

**Trenton Parking Authority**

**August 29, 2013**

16 E. Hanover St.

Trenton, NJ 08608

Vice Chairman Andrew Worek called the meeting to order at 5:06 pm by reading The Open Public Meeting Act.

**In Attendance:** Commissioners Andrew Worek, Anne LaBate, Scott Rice and Joyce Kersey

**Absent:** Chairman Harry Reyes, Commissioners Melody Freeman and Duncan Harrison

**Staff:** Patrice Harrison

**Managing Consultant:** COO Walter D. Smith

**Legal Counsel:** Len Bier; Bier Associates

**Council Liaison:** Marge Caldwell-Wilson

**Owners Representative:** Steve Shannon; Carl Walker

**Approval of Minutes from July 25, 2013:**

Vice Chairman Worek asked the Commissioners if they reviewed the July 25, 2013 minutes, if so, do they have any questions or comments. With there being none, Commissioner LaBate motioned to approve the July 25, 2013 minutes, seconded by Commissioner Rice. Vote: 3 approved, Commissioner Kersey abstained.

**Reports:**

Vice Chairman Worek asked the Commissioners if there were any questions or comments concerning the July financial and expense reports. With there being none, Commissioner Worek motioned to accept the July financial reports, seconded by Commissioner Kersey. The July financial reports were unanimously accepted. Commissioner Kersey motioned to approve the July expense checks, seconded by Commissioner LaBate. The July expense checks were unanimously approved.

Project Summary: (presented by Mr. Smith)

**Broad & Front Garage:**

- There was a quote of \$8,500 to evaluate the damage and prepare report. The commissioners approved moving forward with the evaluation.
- Commissioner LaBate stressed her option of demolishing the building. TPA will review all options.

**Lafayette Garage:**

- No updates

**Liberty Commons Garage:**

- Egress is on hold pending approval from the Landmark Commission.
- Schindler Elevator quoted \$10,000 to replace the drive in elevator number two. The drive was damaged when lighting hit the garage. Mr. Smith is asking for authorization to purchase the drive. Motion was made by Commissioner Worek to authorize Walter Smith to move forward and purchase the part to repair the elevator, seconded by Commissioner Rice. Authorization to purchase the drive was unanimously approved.
- Multi sight CCTV will be getting installed sometime in September

**Merchant St. Lot:**

- CCTV will be getting installed sometime in September.

**Warren St. Garage:**

- Mr. Smith presented automation conversion plan for the Warren Street Garage to Commissioners for approval. The conversion will cost approximately \$30,000 and the annual estimated saving is \$40,000. Motion was made by

Commissioner Worek to approve the conversion of the Warren St. Garage not to exceed \$32,000, seconded by Commissioner Rice. The motion was unanimously approved.

- The board suggested installing CCTV at the Warren St. Garage. Motion was made by Commissioner Rice to install CCTV at the Warren St. Garage not to exceed \$6,500.00, seconded by Commissioner Worek. The motion was unanimously approved.

### **Director's Comments**

#### **LYCDC Agreement:**

The agreement is available if anyone would like to review it.

#### **State Parking:**

Waiver parking is being approved again by the State. There will be 55 waiver parkers at Warren St. Garage starting November 1, 2013.

#### **Matrix:**

Office building will be filled and they were informed that there will be no reserved parking spaces unless they want to pay a premium price.

#### **Parking Audit:**

The Board approved Len Bier to draft a letter for Chairman Reyes signature to send to the City of Trenton regarding the mandatory condition outlined in the State of New Jersey, Department of Community Affairs MOU contained on page 6 entitled Parking Matters, directs that the City of Trenton work with the Authority to draft a parking plan.

#### **Executive Session**

Vice Chairman Worek motioned to move to an Executive Session at 6:30 pm, seconded by Commissioner Labate. The motion was unanimously approved. Commissioner Kersey rescued herself from the Executive Session.

Motion was made by Commissioner LaBate to come out of Executive Session at 6:41 pm, seconded by Commissioner Rice. The motion was unanimously approved.

#### **Adjournment:**

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

**Meeting adjourned at 6:43pm.**

Patrice Harrison  
Board Secretary