

Trenton Parking Authority

March 24, 2016

16 E. Hanover St.

Trenton, NJ 08608

In the absence of Chairman Worek, Vice Chairman Harry Reyes called the meeting to order at 5:40 pm by reading The Open Public Meeting Act.

In Attendance: Commissioners Harry Reyes, William Watson, Anne LaBate and Perry Shaw

Absent: Chairman Andrew Worek, 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: Duncan Harrison; Councilman at Large

Owners Representative: Lou Garlatti; Albert Garlatti Construction

Approval of Minutes from January 28, 2016:

Vice Chairman Reyes asked the Commissioners if they reviewed the January 28, 2016 minutes, if so, do they have any questions or comments. Vice Chairman Reyes motioned to approve the January minutes, Commissioner Watson seconded the motion.

No February minutes, meeting was canceled.

Approval of the Minutes from the Special Meeting on March 10, 2016:

Vice Chairman Reyes asked the Commissioners if they reviewed the Special Meeting Minutes from March 10, 2016, if so, do they have any questions or comments. Commissioner LaBate advised of a spelling error in which Patrice Harrison will be making the correction. Vice Chairman Reyes motioned to approve the Special Meeting Minutes from March 10, 2016 with the said correction, Commissioner Shaw seconded the motion.

Reports:

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

Expense Checks:

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

Reports:

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

Expense Checks:

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

Commissioner LaBate informed the board of a problem exiting the Lafayette Garage when there is an early event. The center lane does not switch over to an exit lane until 11:00 am. Commissioner suggested making it 10:00 am and also having the booth attendants make the supervisor aware of any large groups in the garage. All Commissioners agree and asked to have it posted in the booth.

Project Summary:

Broad and Front Garage:

- Lou Garlatti stated the main priority is the mold removal in the office space. The sprinkler contractor or Meridien will not continue until the mold is removed. The options are, except bid as is or complete the testing first. Vice Chairman Reyes motioned to have the mold tested before demolition is started, seconded by Commissioner Watson. Unanimously approved. Lou Garlatti will acquire mold testing proposals.
- Shephard Restoration will be updating the Structural Report to reflect current rates and the changes in the project understanding section of the report. Lou Garlatti will forward the updated report when received.
- City fire inspectors are still requiring TPA to install 50 sprinklers in the office space. This issue will be dealt with after the mold demolition is complete.
- Records show that the underground storage tank was replaced in 2001 with a 4,000 gallon tank. There is an outstanding registration fee to the NJDEP for 2014 in the amount of \$2,500. Motion was made by Vice Chairman Reyes to pay the outstanding registration fee of \$2,500 to NJDEP, seconded by Commissioner LaBate. Unanimously approved. Options for emptying the tank are still being reviewed.
- Cleaning and power washing the garage will cost approximately \$6,000.
- Terry Dunn; Best Associates will meet with Lou Garlatti next week to evaluate the parking equipment.

Liberty Commons Garage:

- Nothing to report

Merchant St. Lot:

- Nothing to report

Lafayette Garage:

- Nothing to report

Warren St. Garage:

- Chris Gray; Tim Haas will be preparing the repair design documents.

Mercer County College Parking:

Chairman Worek will be meeting with MCCC Provost Monica Weaver to discuss continuing parking options.

Sophia's Nail Salon Lease:

Sophia has made the current payments as stated in the revised payment schedule.

Matrix Egress:

There have been problems since the closing of the egress on February 12, 2016

Adjournment:

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

Meeting adjourned at 6:52 pm.

Patrice Harrison
Board Secretary