

Trenton Parking Authority
November 21, 2013
16 E. Hanover St.
Trenton, NJ 08608

Chairman Harry Reyes called the meeting to order at 5:27 pm by reading The Open Public Meeting Act.

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

Absent: Commissioners Melody Freeman and Joyce Kersey

Staff: Patrice Harrison

Managing Consultant: COO Walter D. Smith

Legal Counsel: Len Bier; Bier Associates

Council Liaison: Absent

Owners Representative: Absent

Approval of Minutes from October 24, 2013:

Chairman Reyes asked the Commissioners if they reviewed the October 24, 2013 minutes, if so, do they have any questions or comments. With there being none, Commissioner Worek motioned to approve the October 24, 2013 minutes, seconded by Commissioner Rice. The October 24, 2013 minutes were unanimously approved.

Reports:

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

Commissioner Worek motioned to approve the October expense checks, seconded by Commissioner Rice. The October expense checks were unanimously approved.

Walter Smith received a letter from a customer showing appreciation to Johnnie Davis; attendant. Mr. Davis found the customers wallet and returned it exactly the way he found it.

Project Summary: (presented by Mr. Smith)

Broad & Front Garage:

- Evaluation meeting next week

Lafayette Garage:

- Nothing to report

Liberty Commons Garage:

- Egress project has been started and steps are on order.

Merchant St. Lot:

- The Hamilton machine is being moved to the center of the booth to better protect it from the outside elements.

Warren St. Garage:

- Hamilton machine is on order.
- Discussing a plan to stripe garage

Director's Comments

Waiver Parking:

As of November 1st there will be 58 new waiver parkers in Warren St Garage and possibly another 52 in Lafayette Garage beginning January 1, 2013.

CCRC Meeting:

Met with Greater Trenton on October 28th and discussed development in the city. Walter Smith will be attending a training/workshop on January 25th to better understand the options.

Monthly Payments:

As of December 1st we are no longer taking cash payments in the office. We are directing our parkers to either pay online, money order or check. This is to ensure the safety of the employees.

Parking Audit:

Commissioner Worek, Walter Smith and Len Bier met with Sam Hutchinson; City Administrator and some of his staff concerning the parking study. It was explained that TPA selected Mr. Bier to perform the study and that he was pre-qualified during TPA's RFQ process. The city expressed a concern pertaining to open and fair competition. They are checking with their attorney concerning Mr. Bier performing the study. Tom Neff from DCA was copied on correspondence sent to the city.

State Leases:

All revised State Leases were reviewed by Len Bier. Motion made by Commissioner LaBate to approve the State leases language amendments, seconded by Commissioner Worek. The State lease language amendments were unanimously approved.

Lafayette Hotel Bankruptcy:

There are 3 bidders that have posted the required \$500,000. Whether or not the new owners keep the parking agreement will determine if TPA will receive \$150,000.00 LYCDC owes for parking.

Bayville:

Len Bier is reviewing the contract.

Adjournment:

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

Meeting adjourned at 6:00 pm.

Patrice Harrison
Board Secretary