

Trenton Parking Authority

July 27, 2017

16 E. Hanover St.
Trenton, NJ 08608

Chairman Worek called the meeting to order at 5:07 pm by reading The Open Public Meeting Act.

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

Absent: None

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

Nexus: Absent

Legal Counsel: Len Bier; Bier Associates

Council Liaison: Councilwoman Marge Caldwell-Wilson

Owners Representative: Lou Garlatti, Albert Garlatti Construction

Guest: Edward J. Clark, Greater Trenton

Approval of Minutes from June 22, 2017:

Chairman Worek asked the Commissioners if they reviewed the June 22, 2017 minutes, if so, do they have any questions or comments. With there being none, Commissioner Watson motioned to approve the June minutes, Commissioner Rice seconded the motion. The motion was unanimously approved.

June Reports:

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

June Expense Checks:

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

Broad and Front Garage:

- Lou Garlatti acquired 3 additional quotes from Trenton based companies for the underground storage tank removal. After reviewing, Commissioner Watson suggested going back to the vendors and see if they could do better with the prices. Lou will be in contract with the vendors and report back to the board.

Warren St. Garage:

- Lou Garlatti informed the board that Tim Haahs is finalizing the 1st phase construction documents to put out for bid in September.

Liberty Commons Garage:

- Lou Garlatti informed the board of the deduction in cost for the design restoration,
- Egress door signage is complete so Lou Garlatti will be scheduling the final inspection. Lou wrote a letter to State Fire Inspector, Lou Kilmer to see if he would be willing to weave the violations.

Lafayette Garage:

- Nothing to report

Merchant St. Lot:

- Nothing to report

Elks Lot:

- Nothing to report

Chairman Worek motioned to move into the Annual Re-organizational Meeting, seconded by Commissioner Watson. Annual Re-organizational Meeting opened at 5:15pm.

Chairman Worek motioned to close the Annual Re-organizational Meeting and reenter into the Regular Meeting, seconded by Commissioner Reyes. Unanimously approved. Annual Re-organizational Meeting was adjourned at 5:23pm.

Market Study:

Commissioner LaBate invited all to attend the Market Study kick off meeting and suggested inviting Illes since they will be providing needed information. The board agreed.

2015/16 Budget Amendment:

All necessary adjustments were made so the board would need to approve the amended version. Commissioner Watson suggested tabling the 2015/16 Budget Amendment until next meeting so Rahl Associates can write a letter addressing exactly what is needed from the board.

Financial Committee:

Commissioner LaBate said she and Commissioner Rice met with Mercadien to continue gathering information on the financials.

NJEDA:

NJEDA held a meeting to further discuss possibly building a garage on the Department of Labor site. Commissioner Watson explained the 1000 car garage would also house the 400 parkers that would be displaced with the PSE&G project. There will be several different entities involved in this endeavor. The cost would be between \$25 million to \$30 million. Len Bier informed the board that when going out to bond TPA may be able to get the money to demolish Broad and Front Garage or other needed projects. Commissioner LaBate suggested a multiuse space instead of just a parking garage. Commissioner Watson explained the State is in need of parking and approached TPA to build the garage. Commissioner LaBate felt the State is Railroad TPA into building a garage quickly instead of investigating other possible uses of the space. Len Bier explained there are several options available even after the garage is built such as wrap around residential space. Further conversation will be held.

Adjournment:

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

Meeting adjourned at 6:17 pm.

Patrice Harrison
Board Secretary