

MORRISTOWN PARKING AUTHORITY

REGULAR MEETING

October 15, 2025

AGENDA

Statement: Open Public Meetings Act

Call to Order:

Pledge of Allegiance:

Approval of Minutes:

Minutes of the September 17, 2025, Budget Workshop, 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. 2025-083: RESOLUTION AUTHORIZING THE PAYMENT OF BILLS

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

Resolution No. 2025-085: 2026 AUTHORITY BUDGET RESOLUTION

**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 MUNICIPAL BIDS 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 THE HESP CONSTRUCTION, LLC AND HESP SOLAR LLC REGARDING SOLAR PROJECT AT DEHART, DALTON, AND ANN BANK GARAGES

Adjournment:

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD WEDNESDAY, SEPTEMBER 17, 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: Chairperson Lloyd, Commissioners 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, David Silva – Town Council Vice-President and Town Council Liaison*, John Draiciwickz –of Gibbons PC* and Gerry Giosa of Level G Associates.

Absent: Commissioner Garibian

*Attended the meeting via Zoom.

Chairperson Lloyd led a salute to the flag.

At this point, Ms. Fox presented the Minutes of the August 20, 2025, Regular Meeting and the Executive Session Minutes. The Regular Meeting and Executive Session minutes were accepted for the record on the following vote:

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

Public Comment

There was no public comment.

Special Order of Business:

The Executive Director requested a suspension of the normal order of business so the Authority’s Bond Counsel, John Draikiwicz, Esq., could answer questions regarding the note resolution on the agenda.

Mr. Draikiwicz explained Resolution 2025-082 authorized the issuance of notes and execution of documents necessary for the acquisition of 38 Dumont Place and 28 Pine Street.

Mayor’s Report/Town Council Liaison Report

David Silva-Town Council Vice-President and Town Council Liaison, had questions or updates on any permanent plans for Lot 10.

Executive Director Fox and Chairperson Lloyd explained to the councilman that there are currently no plans for Lot 10. The Executive Director added that the Authority’s focus has been on acquiring the Dumont and Pine Properties.

Parking Consultants' Annual Report

The Authority's Parking Consultant, Gerry Giosa, presented to the Commissioners the Annual Report. Mr. Giosa explained the purpose of the report was to determine that the Authority maintained adequate debt service coverage ratios, noting that the Authority's 2025 debt service coverage ratio is projected to be 126.8%.

Executive Director Report

The Executive Director noted that Billy Walsh had communicated that the October 4 Event was canceled.

Ms. Fox then reported that the Solar EV Project is nearing completion, with EV chargers expected to be installed and activated in the near future. She further noted that remediation repairs at the Dalton Garage is nearing completion. Following the completion of the conditions assessments for both the DeHart and Ann Bank Garages, the Authority would begin preparing bid documents for remedial repairs in 2026 at both facilities.

Executive Director Fox informed the Board that her interview with The Pulse USA Morristown was published on September 17th. Ms Fox commented that she was grateful for the opportunity to address common parking misconceptions in Town

Lastly, Ms. Fox reported that the Authority is recruiting for a Property Manager and PARCS Supervisor, while the Maintenance position has been filled.

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

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

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

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

OFFICIAL ACTION ITEMS:

The following Resolutions were presented for action, bundled for a consent agenda. On motion of Chairperson Lloyd, seconded by Commissioner Kirk, Resolutions 2025-077 – 2025-081 were approved on the following vote:

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

The Consent Resolutions were as follows:

Resolution No. 2025-077: RESOLUTION AUTHORIZING THE PAYMENT OF BILLS

Resolution No. 2025-078: RESOLUTION AUTHORIZING THE PAYMENT OF BILLS RELATED TO THE DEHART LOT OPERATION

Resolution No. 2025-079: RESOLUTION OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN ADOPTING THE 2024 AUDIT CORRECTIVE ACTION PLAN CERTIFICATION

Resolution No. 2025-080: RESOLUTION CONCERNING REVIEW OF FINDINGS AND RECOMMENDATIONS OF THE LOCAL FINANCE BOARD MADE AT A MEETING OF SAID BOARD ON JUNE 11, 2025, IN CONNECTION WITH THE TOWN GUARANTEED PROJECT NOTES, SERIES 2025, IN ACCORDANCE WITH N.J.S.A. 40A:5A-6

