

Trenton Parking Authority
May 24, 2018

16 E. Hanover St.
Trenton, NJ 08608

In the absence of Chairman Worek, Vice Chairman Watson called the meeting to order at 5:08 pm by reading The Open Public Meeting Act.

In Attendance: Commissions William Watson, Harry Reyes, Anne LaBate and Scott Rice

Absent: Chairman Andrew Worek, Commissioners Perry Shaw and Melody Freeman

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: Councilwoman Marge Caldwell-Wilson

Owners Representative: Lou Garlatti, Garlatti Construction

Approval of Minutes from April 26, 2018:

Vice Chairman Watson asked the Commissioners if they reviewed the April 26, 2018 minutes, if so, do they have any questions or comments. Vice Chairman Watson pointed out two minor corrections to be made. Commissioner LaBate motioned to approve the April minutes with said changes, Commissioner Reyes seconded the motion. The April minutes were unanimously approved.

April Reports:

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

April Expense Checks:

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

Warren St. Garage:

- Lou Garlatti informed the board the contract with J.H. Williams Inc. is signed and the elevator project is moving forward.
- Issue arose concerning sump pumps in the pits; there is one in the Hanover St. elevator but not Warren St. elevator. There was a request made to bypass the sump pump in the Warren St. elevator since the pit is not deep enough. The board will be kept informed.
- DEP is requiring a fire alarm system in the elevators, cost estimate is around \$20,000.

Broad and Front Garage:

- Mike Ash reported that DEP is willing to cut the \$15,000 fine in half, he is recommending TPA accept the settlement of \$7,500. Motion was made by Commissioner Reyes to accept the recommendation made by Mike Ash to settle the DEP fine of \$7,500, seconded by Commissioner LaBate. Unanimously approved.

Liberty Commons Garage:

- Nothing to report

Lafayette Garage:

- Nothing to report

Merchant St. Lot:

- Nothing to report

Elks Lot:

- Nothing to report

Quickbooks Update:

Commissioner LaBate is requesting the bond payments be added to the Budget vs. Actual monthly report. Patrice Harrison will add the requested information.

Vice Chairman Watson received a request for discounted monthly parking for the Trenton Health Team. They will be moving to 1 West State St in June and are asking for 20 access cards at half price. Vice Chairman Watson recommending honoring the request, Commissioner LaBate was against it stating that if we give to one, we have to give to all. The board suggested giving them the discounted price for 3 months while this is discussed further. Motion was made by Commissioner Rice to authorize Mike Ciesielka and Patrice Harrison to prepare a 3 month interim agreement for the discounted price and negotiate further with the Trenton Health Team, seconded by Commissioner Reyes. Vote was 3 yes, 1 No, Commissioner LaBate opposed.

Adjournment:

Vice Chairman Watson 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 6:10 pm.

Patrice Harrison
Board Secretary