

SPECIAL MEETING AGENDA
July 31, 2024

Special Meeting at 6 pm.

Statement: Open Public Meetings Act

Call to Order:

Approval of Minutes:

Minutes of the June 19, 2024 Regular Meeting

Executive Session Minutes of the June 19, 2024 Regular Meeting

Public Comments:

Mayor's Report:

Town Council Liaison's Report:

Executive Director Report:

Activity Report

Financial Report

Old Business/New Business:

Executive Session:

Contractual Items

Official Action Items:

Resolution No. 2024-062: RESOLUTION AUTHORIZING THE PAYMENT OF BILLS

**Resolution No. 2024-063: RESOLUTION AUTHORIZING THE PAYMENT OF BILLS
RELATED TO THE DEHART LOT OPERATION**

**Resolution No. 2024-064: RESOLUTION AUTHORIZING THE FORGIVENESS OF
DEBTS OWED BY CERTAIN EMPLOYEES**

**Resolution No. 2024-065: RESOLUTION AUTHORIZING AN ALTERNATE METHOD
AGREEMENT WITH AMANO MCGANN, INC. FOR SUPPORT AND MAINTENANCE
OF PROPRIETARY SOFTWARE AND EQUIPMENT, REVENUE/LANE EQUIPMENT**

**Resolution No. 2024-066: RESOLUTION AUTHORIZING AN AMENDED
AGREEMENT WITH LEVEL G ASSOCIATES FOR PARKING CONSULTANT
SERVICES**

**Resolution No. 2024-067: RESOLUTION AMENDING BACKUP CHANGE BANK
CREATED WITH RESOLUTION NO. 30-2017**



Resolution No. 2024-068: RESOLUTION AMENDING POLICY GOVERNING THE USE OF RECORDING DEVICES FOR EMPLOYEES OF THE MORRISTOWN PARKING AUTHORITY

Resolution No. 2024-069: RESOLUTION AUTHORIZING AN AMENDED CONTRACT WITH PATRIOT SECURITY GROUP FOR SECURITY GUARD SERVICES

Resolution No. 2024-070: RESOLUTION AUTHORIZING THE TRANSFER OF UNRESTRICTED/UNDESIGNATED NET POSITION TO RESTRICTED RESERVE FOR FUTURE IMPROVEMENTS

Resolution No. 2024-071: RESOLUTION HONORING ELIZABETH DEVITO FOR HER SERVICE TO THE MORRISTOWN PARKING AUTHORITY

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, JUNE 19, 2024, 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, and Commissioners Rogers, and Stamato

Also Nicole Fox - Executive Director

Present: Gregory Deal – Director of Facilities, Jason Sieira, Director of Financial Operations, Robert S. Goldsmith, Esq. of Greenbaum Rowe Smith & Davis LLP, and Gerard Giosa of Level G Associates

Absent: Commissioner Knapik and Tighe

At this point, Ms. Fox presented the Minutes of the Regular Meeting of May 15, 2024, and the Executive Session Minutes of May 15, 2024. The Regular Meeting Minutes and Executive Session Minutes were accepted for the record on the following vote:

Ayes: Chairperson Lloyd and Commissioners Rogers and Stamato
Nays: None
Absent: None
Abstention: None

Public Comment

The Chairman then opened the public portion of the meeting for public comment.

Mr. Barry Goffin, Owner of 23 South, expressed disappointment with the new permit management system and its inability to apply balance for multiple debit cards under one account as the old system was able. Mr. Goffin also expressed concern over safety for employees parking at Ann Bank Parking Garage. Lastly, Mr. Goffin stated support for the increase in meter rates for on street parking the Authority proposed to the Town of Morristown.

Mr. Jackie Thompson, former Booth Attendant, expressed frustration over a bonus payment being utilized to repay an over payment made by the MPA to certain booth attendants, including himself. Mr. Thompson noted that the error in overpayment was no fault of his own. Mr. Thompson expressed that the Booth Attendant’s Union signed off on the responsibility of repayment, not himself. Mr. Thompson in response to Mr. Goffin’s comments noted that undesirables are present in all garages.

