

Trenton Parking Authority

April 28, 2016

16 E. Hanover St.

Trenton, NJ 08608

Chairman Worek called the meeting to order at 5:05 pm by reading The Open Public Meeting Act.

In Attendance: Chairman Andrew Worek, Commissioners Melody Freeman, Harry Reyes, William Watson, Anne LaBate and Perry Shaw

Absent: Commissioner Scott Rice

Staff: Patrice Harrison; Office Manager
Will Harrington, Operational Supervisor
Phil Jackson, Operational Supervisor

Legal Counsel: Len Bier; Bier Associates

Council Liaison: Councilman Duncan Harrison

Owners Representative: Lou Garlatti; Albert Garlatti Construction

Bond Counsel: Ed McManimon; McManimon, Scotland and Baumann

Presentation: Warren Broudy and Matt Daly; Mercadien P.C.

Presentation:

Chairman Worek called upon Mercadien's Warren Broudy and Matt Daly to present the quarterly financial report. Matt Daly explained that the expenses and income are in line with last year. TPA continues to have a positive revenue intake.

Chairman Worek called upon Ed McManimon; McManimon, Scotland and Baumann, to discuss refinancing the bonds. Refinancing will save TPA money and allow excess funds to be given toward such things as the Broad and Front Garage renovations and future projects. Commissioner Watson motioned to approve refinancing the current bonds, seconded by Commissioner Reyes. Vote: 6 yes, 1 absent.

Approval of Minutes from March 24, 2016:

Chairman Worek asked the Commissioners if they reviewed the March 24, 2016 minutes, if so, do they have any questions or comments. With there being none, Commissioner Watson motioned to approve the March minutes, Commissioner Reyes seconded the motion.

Reports:

Chairman Worek asked the Commissioners if there were any questions or comments concerning the March financial and expense reports. With there being none Commissioner Reyes motioned to approve the March financial reports, seconded by Commissioner Watson. The March financial reports were unanimously approved.

Expense Checks:

Chairman Worek asked the Commissioners if there were any questions or comments concerning the March expense checks. With there being none, Commissioner Freeman motioned to approve the March expense checks, seconded by Commissioner Reyes. The March expense checks were unanimously approved.

Elks Lot:

Chairman Worek met with Steve Mania; Environmental Connections concerning the Elks Lot. Mr. Mania would like to close the throughway off to pedestrians in hopes of stopping loitering and vandalism. Len Bier suggested asking Steve Mania for his Title Policy for the lot. Patrice Harrison will follow up on request.

MCCC Meeting:

Chairman Worek met with Mercer County College to discuss the current parking situation. They asked to continue using the garage for student/staff parking and explained that their needs will be increasing due to a possible rise in enrollment. Several ideas were discussed such as parking lots in the MCCC vicinity and other options. Chairman Worek asked to have a committee formed to continue discussions. Commissioners Watson, Shaw and Chairman Worek will make up the MCCC committee.

Professional Service RFQ's:

Chairman Worek informed the board that Professional Services RFQ's will be going out to bid and would like to set up a committee to review them. Commissioners Reyes, Freeman and Shaw will make up the Professional Services RFQ committee.

PSE&G Meeting:

Chairman Worek and Commissioner Reyes met with a PSE&G representative to discuss the current Broad and Front renovations. The renovations are more involved than first anticipated, therefore TPA is asking for PSE&G to assist with the added expenses. Len Bier suggested changing the agreement from 12 months to 18 month with an upfront payment. The PSE&G Representative will be in contact with Chairman Worek.

Project Summary:**Broad and Front Garage:**

- Lou Garlatti received the mold testing results showing high levels of mold in the office space of the garage. The cost to demolish the affected area is \$185,000. The Fire/sprinkler contractor and Meridien both said that they cannot continue the renovations until the mold issue is addressed. Commissioner LaBate said she spoke to JR Capasso; Trenton Brownfield Coordinator and explained the Broad and Front mold situation. Mr. Capasso feels removing all the mold might not be necessary, possibly only a portion that will be interfering with the work. The board said to hold off on the demolition until this can be reviewed further.
- Domestic water lines need to be run in the garage for the bathroom plumbing.

Liberty Commons Garage:

- Nothing to report

Merchant St. Lot:

- Nothing to report

Lafayette Garage:

- Nothing to report

Warren St. Garage:

- Chris Gray; Tim Haas is completing the bid documents.

Adjournment:

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

Meeting adjourned at 6:18 pm.

Patrice Harrison
Board Secretary