Resolution No. 2025-081: CERTIFYING THAT NET REVENUES FOR YEAR 2024 SHALL AT LEAST EQUAL THE NET REVENUE REQUIREMENT AS ESTABLISHED UNDER SECTION 7.06 AND 7.06(b) – GENERAL RESOLUTION OF THE MORRISTOWN PARKING AUTHORITY REVENUE BONDS SERIES 2017 A, 2017 B, AND 2017 C, SERIES 2021, AND SERIES 2023

The Commissioners then considered the following Resolution:

Resolution No. 2025-082: PARKING AUTHORITY OF MORRISTOWN TOWN GUARANTEED PROJECT NOTE RESOLUTION

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

Ayes: Chairperson Lloyd and Commissioners Garibian and Kirk
Nays: None
Absent: Commissioner Knapik and Tighe.

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

Christopher Leon Garibian, Secretary

MINUTES OF THE BUDGET WORKSHOP MEETING OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD WEDNESDAY, SEPTEMBER 17, 2025, AT THE OFFICES OF THE PARKING AUTHORITY, 14 MAPLE AVENUE, SUITE 101, MORRISTOWN, NEW JERSEY, AT 4:30 P.M. PREVAILING TIME

The meeting was called to order by Chairperson Lloyd who then announced that adequate notice of the Workshop 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 the established fee for such mailing.

Present: Chairperson Lloyd, and Commissioners Garibian*, Knapik, Kirk, and Tighe*

Also, Present: Nicole Fox - Executive Director, Gregory Deal – Director of Facilities, Jason Sieira – Director of Financial Operations, and Eric Cantos, Executive Administrative Assistant.

Absent: None.

Jason Sieira presented the Budget for review and consultation of the Commissioners.

*Commissioner Garibian had to leave mid-presentation. Commissioner Tighe participated via zoom.

Christopher Leon Garibian, Secretary

RESOLUTION NO. 2025-083

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 \$514,600.48 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 15th day of October, 2025.

Christopher Leon Garibian, Secretary

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

RESOLUTION NO. 2025-084

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 \$12,678.35, 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 15th day of October 2025.

Christopher Leon Garibian, Secretary

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

RESOLUTION NO. 2025-085

2026 AUTHORITY BUDGET RESOLUTION

Morristown Parking Authority

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

WHEREAS, the Annual Budget for Morristown Parking Authority for the fiscal year beginning January 01, 2026 and ending December 31, 2026 has been presented before the governing body of the Morristown Parking Authority at its open public meeting of October 15, 2025; and

WHEREAS, the Annual Budget as introduced 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 planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$ 4,199,000.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Morristown Parking Authority, at an open public meeting held on October 15, 2025 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Morristown Parking Authority for the fiscal year beginning January 01, 2026 and ending December 31, 2026, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Morristown Parking Authority will consider the Annual Budget and Capital Budget/Program for Adoption on November 12, 2025.

Christopher Leon Garibian, Secretary

October 15, 2025
(Date)

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

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

WHEREAS, the Parking Authority of the Town of Morristown (the “Authority”) previously authorized Resolution No. 2024-093, dated November 13, 2024, awarding a professional services contract to Bowman Consulting Group, Ltd. (“Bowman”) for construction support services related to the Solar Energy Power Purchase Agreement with HESP, in an amount not to exceed \$24,200.00; and

WHEREAS, on June 18, 2025, the Authority adopted Resolution 2025-060 to increase the amount of the contract with Bowman to \$40,000.00 based on Change Order No. 001; and

WHEREAS, due to the extension of HESP’s completion schedule and the need for continued oversight and support services, Bowman has submitted Change Order No. 002, collectively increasing the total contract amount to \$48,000.00 on an hourly, not-to-exceed basis; and

WHEREAS, the Authority finds it necessary and appropriate to approve the change order to ensure completion of the project consistent with the Authority’s engineering and operational requirements; 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 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 Change Order No. 002 to the professional services agreement with Bowman Consulting Group, Ltd., 6 Campus Drive, Suite 302, Parsippany, NJ 07054, increasing the total contract amount to \$48,000.00 (hourly, not-to-exceed) for continued construction support services related to the Solar Energy Power Purchase Agreement with HESP.
3. The Authority’s Executive Director, Director of Financial Operations, Authority Attorney or any other appropriate 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 15th day of October, 2025.

