

**Trenton Parking Authority**  
**June 28, 2018**

16 E. Hanover St.  
Trenton, NJ 08608

In the absence of Chairman Worek, Vice Chairman Watson called the meeting to order at 5:13 pm by reading The Open Public Meeting Act.

**In Attendance:** Commissions William Watson, Anne LaBate, Scott Rice, Perry Shaw and Melody Freeman

**Absent:** Chairman Andrew Worek and Commissioner Harry Reyes

**Staff:** Patrice Harrison; Office Manager

**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, Garlatti Construction

**Approval of Minutes from May 24, 2018:**

Vice Chairman Watson asked the Commissioners if they reviewed the May 24, 2018 minutes, if so, do they have any questions or comments. With there being none, Commissioner LaBate motioned to approve the May minutes, Commissioner Shaw seconded the motion. The May minutes were unanimously approved.

**May Reports:**

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

**May Expense Checks:**

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

Commissioner LaBate suggested the board review the Budget vs. Actual report. It was noted that the report does not show the Bond payments, Rahl said after updating the accounting system it will reflect of the report. Also, Lou Garlatti suggested adding the Capital Budget on there as well.

Michael Ciesielka informed the board that he held a staff meeting to further communicate the idea of everyone working together to clean up the facilities. The meeting went well and staff started to speak up concerning any issues or ideas. Nexus received several quotes for power washing which range between \$25, 000 to \$60,000. He will get references and inform the board of his recommendations. The new internet service will be getting installed within the next few weeks.

Michael Ciesielka spoke of a lighting program through the state to upgrade all the lights in garages, the program will be 70/30 split for the cost. He will find out more information and report back

**Warren St. Garage:**

- The sump pumps in the elevator pits are still an open issue. Lou would like authorization from the board to reach out to the fire inspector to evaluate the pits and possibly waive the code on the sump pumps. All Commissioners agreed to allow Lou to reach out to the fire inspector.
- J.H. Williams spoke to Lou Garlatti concerning TPA possibly waiving the \$1,000 a day fine since the project is running behind schedule, due to the code issues. The board will discuss further.

**Broad and Front Garage:**

- Mike Ash will be working on getting the settlement agreement from DEP showing the adjusted price of \$7,500.00

**Liberty Commons Garage:**

- Nothing to report

**Lafayette Garage:**

- Nothing to report

**Merchant St. Lot:**

- Nothing to report

**Elks Lot:**

- Nothing to report

Vice Chairman Watson asked if anyone spoke to Trenton Health Team concerning their parking request. Patrice spoke to Greg Paulson and explained that TPA is considering a 3 month temporary agreement with discounted parking, the only issue would be their budget and they would need a set fee. Michael Ciesielka is going to bill them for daily usage; TPA will review after 3 months.

Vice Chairman Watson informed the board that Greater Trenton invited him to be part of a parking committee to discuss parking availability throughout the city.

**Adjournment:**

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

**Meeting adjourned at 6:15 pm.**

Patrice Harrison  
Board Secretary