

Trenton Parking Authority

September 22, 2016

16 E. Hanover St.

Trenton, NJ 08608

Chairman Worek called the meeting to order at 5:11 pm by reading The Open Public Meeting Act.

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

Absent: Commissioner Harry Reyes

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: Lou Garlatti; Albert Garlatti Construction

Approval of Minutes from August 25, 2016:

Chairman Worek asked the Commissioners if they reviewed the August 25, 2016 minutes, if so, do they have any questions or comments. With there being no questions or comments, Commissioner Watson motioned to approve the August minutes, Commissioner Rice seconded the motion. The motion was unanimously approved.

Reports:

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

Expense Checks:

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

Broad and Front Project Update:

- Lou Garlatti is working with Meridian to close out all outstanding Broad and Front paperwork
- The underground tank will need to either be pumped out or removed for approximately \$25,000. Lou Garlatti suggests removing it all together.
- Len Bier is preparing a letter to PSE&G explaining the current status of the Broad and Front Garage and requesting a meeting to discuss the garage's future.

Liberty Commons Garage:

- Len Bier will be reaching out to DCA concerning the egress violation.

Merchant St. Lot:

- Nothing to report

Lafayette Garage:

- Nothing to report

Warren St. Garage:

- Lou Garlatti is asking to use the remaining \$40,000 budget for additional needed repairs. Chairman Worek motioned to approve a change order for additional repairs in the Warren St. Garage not to exceed \$40,000, seconded by Commissioner Watson. Motion to approve the Warren St. garage change order was unanimously approved.

Elks Lot:

- Nothing to report

Personnel Committee:

Commissioner LaBate stated that Commissioner Reyes was calling four potential applicants and setting up interviews. Will keep the board informed.

Bond Refinancing:

Len Bier informed the board that the bond refinancing is complete closing will be on September 27th.

Wyndham Hotel:

Commissioner Watson said the hotel is requesting discounted parking for their winter overnight guests. The board explained that we offer the hotel discounted prepaid event tickets but our parking equipment is no longer programmed for discounted tickets. Also, the hotel discontinued the agreement in 2015, the board does not agree with giving the hotel a discount.

Commissioner LaBate mentioned the Cigar Sunday discounted parking tickets again. The event coordinator, Lance never reached out to inquire about the passes. It was suggested that Lance reach out to the hotel and ask the hotel to purchase prepaid discounted tickets for the event. Commissioner Shaw will pass along the information to Lance.

Snow Removal:

Snow removal RFQ needs to go out for the 2016 winter. Chairman Worek asked Operation Supervisors Wil Harrington and Phil Jackson to review last years and add additional areas that need addressing.

Broad and Front Garage Committee Update:

Commissioner LaBate met with interested parties about a possible joint development venture at the Broad and Front location. The survey will cost roughly \$25,000 to complete. LaBate will inquire about Greater Trenton splitting the cost. Commissioner LaBate will invite Laurie Volk of ZVA Associates to attend next month's meeting to present the survey proposal. Diana Rogers, Acting Director of Housing and Economics and George Sowa, Greater Trenton will also be invited.

Chairman Worek asked the board if in the near future TPA would be willing to enter into talks of possibly building more garages to support the Governor bringing state agencies back into Trenton. The board agreed that they are willing to enter into discussions concerning parking projects with the state in the future.

Adjournment:

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

Meeting adjourned at 6:20 pm.

Patrice Harrison
Board Secretary