

**MORRISTOWN PARKING AUTHORITY**

**REGULAR MEETING**

**March 19, 2025**

**AGENDA**

**Statement:** Open Public Meetings Act

**Call to Order:**

**Pledge of Allegiance:**

**Approval of Minutes:**

Minutes of the February 12, 2025, Regular and Executive Session of the Reorganization Meeting

**Public Comments:**

**Presentation:**

**Executive Director Report:**

Activity Report  
Financial Report\*

**Executive Session:**

Contractual Matters  
Personnel Matters

**Official Action Items:**

**Resolution No. 2025-034: RESOLUTION AUTHORIZING THE PAYMENT OF BILLS**

**Resolution No. 2025-035: RESOLUTION AUTHORIZING THE PAYMENT OF BILLS RELATED TO THE DEHART LOT OPERATION**

**Resolution No. 2025-036: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A SECOND AMENDMENT TO THE PARKING AGREEMENT WITH 21 SOUTH STREET, LLC TO PROVIDE PARKING ACCESS IN THE DEHART GARAGE**

**Resolution No. 2025-037: AUTHORIZING THE AWARD OF CONTRACT FOR ELECTRIC VEHICLE CHARGING CUSTOMER SERVICE & NETWORKING SERVICES TO FUTURE EV, INC.**

**Resolution No. 2025-038: MORRISTOWN PARKING AUTHORITY RESOLUTION TO AMEND THE 2025 CAPITAL BUDGET**

**Resolution No. 2025-039: AUTHORIZING THE AWARD OF CONTRACT WITH SESI FOR ENVIRONMENTAL ENGINEERING SERVICES FOR PROPERTY LOCATED AT 38 DUMONT PLACE AND 28 PINE STREET (BLOCK 4801, LOT 23 and 24)**

**Resolution No. 2025-040: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PARKING LOT LICENSE AGREEMENT WITH 21 SOUTH STREET JOINT VENTURE, LLC AND DEHART ASSOCIATES LLC D/B/A HOMESTEAD BAR AND KITCHEN FOR THE PARKING LOT LOCATED AT 12 DEHART STREET**

**Resolution No. 2025-041: RESOLUTION AWARDED PROFESSIONAL SERVICES CONTRACT FOR FINANCIAL ADVISOR**

**Resolution No. 2025-042: RESOLUTION OF THE MORRISTOWN PARKING AUTHORITY AUTHORIZING THE REJECTION OF ALL PROPOSALS SUBMITTED FOR SECURITY CAMERAS, MPA-25-09**

**Adjournment:**

\* **Placed at table**

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD WEDNESDAY, FEBRUARY 12, 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 Chairperson Lloyd, 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, Lloyd, and \*Tighe.

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

Absent: David Silva – Town Council Vice-President and Town Council Liaison

\*Present via Zoom.

At this point, Ms. Fox presented the Minutes of the Reorganization Meeting of January 15, 2025, and the Executive Session Minutes. The Regular Meeting and Executive Session minutes were accepted for the record on the following vote:

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

**Presentation**

Resolution recognizing employee Karandeep Singh for his service to the United States Army.

**Public Comment**

Ms. Jen Wehring, Executive Director of the Morristown Partnership, attended the meeting to in case there was discussion about The Homestead’s request to use the Dehart Lot before the Town’s ABC.

**Mayor’s Report/ Town Council Liaison Report**

None

\*At this point, Commissioner Christopher Leon Garibian joined the meeting

**New Business**

Executive Director Ms. Nicole Fox informed the Commissioners of a request from Mr. Billy Walsh of The Homestead Bar, requesting several dates in 2025 to use the Dehart Lot for special events during the times in which the Authority operates the Lot. After much discussion, the Commissioners approved the use of the DeHart Street Lot, subject to necessary approvals from the Town of Morristown and a contract execution with The Homestead, on March 15, 2025 with a rain date for March 22, 2025.

Additionally, the Commissioners concluded that an application form would be developed so

interested businesses have a uniform method to submit their requests to use the Parking Authority's lots for such private events. Future applicants will be required to complete the application form and provide relevant information needed for the Commissioners to consider the request and the impact on parking. The Commissioners were not inclined to blanket approve and asked that The Homestead submit an application for balance of the request. Furthermore, the Commissioners expressed concerns regarding the frequency of such events in May and September when parking demand is at its peak.

**Executive Director Report**

Ms. Fox informed the board of the upcoming IPMI conference in Louisville, KY, taking place from June 8–11 if they wish to attend. It was noted that the Executive Director and Director of Facilities would be attending.

