among the Qualified Firms and determined to possess the necessary experience, training, and expertise to carry out the required services, and

WHEREAS, the Parking Authority desires to enter into a contract with Bowman Consulting Group, LTD., to provide civil/site engineering services associated with The Project with the contract term to commence on November 12, 2025, and shall remain in effect for the duration of the project; and

WHEREAS, Bowman Consulting Group, LTD. has submitted a Business Entity Disclosure Certification, which certifies that the contractor has not made any reportable contributions in the one (1) year period preceding the award of the Agreement that would, pursuant to P.L. 2004, c.19, affect its eligibility to perform this contract, nor will it make a reportable contribution during the term of the contract, and

WHEREAS, this contract is being awarded as a Professional Services Contract pursuant to the provisions of N.J.S.A. 40A:11-5(1)(a)(i) of the Local Public Contracts Law, which permits the award of such services because they are of a professional nature, requiring specialized expertise, training, and qualifications; and

WHEREAS, the Executive Director has determined and certified in writing that the value of the services is expected to exceed \$17,500, thereby requiring compliance with the Pay-to-Play requirements under P.L. 2004, c.19 (N.J.S.A. 19:44A-20.5); and

WHEREAS, the Local Public Contracts Law requires that professional services contracts and the resolutions authorizing them be made available for public inspection;

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

1. The aforesaid recitals are incorporated herein as though fully set forth at length.
2. The Authority does hereby authorize and award a contract with Bowman Consulting Group LTD, 6 Campus Drive, Suite 302, Parsippany, NJ 07054, in an amount not to exceed \$221,700 for the provision of the required professional engineering services for the potential parking project.
3. 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.
4. Notice of the award shall be published in accordance with the law.

5. The Director of Financial Operations has executed a certification of funds for the contract, attached hereto, indicating that sufficient funds are available for said contract.
6. 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 November, 2025.

Chris Kirk, Assistant Secretary/Treasurer

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

CERTIFICATION

I hereby certify that, contingent upon the adoption of a temporary and/or permanent budget, funds in the amount of \$221,700 are available for Resolution No 2025 – 095.

Director of Financial Operations

RESOLUTION NO. 2025-096

RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH THA CONSULTING INC. FOR ARCHITECTURAL & ENGINEERING DESIGN SERVICES

WHEREAS, the Parking Authority of the Town of Morristown (the “Parking Authority”) desires to enter into a contract for the provision of Architectural and Engineering services, and

WHEREAS, on January 15, 2025, the Authority adopted Resolution No. 2025-012, formally accepting qualifications from engineering firms (the “Qualified Firms”) to provide professional engineering services throughout the year; and

WHEREAS, the Authority sought proposals from certain Qualified Firms for architectural and engineering design services related to a potential parking garage project located at 75 Morris Street, 38 Dumont Place, and 28 Pine Street in Morristown, NJ (the “Project”); and

WHEREAS, THA Consulting Inc., a licensed registered Engineer and Architect, was selected among the Qualified Firms and determined to possess the necessary experience, training, and expertise to carry out the required services, and

WHEREAS, the Parking Authority desires to enter into a contract with THA Consulting Inc. to provide architectural and engineering design services associated with the Project, with the contract term to commence on November 12, 2025, and shall remain in effect for the duration of the project; and

WHEREAS, THA Consulting Inc. has submitted a Business Entity Disclosure Certification, which certifies that the contractor has not made any reportable contributions in the one (1) year period preceding the award of the Agreement that would, pursuant to P.L. 2004, c.19, affect its eligibility to perform this contract, nor will it make a reportable contribution during the term of the contract, and

WHEREAS, this contract is being awarded as a Professional Services Contract pursuant to the provisions of N.J.S.A. 40A:11-5(1)(a)(i) of the Local Public Contracts Law, which permits the award of such services because they are of a professional nature, requiring specialized expertise, training, and qualifications; and

WHEREAS, the Executive Director has determined and certified in writing that the value of the services is expected to exceed \$17,500, thereby requiring compliance with the Pay-to-Play requirements under P.L. 2004, c.19 (N.J.S.A. 19:44A-20.5); and

