

Trenton Parking Authority

August 27, 2015

16 E. Hanover St.

Trenton, NJ 08608

Chairman Worek called the meeting to order at 5:04 pm by reading The Open Public Meeting Act.

In Attendance: Chairman Worek, Commissioners Harry Reyes, Scott Rice, Perry Shaw, Anne LaBate and William Watson. Commissioner Melody Freeman came at 5:40pm.

Absent: None

Staff: Patrice Harrison; Office Manager
Will Harrington, Operational Supervisor
Phil Jackson, Supervisor 1

Legal Counsel: Len Bier; Bier Associates

Council Liaison: Absent

Owners Representative: Lou Garlatti

Mercadien PC: Forensic Auditor; Frank Pina and Auditor; Matt Daly

Approval of the minutes from the Reorganizational Meeting on July 23, 2015:

Chairman Worek asked the Commissioners if they reviewed the minutes from the Reorganizational Meeting on July 23, 2015, if so, do they have any questions or comments. Commissioner Reyes motioned to approve the Reorganizational Meeting minutes on July 23, 2015, Chairman Worek seconded the motion. The motion was unanimously approved.

Approval of Minutes from July 23, 2015:

Chairman Worek asked the Commissioners if they reviewed the July 23, 2015 minutes, if so, do they have any questions or comments. Commissioner Watson motioned to approve the July minutes, Commissioner Reyes seconded the motion. The motion was unanimously approved.

Reports:

Chairman Worek asked the Commissioners if there were any questions or comments concerning the July financial and expense reports. Commissioner Reyes motioned to accept the July financial reports, seconded by Commissioner LaBate. The July financial reports were unanimously accepted.

Chairman Worek asked the Commissioners if there were any questions or comments concerning the July expense checks. With there being none, Commissioner Reyes motioned to approve the July expense checks, seconded by Commissioner Rice. The July expense checks were unanimously approved.

Chairman Worek called upon Len Bier to give an update on the status of the Matrix Egress. Len Bier informed the board that he had drawn up an agreement for Matrix to review.

Project Summary:

Broad and Front Garage:

- The broken glass on the building and elevator are being replaced.
- Lou Garlatti requested proposals for the sidewalk brick repairs
- Received a complaint about homeless people setting up camp around the garage and the trash, etc. around the building. A representative from the homeless shelter will be assisting the people with other sleeping arrangements. TDA has power washed the building perimeter.
- Received a letter from the State of NJ informing us that the project is on hold for another 18 months, therefore, so is the PSE&G agreement. Chairman Worek will be contacting Dave at PSE&G to set up a meeting to discuss the next steps for the project and how we move forward financially. The current construction costs are at \$124,000.00.

Liberty Commons Garage:

- Nothing to report

Merchant St. Lot:

- Nothing to report

Lafayette Garage:

- Nothing to report

Warren St. Garage:

- Nothing to report

Personnel Committee:

Nothing to report concerning director position.

Chairman Worek motioned to enter into an Executive Session to discuss personnel matters, seconded by Commissioner Watson. Board entered into Executive Session at 5:26 pm.

Chairman Worek motioned to adjourn the Executive Session at 6:22 pm, seconded by Commissioner Watson.

Regular monthly meeting was reopened at 6:23 pm.

Commissioner Watson called for a motion to contact Nexus Properties and request that they submit a proposal for operating and management services not to exceed \$5,000 per month. Motion was made by Commissioner Watson to request said proposal from Nexus Properties, seconded by Chairman Worek. Motion was unanimously approved.

Chairman Worek and Commissioner Watson will be meeting with Nexus Properties.

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 6:25 pm.

Patrice Harrison
Board Secretary