

Trenton Parking Authority

January 23, 2014

16 E. Hanover St.

Trenton, NJ 08608

Chairman Harry Reyes called the meeting to order at 5:03 pm by reading The Open Public Meeting Act.

In Attendance: Chairman Harry Reyes, Commissioners Scott Rice, Melody Freeman, Duncan Harrison and Anne LaBate

Absent: Commissioner Andrew Worek

Staff: Patrice Harrison

Managing Consultant: COO Walter D. Smith

Legal Counsel: Len Bier; Bier Associates

Council Liaison: Councilwoman Marge Caldwell-Wilson

Owners Representative: Steve Shannon; Carl Walker

Approval of Minutes from December 19, 2013:

Chairman Reyes asked the Commissioners if they reviewed the December 19, 2013 minutes, if so, do they have any questions or comments. With there being none, Commissioner Freeman motioned to approve the December 19, 2013 minutes, seconded by Commissioner Rice. The December 19, 2013 minutes were unanimously approved.

Reports:

Chairman Reyes asked the Commissioners if there were any questions or comments concerning the December financial and expense reports. With there being none, Commissioner Freeman motioned to accept the December financial reports, seconded by Commissioner Rice. The December financial reports were unanimously accepted.

Commissioner Freeman motioned to approve the December expense checks, seconded by Commissioner LaBate. The December expense checks were unanimously approved.

Project Summary: (presented by Mr. Smith)

Broad & Front Garage:

The assessment was completed and the estimated repair cost is \$444,000. Mr. Smith will contact PSE&G concerning their interest in a short term leasing arrangement. Commissioner LaBate recommended that the board continue to consider other options for the facility such as; private public real-estate partnerships. Commissioner Labate and Mr. Smith are scheduled to attend the Downtown Trenton Community Leadership Event organized by the Greater Trenton Committee on January 25, 2014. Mr. Smith asked the Board for authorization to have the city include the Broad & Front Garage as a prime location on its register. The Commissioners agreed to have Broad& Front site earmarked as a prime location.

Lafayette Garage:

- Nothing to report

Liberty Commons Garage:

Elevator #2 brake shoe assembly / machine hoist is obsolete and needs to be replaced. The cost to replace the system is \$17,000 per unit. The elevators are eleven years old and the recommendation is to replace the brake shoe assembly/ machine hoist on both elevators. Motion was made by Commissioner Freeman to approve emergency repairs to both elevators not to exceed \$36,000, seconded by Commissioner Rice. All Commissioners approved emergency repairs to both elevators Machine Hoist Systems not to exceed \$36,000.

Merchant St. Lot:

- CCTV is still being reviewed. Second quote is being given by We Secure It.

Warren St. Garage:

- Best delivered the Hamilton machine waiting on installation of phone lines.

Director's Comments

Parking Audit:

The City of Trenton informed the Division of Local Government Services of their decision to not participate in the parking study with TPA.

Liberty Commons Office:

Office transition is moving forward.

Hotel Folio System:

Best is providing Mr. Smith information concerning the Opra Folio System for the Lafayette hotel.

Lafayette Hotel Bankruptcy:

A hearing is set for February 10th at 10:00 am concerning payment to TPA. Commissioners Reyes, Worek and Mr. Smith plan to attend.

Bayville:

Notices have been issued to all required parties. The new management company submitted \$25,000 in payments.

IPI Conference:

This year's IPI Conference is scheduled for Dallas Texas from June 1st - 4th. Walter Smith would like the Commissioners to confirm their plan to attend ASAP so we can take advantage of the earlier registration discounts. Commissioner Freeman will not be attending, Commissioner Rice is attending and the remaining Commissioners will inform Mr. Smith of their intentions.

Adjournment:

Chairman Reyes asked if there was any further business. With being none, Commissioner Harrison motioned to adjourn seconded by Commissioner Rice. Commissioners unanimously approved adjournment of the meeting.

Meeting adjourned at 6:05 pm.

Patrice Harrison
Board Secretary