

**Trenton Parking Authority
Regular Monthly Meeting
June 28, 2023**

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

In Attendance: Chairperson Anne LaBate, Scott Rice, Lindi Ashton and Samuel Tompoe

Absent: Commissioners Evangeline Ugorji, Nancy Ugalde and Joseph Mamman

Council Liaison: Absent

Staff: Patrice Harrison; Office Manager
Phil Jackson, Operations Supervisor

Legal Counsel: Michael Ash; Carlin, Ward, Ash and Heiart

Owner's Representative: Lou Garlatti; Garlatti Construction

Public: None

Chairperson LaBate opened the regular monthly meeting at 5:09pm by reading the Open Public Meeting Act.

Approval of Minutes from May 24, 2023:

Chairperson LaBate asked the Commissioners if they reviewed the May 24, 2023, minutes, if so, do they have any questions or comments. With there being none, Chairperson LaBate motioned to approve the May 24, 2023 minutes, seconded by Commissioner Rice. Vote: 3 yes, 1 abstain, Commissioner Tompoe, 3 Absent, Commissioners Ugorji, Ugalde and Mamman

Approval of Minutes from Executive Session on May 24, 2023:

Chairperson LaBate asked the Commissioners if they reviewed the May 24, 2023, Executive Session minutes, if so, do they have any questions or comments. With there being none, Chairperson LaBate motioned to approve the May24, 2023 Executive Session minutes, seconded by Commissioner Rice. Vote: 3 yes, 1 abstain, Commissioner Tompoe, 3 Absent, Commissioners Ugorji, Ugalde and Mamman

May 2023 Garage Financial Reports:

Chairperson LaBate asked the Commissioners if there were any questions or comments concerning the May 2023 financial and expense reports. With there being no further questions, Chairperson LaBate motioned to approve the May 2023 financial report, seconded by Commissioner Tompoe. Vote: 4 yes, 3 Absent, Commissioners Ugorji, Ugalde and Mamman

April 2023 Expense Checks:

Chairperson LaBate asked the Commissioners if there were any questions or comments concerning the May expense checks. With there being none, Commissioner Rice motioned to approve the May expense checks, seconded by Commissioner Ashton. Vote: 4 yes, 3 Absent, Commissioners Ugorji, Ugalde and Mamman

Chairperson LaBate and the board reviewed the Non-Profit Accounting reports and the Phoenix Advisors Reports. Chairperson LaBate asked if there were any questions, with there being none, Chairperson LaBate continued with the regular meeting.

Chairperson's comments:

The 2022 Budget is complete and will be forwarded to the board prior to the July meeting. The 2023 Budget should also be complete and made available to the board. Hoping to approve both the 2022 and 2023 at the July 26, 2023, meeting. The 2024 Budget will start to be prepared following the approvals of the past budgets.

TPA received an Imminent Hazard Notice dated 3-23-2023 pertaining to the Broad and Front Garage. The order stated the building must be demolished by 4-23-23. Mike Ash appealed the order. The original appeal hearing date was July 3, 2023, with this date being the day before the holiday, it is being rescheduled.

Motion was made by Chairperson LaBate to approve Resolution #R2023-6:01 to authorize the agreement with CCRC to obtain \$156,000 budget for pre demolition tasks required prior to any demolition of the Broad and Front Garage, seconded by Commissioner Tompoe. Vote: 4 yes, 3 absent, Commissioners Ujorji, Ugalde and Mamman.

The NJEDA Asset Activation Agreement calls for several consulting firms to assist with a civic engagement process and preparing documents to solicit developers to undertake the redevelopment of the Broad and Front Garage site.

Motion was made by Chairperson LaBate to approve Resolution #R2023-6:02 for NJ Future to consult and provide TPA with outlining the services to be rendered for the Broad and Front Garage project, seconded by Commissioner Rice. Vote: 4 yes, 3 absent, Commissioners Ujorji, Ugalde and Mamman.

Commissioner Tompoe questioned if the cost of the consultants would come out of the NJEDA Grant money, Chairperson LaBate clarified they will be coming from the NJEDA Asset Activation Grant funds.

