

**Trenton Parking Authority**

**May 26, 2016**

16 E. Hanover St.

Trenton, NJ 08608

In the absence of Chairman Worek, Vice Chairman Reyes called the meeting to order at 5:15 pm by reading The Open Public Meeting Act.

**In Attendance:** Commissioners Harry Reyes, William Watson, Anne LaBate and Perry Shaw

**Absent:** Chairman Andrew Worek, Commissioners Scott Rice and Melody Freeman

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

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

**Council Liaison:** Councilman Duncan Harrison

**Owners Representative:** Lou Garlatti; Albert Garlatti Construction

**Presentation:** Warren Broudy and Matt Daly; Mercadien P.C.

**Presentation:**

Vice Chairman Reyes called upon Mercadien's Warren Broudy and Matt Daly to present the March 31, 2016 quarterly financial report. Matt Daly stated that the expenses and income are compatible to last year, TPA is still in a positive position.

**Approval of Minutes from April 28, 2016:**

Vice Chairman Reyes asked the Commissioners if they reviewed the April 28, 2016 minutes, if so, do they have any questions or comments. With there being none, Commissioner Watson motioned to approve the April minutes, Commissioner LaBate seconded the motion.

**Reports:**

Vice Chairman Reyes asked the Commissioners if there were any questions or comments concerning the April financial and expense reports. With there being none Commissioner Watson motioned to approve the April financial reports, seconded by Commissioner LaBate. The April financial reports were unanimously approved.

Commissioner Watson requested the monthly expenses reflected alongside the revenue on the financial reports. Patrice Harrison will change financial reports to reflect monthly expenses.

**Expense Checks:**

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

**Elks Lot:**

Requested documents were received and will be reviewed by Len Bier.

**Bond Refinancing:**

Len Bier informed the board that the application for the Bond Refunding and Refinance will be presented to the Local Finance Board on June 8, 2016; he will be present to represent Trenton Parking Authority.

Vice Chairman Reyes motioned to enter into an Executive Session to discuss business matters, seconded by Commissioner Watson. Board entered into Executive Session at 5:37 pm.

Vice Chairman Reyes motioned to adjourn the Executive Session at 6:02 pm, seconded by Commissioner Watson.

Regular monthly meeting was reopened at 6:02 pm.

In closed session the board discussed rejecting the Warren St. Renovation bids. Motion was made by Vice Chairman Reyes to reject bids for Warren St Renovations, seconded by Commissioner LaBate. Unanimously approved.

Vice Chairman Reyes motioned to put the Warren St. Renovation back out to bid, seconded by Commissioner Shaw. Unanimously approved.

The board recommends Len Bier and Chairman Worek represent the TPA in further PSE&G discussion.

**Professional Service RFQ's:**

RFQ's will be sent out and returned in time for the June meeting.

**Project Summary:**

**Broad and Front Garage:**

- There will be further conversations with PSE&G

**Liberty Commons Garage:**

- Nothing to report

**Merchant St. Lot:**

- Nothing to report

**Lafayette Garage:**

- Nothing to report

**Warren St. Garage:**

- Bid document for Warren St. Renovations will be sent back out.

**The Downtown Parking Management Plan workshop:**

Jeffrey Wilkerson, City of Trenton, held the workshop on May 26, 2016 at City Hall. The city inquired about further discussion with TPA concerning the city parking. TPA agreed parking should be discussed further but also suggested representatives from city council be present. A meeting will be set up between all interested parties.

**Personnel Committee:**

Commissioner LaBate said the Executive Director position will be posted over the next few weeks.

**Adjournment:**

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

**Meeting adjourned at 6:22 pm.**

Patrice Harrison  
Board Secretary