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

In Attendance: Chairman Andrew Worek , Commissioners Melody Freeman, Scott Rice, Anne LaBate and Perry Shaw

Absent: Commissioner Harry Reyes

Staff: Patrice Harrison

Managing Consultant: COO Walter D. Smith

Legal Counsel: Len Bier; Bier Associates

Council Liaison: Liaison Duncan Harrison was absent due to the City Budget Meeting

Owners Representative: Absent

Approval of Minutes from October 23, 2014:
Chairman Worek asked the Commissioners if they reviewed the October 23, 2014 minutes, if so, do they have any questions or comments. With there being none, Commissioner Freeman motioned to approve the October 23, 2014 minutes, seconded by Commissioner Rice. The October 23, 2014 minutes were unanimously approved.

Reports:
Chairman Worek asked the Commissioners if there were any questions or comments concerning the October and November financial and expense reports. With there being none, Chairman Worek motioned to accept the October and November financial reports, seconded by Commissioner Freeman. The October and November financial reports were unanimously accepted.

Chairman Worek asked the Commissioners if there were any questions or comments concerning the October and November expense checks. Commissioner Freeman motioned to approve the October and November expense checks, seconded by Commissioner Rice. The October and November expense checks were unanimously approved.

Project Summary: (presented by Mr. Smith)

Liberty Commons Garage:
- #1 Elevator has been down for 2 months, Schindler has been called many times with no response. The elevator inspector has also reached out the Schindler.

Lafayette Garage:
- Nothing to report

Warren St. Garage:
- Nothing to report

Merchant St. Lot:
- Nothing to report

Broad and Front Garage:
- Nothing to report

Director's Comments

PSE&G Update:
The Licensing Agreement has not been signed but payment for $334,000 has been received.

Snow Removal Contract:
The 2015-2016 Snow Removal bid was awarded to the Phax Group. Chairman Worek called for a Resolution to except Phax Group for the 2015-2016 Snow Removal service, seconded by Commissioner LaBate. Vote: 5 yes, 1 absent

TDA MOU for Snow Removal:
Trenton Downtown Association will be working with TPA to clear and salt sidewalks and walkways when there is less than 2 inches of snow or ice.

3M Company:
3M, the company that bought out Federal, is now out of business. All of TPA's current parking equipment is Federal, therefore Walter Smith and Marisol Ramos will be in contact with Best Associates to discuss how this will affect equipment repairs.

Lafayette Garage Key Card System:
The Key Card system is on hold until further reviewed to make sure equipment is updated since 3M is out of business.

Lafayette Environmental inquiry:
There is no new information concerning underground wells.

Matrix:
Matrix is asking for an additional 140 access cards for new tenant.

NJ Parking Coop:
Chairman Worek called for a resolution authorizing Walter Smith to sign NJ Coop Agreement with NJ Parking to purchase at a discounted rate, seconded by Commissioner Rice. Vote: 5 yes, 1 absent

Parking Study:
Len Bier presented a draft of the Parking Study. After reviewing the draft, Commissioner Labate suggested giving a copy of the draft to the Mayor before the final copy is completed, all Commissioners agree. The board has until next meeting to submit any questions or comments on the Parking Study, the Mayor will be given a date to respond to the draft before the board finalizes it. After the parking Study is finalized Chairman Worek would like to set up a meeting with the Mayor to discuss further.

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

Meeting adjourned at 5:59 pm.

Patrice Harrison
Board Secretary