

**Trenton Parking Authority
December 7, 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, Harry Reyes Anne LaBate, Perry Shaw and Scott Rice

Absent: Commissioners William Watson and Melody Freeman

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

Nexus: Michael Ciesielka; President
Jim Romano; Operations Director

Legal Counsel: Michael Ash; DeCotiis, FitzPatrick, Cole and Giblin, LLP

Council Liaison: Absent

Owners Representative: Lou Garlatti; Albert Garlatti Construction

Presentation: Warren Broudy and Matthew Daly; Mercadien P.C.

Approval of Minutes from October 26, 2017:

Chairman Worek asked the Commissioners if they reviewed the October 26, 2017 minutes, if so, do they have any questions or comments. With there being none, Commissioner LaBate motioned to approve the October minutes, Commissioner Rice seconded the motion. Unanimously approved.

October Reports:

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

November Reports:

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

October Expense Checks:

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

November Expense Checks:

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

Presentation:

Warren Broudy and Matthew Daly presented the draft version of the June 30, 2017 Financial Audit. After reviewing, Matthew Daly explained TPA continues to keep expenses down and are slowing seeing an increase in revenue. Chairman Worek motioned to accept the audit in draft form until it is finalized, seconded by Commissioner Rice. Unanimously approved.

Chairman Worek introduced Michael Ash; DeCotiis, FitzPatrick, Cole and Giblin, LLP who will be serving as our new Legal Counsel. After the board greeted him, Michael Ash gave a review of his legal background.

Snow Removal Contract:

Mike Ciesielka suggested either continuing with the past contractor; Phax Group, whom TPA was not pleased with their past performances, or hire a new contractor. SP Landscaping submitted a bid that would be higher cost wise but better service including alleviating employees from clearing snow or ice which could be a liability issue. Mike Ciesielka recommends SP Landscaping for Winter 2017/18 Snow Removal Contract. Chairman Worek motioned to approve SP Landscaping for the Winter 2017/18 Snow Removal, seconded by Commissioner Reyes. Unanimously approved.

Broad and Front Garage:

- Nothing to report

Warren St. Garage:

- Elevator bids were rejected and will be rebid out.
- Chairman Worek asked for a motion to include additional recommendations in the bid documents. Commissioner Reyes motioned to approve any additional recommendations, seconded by Chairman Worek. Motion to approve additional recommendations was unanimously approved.

Liberty Commons Garage:

- Design work is moving forward.

Lafayette Garage:

- Condition Survey is being completed.

Merchant St. Lot:

- Nothing to report

Elks Lot:

- Nothing to report

Department of Labor Site Garage:

Greater Trenton is moving forward with Tim Haahs preparing the feasibility study.

Adjournment:

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

Meeting adjourned at 6:00 pm.

Patrice Harrison
Board Secretary