

Trenton Parking Authority

October 27, 2016

16 E. Hanover St.

Trenton, NJ 08608

Chairman Worek called the meeting to order at 5:08 pm by reading The Open Public Meeting Act.

In Attendance: Chairman Andrew Worek, Commissioners William Watson, Anne LaBate, Scott Rice, and Perry Shaw

Absent: Commissioners Melody Freeman and Harry Reyes

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

Absent: Phil Jackson, Operational Supervisor

Legal Counsel: Len Bier; Bier Associates

Council Liaison: Councilwoman Marge Caldwell-Wilson

Owners Representative: Lou Garlatti; Albert Garlatti Construction

Presentation: Laurie Volk; ZVA Associates

Guests: Diana Rogers; City of Trenton Housing and Economics
George Sowa; Greater Trenton

Approval of Minutes from September 22, 2016:

Chairman Worek asked the Commissioners if they reviewed the September 22, 2016 minutes, if so, do they have any questions or comments. With there being no questions or comments, Chairman Worek motioned to approve the September minutes, Commissioner Rice seconded the motion. The motion was unanimously approved.

Reports:

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

Expense Checks:

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

Presentation:

Laurie Volk; ZVA Associates presented a proposal for an Analysis of Residential Market Potential in Downtown Trenton. Laurie Volk explained how the data would be generated by gathering information from surrounding towns and tax documents. They will provide a detailed study showing the supply and demand for housing in the downtown. The cost of the analysis is \$25,000, which the Commissioners suggested splitting with other interested parties such as Greater Trenton and the City.

Commissioner Rice questioned whether or not the study would show a true evaluation of the downtown. Commissioner Watson suggested inviting HHG Development Associates; client of ZVA Associates, to attend a TPA meeting to discuss their experience with them and if they feel the information they received was relevant. Further discussion will be held.

Broad and Front Project Update:

- Lou Garlatti and Meridian reviewed all project expenses and agreed on a final billing
- Sealcrete Construction submitted a \$13,000 proposal for securing the garage and repairing the loose sidewalk bricks.

- The underground tank will need to be addressed by either pumping it out or completely removing it as discussed previously.
- Len Bier will be speaking with PSE&G now that all expenses and billing are complete.

Liberty Commons Garage:

- Len Bier will be speaking with the fire inspector concerning the violation.

Merchant St. Lot:

- Nothing to report

Lafayette Garage:

- Nothing to report

Warren St. Garage:

- Lou Garlatti stated the repairs are about 85% complete and everything is running smoothly.
- Lou Garlatti asked Otis to price out the cost to replace both elevators in the Warren St Garage; the cost would be \$600,000. The information will be used for the capital budget.
- Tim Haahs will be preparing a 5 year maintenance plan for both the Liberty Commons and Warren St garages.

Elks Lot:

- The discussion is on hold until TPA receives the correct documents.

Personnel Committee:

Commissioner LaBate stated that Commissioner Reyes is working on setting up interviews.

Chairman Worek suggested combining the November and December meeting due to the holidays. The board agreed on December 8, 2016 for the next board meeting.

Adjournment:

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

Meeting adjourned at 6:41 pm.

Patrice Harrison
Board Secretary