Ms. Jen Wehring, Executive Director of the Morristown Partnership, then spoke. Ms. Wehring said she was attending in support of Morristown’s businesses and to relay complaints that there is not sufficient parking options available for the shift worker.

As no other members of the public wished to be heard, the Chairman then closed the public comment period.

The Executive Director responded to Mr. Goffin’s concerns. Ms. Fox acknowledged that the employee debit program does not work well for groups as it did with the previous permit management system. Ms. Fox indicated that the Authority is working to find a vendor that is able to provide an Open Integration with WPS, the Authority’s PARCs vendor, while maintaining PCI

compliance. The Executive Director indicated that last summer the Authority worked diligently to find a vendor with the capability, however, all permit management vendors that had integrations with WPS were unable to accomplish it at the time.

In response to concerns of safety, Ms. Fox explained that while there is no longer a booth attendant in the garage at certain times; there is a staff member in the command center 24 hours a day and 7 days a week responding to the intercom and monitoring cameras along with a roving patrol and a security patrol. Ms. Fox added, for security purposes the Authority does not reveal where cameras are present but indicated that cameras are present throughout the Ann Bank Garage.

Chairman Lloyd, in response to Mr. Thompson, said that the matter raised was related to personnel matters and would be discussed in Executive Session. Chairman Lloyd indicated Mr. Thompson could expect a written response within 10 days.

Mayor's Report – None.

Town Council Liaison Report - None

Executive Director Report –

The Executive Director reported that the PARCS installation, while not complete, was operational at all gated facilities. Ms. Fox reported that the Solar/EV project's application is with BPU and anticipation of seeking building permits soon. Ms. Fox also reported that the Ann Bank Phase 1/Year 1 was near completion. Lastly, Ms. Fox reported that Summons were back to normal levels and that there is a focus on overextension.

Old Business – None.

New Business – None.

Commissioner Tighe joined the meeting via Zoom.

On motion of Commissioner Stamato and seconded by Commissioner Rogers, the Board moved into Executive Session. All were in favor.

On motion of Commissioner Stamato and seconded by Commissioner Rogers, the Board moved to return to the regular order of business. All were in favor.

Official Action Items:

Resolution No. 2024-058: Resolution authorizing the payment of bills.

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

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

Resolution No. 2024-059: Resolution authorizing the payment of bills related to the DeHart Lot operation.

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

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

Abstention: None

Resolution No. 2024-060: Resolution to Amend Cash Management Plan

On motion of Chairperson Rogers, and seconded by Commissioner Stamato, the Resolution was accepted on the following vote:

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

Resolution No. 2024-061: Resolution Amending Employee Handbook Holiday Policy

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

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

On motion of Commissioner Stamato, the meeting was adjourned.



Linda Stamato, Secretary

RESOLUTION NO. 2024-062

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 \$537,679.59 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 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 31st day of July 2024.



Linda Stamato, Secretary

Governing Member:	Aye	Nay	Abstain	Absent
Commissioner Knapik	✓			
Commissioner Lloyd	✓			
Commissioner Rogers				✓
Commissioner Stamato	✓			
Commissioner Tighe	✓			

RESOLUTION NO. 2024-063

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 \$8,816.18 authorized and 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 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 31st day of July 2024.



Linda Stamato, Secretary

Governing Member:	Aye	Nay	Abstain	Absent
Commissioner Knapik	✓			
Commissioner Lloyd	✓			
Commissioner Rogers				✓
Commissioner Stamato	✓			
Commissioner Tighe	✓			

RESOLUTION NO. 2024-064

**RESOLUTION AUTHORIZING THE FORGIVENESS OF DEBTS OWED BY
CERTAIN EMPLOYEES**

WHEREAS, on July 13, 2023, during the exit conference between the Authority’s Auditor and the MPA Executive Director, the Authority became aware of a payroll processing error involving the booth attendants (“2023 Payroll Processing Error”); and

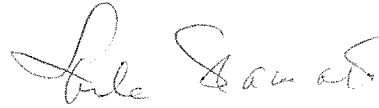
WHEREAS, the Authority negotiated a repayment schedule with the booth attendants and their bargaining representative; and

WHEREAS, the affected booth attendants have been repaying the owed debt; and

WHEREAS, the Authority has decided to forgive the remaining debts owed by the booth attendants.

