

Trenton Parking Authority

February 27, 2014

16 E. Hanover St.

Trenton, NJ 08608

Chairman Harry Reyes called the meeting to order at 5:03 pm by reading The Open Public Meeting Act.

In Attendance: Chairman Harry Reyes, Commissioners Andrew Worek, Scott Rice, Anne LaBate

Note: Commissioner Duncan Harrison jointed the meeting at 6:00 pm

Absent: Commissioner Melody Freeman

Staff: Patrice Harrison

Managing Consultant: COO Walter D. Smith

Legal Counsel: Len Bier; Bier Associates

Council Liaison: Councilwoman Marge Caldwell-Wilson

Owners Representative: Absent

A motion was made by Chairman Reyes to correct an error found on the Agenda Page. The line should have read Minutes of January Meeting not December. Commissioner Worek moved to correct the Agenda Page to read Minutes of January Meeting not December, seconded by Commissioner LaBate. The motion was unanimously approved.

Approval of Minutes from January 23, 2014:

Chairman Reyes asked the Commissioners if they reviewed the January 23, 2014 minutes, if so, do they have any questions or comments. With there being none, Commissioner LaBate motioned to approve the January 23, 2014 minutes, seconded by Commissioner Worek. The January 23, 2014 minutes were unanimously approved.

Reports:

Chairman Reyes asked the Commissioners if there were any questions or comments concerning the January financial and expense reports. With there being none, Commissioner LaBate motioned to accept the January financial reports, seconded by Commissioner Rice. The January financial reports were unanimously accepted.

Commissioner Rice questioned the snow removal expense. After clarifying Commissioner Rice's questions concerning the expense checks, Commissioner Rice motioned to approve the January expense checks, seconded by Commissioner Worek. The January expense checks were unanimously approved.

Mr. Smith explained that the snow removal expense has well exceeded the budget. There has been over 60 inches of snow fall to date. Bill Dressel from the League of Municipalities has requested FEMA to assist Municipalities with the snow removal cost. By closing the Broad & Front Garage (319) spaces were removed from the total parking inventory. Therefore, starting this year, we needed to have the snow on the top decks removed of the other garages removed. That is the reason for the increase of the snow removal cost.

Project Summary: (presented by Mr. Smith)

Lafayette Garage:

- Preparing maintenance program for the upcoming budget year.

Liberty Commons Garage:

- Parts for elevators are ordered and we are waiting to hear back from Schindler.
- Egress project is on hold. Contractor is working out problem with sub-contractor fabricating the steps.

Warren St. Garage:

- Hamilton machine is having some problems with the tokens and Best will address the issue.
- Signs and the banner have been installed.
- Contractor will be removing the right exit lane booth and installing larger card readers that will allow card holders to exit the garage at the quicker pace.

Merchant St. Lot:

- Nothing to report.

Broad & Front Garage:

- Mr. Smith met with representatives from PSE&G to discuss leasing the Broad and Front St. Garage. PSEG has a project schedule at the Labor and Industry building beginning March 2015 and they need to move approximately four hundred cars off that site. They are requesting to lease the garage for approximately 12 to 18 months. Mr. Smith is setting up meeting with PSEG rep, Mr. Bier and himself to discuss lease terms.

Director's Comments

Parking Audit/Resolution:

The Board moved a resolution approving Len Bier to perform the study. Chairman Reyes called for a resolution approving Len Bier as a qualified Parking Consultant through the fair and open RFQ process for fiscal year 2013/2014, to perform the On Street Parking Study. Roll was called. Vote: 5 yes, 1 absent. (see attached resolution)

Bayville:

Bayville Holdings offered to pay a lump sum of \$10,000 plus an additional \$2,000 per month while keeping their bill current. They will also be decreasing their spaces from 43 to 34. Commissioner LaBate motioned to approve the amendments to the agreement with Bayville Holdings, seconded by Commissioner Rice. The motion was unanimously approved.

Lafayette Hotel Bankruptcy:

The Debtor's motion for an Order Authorizing Payment to TPA was met with objections by the City of Trenton in Federal Court. LYCDC was to submit documents stating that TPA is a critical vendor and they failed to do in a timely manner. The Judge suggested that they meet to try to come up with an agreement of payment. Peter Broege, TPA Bankruptcy Attorney was directed to set meeting with City representatives.

Liberty Commons Free Parking:

Mr. Smith is asking the board to approve changing the Liberty Commons Free Parking from Friday at 5:00pm to starting on Saturday. Commissioner Harrison motioned to change free parking to start on Saturday instead of Friday, seconded by Commissioner Rice. The motion was unanimously approved.

Waiver Parking:

Second round of State waiver parking will begin March 2014 at Lafayette Garage for 53 spaces.

Greater Trenton:

Mr. Smith called upon Commissioner LaBate to discuss the Greater Trenton meeting they attended. Commissioner LaBate said there is a group coming together to focus on revitalizing downtown Trenton.

IPI Conference:

Walter Smith suggested if the budget allows, he wants to have Operation Supervisors Marisol Ramos and Will Harrington attend the conference. They will benefit greatly from all the trainings and expo. He will bring the formal request to the April Board meeting

Robbery Update:

Notice was received informing TPA that the juvenile suspect was sentence to the Juvenile Justice Commission. The two adult suspects are awaiting trial.

Adjournment:

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

Meeting adjourned at 6:12 pm.

Patrice Harrison
Board Secretary