

Trenton Parking Authority

March 23, 2017

16 E. Hanover St.

Trenton, NJ 08608

Chairman Worek called the meeting to order at 5:10 pm by reading The Open Public Meeting Act.

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

Absent: Commissioner Melody Freeman

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

Legal Counsel: Len Bier; Bier Associates

Council Liaison: Councilwoman Marge Caldwell-Wilson

Owners Representative: Lou Garlatti; Albert Garlatti Construction

Approval of Minutes from February 23, 2017:

Chairman Worek asked the Commissioners if they reviewed the February 23, 2017 minutes, if so, do they have any questions or comments. With there being no questions or comments, Chairman Worek motioned to approve the February minutes, Commissioner Shaw seconded the motion. The motion was unanimously approved.

February Reports:

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

February Expense Checks:

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

Warren St. Garage:

- The maintenance plan for Warren St. Garage would consist of the exterior being painted as well as the interior. The proposed cost of maintenance repairs would be \$900,000, annual budget of \$85,000. Lou Garlatti will request a proposal without the exterior painting. Each report highlights the immediate repairs to be completed.

Liberty Commons Garage:

- Lou Garlatti reviewed the proposed maintenance plan for Liberty Commons informing the board that the report shows \$900,000 worth of maintenance for such things as waterproofing the garage. Annual budget amount for maintenance would be \$126,000.

Lafayette Garage:

- The maintenance plan would mirror Liberty Commons plan since the garages are only a few years apart in age.

Broad and Front Garage:

- Commissioner Watson attended a meeting with representatives from EDA, Greater Trenton, City of Trenton and PSE&G. PSE&G is aware that the Broad and Front St Garage will not be going back online. Their project is still at least a year out, therefore the discussion continued around parking options such as building a new garage to house the 450 parkers that would be misplaced. The state and county may be interested in

partnering with TPA and PSE&G to build a garage since they could use additional state parking along with parking for the Court House and County Clerk's office.

Commissioner LaBate and Councilwoman Marge Caldwell-Wilson stressed that if a new garage is built it should be a mixed use space not just a parking garage. There will be further discussion of the subject.

Merchant St. Lot:

- Nothing to report

Commissioner Watson motioned to create a committee to advise the board of options to cover the garage maintenance costs of roughly \$3.5 million over the next few years. Commissioner Watson requested the committee gather all financial records and compile a document informing the board of their findings, motion was seconded by Commissioner Reyes. Unanimously approved. Commissioners LaBate and Rice volunteered to sit on the committee.

Michael Taylor sent a second email inquiring about the sliver of land on Hanover St. between his building and the garage. The board agreed to allow him access rights for maintenance purposes as long as he shows proof of insurance. Len Bier will prepare the needed document.

Elks Lot:

Len Bier will review the Warren St. Deed and gather additional information for the April board meeting.

Personnel Committee:

Len Bier reviewed the Nexus Agreement and will be adding a 30 day cancellation clause in the agreement. Nexus will be performing operational supervisory duties not management, the hours will range from 20-30 per week.

Market Study:

Commissioner Watson contacted the city but there has been no conversation with them.

Commissioners Rice and Shaw suggested having a \$2.00 event ticket for Cigar Sundays at the Lafayette Garage. The board felt that since Sundays are slow in the garage anyone parking between the hours of 3:00pm and 10:00pm on Sundays starting in May will park for \$2.00. Commissioner Rice motioned to have anyone parking between the hours of 3:00pm and 10:00pm on Sundays starting in May will park for \$2.00, review after 3 months, seconded by Commissioner Watson. Motion was unanimously approved.

Chairman Worek motioned to enter into Executive Session to discuss personnel matters, seconded by Commissioner Watson. The motion was unanimously approved.

The board entered into Executive Session at 6:13.

Chairman Worek motioned to exit the Executive Session and reenter regular monthly meeting at 6:37, seconded by Commissioner Shaw. Unanimously approved.

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 6:38 pm.

Patrice Harrison
Board Secretary