NOW, THEREFORE, it is resolved by the Board of Commissioners of the MPA that the remaining debts owed by the booth attendants as a result of the 2023 Payroll Error shall be and hereby are forgiven effective July 31, 2024.

I hereby certify that the foregoing is a true copy of a Resolution introduced and adopted by the Parking Authority of the Town of Morristown at a meeting held on July 31, 2024.



Linda Stamato, Secretary

Governing Member:	Aye	Nay	Abstain	Absent
Commissioner Knapik	✓			
Commissioner Lloyd	✓			
Commissioner Rogers				✓
Commissioner Stamato	✓			
Commissioner Tighe	✓			

RESOLUTION NO. 2024-065

**RESOLUTION AMENDING AN ALTERNATE METHOD AGREEMENT
WITH AMANO MCGANN, INC. FOR SUPPORT AND MAINTENANCE
OF PROPRIETARY SOFTWARE AND EQUIPMENT, REVENUE/LANE
EQUIPMENT**

WHEREAS, the Parking Authority of the Town of Morristown (the "Parking Authority") desires to extend a contract with Amano McGann, Inc. for the provision of Support and Maintenance of Proprietary Software, Revenue/Lane Equipment, and

WHEREAS, on January 4, 2024, the Parking Authority authorized an alternate method agreement with Amano McGann Inc, for the provision of Support and Maintenance of Proprietary Software, Revenue/Lane Equipment for term starting January 1, 2024, and terminating July 1, 2024, in an amount not to exceed \$50,000.00, and

WHEREAS, the Parking Authority desires to extend the term of the agreement to December 31, 2024; and

WHEREAS, the Local Public Contracts Law, *N.J.S.A. 40A:11-5(dd)*, exempts from public bidding contracts for the provision or performance of goods or services for the support or maintenance of proprietary computer hardware and software, and

WHEREAS, Amano McGann, Inc. has indicated that the cost of the services to be provided shall not exceed \$50,000, for a total contract amount of \$100,000.00, and

WHEREAS, the Executive Director has determined and certified in writing that the value of the services will exceed \$44,000.00, and

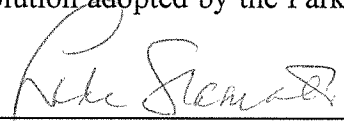
WHEREAS, Amano McGann, Inc. has submitted a Business Entity Disclosure Certification, which certifies that the contractor has not made any reportable contributions that would preclude this Agreement (1) in the previous one year; (2) and from January 1, 2024 to the date of award; (3) that the contract will prohibit the contractor from making any reportable contributions through the term of the contract.

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

1. The Executive Director for the Parking Authority of the Town of Morristown is hereby authorized to enter extend an agreement with Amano McGann, Inc. for Support and Maintenance of Proprietary Software, Revenue/Lane Equipment, and
2. Total contract amount not to exceed \$100,000.00 for the term commencing 1/01/2024 and terminating 12/31/2024.
3. This contract is exempt from competitive bidding pursuant to *N.J.S.A. 40A:11-5(dd)* because it is for the provision or performance of goods or services for the support or maintenance of proprietary computer hardware and software.
4. The Executive Director certifies that the funds are appropriated within Budget Line Item 55100.
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.

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 31st day of July, 2024.