Christopher Leon Garibian, Secretary

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

RESOLUTION NO. 2025-087

**RESOLUTION AUTHORIZING THE TRANSFER OF
UNRESTRICTED/UNDESIGNATED NET POSITION TO
RESTRICTED RESERVE FOR FUTURE
IMPROVEMENTS**

WHEREAS, the Parking Authority of the Town of Morristown has a Six (6) Year Capital Program, which is reviewed and updated regularly by the Executive Director and Parking Consultant to the Parking Authority; and

WHEREAS, the Capital Program is critical to ensuring that all Parking Authority facilities are upgraded as needed and remain in good physical condition through short-term repair efforts and preventative maintenance to provide for a safe environment and up-to-date and parker-friendly experience; and

WHEREAS, currently there are funds available in the 2024 Unrestricted/Undesignated Net Position to be transferred to the Restricted Future Improvements Fund; and

WHEREAS, the Board of Commissioners find it is in the best interests of the Parking Authority and the general public to maintain adequate funds in the Restricted Future Improvements Fund.

NOW THEREFORE BE IT RESOLVED THAT the Board of Commissioners hereby authorize the transfer of funds in the amount of \$949,397.73 to the Future Improvements Fund Account to fund the Capital Program the Parking Authority may deem necessary.

I 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 held on Wednesday, October 15, 2025.

Christopher Leon Garibian, Secretary

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

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

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 15th day of October, 2025.

Christopher Leon Garibian, Secretary

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

List for Online Auction

Surplus Property from The Parking Authority of the Town of Morristown.

2 Boxes of different cartridges & printer toners.

1 HP Photosmart 318 Digital Camera.

1 Polaroid 636 CL Camera

2 ViewSonic LED Monitors

1 BenQ GW2475-T Monitor

2 HP Pavilion 23xi Monitors

1 HP 22vc Monitor

1 Acer LCD R221Q Monitor

1 HP P174 Monitor

1 2015 Ford Escape
Vin # 1FMCU9GX0FUB96964
Miles 86,212.

RESOLUTION NO. 2025-089

**RESOLUTION AUTHORIZING AN ALTERNATE METHOD
PROFESSIONAL SERVICES AGREEMENT WITH THE WALSH
COMPANY LLC TO PROVIDE CONSTRUCTION MANAGEMENT
SERVICES IN ASSOCIATION WITH THE OFFICE SPACE EXPANSION
PROJECT**

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

WHEREAS, the Walsh Company LLC (a licensed registered engineer, architects and design professionals,) has been found to have the requisite experience, training and knowledge to perform the services required, and

WHEREAS, the Walsh Company LLC has indicated that the cost of the services to be provided shall not exceed \$50,000, and

WHEREAS, the Executive Director has determined and certified in writing that the value of the services will exceed \$17,500.00, and

WHEREAS, the term of this contract is for duration of the project, and

WHEREAS, the Walsh Company LLC has submitted a Business Entity Disclosure Certification, which certifies that the contractor has not made any reportable contributions that would preclude this Agreement (1) in the previous one year; (2) and from January 1, 2025 to the date of award; (3) that the contract will prohibit the Contractor from making any reportable contributions through the term of the contract, and

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

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

1. The Executive Director for the Parking Authority of the Town of Morristown is hereby authorized to enter into a professional services agreement with the Walsh Company LLC [insert address] to provide services related to construction management services for an office expansion project in an amount not to exceed \$50,000.00 for the duration of the project.

2. The Authority’s Executive Director, Director of Financial Operations, Authority Attorney or any other appropriate 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.

3. The Business Disclosure Entity Certification and the Determination of Value shall be placed on file with this Resolution.