Executive Director Fox also announced that construction for the solar project is underway and that the contract for the Repair & Maintenance of the Dalton Garage has been executed, with the project ready to begin.

Lastly, Ms. Fox reported that the RFP for a pay-by-app application is in development, alongside the Ann Bank Remedial Work Phase 2 Bid. She also stated that the Authority is actively recruiting for several positions.

---

On motion of Chairperson Llyod, and seconded by Commissioner Tighe, the Board voted to enter Executive Session on the following vote:

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

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

Ayes: Chairperson Llyod and 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 Knapik , Resolutions 2025-027– 2025-031 and 2025-033 were approved on the following vote:

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

The Consent Resolutions were as follows:

**Resolution No. 2025–027: RESOLUTION AUTHORIZING THE PAYMENT OF BILLS**

**Resolution No. 2025–028: RESOLUTION AUTHORIZING THE PAYMENT OF BILLS RELATED TO THE DEHART LOT OPERATION**

**Resolution No. 2025–029: RESOLUTION ESTABLISHING TEMPORARY PARKING PROGRAMS AT THE OFF-STREET PARKING FACILITIES OF THE MORRISTOWN PARKING AUTHORITY**

**Resolution No. 2025–030: RESOLUTION ADOPTING NEW MONTHLY PARKING**

PERMITS AND ADJUSTING FEES AT THE OFF-STREET PARKING FACILITIES OF THE MORRISTOWN PARKING AUTHORITY

**Resolution No. 2025-031:** AUTHORIZING MEMBERSHIP IN OMNIA PARTNERS, NATIONAL COOPERATIVE, AND AWARD OF CONTRACT TO KYOCERA THROUGH PARTICIPATION IN OMNIA PARTNER NATIONAL COOPERATIVE

**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

The Executive Director explained that the reason for amending the Paid Break Policy was to have a consistent policy for all non-union employees and also allow for efficiencies in processing payroll.

**Resolution No. 2025-032:** RESOLUTION AMENDING PAID BREAK POLICY FOR NON-UNION EMPLOYEES OF THE MORRISTOWN PARKING AUTHORITY

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

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



---

Christopher Leon Garibian, Secretary

**RESOLUTION NO. 2025-034**

**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 \$1,253,156.46 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 19<sup>th</sup> day of March 2025.



---

Christopher Leon Garibian, Secretary

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

**RESOLUTION NO. 2025-035**

**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 \$10,146.80, 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 19<sup>th</sup> day of March 2025.



\_\_\_\_\_  
Christopher Leon Garibian, Secretary

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

**RESOLUTION NO. 2025-036**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A SECOND AMENDMENT TO THE PARKING AGREEMENT WITH 21 SOUTH STREET, LLC TO PROVIDE PARKING ACCESS IN THE DEHART GARAGE**

**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**, 21 South Street, LLC (“**21 South Street**”) is the owner of a property whose address is 21 South Street, Morristown and designated as Block 6102, Lot 3 on the Tax Maps (the “**Property**”); and

**WHEREAS**, on July 27, 2017, the Parking Authority entered into an agreement with 21 South Street to license, on a non-designated basis, eighty (80) parking spaces within the Dalton Parking Facility (the “**21 South Street Dalton Parking Spaces**”) for use by tenants of the 21 South Street Building (the “**Original 21 South Street Parking License Agreement**”); and

**WHEREAS**, on March 17, 2023, 21 South Street and Sanofi US Services Inc. (“**Sanofi**”) entered into a lease agreement for the 21 South Street Building; and

**WHEREAS**, the Parking Authority, 21 South Street, and Sanofi entered into a Parking License Agreement dated as of April 25, 2024, for the purpose of providing parking spaces within the DeHart Garage for use by Sanofi employees and guests that are conducting business within the 21 South Street Building (the “**First Amendment**”, and collectively with the Original 21 South Street Parking License Agreement, the “**21 South Street Parking License Agreement**”); and

**WHEREAS**, pursuant to that certain First Amendment, 21 South Street agreed to surrender any and all rights arising under the Original 21 South Street Parking License Agreement as to sixty-five (65) of the 21 South Street Dalton Parking Spaces; and



**WHEREAS**, the Parking Authority has agreed to relocate the remaining fifteen (15) 21 South Street Dalton Parking Spaces (the “**Allocated Spaces**”) to the DeHart Garage; and

**WHEREAS**, the Parking Authority and 21 South Street desire to enter into a Second Amendment to the Parking Agreement to set forth the rights and obligations of the Parties with respect to the Allocated Spaces and their relocation to the DeHart Garage; and

**WHEREAS**, the Board of Commissioners of the Parking Authority desires to authorize the Executive Director to execute the Second Amendment to the Parking Agreement with 21 South Street, LLC to provide for the relocation of fifteen spots to the DeHart Garage.