 Linda Stamato, Secretary

Governing Member:	Aye	Nay	Abstain	Absent
Commissioner Knapik	✓			
Commissioner Lloyd	✓			
Commissioner Rogers				✓
Commissioner Stamato	✓			
Commissioner Tighe	✓			

RESOLUTION NO. 2024-066

RESOLUTION AUTHORIZING AN AMENDED AGREEMENT WITH LEVEL G ASSOCIATES FOR PARKING CONSULTANT SERVICES

WHEREAS, on January 4, 2024, the Commissioners of the Parking Authority for the Town of Morristown (the "Parking Authority") approved Resolution No. 2024-015 authorizing an alternative method agreement with Level G Associates, in an amount not to exceed \$40,500.00 for Parking Consultant services; and

WHEREAS, the Parking Authority desires to increase the total appropriation of funds available under the agreement in an amount of \$100,000.00, for a total amendatory contract not to exceed \$140,500.00

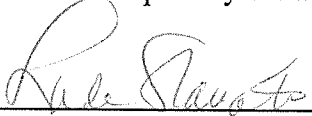
WHEREAS, the Board of Commissioners for the Parking Authority desires to authorize the execution of the amendatory contract.

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

1. The Executive Director is hereby authorized to enter into an amendatory contract with Level G Associates for the additional amount of \$100,000.00, for a total amendatory contract not to exceed \$140,500.00 for Parking Consultant services.
2. The Executive Director certified that the funds for the services contemplated under this amendatory contract are appropriated and available under Budget Line Items 54250 and 82300.
3. Notice of award of this amendatory professional service contract shall be published by the Secretary of the Board of Commissioners for the Parking Authority of the Town of Morristown in accordance with the law.
4. A copy of the executed amendatory agreement shall be filed with the Secretary of the Board of Commissioners for the Parking Authority of the Town of Morristown.

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 31st day of July, 2024.



Linda Stamato, Secretary

Governing Member:	Aye	Nay	Abstain	Absent
Commissioner Knapik	✓			
Commissioner Lloyd	✓			
Commissioner Rogers				✓
Commissioner Stamato	✓			
Commissioner Tighe	✓			

RESOLUTION NO. 2024-067

**RESOLUTION AUTHORIZING AMENDING BACKUP CHANGE BANK CREATED
WITH RESOLUTION NO. 30-2017**

WHEREAS, on March 21, 2017, the Commissioners of the Parking Authority for the Town of Morristown (the "Authority") approved Resolution No. 2017-030 establishing the office staff as custodian of a Backup Change Bank (the "Bank"); and

WHEREAS, the purpose of the Bank was to enable booth attendants, and supervisors, if necessary, to make change for parking patrons; and

WHEREAS, the Authority elimination of the booth attendants and the automation of the Parking Access Controls System has reduced the amount held in the Bank from \$1,000.00 to \$300.00; and


WHEREAS the Board of Commissioners for the Parking Authority desires to authorize the transfer of the \$ 700 from the Bank and deposit to the Revenue Account and reduce the Bank balance to \$ 300.

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

1. Transfer \$700 from the Backup Change Bank and deposit into the Revenue Account.
2. Maintain a balance of \$300 in the Backup Change Bank.

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 31st day of July, 2024.



Linda Stamato, Secretary

Governing Member:	Aye	Nay	Abstain	Absent
Commissioner Knapik	✓			
Commissioner Lloyd	✓			
Commissioner Rogers				✓
Commissioner Stamato	✓			
Commissioner Tighe	✓			

RESOLUTION NO. 2024-068

RESOLUTION AMENDING POLICY GOVERNING THE USE OF RECORDING DEVICES FOR EMPLOYEES OF THE MORRISTOWN PARKING AUTHORITY

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

WHEREAS, on May 17, 2022 the Board authorized Policy Number 22-001 entitled the “Recording of Personnel” (the “**Policy**”);


WHEREAS, the Executive Director has recommended adjustments to the Board the Policy (the “**Amended Policy**”) to reflect changes in the Authority’s operations attached as Exhibit A; and

WHEREAS, in consultation with legal counsel, the Board has determined that the adoption of such Policy establishes clear guidelines regarding the use of electronic recording devices and eavesdropping on conversations.

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

1. The Amended Policy attached hereto as Exhibit A is adopted as the Authority’s official policy concerning the recording of personnel and replaces Policy Number 22-001.
2. Authority staff is hereby directed to take all actions necessary to effectuate this Resolution.
3. The Policy is hereby to be included in the Employee Handbook.

I hereby certify that the foregoing is a true copy of a Resolution introduced and adopted by the Parking Authority of the Town of Morristown at a regular meeting held on July 31, 2024.



