

**Trenton Parking Authority
Regular Monthly Meeting
May 24, 2023**

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

In Attendance: Chairperson Anne LaBate, Scott Rice, Lindi Ashton, Evangeline Ugorji and Nancy Ugalde.

Absent: Commissioners Joseph Mamman and Samuel Tompoe

Council Liaison: Absent

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

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

Owner's Representative: Absent

Guest: Mike Ciesielka; Nexus Parking

Public: None

Chairperson LaBate opened the regular monthly meeting at 5:06 pm by reading the Open Public Meeting Act.

Chairperson LaBate called upon Mike Ciesielka; Nexus Parking to discuss parking technology that he is using and may be important for TPA to consider. He designed an app for Nexus Parking that has allowed better operational efficiencies and reduced administration. He noted that COVID parking has resulted in a hit and monthly parkers, which have decreased due to hybrid schedules. The app would be compatible to most parking equipment, therefore the only equipment upgrade would be to put a QR code and run internet to each gate. Additional cost would be \$10,000 for branding, \$2,500 per gate for licensing fees, fee for Get My App and consulting fees. This program allows parkers to use their phones to park and pay alleviating the need for cards. There are many more features that can be usefully on the app. Chairperson LaBate said this seems to worthy of our consideration going forward and thanked Mike Ciesielka for presenting the information to the board.

Approval of Minutes from April 26, 2023:

Chairperson LaBate asked the Commissioners if they reviewed the April 26, 2023, minutes, if so, do they have any questions or comments. With there being none, Chairperson LaBate motioned to approve the April 26, 2023 minutes, seconded by Commissioner Rice. Vote: 4 yes, 1 no, Commissioners Ugorji, 2 absent, Commissioners Mamman and Tompoe

April 2023 Garage Financial Reports:

Chairperson LaBate asked the Commissioners if there were any questions or comments concerning the April 2023 financial and expense reports. With there being no further questions, Chairperson LaBate motioned to approve the April 2023 financial report, seconded by Commissioner Rice. Vote: 4 yes, 1 no, Commissioners Ugorji, 2 absent, Commissioners Mamman and Tompoe

April 2023 Expense Checks:

Chairperson LaBate asked the Commissioners if there were any questions or comments concerning the April

expense checks. With there being none, Chairperson LaBate motioned to approve the April expense checks, seconded by Commissioner Ashton. Vote: 4 yes, 1 no, Commissioners Ugorji, 2 absent, Commissioners Mamman and Tompoe

Chairperson LaBate and the board reviewed the Non-Profit Accounting reports and the Phoenix Advisors Reports. Chairperson LaBate discussed Phoenix Advisors projections for the April 2024 bond payment. The report is showing a short fall of approximately \$120,000, which could be covered by the TD Ameritrade funds.

Chairperson's comments:

Liberty Commons egress may be reopening, they are installing a new gate and word is that Matrix may be willing to working with merchants to make the opening of the egress happen. This will be discussed as new information is available.

NJEDA Grant is complete and is moving forward with the agreement and the grant terms with EDA. In a preliminary meeting with our consultant team, it was suggested that we hire an Architect to prepare some simple drawings to allow interested parties to better understand the available options for the site. Chairperson LaBate thinks the next set should be putting an advisory committee together for further discussion.

RFQ's were advertised and due by May 31st at 1:00 pm. Chairperson LaBate asked for volunteers for a committee to review the RFQ responses. If no volunteers are forthcoming, she will be requesting members to participate. The target will be to review all submissions and prepare recommendations for the June meeting.

Chairperson LaBate and Patrice Harrison Met with the President of MCCC and her Vice-President to open conversations surrounding parking availability in our Warren St Garage if the need comes. They are offering new programs at the Trenton campus and may need parking in the future.

Verizon is requesting to install several antennas on our Lafayette Garage roof. They submitted a proposal which will be further discussed.

With Lou Garlatti not able to attend the meeting, Patrice Harrison updated the board concerning the Warren St. elevator project. The inspections are complete, and the final walk through will be on June 1st at which time the elevator will be ready to be put in service.

Warren St. Garage:

- See above reference

Broad and Front Garage:

- Nothing 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

At 6:31 pm Chairperson LaBate motioned to enter into Executive Session to discuss personnel matters, seconded by Commissioner Rice. Board unanimously agreed.

Chairperson LaBate reopened the public section of the meeting at 6:48 pm.

Public Comments: None

Adjournment of the regular monthly meeting:

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

Meeting adjourned at 6:49 pm.

Patrice Harrison
Board Secretary