WHEREAS, the Local Public Contracts Law requires that professional services contracts and the resolutions authorizing them be made available for public inspection;

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

1. The aforesaid recitals are incorporated herein as though fully set forth at length.
2. The Authority does hereby authorize and award a contract with THA Consulting Inc, 144 Livingston Avenue, New Brunswick, NJ 08901, in an amount not to exceed \$555,000 for the provision of the required professional architectural & engineering services for the potential parking project.
3. 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.
4. Notice of award of this purchase shall be published in accordance with the law.
5. The Director of Financial Operations has executed a certification of funds for the contract,

attached hereto, indicating that sufficient funds are available for said contract.

6. 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 November, 2025.

Chris Kirk, Assistant Secretary/Treasurer

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

CERTIFICATION

I hereby certify that, contingent upon the adoption of a temporary and/or permanent budget, funds in the amount of \$555,000 are available for Resolution No 2025 – 097.

Director of Financial Operations

RESOLUTION NO. 2025-097

RESOLUTION AUTHORIZING MUNICIBIDS TO CONDUCT AN ONLINE PUBLIC SALE AUCTION VIA THE INTERNET OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN SURPLUS PROPERTY

WHEREAS, the Parking Authority of the Town of Morristown is the owner of certain surplus property that is no longer needed for public use; and

WHEREAS, the Parking Authority of the Town of Morristown is desirous of selling said surplus property in “as is” condition without express or implied warranties.

****SEE LIST ATTACHED HERETO AND MADE A PART HEREOF****

NOW THEREFORE, BE IT RESOLVED by the Commissioners of the Parking Authority of the Town of Morristown, being the governing body thereof, as follows:

- (1) The sale of surplus property shall be conducted through MuniBids pursuant to State Contract A-70967/T2581 in accordance with the terms and conditions of the State Contract. The terms and conditions of the agreement entered into with MuniBids is available online at govdeals.com and also available at the Morristown Parking Authority Office, located at 14 Maple Ave, Morristown, NJ.
- (2) The sale is being conducted pursuant to Local Finance Notice 2008-9.
- (3) A list of the surplus property is attached as Exhibit A and made a part hereof
- (4) The surplus property as identified shall be sold in “as is” condition without express or implied warranties, with the successful bidder required to execute a Hold Harmless and Indemnification Agreement concerning the use of said surplus property.
- (5) The Town of Morristown reserves the right to accept or reject any bid submitted.

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 November, 2025.

Chris Kirk, Assistant Secretary/Treasurer

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

RESOLUTION NO. 2025-098

**RESOLUTION ADOPTING NEW PARKING RATE SCHEDULE AT THE OFF-STREET
PARKING FACILITIES OF THE MORRISTOWN PARKING AUTHORITY**

WHEREAS, the Parking Authority of the Town of Morristown (the “Parking Authority”) sets parking rates and schedules within its Facilities and frequently revisits the rate structure; and,

WHEREAS, the Parking Authority’s Parking Consultant has advised that parking fees be adjusted due to increased operating costs and that such fees be reflective of the facilities’ demand, and

WHEREAS, the Parking Authority’s Parking Consultant has provided a new parking rate schedule; and

WHEREAS, the Authority has always been committed to keeping parking rates as low as possible and is obliged to make adjustments to maintain a healthy bottom line; and,

WHEREAS, the Parking Authority wishes to adopt the new parking rate schedule, effective January 1, 2026, due to the steep increases in healthcare costs, credit card processing fees, and software/maintenance fees; and,

NOW, THEREFORE, be it resolved, by the Board of Commissioners of the Parking Authority of the Town of Morristown that the rate increases set forth on Exhibit A are hereby approved and authorized and the Executive Director and staff are directed to implemented said increases.

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 November, 2025.

