

**Trenton Parking Authority**

**July 28, 2016**

16 E. Hanover St.

Trenton, NJ 08608

Chairman Worek called the meeting to order at 5:30 pm by reading The Open Public Meeting Act.

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

**Absent:** Commissioners Melody Freeman and Scott Rice

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

**Legal Counsel:** Len Bier; Bier Associates

**Council Liaison:** Absent

**Owners Representative:** Lou Garlatti; Albert Garlatti Construction

**Approval of Minutes from June 23, 2016:**

Chairman Worek asked the Commissioners if they reviewed the June 23, 2016 minutes, if so, do they have any questions or comments. Commissioner LaBate stated that the first paragraph on the second page does not read correctly, the committee was formed to review future opportunities for the Broad and Front site not to handle outstanding issues. Patrice Harrison will make said corrections. With there being no further questions or comments, Chairman Worek motioned to approve the June minutes as amended, Commissioner LaBate seconded the motion. The motion was unanimously approved.

**Reports:**

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

**Expense Checks:**

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

**Broad and Front Project Update:**

Len Bier will draft a letter to PSE&G concerning the status of the garage. Chairman Worek and Len Bier will meet with PSE&G Representatives to negotiate a settlement. The B&F committee will discuss their finding at the September meeting.

**Professional Service RFQ's:**

Commissioner Reyes and RFQ Committee members made their suggestions for the 2016/17 Professional Services RFQ's. See enclosed 2016/17 TPA Reorganizational Meeting minutes for a list of awarded bidders.

**Liberty Commons Garage:**

- DCA issued a \$1,000 violation for the egress door being locked. The State Fire Inspector gave us a 30 day extension as long as the door remains unlocked. The Fire Inspector explained that the original garage drawing would need to be amended to allow the door to be permanently closed. Len Bier will look into whether the exit is there for ADA purposes since the garage already exceeds code for fire exits. Commissioner LaBate suggested repairing the egress to allow shoppers direct access to Estate St. The board holds firm that the repair would be too costly.

**Merchant St. Lot:**

- Nothing to report

**Lafayette Garage:**

- Nothing to report

**Warren St. Garage:**

- Sealcrete Contracting began work July 28<sup>th</sup> starting with the leak in Sophia's Nail Salon.
- The basement has a water leak. Lou Garlatti will be exploring the cause.
- Lou Garlatti requested a capital improvement proposal from Otis Elevator for the budget, Otis will provide proposal.
- Len Bier did a walkthrough of the garage with the Operational Supervisors. Len Bier is recommending TPA purchase a heavy duty power washer and sweeper. He will also be speaking to Sealcrete Construction about widening the drains throughout the garage.

**Elks Lot:**

- Steve Mania, The Urban Project, is inquiring about the status of the Elks Lot throughway. Commissioners have requested Patrice Harrison to ask Steve Mania to supply us with an accurate survey of the lot with all points of interest marked correctly.

**Bond Refinancing:**

Len Bier informed the board that the bond market rate has been lowered allowing TPA to be able to receive roughly \$500,000-\$750,000 in additional funds from the refinancing without increasing the payment. The refinancing resolution will need to be amended reflecting the change. Chairman Worek motioned to approve the amended Bond Resolution as stated, seconded by Commissioner Shaw. Unanimously approved.

Chairman Worek asked for a motion to enter into an Executive Session to discuss personnel matters. Commissioner Watson motioned to enter into an Executive Session, second by Commissioner Shaw. Unanimously approved.

Entered into Executive Session at 6:09 pm

Commissioner Watson motioned to end the Executive Session, seconded by Chairman Worek.

Executive Session adjourned at 6:36pm.

Regular monthly meeting reopened at 6:36pm.

The Summer Concert Series is running again and Liberty Commons will need to be kept open later on Saturdays through September. Unanimously approved.

**Adjournment:**

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

**Meeting adjourned at 6:42 pm.**

Patrice Harrison  
Board Secretary