Linda Stamato, Secretary

Governing Member:	Aye	Nay	Abstain	Absent
Commissioner Knapik	✓			
Commissioner Lloyd	✓			
Commissioner Rogers				✓
Commissioner Stamato	✓			
Commissioner Tighe	✓			

RESOLUTION NO. 2024-069

RESOLUTION AUTHORIZING AN AMENDED CONTRACT WITH PATRIOT SECURITY GROUP FOR SECURITY GUARD SERVICES

WHEREAS, on March 20, 2024, the Commissioners of the Parking Authority of the Town of Morristown (the "Authority") approved Resolution No. 2024 -038 authorized to enter into a contract with Patriots Security Group in an amount not to exceed \$4,320 for the provision of Security Guard Services.

WHEREAS, the Authority desires to increase the total appropriation of funds available under the agreement in an amount of \$287,680.00, for a total amendatory contract not to exceed \$292,000, attributable in the following fiscal years:

- \$109,500.00 from April 1 to December 31, 2024;
- \$146,000.00 from January 1 to December 31, 2025;
- \$36,500.00 from January 1 to March 31, 2026;

WHEREAS, Patriot Security Group submitted a bid, and was determined to be the lowest responsible bidder; and


WHEREAS, the Board of Commissioners for the Parking Authority desires to authorize the execution of the amendatory contract.

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 an amended contract with Patriot Security Group for the provision of Security Guard Services in an amount not to exceed \$292,000.00 for a 2-year term commencing on April 1, 2024, and ending on March 31, 2026, with an option to renew for 1 year.
2. The Executive Director certifies that the funds for the expanded services are appropriated within Budget Line Item 54450.
3. Notice of the award of this amendatory contract shall be published in accordance with the law, and a copy of the executed contract shall be filed 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 on this 31st day of July, 2024.



Linda Stamato, Secretary

Governing Member:	Aye	Nay	Abstain	Absent
Commissioner Knapik	✓			
Commissioner Lloyd	✓			
Commissioner Rogers				✓
Commissioner Stamato	✓			
Commissioner Tighe	✓			

RESOLUTION NO. 2024-070

**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 on a regular basis 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 in order to provide for a safe environment and up-to-date and parker friendly experience; and

WHEREAS, currently there are funds available in the 2023 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 \$2,093,000 to the Future Improvements Fund Account to fund the Capital Program the Parking Authority may deem necessary.

I 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 Wednesday, July 31, 2024



Linda Stamato, Secretary

Governing Member:	Aye	Nay	Abstain	Absent
Commissioner Knapik	✓			
Commissioner Lloyd	✓			
Commissioner Rogers				✓
Commissioner Stamato	✓			
Commissioner Tighe	✓			

RESOLUTION NO. 2024-072

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A LEASE AGREEMENT WITH HELEN OF TROY, L.P. FOR A PORTION OF THE PROPERTY LOCATED AT 14 MAPLE AVENUE, MORRISTOWN

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, the Parking Authority owns and operates a building commonly known as 14 Maple Avenue, Morristown, New Jersey 07960 (the “**Building**”); and

WHEREAS, Helen of Troy, L.P. (“**Helen of Troy**”) desires to lease from the Parking Authority the third and fourth floors of the Building, which consists of approximately 13,750 square feet (the “**Leased Space**”); and

WHEREAS, the Parking Authority and Helen of Troy have negotiated a five (5) year lease agreement for the Leased Space (the “**Lease Agreement**”); and

WHEREAS, the Parking Authority and Helen of Troy desire to enter into the Lease Agreement annexed hereto as Exhibit A for the purpose of memorializing the parties’ rights and obligations.

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

1. The Lease 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 and Helen of Troy.
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 Lease 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 July 31, 2024.

Linda Stamato
Linda Stamato, Secretary

Governing Member:	Aye	Nay	Abstain	Absent
Commissioner Knapik	✓			
Commissioner Lloyd	✓			
Commissioner Rogers				✓
Commissioner Stamato	✓			
Commissioner Tighe	✓			