

**Trenton Parking Authority
December 9, 2021**

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

Chairman Watson called the meeting to order at 5:04 pm by reading The Open Public Meeting Act.

In Attendance: Chairman William Watson, Commissioners Harry Reyes, Andrew Worek, Anne LaBate, Scott Rice and Evangeline Ugorji arrived at 5:55pm.

Absent: Commissioner Samuel Tompoe

Interim Executive Director: Perry Shaw; KEJ Associates, LLC

Staff: Patrice Harrison; Office Manager

Legal Counsel: Michael Ash; Carlin & Ward

Council Liaison: Council Woman Marge Caldwell Wilson arrived later

Owners Representative: Lou Garlatti; Albert Garlatti Construction

KEJ Associates, LLC: Absent

Public: None

Chairman Watson explained Commissioner LaBate will not be able to stay in the meeting due to a conflict in her schedule, therefore we will be moving the agenda around to allow her to vote on necessary items.

Chairman Watson called upon Commissioner Reyes to present the RFQ Committees findings and recommendations. Commissioner Reyes read the companies that were recommended by the committee for each service.

Auditing Services: Mercadien PC (only submission)

Accounting Services: Non Profit Accounting (only submission)

Engineering Services: THA Consulting (2 submissions -THA Consulting & PS&S)

Owner's Representative: Albert Garlatti Construction (3 submissions -Albert Garlatti Const., Collier Project Leaders & Epic Management)

General Counsel: Carlin & Ward (only submission)

Special Counsel: Hill Wallack (only submission)

Bond Counsel: McManimon, Scotland & Baumann, LLC (2 submissions -McManimon, Scotland & Baumann & Parker McCoy)

Motion was made by Commissioner Worek to accept the recommendations for 2021/22 Professional Services, seconded by Commissioner Rice. Unanimously approved.

Warren St. Garage:

- Lou Garlatti presented two change orders #17 & 18 for Phase 2 Elevator project. Cor# 17, \$20,190.37 to relocate existing electric conduit at Warren St. Elevator shaft. Cor#18, \$4,879.31 -Fire alarm system repairs and replacement of parts water damage 6th floor area. Motion was made by Commissioner LaBate to approve both Cor #17 for \$20,190.37 & Cor #18 for \$4,879.31, seconded by Commissioner Reyes. Motion was unanimously approved. After discussion around possible sump pump change order not to exceed \$35,000, there is no further authorization needed for Lou Garlatti to act on behalf of TPA.

Broad and Front Garage:

- Garage is still being maintained and monitored, nothing new to report.

Liberty Commons Garage:

- Nothing to report

Lafayette St. Garage:

- Nothing to report.

Merchant St. Lot:

- Nothing to report

Elks Lot:

- Nothing to report

Approval of Minutes from October 28, 2021:

Chairman Watson asked the Commissioners if they reviewed the October 28, 2021 minutes, if so, do they have any questions or comments. With there being none Commissioner Worek motioned to approve the October 28, 2021 minutes, seconded by Commissioner LaBate. Motion was unanimously approved.

October Reports:

Chairman Watson asked the Commissioners if there were any questions or comments concerning the October financial and expense reports. With there being none Commissioner Reyes motioned to approve the October financial reports, seconded by Commissioner Worek. Motion was unanimously approved.

November Reports:

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

October and November Expense Checks:

Chairman Watson asked the Commissioners if there were any questions or comments concerning the October and November expense checks. With there being none Commissioner Worek motioned to approve the October and November expense checks, seconded by Commissioner Reyes. Motion was unanimously approved.

Chairman Watson said he spoke with the Chairman of CCRC, Peter Inverso and the State Treasurer, Elizabeth Maher Muoio concerning the \$1.5 million for Broad and Front demolition and asked how and when will the funds be available to begin the process. Chairman Watson was informed the Treasury Department has been behind due to staff shortages and work being done on the RFQ for the Treasury building. Julie Krause who is managing the EO40 Initiative will be starting work on this and will inform us when this is complete. Treasury also asked if we had firmer numbers on the cost of the demolition in which the Chairman stated roughly \$2 million. Treasury inquired whether we have the additional funds to complete the project in which we do not.

Commissioner LaBate asked if there were any pre development items we could put together in preparation of the funds being available. Chairman Watson explained CCRC may want to control the funds for the demolition themselves. He made it very clear to CCRC they will have no rights to the redevelopment plans for the site even if they manage the demolition. Commissioner LaBate asked if Lou Garlatti could start developing an outline of the project. Mike Ash said we could develop a project due diligence check list outlining the previous quotes received. This will allow us to move forward with the project when the time comes. Lou Garlatti will begin preparing the check list.

A city resident inquired about adding more parking signage throughout the city directing people to the garages. Commissioner LaBate suggested reaching out the City Parking Utility for help with the signage. Executive Director Shaw will reach out to the city.

Interim Executive Director Updates:

Nothing new to report about Covid 19, continue communication with the state.

Liberty Commons Garage was vandalized damaging the booth, pay station and 2 state vehicles. The police were called and they performed an investigation. Best was able to temporarily fix the cash register in the booth to allow transactions to be completed, the pay station will need to be replaced. There is now staff on site overnight and options for cameras will be researched. There was discussion surrounding the use of cameras in the

garage and what would TPA's liability be if there is no one monitoring them. Perry Shaw and Mike Ash will speak with the insurance company to inquire further.

A letter was received by Derrick Wilson; 3MN Holding Group requesting 25 parking spaces at the Warren St. Garage starting in the fall of 2022. The company purchased property on Broad St behind the Elks lot and will need a letter excepting parking request. Commissioner Rice questioned if the space is available. Director Shaw stated there were. Chairman Watson said we should move ahead with supplying the letter to Mr. Wilson.

Executive Director Shaw attending the International Mobile Parking Institute Conference in Tampa Florida. While there Kim Jackson of KEJ was presented with an award for her outstanding work in parking over the last several decades.

Employee of the Month was Tyreek Woolford.

Reorganization Meeting will be next month, please inform the board if you are interested in any position. Director Shaw will send an email out to the board prior to the meeting.

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 5:58 pm.

Patrice Harrison
Board Secretary