

**Trenton Parking Authority**  
**July 23, 2020**

16 E. Hanover St.  
Trenton, NJ 08608  
Emergency Meeting  
Via Remote

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, Anne LaBate, Scott Rice, Evangeline Ugorji and Samuel Tompoe

**Absent:** Commissioner Harry Reyes

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

**Staff:** Patrice Harrison; Office Manager

**Nexus:** Mike Ciesielka; President

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

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

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

**KEJ Associates, LLC:** Kimberly Jackson and Wesley Pollard

**Approval of Minutes from June 25, 2020:**

Chairman Watson asked the Commissioners if they reviewed the June 25, 2020 minutes, if so, do they have any questions or comments. With there being none, Commissioner LaBate motioned to approve the June 25, 2020 minutes, Commissioner Worek seconded the motion. The June minutes were unanimously approved.

**June Reports:**

Chairman Watson asked the Commissioners if there were any questions or comments concerning the June financial and expense reports. With there being none, Commissioner Rice motioned to approve the June financial reports, seconded by Commissioner LaBate. The financial reports were unanimously approved.

**June Expense Checks:**

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

**Nexus Report:**

Mike Ciesielka is assisting Best with IT information for the installation of the new parking equipment at Liberty Commons garage. He is also inquiring about lighting programs available and will pass the information to Director Shaw. Mike Ciesielka drove through the garages, they all look to be kept up and clean.

**Warren St. Garage:**

- Hanover St. elevator Phase 1 is almost ready for inspections they should be complete within the next 2-3 weeks.
- Lou outlined the Phase 2 options for the board to discuss. 1. Proceeding with the contract for Phase 2 which, could have additional costs anywhere between \$65,000 -\$135,000 depending on the situation with the sump pit and pit depth. 2. Cancel Phase 2 contract and pay the settlement fee of approximately \$50,000 to \$75,000. There is still an open credit of \$45,000 that could be used against the fee. Mike Ash explained that since the situation is out of our

control the contract should be able to get cancelled with said settlement fees. 3. Retrofit the elevator, which Lou Garlatti is not recommending. This would basically be a facelift for the elevator but keeping all mechanics the same. The cost would be approximately \$300,000-\$350,000. Lou Garlatti recommends beginning discussions to cancel Phase 2 elevator project.

- Commissioner LaBate inquired about possibly moving handicapped parking to another location such as the roof or employee parking spaces. Lou will speak with Tim Haahs about evaluating the garage and making recommendations. Kim Jackson explained that once you start to relocate the handicapped spaces DCA will probably be out to investigate which could cause issues concerning the amount of handicapped spaces the garage has. Since TPA was grandfathered in, the handicapped spaces do not meet ADA standards.
- Lou will engage Tim Haahs to do survey on the options of moving the handicapped parking spaces at Warren St garage. The cost for the survey should be around \$3,000 -\$4,000.

#### **Broad and Front Garage:**

- Lou Garlatti will be receiving the final quotes for the sidewalk repairs and report back to the board at the next meeting.

#### **Liberty Commons Garage:**

- Electrical repair is 90% done. Best will be installing the new parking equipment followed by ServPro completing the cleanup.

#### **Lafayette St. Garage:**

- Nothing to report

#### **Merchant St. Lot:**

- Nothing to report

#### **Elks Lot:**

- In the beginning of the month Steve Mania installed fencing in the Elks Lot blocking usage to several of our spaces. Mike Ash explained the gate separating the two sides is insinuating they might use it to exit through our lot, which is not allowed. Patrice Harrison will be pulling minutes from 2014 concerning the original inquiry about fencing being installed. Mike said we will need to do a full title search on the lot and look at all property lines.

Director Shaw informed the board that the building glass will be repaired on July 27<sup>th</sup>. Director Shaw has also been helping Mr. Huang, owner of Capital Cleaners, to submit paperwork concerning PPP loans and TDA grants for small businesses.

Employee training and staff development continues a computer lab was set up for the employees to complete trainings. The first training has been completed, Suicide Prevention.

Comcast completed Merchant St installation and is starting installation at Lafayette garage. There was a problem because the wiring is in the hotel basement. John Morris, Manager of the hotel allowed Comcast into the hotel to complete the installation but since the piping was all stripped it caused other issues. Comcast is inquiring about the blueprint to the hotel.

Director Shaw is working with Mike Ash preparing the Professional Services RFQ's for September.

COVID 19 continues to affect the state parking there are no updates as to when it might pick back up. The cleaning and processions continue in the office and garages,

Chairman Watson said Trenton Health Team is inquiring about the "Spirit Shop" space to assemble bikes to disperse to different locations. Director Shaw will be reaching out to them. There is also an artist interested in renting the space. Director Shaw will keep the board informed.

Chairman Watson spoke to the Chief of Staff concerning the parking surcharge. They were informed that TPA still has very limited revenue coming in.

Commissioner Ugorji informed the board of a lighting company she was speaking with concerning the lighting in the garages. The company is GreenLight LLC and would like the opportunity to come evaluate the garages and give a quote. Mike Ash and Mike Ciesielka suggested also looking into other programs that might be available. Director Shaw will contact GreenLight LLC to arrange an evaluation. Chairman Watson thanked Commissioner Ugorji for going out and inquiring about money saving options.

**Adjournment of the regular monthly meeting:**

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

**Meeting adjourned at 6:40 pm.**

Patrice Harrison  
Board Secretary