

**Trenton Parking Authority
February 28, 2019**

16 E. Hanover St.
Trenton, NJ 08608

Chairman Watson called the meeting to order at 5:12 pm by reading The Open Public Meeting Act.

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

Absent: Commissioners Melody Freeman and Perry Shaw

Staff: Patrice Harrison; Office Manager
Phil Jackson; Operational Supervisor

Nexus: Mike Ciesielka, President

Legal Counsel: Michael Ash; Carlin & Ward

Council Liaison: Marge Caldwell-Wilson

Owners Representative: Lou Garlatti, Garlatti Construction

Approval of Minutes from January 24, 2019:

Chairman Watson asked the Commissioners if they reviewed the January 24, 2019, if so, do they have any questions or comments. With no further questions or comments, Commissioner Worek motioned to approve the January minutes, Commissioner Rice seconded the motion. The January minutes were unanimously approved.

January Reports:

Chairman Watson asked the Commissioners if there were any questions or comments concerning the January financial and expense reports. Commissioner Reyes motioned to approve the January financial reports, seconded by Commissioner Worek. The January financial reports were unanimously approved.

January Expense Checks:

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

Nexus Report

Mike Ciesielka explained that the State Fire Inspection came to TPA's office and informed Patrice Harrison that the 110-116 N. Warren location was never registered with the State Fire Inspections, even though the building is more than 60 years old. Since receiving the written violations, Mike Ciesielka and Phil Jackson have been working along with Lou Garlatti to complete all necessary violations. Most of the violations are minor such as exit lights being out and electrical outlet, which are already being addressed. The few larger items, such as installing a sprinkler system in the basement and installing a standpipe in the garage, will take more time and consulting with Tim Haahs, who will be performing an inspection of the site.

Mike Ash has also been assisting in this process by putting together a spreadsheet of all the violations so that when they are complete there will be documentation. Mike Ash will also be looking into whether or not the larger items could be grandfathered in due to the age of the garage.

The State Fire Inspector informed TPA that we will be receiving a fine for Broad and Front Garage being abandoned. Councilwoman Marge Caldwell-Wilson said that we need to get a certificate stating that the building is not abandon, it is vacant. There is a new law stating all abandon buildings will receive a fine per square footage of the building.

Mike Ciesielka is looking into having Verizon run a T1 line for the office since the whole upgrade will be expensive. As a quick fix he purchased a new cradle point to have the system run a little faster. Mike will keep the board informed.

Liberty Commons has been down for a week now due to Verizon having an area wide outage. As of today some of the phone lines are back up but the DSL line is not.

Liberty Commons:

Lou Garlatti informed the board that both elevator cables are damaged and need repair; the quote for the repairs is \$18,820. The door contacts were also corroded due to the garage sweating because the fluctuation temperatures. Mike Ciesielka had the insurance company out to make a claim for the repairs but they want to see a permanent fix for the issue. Since the elevators are open to the elements there really isn't any sure fix for the issue unless the lobby on each floor is enclosed with fiberglass wall, which would be a very expensive fix. Commissioner Worek motioned to approve the elevator cable repair not to exceed \$18,820, seconded by Commissioner Reyes. Unanimously approved.

Warren St. Garage:

- Lou Garlatti informed the board that the city approved the issuance of Building and Electric permits for the elevator project. Now the elevator sub code permit is needed from NJDCA in order to move forward. DCA is stating in order to receive the permit; the elevators must be released for fabrication. The board suggested submitting the preliminary drawings with the application and see if they are accepted.
- Lou Garlatti recommends option 1-A-1 of his report stating modify variation request to omit sump pit/pump in only one elevator at Warren St. where pit is not deep enough. Install signage at Warren St elevator directing firefighters to Hanover St. elevator. Also, path #2 on the report stating hold off on releasing the fabrication of the elevators and submit the application with the preliminary drawings. Commissioner LaBate motioned to accept Lou Garlatti's recommendations concerning the application for the elevator permits from NJDCA, seconded by Commissioner Reyes. Unanimously approved.

Broad and Front Garage:

- Nothing to report

Merchant St. Lot:

- Nothing to report

Elks Lot:

- Nothing to report

RFQ Review:

Chairman Watson asked for the committee to prepare a report and send it to all Commissioners for review. Copies of the RFQ bids are in the office for Commissioners review if needed. Chairman Watson suggested tabling the RFQ's until next month.

Commissioner Worek mentioned that Mercer County Clerk's office is requesting discounted parking on March 7th at the Lafayette Garage. The board agreed to offer the \$5.00 discounted parking passes.

Chairman Watson stated that the city is inquiring about the status of the Broad and Front Garage. Further discussion will be held with the board to review options for redeveloping the site. There will also be discussions with George Sowa, Greater Trenton, EDA, TPA and the State to inquire about the future parking needs and have further discussions concerning the proposed Labor Building parking garage.

Commissioner Rice motioned to enter into an Executive Session to discuss personnel matters, seconded by Commissioner LaBate. The board entered Executive Session at 6:27 pm.

Executive Session was adjourned at 6:40 pm.

Regular meeting was reopened at 6:40 pm.

Chairman Watson said the board will be putting forth a resolution adopting a new compensation plan as of 2/29/19.

Adjournment:

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

Meeting adjourned at 6:42 pm.

Patrice Harrison
Board Secretary