

Trenton Parking Authority

June 23, 2016

16 E. Hanover St.

Trenton, NJ 08608

In the absence of Chairman Worek, Vice Chairman Reyes called the meeting to order at 5:19 pm by reading The Open Public Meeting Act.

In Attendance: Commissioners Harry Reyes, William Watson, Melody Freeman, Anne LaBate, Perry Shaw and Scott Rice

Absent: Chairman Andrew Worek

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 May 26, 2016:

Vice Chairman Reyes asked the Commissioners if they reviewed the May 26, 2016 minutes, if so, do they have any questions or comments. Commissioner Watson explained that the statement under the Project Summary: Broad and Front Garage does not read correctly, it should read "There will be further conversation after receiving the structural report". Patrice Harrison will make said corrections. With there being no further questions or comments, Commissioner Watson motioned to approve the May minutes as amended, Commissioner LaBate seconded the motion. The motion was unanimously approved.

Reports:

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

Expense Checks:

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

Broad and Front Project Update:

Lou Garlatti explained that the Structural Report for Broad and Front Garage is complete and the cost is estimated between \$700,000 and \$1,000,000. Mr. Garlatti acquired pricing for demolishing the garage, which includes dealing with the mold issue and the underground tank, the cost being \$1.2 million. To create a surface lot with roughly 100 spaces would cost an additional \$400,000. Len Bier educated the board on the difference between a project note and a bond for this project. Vice Chairman Reyes motioned to shelf the B&F renovations and close out the project, seconded by Commissioner Rice. Motion to shelf the B&F renovations and close out project was unanimously approved.

Commissioner LaBate suggested speaking to the city and interested developers before taking further action on the garage. Commissioner LaBate explained there might be interest in purchasing the property for future development. Commissioner Watson agreed but suggested a deadline date of September 2016 to report back to the board so that an informed decision can be made. The board agreed on the September 2016 deadline.

Vice Chairman Reyes suggested forming a committee that would review future opportunities for the Broad and Front garage site. Commissioner's Watson, LaBate and Reyes volunteered for the committee. Motion was made by

Commissioner Watson to form a committee that would review future opportunities for the Broad and Front garage site, seconded by Commissioner Freeman. Unanimously approved.

Professional Service RFQ's:

Vice Chairman Reyes asked the board to extend the RFQ Review Committee's report until the July monthly meeting so that all documents can be completed. All Commissioners agreed to extend the findings until July meeting.

Broad and Front Garage:

- Lou Garlatti will meet with Meridien to close out the final cost of the renovations.
- The underground tank discussion will be shelved until B&F Committee reports back to the board in September.
- Lou Garlatti along with the committee will be evaluating the options for securing the garage until a final decision is made.

Liberty Commons Garage:

- Nothing to report

Merchant St. Lot:

- Nothing to report

Lafayette Garage:

- Nothing to report

Warren St. Garage:

- Four Bids were received, Sealcrete Contracting being the low bid and Schnell Contracting Systems LLC being the second lowest. After reviewing all bid documents, Lou Garlatti noted that Sealcrete does not have the 5 years in business but they do have the experience in the field. Sealcrete could submit additional documents showing previous experience and references from other jobs they completed. The company is also able to obtain the needed bond. The board has the right to choose which contractor is awarded the project. Motion was made by Commissioner Rice to award Sealcrete Contracting the Warren St. Project conditional upon findings from references and documents, seconded by Commissioner LaBate. Unanimously approved.

Bond Refinancing:

Len Bier informed the Commissioners that the Local Finance Board approved the refinancing with additional \$500,000 revenue for Trenton Parking Authority.

Personnel Committee:

Commissioner LaBate posted the Executive Director position on IPI's website and will continue to post on various other sites. Patrice Harrison will forward contact information for IPI's Kim Jackson to Commissioner LaBate for further suggestions.

Reorganization meeting will be held in July.

Adjournment:

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

Meeting adjourned at 6:30 pm.

Patrice Harrison
Board Secretary

