

**Trenton Parking Authority**

**June 27, 2019**

16 E. Hanover St.  
Trenton, NJ 08608

Chairman Watson called the meeting to order at 5:03 pm by reading The Open Public Meeting Act.

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

**Absent:** None

**Staff:** Patrice Harrison; Office Manager  
Phil Jackson; Operations Supervisor

**Nexus:** Mike Ciesielka; Nexus

**Legal Counsel:** Michael Ash; Carlin & Ward

**Council Liaison:** Marge Caldwell-Wilson; Councilwoman

**Owners Representative:** Lou Garlatti; Albert Garlatti

**Approval of Minutes from May 23, 2019:**

Chairman Watson asked the Commissioners if they reviewed the May 23, 2019 minutes, if so, do they have any questions or comments. With no further questions or comments, Commissioner Shaw motioned to approve the May 23, 2019 minutes, Commissioner Freeman seconded the motion. The May 23, 2019 minutes were unanimously approved.

**May Reports:**

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

**May Expense Checks:**

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

**Nexus Report:**

Mike Ciesielka advised the board of issues happening with Merchant St. gates staying up and will not come down. Mike and the supervisors are working to get this resolved.

Scannet computer went down and had to be replaced.

Mike Ciesielka received quotes for new equipment for all locations. There is an option to either purchase or finance. Mike will forward the information.

Commissioner LaBate asked about programs we have in place for the merchants. The program is merchants pay \$.50 per ticket for their customers to get 1 hour free parking. Commissioner LaBate said she has been receiving a lot of complaints concerning this issue.

Lafayette power washing is complete, they did a great job.

Commissioners Freeman and Shaw reported that the IPI conference was very educational and they were able to view a number of new parking systems.

**Warren St. Garage:**

- Lou Garlatti informed the board Otis is preparing the shop drawings for Hanover side elevator
- Fire inspection violations are almost complete except for the stairwell doors that need to be brought up to code. Mike Ciesielka will be getting quotes to replace the doors.

**Liberty Commons Garage:**

- Tim Haahs started the Conditions Survey at Liberty Commons Garage; they do not see any emergency repairs at this time.
- Elevator #2 has been having problems but is being repaired.

**Lafayette St. Garage:**

- Both elevators went out again, #1 elevator was put back in use. The #2 elevator needs a new drive which needs to be ordered, the elevator will be out of service for a while longer. It was suggested to put signs on the entrance readers and throughout the garage to alert customers the elevator is out.

**Merchant St. Lot:**

- Nothing to report

**Broad and Front Garage:**

- PSE&G went into the garage along with Supervisor Phil Jackson to do a physical reading on the meter. There was still a lot of electricity being used. The electric and the elevator contract need to stay in place unless the elevators are completely shut down, this entails draining all the oil from the pits and completely taking them out of service.

Mayor Gusciora along with the Department of Housing and Economics spoke to Chairman Watson concerning putting out a RFEI for the Broad and Front Project. Mike Ash will provide the legal framework such as what can be built at that location and zoning questions. TPA will be working with Housing and Economics and the city on this project.

Commissioner LaBate disagrees with hiring Greater Trenton as the Development Manager. They are asking the developer to pay them 40% of the development fee. The board asked Mike Ash if there could be a set fee instead of a percentage in the RFEI, this can be done.

When the RFEI is prepared, it will be reviewed by a review team made up of TPA, State and County representatives. The next step would be for TPA to get an appraisal and environmental study done on the property. TPA will move forward with getting the appraisal and environmental study done.

Commissioner LaBate suggested taking a look at some of the other lots in the city to incorporate in the project.

Commissioner Rice asked the board about possibly using one of the garage rooftops for events. Chairman Watson will speak with Borden Perlman to see what insurance is needed and if it could be possible.

**RFQ Review:**

The RFQ committee, consisting of Commissioners Worek, Freeman and Shaw, will be meeting with Mike Ash concerning revising of the RFQ's.

**Adjournment:**

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

**Meeting adjourned at 6:35 pm.**

Patrice Harrison  
Board Secretary