4. Notice of award of this professional services contract shall be published in accordance with the law.

5. A copy of the executed agreement shall be on file with the Parking Authority.

6. The Determination of Value and the Business Disclosure Entity Certification shall be on file with the Parking Authority.

7. 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.

8. 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 15th day of October, 2025.

Christopher Leon Garibian, Secretary

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

RESOLUTION NO. 2025-090

AUTHORIZING EXECUTION OF CONSENT AND AGREEMENT WITH MORRISTOWN SOLAR 1, LLC FOR THE ASSIGNMENT OF POWER PURCHASE AGREEMENT

WHEREAS, the Morristown Parking Authority (the “Authority”) and Morristown Solar 1, LLC (“Solar Project Company”) are parties to a Power Purchase Agreement (the “PPA”), dated March 18, 2024, pursuant to which Solar Project Company will sell to the Authority electric energy generated by a solar energy system (the “Solar System”) to be owned, operated and maintained by Solar Project Company; and

WHEREAS, HESP Solar LLC, a New York limited liability company (“HESP”), is the direct owner of 100% of the membership interests of the Solar Project Company; and

WHEREAS, following mechanical completion of construction of the Solar System, HESP intends to transfer ownership of the Solar Project Company to a subsidiary in a Sale Leaseback arrangement; and

WHEREAS, in connection with the transaction, Solar Project Company will collaterally assign all of its rights, title and interest in, to and under the PPA, which requires the Consent of the Authority; and

WHEREAS, the Authority has determined that consenting to the assignment will help facilitate the completion of the Solar System project and 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 and approves the execution of a Consent and Agreement with Morristown Solar 1, LLC, in a form approved by the Authority Attorney.
2. 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.
3. 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 15th day of October, 2025.

Christopher Leon Garibian, Secretary

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

RESOLUTION NO. 2025-091

AUTHORIZING AN AGREEMENT WITH THE HESP CONSTRUCTION, LLC AND HESP SOLAR LLC REGARDING SOLAR PROJECT AT DEHART, DALTON, AND ANN BANK GARAGES

WHEREAS, the Morristown Parking Authority (the “Authority”) issued a Request for Proposals for a Power Purchase Agreement for solar photovoltaic systems to be constructed at the DeHart and Dalton Garages owned by the Authority (the “Premises”) as well as the installation of Electric Vehicle (“EV”) charging stations at the DeHart, Dalton and Ann Bank garage locations; and

WHEREAS, on or about August 15, 2023, the Authority adopted a resolution awarding HESP Solar LLC (“HESP”) a contract for a power purchase agreement, including the requirement that HESP install EV charging stations at the three (3) the Authority garage locations identified above; and

WHEREAS, on or about March 18, 2024, (i) the Authority and Contractor entered into an EV Charging Station Procurement and Installation Agreement (the “EV Installation Agreement”), and (ii) the Authority and Morristown Solar 1, LLC (“Project Company”) entered into a Power Purchase Agreement (“PPA”) with respect to the installation and operation of photovoltaic systems at the DeHart Garage and the Dalton Garage; and

WHEREAS, pursuant to the terms of the EV Installation Agreement Contractor was to install at no cost to the Authority, ten (10) EV Charging Stations at the DeHart Garage; ten (10) EV Charging Stations at the Dalton Garage; and ten (10) EV Charging Stations at the Ann Bank Garage; and

WHEREAS, there have been ongoing delays in the EV Charging Station installations and the Authority has identified certain outstanding “punch list” items to be completed by Contractor with respect to the EV Charging Station installations and the solar photovoltaic systems; and

WHEREAS, the Parties desire to resolve all issues concerning the completion of the Punchlist Items without further dispute or litigation; and

WHEREAS, the Authority has determined that entering into an agreement with the HESP to resolve issues concerning the completion of the Punchlist Items 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 an agreement with HESP Construction, LLC and HESP Solar LLC regarding the completion of punch list items for the ongoing solar project.
2. The Authority hereby authorizes and approves the execution of an agreement with HESP Construction, LLC and HESP Solar LLC, in a form approved by the Authority Attorney.
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 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.
4. 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 15th day of October, 2025.

Christopher Leon Garibian, Secretary

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