

Trenton Parking Authority

March 27, 2014

16 E. Hanover St.

Trenton, NJ 08608

Chairman Harry Reyes called the meeting to order at 5:04 pm by reading The Open Public Meeting Act.

In Attendance: Chairman Harry Reyes, Commissioners Andrew Worek, Scott Rice, Anne LaBate and Melody Freeman

Absent: Commissioner Duncan Harrison

Staff: Patrice Harrison

Managing Consultant: COO Walter D. Smith

Legal Counsel: Len Bier; Bier Associates

Council Liaison: Councilwoman Marge Caldwell-Wilson

Owners Representative: Absent

Approval of Minutes from February 27, 2014:

Chairman Reyes asked the Commissioners if they reviewed the February 27, 2014 minutes, if so, do they have any questions or comments. With there being none, Commissioner Worek motioned to approve the February 27, 2014 minutes, seconded by Commissioner Rice. The February 27, 2014 minutes were unanimously approved.

Reports:

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

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

Presentation:

Chairman Reyes called upon Warren Broudey and Digesh Patel of Mercadien PC to present Financial Report ending December 2013. Overall there is an increase in revenue year over year. And the report reflects the lost from the LYCDC (hotel) and Bayville.

Project Summary: (presented by Mr. Smith)

Lafayette Garage:

- Nothing to report

Liberty Commons Garage:

- Schindler said the parts will be in soon and the repairs will be complete within a few weeks.
- Howell Construction will be installing the steps this weekend, the signs and fencing will follow.

Warren St. Garage:

- Hamilton machine was having some problems with the tokens, but the issue is resolved.
- Customer feedback is positive concerning the ability to now use credit cards at this site.

Merchant St. Lot:

- Marisol Ramos is gathering information on CCTV.

Broad & Front Garage:

- Nothing to report

Director's Comments

Parking Audit:

Mr. Smith is meeting with the representatives from City and DCA/Local Government Services to discuss the parking study on April 2nd. Chairman Reyes and Andrew Worek plan to attend the meeting.

Bayville:

Len Bier is preparing a license agreement for Bayville Holdings. The agreement will outline the arrangement to pay TPA a lump sum of \$10,000 plus an additional \$2,000 per month while keeping their bill current. They will also be decreasing their spaces to 34.

Lafayette Hotel:

Walter Smith received a quote from Best Associates for the hotel parking system; it seemed high so there will be further discussion.

PSE&G:

Len Bier is preparing an agreement for PSE&G to lease the Broad and Front Garage starting March 2015 for a period of 12 to 18 months.

Broad and Front Garage Redevelopment:

The City of Trenton is evaluating Broad and Front Garage for possible redevelopment. Walter Smith requested Mr. Bier's legal opinion concerning Commissioner LaBate meeting with the City concerning TPA redevelopment of garage property due to any possible conflict of interest. Mr. Bier stated that Commissioner LaBate can advise on the issue but cannot have conversations with her clients concerning bids. Commissioner LaBate requested that TPA consider developing its RFI process.

Professional Service RFQ's:

Walter Smith asked for a motion authorizing him to putting out RFQ's for Professional Services. Motion was made by Commissioner Worek authorizing Walter Smith to put RFQ's out for Professional Services, seconded by Commissioner LaBate. The motion was unanimously approved.

Operational Reorganization:

Phase two of the reorganization plan will be brought to the board for review at the May meeting.

Chairman Reyes called for a motion to enter into an Executive Session to discuss LYCDC Bankruptcy Settlement. Commissioner Freeman moved the motion, seconded by Commissioner Rice. The motion was unanimously approved. The Board entered into an Executive Session t at 6:11 pm.

Motion was made by Commissioner Freeman to end Executive Session at 6:20 pm, seconded by Commissioner Rice. Motion to end Executive Session was unanimously approved. Executive Session ended at 6:20 pm.

LYCDC Bankruptcy Settlement:

Commissioner Freeman motioned to accept the City's \$30,000 settlement offer, seconded by Commissioner Worek. Motion to accept the City's \$30,000 settlement offer was unanimously approved.

Adjournment:

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

Meeting adjourned at 6:23 pm.

Patrice Harrison
Board Secretary