

**Trenton Parking Authority
October 24, 2019**

16 E. Hanover St.
Trenton, NJ 08608

Chairman Watson called the meeting to order at 5:10 pm by reading The Open Public Meeting Act.

In Attendance: Chairman William Watson, Commissioners Andrew Worek, Harry Reyes, Anne LaBate and Perry Shaw

Absent: Commissioners Scott Rice, and Evangeline Ugorji

Staff: Patrice Harrison; Office Manager
Wil Harrington; Operations Supervisor
Phil Jackson; Operations Supervisor

Nexus: Mike Ciesielka, President

Legal Counsel: Michael Ash; Carlin & Ward

Council Liaison: Marge Caldwell-Wilson

Owners Representative: Absent

Approval of Minutes from September 26, 2019:

Chairman Watson asked the Commissioners if they reviewed the September 26, 2019 minutes, if so, do they have any questions or comments. With there being none, Commissioner Reyes motioned to approve the September 26, 2019 minutes, Commissioner Worek seconded the motion. The September 26, 2019 minutes were unanimously approved.

September Reports:

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

September Expense Checks:

Chairman Watson asked the Commissioners if there were any questions or comments concerning the September expense checks. With there being nothing more, Commissioner LaBate motioned to approve the September expense checks, seconded by Commissioner Shaw. The September expense checks were unanimously approved.

Nexus Report:

Michael Ciesielka met with Best to discuss new parking equipment. The actual computer that scannet is running on needs updating to Windows 10 for credit card processing. Mike will handle update and send the specks needed for putting out an RFP to acquire parking equipment quotes. Mike Ash recommends looking into NJ Co Op for purchasing the equipment.

The Lafayette elevator hoistway sill repairs are complete. Mike Ciesielka will be speaking with Kone to discuss updating the contract and looking at next year's maintenance costs to reflect in the upcoming capital budget.

Snow contract is in place, Mike will be speaking with the contractor and supervisors to set up snow removal plans for the upcoming season.

Recommendations for Professional Services RFQ:

Chairman Watson recommended Albert Garlatti Construction for the 2019-20 Owner Representative Services. Commissioner Shaw motioned to award Albert Garlatti Construction for the 2019-20 Owner Representative Services, seconded by Commissioner Reyes. The vote to award Albert Garlatti Construction for the 2019-20 Owner Representative Services was, 5 yes 2 absent.

Chairman Watson suggested holding the recommendation for Bond Counsel until next meeting.

With Lou Garlatti being absent, Chairman Watson called on Mike Ash to present the facilities report.

Warren St. Garage:

- Mike Ash and Lou Garlatti met with the fire inspectors to further discuss the basement sprinklers and the standpipe. The inspectors stated that both items are “life safety issues” and need to be in full compliance. If the appeals are dropped they will give a consent order with time frame to comply, also it must be updated with steps that show TPA is complying. Commissioner Reyes motioned to authorize Mike Ash to cancel the appeals and to continue meeting with fire inspectors to come up with a plan to comply, seconded by Commissioner Shaw. Motion was unanimously approved.
- While at DCA Mike Ash and Lou Garlatti were able to speak to the NJDCA Elevator Safety Unit Construction Code officials concerning the Warren St. side elevator pit depth. He said they are willing to work with TPA to come up with options to remedy the issue.
- Hanover side elevator fabrication is almost complete.
- Steel post was repaired in the basement by Sealcrete as an emergency repair. To shore up the remaining posts you could either have them sprayed with a fire proof coating or stabilizing them by building them up.

Mike Ash explained that by combining Warren St. basement shore post design and the Liberty Commons concrete restoration project design would save TPA roughly \$10,000. Motion was made by Commissioner Shaw to engage Timothy Haahs to prepare both the Warren St. basement shore post design and the Liberty Commons concrete restoration project design, not to exceed \$20,000, seconded by Commissioner Reyes. Motion to engage Timothy Haahs to prepare both the Warren St. basement shore post design and the Liberty Commons concrete restoration project design, not to exceed \$20,000 was unanimously approved.

Broad and Front Garage:

- Lou will continue to receive quotes on the sidewalk and report back next meeting.

Liberty Commons Garage:

- Concrete restoration project design was approved as stated in the motion above.

Lafayette St. Garage:

- Motion was made by Commissioner Worek to engage Timothy Haahs to prepare Condition Survey Report including concrete testing not to exceed \$10,000, seconded by Commissioner Shaw. Motion was unanimously approved.
- Motion was made by Commissioner Shaw to ratify the emergency repairs to the haunches on the upper levels of the garage, not to exceed \$6,000, seconded by Commissioner Reyes. Motion was unanimously approved.

Merchant St. Lot:

- Nothing to report

Elk Lot:

- Brown’s paving will be called to submit a quote for the pothole repairs in the lot.

Chairman Watson asked for a motion to award the Owner Representative services for 2019-20. Motion was made by Commissioner Shaw to award Albert Garlatti Construction the Owners Representative agreement for 2019-20, seconded by Commissioner Reyes. Unanimously approved.

Commissioners all agree to have Holiday Free Parking at Lafayette Garage again this year.

Chairman Watson called for a motion to end the regular meeting and enter into an Executive Session.

Commissioner Worek motioned to end the regular meeting and enter into an Executive Session at 6:07pm, seconded by Commissioner Reyes. Unanimously approved.

Executive Session was adjourned at 6:30 pm.

Regular monthly meeting reopened at 6:30pm.

Adjournment of the regular monthly meeting:

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 6:30 pm.

Patrice Harrison
Board Secretary