Chris Kirk, Assistant Secretary/Treasurer

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

RESOLUTION NO. 2025-099

RESOLUTION OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN TO WRITE OFF ACCOUNT RECEIVABLE

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, which undertakes it promote such public purposes through providing parking at favorable rates on an hourly, daily, weekly and monthly basis; and

WHEREAS, the Authority enters into agreements with private entities, either tenants or property owners, to provide public parking at a structured rate and over a duration of time expressed in an agreement; and

WHEREAS, the private entity fails to meet financial obligation, the contract is defaulted upon, and the debt for services rendered remains on the Authority's accounting ledger as an open receivable; and

WHEREAS, the Authority has identified outstanding debt balances under accounts receivable to write off; and

WHEREAS, the Authority receives payment for the debt to be written off, funds will be approved to the Miscellaneous Revenue Not Anticipated account; and

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

1. Authorize Authority staff to “write off” the following account, as the private entity is presently under Chapter 11 bankruptcy:

Account Holder	Amount Owed
Century 21	\$13,703.52

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 November, 2025.

Chris Kirk, Assistant Secretary/Treasurer

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

RESOLUTION NO. 2025-100

**RESOLUTION AUTHORIZING AN AGREEMENT WITH USA PHONE
TO PROVIDE VOICEOVER IP PHONE SERVICES**

WHEREAS, the Parking Authority of the Town of Morristown (the “Parking Authority”) desires to enter into a contract for the provision of Voice-over IP Phone Services, and

WHEREAS, the Local Public Contracts Law, *N.J.S.A. 40A:11-3*, exempts from public bidding contracts valued at \$44,000.00 or less, and

WHEREAS, USA Phone has anticipated that services shall not exceed \$5,000 annually, and

WHEREAS, the term of this contract is for two years, with an option to renew for one additional year beginning November 12, 2025, and ending November 11, 2027, and

WHEREAS, the Parking Authority desires to enter into an agreement with USA Phone for the provision of Voiceover IP Phone Services.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Morristown Parking Authority, County of Morris, State of New Jersey, as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. This contract is exempt from public bidding pursuant to N.J.S.A. 40A:11-3 because it is for an amount less than \$44,000.00.
3. The Executive Director is hereby authorized to execute an agreement with USA Phone with an address of 1790 Marlton Pike East, Cherry Hill, NJ 08003, in an amount not to exceed \$ 5,000 annually.
4. 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.
5. 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 November, 2025.

Chris Kirk, Assistant Secretary/Treasurer

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

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 \$5,000 are available for Resolution No. 2025 – 100.

Director of Financial Operations

RESOLUTION NO. 2025-101

2026 ADOPTED BUDGET RESOLUTION

Morristown Parking Authority

FISCAL YEAR: January 01, 2026 to December 31, 2026

WHEREAS, the Annual Budget and Capital Budget/Program for the Morristown Parking Authority for the fiscal year beginning January 01, 2026 and ending December 31, 2026 has been presented for adoption before the governing body of the Morristown Parking Authority at its open public meeting of November 12, 2025; 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 presented for adoption reflects Total Revenues of \$8,647,400.00, Total Appropriations, including any Accumulated Deficit, if any, of \$8,647,400.00, and Total Unrestricted Net Position utilized of \$0.00; and

WHEREAS, the Capital Budget as presented for adoption reflects Total Capital Appropriations of \$4,199,000.00 and Total Unrestricted Net Position Utilized of \$0.00; and

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Morristown Parking Authority at an open public meeting held on November 12, 2025 that the Annual Budget and Capital Budget/Program of the Morristown Parking Authority for the fiscal year beginning January 01, 2026 and ending December 31, 2026 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.