**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 Second Amendment to the Parking Agreement with 21 South Street, LLC to provide for the relocation of fifteen spots to the DeHart 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 March 19, 2025.



\_\_\_\_\_  
Christopher Leon Garibian, Secretary

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

**RESOLUTION NO. 2025-037**

**AUTHORIZING THE AWARD OF CONTRACT FOR ELECTRIC  
VEHICLE CHARGING CUSTOMER SERVICE & NETWORKING  
SERVICES TO FUTURE EV, INC.**

**WHEREAS**, the Morristown Parking Authority (the “Authority”) as a contracting unit, has the need to acquire electric vehicle charging station customer service and networking services, which support proprietary computer hardware and software under the Local Public Contracts Law; and

**WHEREAS**, the Authority’s Director of Financial Operations has determined and certified in writing that the value of the contract will not exceed \$44,000 for one (1) year; and

**WHEREAS**, the contract shall be awarded for one (1) year term; and

**WHEREAS**, as part of the Dehart and Dalton Parking Garage Solar Photovoltaic Systems Project awarded to HESP Construction, LLC and its subsidiary Morristown Solar 1, LLC, Future EV, Inc. submitted a proposal indicating they will provide the electric vehicle charging station customer service and networking services to the Authority in an amount not to exceed \$10,770 per year for annual maintenance and licensing fees; and

**WHEREAS**, Future EV, Inc. has completed and submitted a Business Entity Disclosure Certification, which certifies that Future EV, Inc. has not made any reportable contributions to a political or candidate committee in the Town of Morristown in the previous one (1) year, and that the contract will prohibit Future EV, Inc. from making any reportable contributions through the full term of the contract; and

**WHEREAS**, the Authority desires to award the contract to Future EV, Inc. for the electric vehicle charging station customer service and networking services in connection with the Dehart and Dalton Parking Garage Solar Photovoltaic Systems Project; 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 award a contract with Future EV, Inc., 600 Sylvan Avenue, Suite 102, Englewood Cliffs, NJ 07632, as described herein.
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. The Business Disclosure Entity Certification and the Determination of Value shall be placed on file with 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.

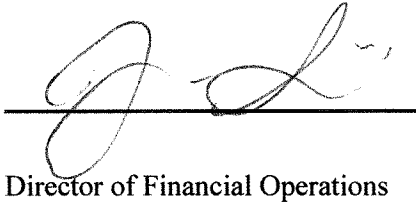
I hereby certify the above to be a true copy of a Resolution adopted by the Parking Authority of the Town of Morristown this 19th day of March, 2025.

\_\_\_\_\_  
Christopher Leon Garibian, Secretary

Governing Member:	Aye	Nay	Abstain	Absent
Commissioner Garibian	✓			
Commissioner Knapik	✓			
Commissioner Kirk	✓			
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 \$10,770 are available for Resolution No. 2025-037.



Director of Financial Operations

**RESOLUTION NO. 2025-038**

**MORRISTOWN PARKING AUTHORITY  
RESOLUTION TO AMEND THE 2025 CAPITAL BUDGET**

**WHEREAS**, the Authority 2025 capital budget for the year ending December 31, 2025 was adopted on the 13<sup>th</sup> day of November 2024; and

**WHEREAS**, N.J.A.C. 5:31-2.2 (6)(j) provides that all amendments to the 2025 Capital budget shall be approved and adopted by resolution of the Authority, passed by not less than a majority of the full membership; and

**WHEREAS**, an amendment to the 2025 Capital Budget is required to perform needed system improvements; and

**THEREFORE, BE IT RESOLVED** that the following amendments be made to the 2025 Capital budget of the Morristown Parking Authority for its year ending December 31, 2025:


<u>Funding Source</u>	<u>FROM</u>	<u>TO</u>
<u>Debt Authorization</u>	<u>\$0</u>	<u>\$6,588,350</u>
<u>Other Sources</u>	<u>\$1,068,018</u>	<u>\$2,316,168</u>
<u>Total Funding Source</u>	<u>\$1,887,000</u>	<u>\$9,723,500</u>
<u>Capital Budget Appropriation</u>		
<u>Facility Improvements</u>		
Total Capital Budget Appropriations	<u>\$1,720,000</u>	<u>\$1,070,000</u>
<u>System Improvements</u>		
Total Capital Budget Appropriations	<u>\$167,000</u>	<u>\$680,000</u>
<u>New Facilities</u>		
Total Capital Budget Appropriations	<u>\$0</u>	<u>\$7,881,500</u>
Total Capital Budget Appropriations	<u>\$1,887,000</u>	<u>\$9,723,500</u>

**BE IT FURTHER RESOLVED** certified copies of this complete amendment and resolution shall be filed forthwith to the Director of the Division of Local Government Services for his certification of the Authority budget so amended.