Motion was made by Chairperson LaBate to approve Resolution #R2023-6:03 for Farewell Architects to provide massing studies to assist in gauging the potential for the site, seconded by Commissioner Rice. Vote: 4 yes, 3 absent, Commissioners Ujorji, Ugalde and Mamman.

Motion was made by Chairperson LaBate to approve Resolution #R2023-6:04 for Nassau Capital Advisors to provide Real Estate Financial Services pertaining to the Broad and Front Garage project, seconded by Commissioner Tompoe. Vote: 4 yes, 3 absent, Commissioners Ujorji, Ugalde and Mamman.

RFQ Committee is asking for more time to review the RFQ submissions they received and reissuing those that had no submissions. The board agreed to table the RFQ recommendations until the July meeting.

Supervisor, Phil Jackson accompanied John Harriet from Network Connex, who is working with Verizon to install antennas on the Lafayette Garage deck. After the walk through it was clear that no parking spaces would be taken to place the antennas and suggested areas that would not interfere with daily operations. Chairperson LaBate suggested inviting John Harriet to the July meeting to explain this further to the board.

Document Request:

Chairperson LaBate spoke to the board about her concerns with Commissioner Ugorji's document requests. The original document request was for hard copies of 2021 and 2022 bank statements, this was completed. She is now requesting those bank statements be given to her electronically, plus the additional current months. As advised by our legal counsel, Mike Ash, we would need to redact all account numbers before giving anything to her electronically.

Commissioner Tompoe questioned what exactly Commissioner Ugorji is looking for in these excessive document requests. She should address her concerns with the board and allow them to assist with resolving the matter instead of continually requesting additional documents.

Commissioner Rice reiterated the fact Commissioner Ugorji already received the hard copies of the requested documents, why does she need to receive electronic copies of the same documents. Patrice Harrison explained that Commissioner Ugorji said some of the hard copies are not clear, Commissioner Rice suggested she tell us which ones need to be redone but not all.

Commissioner Ashton also was in agreement and would like to know specifically what Commissioner Ugorji is looking for. If she has a true concern she needs to bring it before the board so they can work collectively to resolve the issue.

Mike Ash agreed in that Commissioner Ugorji's concerns should be brought to the board, they all have a fiduciary responsibility, including himself, and should be made aware of any concerns. Even if this was an OPRA request, all account numbers would be redacted and TPA could charge a fee for the time spent on this project. All Commissioners are welcome to come to the office and view any document they wish, Commissioner Ugorji refuses to do so.

The consensus of the board is since she has received hard copies of the bank statements from 2021 and 2022 she does not need to be given those electronically, it is redundant. If anything is provided it will be current bank statements for 2023.

Chairperson LaBate will email Commissioner Ugorji with the recommendations from the board and legal counsel and direct staff how to proceed.

Lou Garlatti explained the punch list for the Warren St. Elevator Project is being completed. The last piece will be the final billing which should be roughly \$80,000.

Chairperson LaBate spoke to Jim Zullo, THA Consulting concerning a written evaluation of the Broad and Front Garage. This report is needed to show the structure is secure enough to allow contractors to perform studies such as the environmental study and elevator decommissioning. THA is concerned with the liability issue and would entail significant cost. Chairperson LaBate feels would be better spent on the actual demo. This conversation will continue.

CBIZ/Borden Perlman has made a few suggestions on how TPA could save on the upcoming insurance renewal package. They suggested reducing the Umbrella Coverage from \$5,000,000 down to \$3,000,000 and increase the deductible to \$10,000. The board agrees with CBIZ/Borden Perlman's suggestions.

Warren St. Garage:

- See above reference

Broad and Front Garage:

- See above reference

Liberty Commons Garage:

- Nothing to report

Lafayette St. Garage:

- Nothing to report

Merchant St. Lot:

- Nothing to report

Elks Lot:

- Nothing to report

Commissioner Rice asked when we should be getting a new liaison to the board. Chairperson LaBate will inquire with the city.

Public Comments: None

Adjournment of the regular monthly meeting:

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

Meeting adjourned at 6:35 pm.

Patrice Harrison
Board Secretary