Chris Kirk, Assistant Secretary/Treasurer

November 12, 2025 _____
(Date)

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

RESOLUTION NO. 2025-102

**RESOLUTION AUTHORIZING AGREEMENT BETWEEN THE
MORRISTOWN PARKING AUTHORITY AND NATIONAL LIFE GROUP
TO PROVIDE A DEFERRED COMPENSATION PLAN**

WHEREAS, the Morristown Parking Authority (the “Authority”) was established by the Town of Morristown in 1956, and is a body corporate and politic of the State of New Jersey; and

WHEREAS, the Authority wishes to continue to offer a deferred compensation plan (“Deferred Compensation Plan”) for its employees, to attract and retain qualified employees by providing them with an opportunity to enhance their financial security at retirement through savings of compensation on a deferred basis as provided by Section 457 of the Internal Revenue Code of 1986, as amended (the “Code”); and

WHEREAS, there is no direct financial cost to the Authority to adopt and implement an employee Deferred Compensation Plan and Service Agreement; and

WHEREAS, a request for proposals for a Deferred Compensation Plan was prepared and made available to vendors; and

WHEREAS, the Authority received proposals from National Life Group and Empower Financial Services; and

WHEREAS, after reviewing the proposals it was determined that National Life Group has the ability to (1) maintain complete records of accounts; (2) manage account with absolute fidelity; (3) provide advice concerning various categories of investments; and (4) provide continuing consultation to participants; and

WHEREAS, there has been no collusion, or evidence or appearance of collusion, between any local official and a representative of the contractor in the selection of a contractor for the administration of a Service Agreement pursuant to N.J.A.C. 5:37-5.7.

NOW, THEREFORE, BE IT RESOLVED, by the Commissioners of the Parking Authority of the Town of Morristown, County of Morris, State of New Jersey, that the Plan prepared by National Life Group and assigned Plan Document identifier 19-PD-National-091819 as a Deferred Compensation Plan Provider by the Director of the Division of Local Government Services is hereby adopted and approved.

BE IT FURTHER RESOLVED THAT the Authority’s Executive Director is hereby authorized to execute a Service Agreement (bearing the identifier: 19-SA-National-091819 assigned by the New Jersey Division of Local Government) with National Life Group, upon the proposal received to serve as a Deferred Compensation Plan Provider for the Authority employees, and to submit all necessary documents to the Director of the Division of Local Government Services within the State Department of Community Affairs for approval.

BE IT FURTHER RESOLVED THAT it is hereby acknowledged that the Deferred Compensation Plan is substantially similar to one on which a favorable Private Letter Ruling has been previously obtained from the federal Internal Revenue Service except for provisions added by reason of the Small Business Job Protection Act of 1996 (United States Public Law No. 104-188) and the Economic Growth and Tax Relief Reconciliation Act of 2001 (United States Public Law No. 107-16) and all such provisions are stated in the plan in terms substantially similar to the text of those provisions in the Code. The use of the Ruling is for guidance only and acknowledges

that for the Internal Revenue Service purposes, the Ruling of another employer is not to be considered precedent.

BE IT FURTHER RESOLVED THAT pursuant to N.J.A.C. 5:37-5.4, the Authority’s Executive Director, is hereby designated as the Local Plan Administrator for the administration of the Plan.

BE IT FURTHER RESOLVED that a certified copy of this resolution and all necessary required documents shall be submitted to the Director of the Division of Local Government Services within the State Department of Community Affairs for approval.

ADOPTED at the regular meeting of the Commissioners of the Parking Authority of the Town of Morristown, held on November 12, 2025.

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 November, 2025.

Chris Kirk, Assistant Secretary/Treasurer

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

RESOLUTION NO. 2025-103

RESOLUTION ADOPTING POLICY GOVERNING PAYMENTS FOR THE LOSS OF PUBLIC PARKING REVENUE (PFLOPR)

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 the adoption of the policy attached hereto as Exhibit A and entitled “PFLOPR (Payment for Loss of Parking Revenue)” (the “**Policy**”); and

WHEREAS, in consultation with the Authority’s parking consultant, the Board has determined that the adoption of such Policy establishes clear guidelines regarding the loss of public parking revenue is necessary; and

WHEREAS, PFLOPR rates were first established in January 2022, last adopted on February 24, 2024 and the Authority wishes update the rates to reflect more recent revenue activity as well as changes to usage patterns; and

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 concerning the Payment for Loss of Parking Revenue (PFLOPR).
2. Authority staff is hereby directed to take all actions necessary to effectuate this Resolution.

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 November 12, 2025.

Chris Kirk, Assistant Secretary/Treasurer

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