

**Trenton Parking Authority**  
**February 27, 2020**

16 E. Hanover St.  
Trenton, NJ 08608

With the absence of Chairman Watson, Vice Chairman Worek called the meeting to order at 5:04 pm by reading The Open Public Meeting Act.

**In Attendance:** Commissioners Andrew Worek, Harry Reyes, Anne LaBate, Scott Rice and Evangeline Ugorji.

**Absent:** Chairman William Watson

**Interim Executive Director:** Perry Shaw; KEJ Associates, LLC

**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:** Councilwoman Marge Caldwell-Wilson

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

**Approval of Minutes from January 23, 2020:**

Vice Chairman Worek asked the Commissioners if they reviewed the January 23, 2020 minutes, if so, do they have any questions or comments. Commissioner Ugorji stated the vote for awarding KEJ Associates, LLC as the Interim Executive Director was done after the board came out of the Executive Session, therefore should be reflected on the minutes. Commissioner Ugorji suggested holding off on the approval of the minutes until the corrections are made. The board agreed to hold off on approving the January 23, 2020 minutes until they are corrected by Patrice Harrison.

**January Reports:**

Vice Chairman Worek 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 Rice. The financial reports were unanimously approved.

**January Expense Checks:**

Vice Chairman Worek asked the Commissioners if there were any questions or comments concerning the January expense checks. With there being nothing more, Commissioner Rice motioned to approve the January expense checks, seconded by Commissioner Worek. The January expense checks were unanimously approved.

**Nexus Report:**

Mike Ciesielka is working with Granite to reinstall internet service and increase the speed.

Phone lines were down at Merchant St Lot, Verizon along with Best were able to repair it.

Mike suggested the new parking rates should be \$150 a month for access card holders and \$12.00 daily for each location. Vice Chairman Worek said Chairman Watson had a meeting with the city concerning the 7% surcharge. He explained to them that the majority of TPA parkers are state and their rate will not be able to be raised until the new fiscal year starting July 1, 2020. The city understood the process of informing the parkers and is willing to work with TPA. Councilwoman Marge Caldwell-Wilson stated that she asked to be part of that meeting but was not. Vice Chairman Worek asked for a motion to approve the suggested rates of \$150.00 for monthly and \$12.00 daily. Motion was made by Commissioner Reyes to approve the recommendations for increasing the monthly parking rates to \$150.00 as of May 1, 2020 for individual monthly parkers, State will increase as of July 1, 2020 and the daily rates to \$12.00 as per April 1, 2020, seconded by Commissioner LaBate. Motion was unanimously approved.

**Warren St. Garage:**

- Lou Garlatti said the fire code electrical repairs were done to the Hanover St elevator. The project is running approximately 3 weeks behind making the completion date around April to May. Phase 2 Warren St elevator is still around 6-8 months out.
- Mike Ash submitted the 30 month plan for the open fire violations, the standpipe and the sprinkler system, just waiting on response.

**Broad and Front Garage:**

- Nothing to report

**Liberty Commons Garage:**

- The condition survey is complete. The cost for the recommended repairs is \$1.5 million. The board agrees to hold off on the repairs and requested Lou to compile a list of proposed projects so the board can review the financials and options with Mercadien.

**Lafayette St. Garage:**

- Temporary lighting is being installed on the garage exterior, hotel side to provide a safety for the customers

**Merchant St. Lot:**

- Nothing to report

**Elk Lot:**

- Nothing to report

Executive Director Perry Shaw informed the board there was a car fire at Liberty Commons Garage. Thankfully no one was hurt and the fire was contained to the exit lane. Our staff did an outstanding job getting customers out of the garage and informing the police and fire department. Both Lou Garlatti and Tim Haahs came out to evaluate the structure and prepare a structural report. ServPro came to give a quote and start minor clean up.

Met with Lou Korte; Travelers Insurance Adjuster who after evaluating the damage, passed the claim to Major Case Unit since the loss exceeds \$150,000. The Major Case Adjuster, Don Giordano came out to do his assessment of the damage. He recommended having Best come and inspect the pay station for damage. The soot traveled up to the 6<sup>th</sup> floor with the most damage being done between the 1<sup>st</sup> and 4<sup>th</sup>. Schindler was also called out to inspect the elevators for any damage. Perry Shaw will continue to assist Travelers Insurance with anything they need. A police report was never written on the fire so the Fire Department gave Don Giordano their report.

Executive Director Shaw informed the board of some things he and the staff have been working on the past few weeks. First, he met with each staff member and spoke to them about upcoming staff trainings and what is expected of them. Next, Perry has been meeting daily with Wil Harrington and Phil Jackson; Operations Supervisors to discuss daily operations. He has also been meeting with different entities and introducing himself, such as Tom Gilmore; TDA, Jim Ryan; Treasury Department and several vendors. Perry is working with Best to give leasing quotes for new parking equipment and has met with Comcast again concerning internet and phone option.

Councilwoman Marge Caldwell-Wilson asked if the board has ever inquired about advertising on the inside or outside garage walls. The Commissioners have inquired years ago but will be willing to again.

Director Perry Shaw mentioned, with spring coming he will be getting options for the Broad and Front St. sidewalk.

**Adjournment of the monthly meeting:**

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

**Meeting adjourned at 6:05 pm.**

Patrice Harrison  
Board Secretary