

**Trenton Parking Authority**

**January 22, 2015**

16 E. Hanover St.

Trenton, NJ 08608

Chairman Andrew Worek called the meeting to order at 5:02 pm by reading The Open Public Meeting Act.

**In Attendance:** Chairman Andrew Worek, Commissioners Harry Reyes, Melody Freeman, Scott Rice, Anne LaBate and Perry Shaw

**Absent:** None

**Staff:** Patrice Harrison

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

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

**Council Liaison:** Absent

**Owners Representative:** Arrived late

**Approval of Minutes from December 11, 2014:**

Chairman Worek asked the Commissioners if they reviewed the December 11, 2014 minutes, if so, do they have any questions or comments. With there being none, Commissioner Freeman motioned to approve the December 11, 2014 minutes, seconded by Commissioner Rice. The December 11, 2014 minutes were unanimously approved.

**Reports:**

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

Chairman Worek asked the Commissioners if there were any questions or comments concerning the December expense checks. Commissioner Reyes motioned to approve the December expense checks, seconded by Commissioner Freeman. The December expense checks were unanimously approved.

**Presentation:**

Digesh Patel and Matthew Daly from Mercadien, PC presented the first quarter financials. Digesh Patel explained there is a significant increase in revenue from last year at this time.

**Project Summary: (presented by Mr. Smith)**

**Broad and Front Garage:**

- Otis Elevator evaluated the damage to the elevators.
- Mr. Smith informed the board that Steve Shannon, from Carl Walker will no longer serve as TPA Owners Representative due to personal reasons. Mr. Smith asked for approval to hire Albert Garlatti Construction to act as Owners Representative and prepare bids for phase 1& 2 of the Broad and Front St. Garage repairs. Motion was made by Chairman Worek to approve Albert Garlatti Construction to act as Owners Representative and prepare bids for phase 1& 2 of the Broad and Front St. Garage repairs, seconded by Commissioner Reyes. The motion was unanimously approved.

**Liberty Commons Garage:**

- Both elevators have been repaired.

**Lafayette Garage:**

- Best is interested in installing new equipment in the garage so they can use the Lafayette Garage as a pilot site.
- Wyndham Hotel is in arrears for \$7,000, this is after applying the deposit. Walter Smith asked for a motion to authorize him to send letter regarding the past due balance and to suspend the contract with the hotel. Motion

was made by Chairman Worek to authorize Walter Smith to send letter to the Wyndham Hotel regarding the past due balance and to suspend the contract with the hotel, seconded by Commissioner Reyes. The motion was unanimously approved.

**Merchant St. Lot:**

- Nothing to report

**Warren St. Garage:**

- Elevator on Warren St. is down due to major repair. Otis will be out to examine the extent of the repair.

**Director's Comments**

**Liberty Commons Egress:**

Len Bier will discuss the situation with Matrix's attorney.

**Matrix:**

After reviewing current SDA parkers, Matrix will need approximately 80 new cards not the original 140.

**Parking Study:**

Chairman Worek will be meeting with the Mayor to discuss the Parking Study. The board will further review the final version of the Parking Study before receiving it at the February meeting.

**Adjournment:**

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

**Meeting adjourned at 5:45 pm.**

Patrice Harrison  
Board Secretary