\_\_\_\_\_

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 19<sup>th</sup> day of March, 2025.

  
 \_\_\_\_\_  
 Christopher Leon Garibian, Secretary

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

**RESOLUTION NO. 2025-039**

**AUTHORIZING THE AWARD OF CONTRACT WITH SESI FOR ENVIRONMENTAL ENGINEERING SERVICES FOR PROPERTY LOCATED AT 38 DUMONT PLACE AND 28 PINE STREET(BLOCK 4801, LOT 23 AND 24)**

**WHEREAS**, the Morristown Parking Authority (the “Authority”) as a contracting unit, has the need for professional environmental engineering services for property located at 38 Dumont Place and 28 Pine Street, Morristown, New Jersey (Block 4801, Lot 23 and 24) (the “Property”); and

**WHEREAS**, the Authority has received a proposal from SESI in the amount of \$8,000 for Phase I environmental engineering services for the Property; and

**WHEREAS**, the Authority wishes to enter into a contract with SESI for professional environmental engineering services; 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 award a contract with SESI, 959 Route 46 East, Parsippany, NJ 07054, for the provision of the required professional environmental engineering services for property located at 38 Dumont Place and 28 Pine Street, Morristown, New Jersey (Block 4801, Lot 23 and 24), for the total amount of \$8,000, inclusive of all out-of-pocket costs, with delivery of the report within 30 days of the date of this Resolution.
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. The Business Disclosure Entity Certification and the Determination of Value shall be placed on file with 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 the 19<sup>th</sup> day of March, 2025.

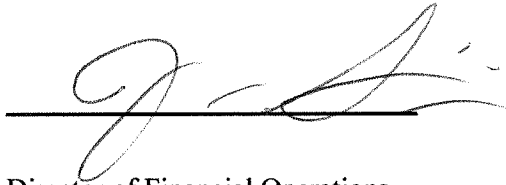


\_\_\_\_\_  
Christopher "Leon" Garibian, Secretary

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 \$ 8,000 are available for Resolution No 2025 – 039.



A handwritten signature in black ink, appearing to read 'J. A.', is written over a solid horizontal line.

Director of Financial Operations



**RESOLUTION NO. 2025-040**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A  
PARKING LOT LICENSE AGREEMENT WITH 21 SOUTH STREET JOINT  
VENTURE, LLC AND DEHART ASSOCIATES LLC D/B/A HOMESTEAD BAR AND  
KITCHEN FOR THE PARKING LOT LOCATED AT 12 DEHART STREET**

**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; and

**WHEREAS**, 21 South Street Joint Venture, LLC (“**21 South Street**”) is the owner of the real property located at 12 DeHart Street, Morristown, New Jersey 07960 that is improved with a surface parking lot containing approximately 80 parking spaces (the “**Property**”); and

**WHEREAS**, on December 19, 2023, the Parking Authority and 21 South Street entered into a Parking License Agreement whereby the Parking Authority provides nightly and weekend public parking on the Property, subject to the terms and conditions agreed upon within the parking agreement; and

**WHEREAS**, the DeHart Associates LLC d/b/a Homestead Bar and Kitchen (“**Homestead**”) has requested to use the Property for the purpose of holding an event on May 3, 2025 from parking lot use from 8 am to 10 pm (event hours 12 pm to 8 pm), and on June 7, 2025 from parking lot use from 8 am to 10 pm (event hours 12 pm to 8 pm). (the “**Event(s)**”); and

**WHEREAS**, on September 10, 2024, the Town Council of the Town of Morristown (the “**Town**”) approved Homestead’s request for a temporary Extension of Premises to permit the sale and consumption of alcoholic beverages on the Property during the Event; and

**WHEREAS**, the Parking Authority, 21 South Street, and Homestead desire to enter into a Parking Lot License Agreement (the “**Agreement**”) annexed hereto as Exhibit A for the purpose of memorializing the parties’ rights and obligations with respect to the use and possession of the Property by Homestead.

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

1. The Agreement annexed hereto as Exhibit A is approved and shall be executed by the Executive Director, subject to any technical or non-substantive changes negotiated between the Parking Authority, 21 South Street and Homestead.

