

Trenton Parking Authority

August 25, 2016

16 E. Hanover St.

Trenton, NJ 08608

Chairman Worek called the meeting to order at 5:07 pm by reading The Open Public Meeting Act.

In Attendance: Chairman Andrew Worek, Commissioners William Watson, Harry Reyes, Anne LaBate, Scott Rice and Perry Shaw

Absent: Commissioner Melody Freeman

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

Legal Counsel: Len Bier; Bier Associates

Council Liaison: Councilwoman Marge Caldwell-Wilson

Owners Representative: Absent

Approval of the Reorganizational Meeting Minutes from July 28, 2016:

Chairman Worek asked the Commissioners if they reviewed the Reorganizational Meeting Minutes from July 28, 2016, if so, do they have any questions or comments. With there being no questions or comments, Commissioner Watson motioned to approve the Reorganizational Meeting Minutes from July 28, 2016, Commissioner Reyes seconded the motion. The motion was unanimously approved.

Approval of Minutes from July 28, 2016:

Chairman Worek asked the Commissioners if they reviewed the July 28, 2016 minutes, if so, do they have any questions or comments. With there being no questions or comments, Commissioner Reyes motioned to approve the July minutes, Commissioner Watson 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. With there being none Chairman Worek motioned to approve the July financial reports, seconded by Commissioner Reyes. The July financial reports were unanimously approved.

Expense Checks:

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 LaBate. The July expense checks were unanimously approved.

Broad and Front Project Update:

- Len Bier presented a design outline showing a 114 space parking lot on the Broad and Front site. This is one option if the board decides to demolish the garage. TPA would take out a project note to complete the project. The lot would best be used for transient parkers and could generate upwards of \$175,000 annually. Commissioner LaBate feels that TPA should wait and put demolition costs into a larger bond that can be used for a joint venture for developing the site. Discussion will continue in September after the Committee shares their findings.
- Lou Garlatti has been dealing with Meridian to close out all outstanding Broad and Front issues. Lou stated that the current invoice submission was over changing TPA and must be reviewed. Lou Garlatti will keep the board informed.
- The underground tank still needs to be addressed, one option is to empty it for \$25,000
- Len Bier will be preparing a letter to PSE&G outlining all current expenses associated with the Broad and Front repairs and requesting a meeting.

Liberty Commons Garage:

- Len Bier requested an additional 30 day extension to further review situation, the extension was granted. After inspecting the exit, it does not appear to be an ADA exit. Mr. Bier will keep the board updated.

Merchant St. Lot:

- Nothing to report

Lafayette Garage:

- Nothing to report

Warren St. Garage:

- Sealcrete Construction is doing a great job with the repairs without much interruption in the garage. They have submitted the 1st billing in the amount of around \$50,000. Chris from Tim Haas is doing a walk through to inspect the work.

Elks Lot:

- Steve Mania, The Urban Project, was asked to supply an accurate survey showing easements.

Personnel Committee:

There were a number of qualified applicants that will be called for interviews.

Maintenance Quotes received:

- F150 Truck needs \$1,000 in repairs. The board suggests looking into a new truck that would be under state contract.
- Awning at Merchant St lot needs repairing, cost will be \$750.00
- Concrete needs repairing at Warren St and Broad St. entrances, cost will be \$4,600.00. The board feels the city should repair the potholes since they are in the street in front of the garage entrances. Councilwoman Marge Caldwell-Wilson will inquire about the repair with the city.
- Len Bier supplied the board with information on a sweeper, stripper and power washer for the facilities.

Bond Refinancing:

Len Bier informed the board that the bond market rate has been lowered allowing TPA to possibly receive \$500,000-\$750,000 in additional funds from the refinancing without increasing the payment. The refinancing resolution will need to be amended reflecting the change. Chairman Worek motioned to approve the amended Bond Resolution as stated, seconded by Commissioner Shaw. Unanimously approved.

Chairman Worek asked for a motion to enter into an Executive Session to discuss personnel matters. Commissioner Watson motioned to enter into an Executive Session, second by Commissioner Shaw. Unanimously approved.

Entered into Executive Session at 5:56 pm

Commissioner Watson motioned to end the Executive Session, seconded by Chairman Worek.

Executive Session adjourned at 6:25pm.

Regular monthly meeting reopened at 6:25pm.

Commissioner LaBate asked the board if a discounted parking pass can be issued for the Sunday Cigar Nights at the hotel. The board agreed on the lunch ticket amount of \$2.00 for the weekend event.

Adjournment:

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

Meeting adjourned at 6:30 pm.

Patrice Harrison
Board Secretary