

**Trenton Parking Authority
December 12, 2019**

16 E. Hanover St.
Trenton, NJ 08608

Chairman Watson called the meeting to order at 5:00 pm by reading The Open Public Meeting Act.

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

Absent: None

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 October 24, 2019:

Chairman Watson asked the Commissioners if they reviewed the October 24, 2019 minutes, if so, do they have any questions or comments. Commissioner LaBate pointed out an error on the last page, meeting adjourned out of the regular monthly meeting. Patrice Harrison will make said correction. Commissioner Shaw motioned to approve the October 24, 2019 minutes reflecting said correction, Commissioner Worek seconded the motion. The vote was 6 yes approved and 1, Evangeline Ugorji abstained

October Reports:

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

October Expense Checks:

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

November Reports:

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

November Expense Checks:

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

Commissioner LaBate stated that the reports are still reading Wachovia instead of Wells Fargo, Patrice Harrison will update.

Nexus Report:

Michael Ciesielka is working with Granite to adjust the billing and get internet service back on.

Mike prepared a spreadsheet showing the \$1.00 hr increase starting January 1, 2020. Commissioners will review and advise.

LED lighting program is available; Mike will set up walkthrough of the garages and receive a quote.

Scannet computer needs to be updated to Windows 10; Mike will schedule a time to update.

Warren St. Garage:

- Lou Garlatti informed the board there is no new information concerning the fire inspection violations.
- Hanover side elevator replacement has begun and work is proceeding without issues.
- A quote for a Club Car was provided to the board, the cost would be approximately \$15,976. Mike Ash suggested looking into a Co Op to share the cost of the vehicle. Another option would be to lease a golf cart or possibly using TDA's if needed. The staff can also use the Ford Escape to transport parkers to their cars if the situation is needed.
- Roof lights are out, an electrician has been contacted and he will be starting work this weekend. There will be an attendant stationed on the roof until then.

Broad and Front Garage:

- Lou distributed 4 quotes featuring different options for the Broad and Front St. sidewalk. After discussions concerning the sidewalk being ecstasically pleasing, skateboarders destroying the bricks and the longevity of the garage, the board decided to patch the holes for \$2,200. In March there will be further discussion concerning a more permanent and ecstasically pleasing option depending on the garage's future. Motion was made by Commissioner Worek to patch the holes for \$2,200 and in March the discussion will be revisited to see about a more permanent and ecstasically pleasing option depending on the garage's future, seconded by Commissioner Shaw. Motion was unanimously approved.
- The RAO was received for the tank, the case is closed.

Liberty Commons Garage:

- The condition survey is continuing

Lafayette St. Garage:

- Condition survey is complete

Merchant St. Lot:

- Nothing to report

Elk Lot:

- Nothing to report

One submission was received for the Interim Executive Director position, KEJ Associates, LLC. A committee consisting of Chairman Watson and Commissioners Rice and Reyes will review and score the RFQ submission. When completed they will set up an interview with KEJ Associates, LLC and make a recommendation to the board at the January meeting.

Commissioner LaBate strongly disagrees with action.

Chairman Watson suggested TPA's Financial Advisers, Legacy Investment, attend a board meeting to discuss TPA's investments and if other options are available such as short term CDs. This will be put on next month's agenda.

The city will be collecting a 7% surcharge on all parking fees. This was to begin on January 1st but due to the lateness of the notice the city is working with the Parking Authority to allow time to give appropriate notice to the parker and the state. The state has lease and waiver parking that might not allow an increase

at this time. This will be further reviewed. Chairman Watson and Michael Ash will be meeting with the city to discuss these concerns. There will also be a cost t reprogram all equipment and additional signage. They will report back to the board.

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 6:35 pm.

Patrice Harrison
Board Secretary