

Trenton Parking Authority
May 23, 2019

16 E. Hanover St.
Trenton, NJ 08608

Chairman Watson called the meeting to order at 5:05 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

Guest: Mark Williams: JH Williams

Approval of Minutes from May 2, 2019:

Chairman Watson asked the Commissioners if they reviewed the May 2, 2019 minutes, if so, do they have any questions or comments. With no further questions or comments, Commissioner LaBate motioned to approve the May 2, 2019 minutes, Commissioner Rice seconded the motion. The May 2, 2019 minutes were unanimously approved.

April Reports:

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

April Expense Checks:

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 Freeman. The April expense checks were unanimously approved.

Nexus Report

Mike Ciesielka updated the board concerning the Warren St. fire inspection violations. Most of the violations have been completed except for the sprinkler and the standpipe, which are being addressed by Tim Haahs and Mike Ash. Mike Ciesielka informed the board that he examined the stairwell doors and they are not up to code, he will be getting quotes to replace them.

Liberty Common's power washing is complete and looks great, Lafayette Garage will be the next to be completed.

Mike Ciesielka received a quote for replacing the parking equipment in the garages. This was forwarded to the board to review.

Warren St. Garage:

- Lou Garlatti presented a change order in the amount of \$27,260.12 for the addition of a sump pump pit in the Warren St elevator. Commissioner Reyes motioned to approve the change order for an additional \$27,260.12 for the sump pump pit in the Warren St elevator, seconded by Commissioner Shaw. The change order was unanimously approved.
- The board authorized Mike Ash and Lou Garlatti to request a meeting with DCA to review the elevator project and pending issues with the submission of the elevator permit application.
- Lou Garlatti introduced Mark Williams of JH Williams. Mark Williams expressed his frustration with the project and the issues that arose. He is asking for the Hanover side elevator, Phase 1, be approved for fabrication so that Otis will release the shop drawing to DCA and receive the permits.

Commissioner Reyes motioned to authorize JH Williams and Otis to release Hanover St elevator for fabrication with said change order, seconded by Commissioner Freeman. The board authorizing JH Williams and Otis to release Hanover St elevator for fabrication with said change order was unanimously approved.

Liberty Commons Garage:

- Tim Haahs will be starting the Conditions Surveys at Liberty Commons and Lafayette.
- The elevator travel cables repair will be started on June 28th.

Lafayette St. Garage:

- Both elevators went out again, #1 elevator was put back in use. The #2 elevator needs a new drive which will need 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.

Broad and Front Garage:

- The board suggested requesting the names of potential developers before the bid process is started.

Merchant St. Lot:

- Nothing to report

Chairman Watson said there is no new information concerning the Labor Site Garage.

RFQ Review:

Chairman Watson thanked Commissioners Worek, Freeman and Shaw for volunteering to be on the RFQ committee, they will be addressing the RFQ language and layout. Mike Ash will working alongside the committee to see the wording is correct.

Commissioner LaBate asked about the 5 year projected Capital Budget Lou Garlatti provided the board. This was forwarded to Warren Broudy; Mercadien to review and advise the board if the numbers will work for the budget.

Adjournment:

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

Meeting adjourned at 5:55 pm.

Patrice Harrison
Board Secretary