2. The Executive Director and such other officials, consultants, employees or agents of the Parking Authority as may be necessary and appropriate, are hereby authorized and directed to take any and all actions necessary to effectuate the purposes of this Resolution.

3. A copy of the executed Agreement shall be on file with the Parking 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 19<sup>th</sup> day of March 2025.



\_\_\_\_\_  
Christopher Leon Garibian, Secretary

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

**RESOLUTION NO. 2025-041**

**RESOLUTION AWARDING PROFESSIONAL SERVICES CONTRACT FOR FINANCIAL ADVISOR**

**WHEREAS**, the Parking Authority of the Town of Morristown (the “Authority”) has determined that it is necessary, convenient, and desirable to achieve its purposes to contract for the services of the Financial Advisor in connection with its projects and project financings;

**WHEREAS**, the Local Public Contracts Law, N.J.S.A. 40A:11-5(1)(a)(i), authorizes the award of a contract for professional services without competitive bidding, provided that the award is publicly advertised in accordance with law; and

**WHEREAS**, on January 15, 2025, the Authority accepted Qualifications of Certain Entities to Perform Services as Financial Advisor with Resolution No. 2025-014; and

**WHEREAS**, NW Financial Group, LLC has submitted a proposal dated [date], outlining the scope of services and the terms of compensation, and has demonstrated the necessary qualifications, experience, and expertise to provide such services; and

**WHEREAS**, the Authority has determined that the award of this contract is in the best interest of the Authority; and

**WHEREAS**, the Authority’s Director of Financial Operations has certified that funds are available for this contract under [funding source/account number]; and

**WHEREAS**, the Authority has decided to authorize a contract with NW Financial Group, LLC to provide Financial Advisory Services.

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

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The Executive Director is hereby authorized to execute a contract with NW Financial Group, LLC, [address] in an amount not to exceed \$25,000.
3. 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.
4. Notice of award of this professional services contract shall be published in accordance with the law.
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 the 19<sup>th</sup> day of March, 2025.

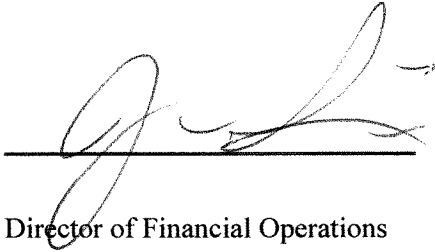


\_\_\_\_\_  
Christopher “Leon” Garibian, Secretary

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 \$25,000 are available for Resolution No. 2025-041.



Director of Financial Operations

**RESOLUTION NO. 2025-042**

**RESOLUTION OF THE MORRISTOWN PARKING AUTHORITY  
AUTHORIZING THE REJECTION OF ALL PROPOSALS SUBMITTED  
FOR SECURITY CAMERAS, MPA-25-09**

**WHEREAS**, the Morristown Parking Authority (“Authority”) publicly advertised for proposals for a contract entitled “Request for Proposals for Security Cameras, MPA-25-09”, hereinafter generally referred to as the “Contract”; and

**WHEREAS**, on February 6, 2025, the Authority received and publicly opened seven (7) proposals submitted and received for the Contract; and

**WHEREAS**, upon review of the respective proposals by the Authority in consultation with its staff and legal counsel, the various proposals were determined to either be non-responsive, or substantially exceeded the Authority’s cost estimate for the Contract or components thereof; and

**WHEREAS**, furthermore, the Authority has determined to further revise the specifications and the Request for Proposals in anticipation of re-bidding for the Contract, to wit:

The revisions to the bid specifications and the Requests for Proposals would be to further specify certain precise camera and software brands or equivalent for inclusion therein, for better integration with the Authority’s existing systems. Furthermore, the Authority anticipates revising the same to make a specific component (the NVR) of the Alternate Bid in the first solicitation, a part of the base bid in connection with any re-bid; and

**WHEREAS**, in consequence of the forgoing, the Authority now desires to reject all proposals as noted above, in accordance with N.J.S.A. 40A:11-13.2(a).

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

1. The recitals hereto are hereby incorporated herein as if set forth at length.
2. The Authority hereby directs the rejection of all proposals received for the Contract, all for the reasons expressed above, and in accordance with N.J.S.A. 40A:11-13.2(a).
3. This Resolution shall take effect in accordance with applicable law.

\_\_\_\_\_

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 19<sup>th</sup> day of March, 2025.



\_\_\_\_\_  
Christopher “Leon” Garibian, Secretary

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