

Trenton Parking Authority

May 25, 2017

16 E. Hanover St.
Trenton, NJ 08608

Chairman Worek called the meeting to order at 5:38 pm by reading the Open Public Meeting Act.

In Attendance: Chairman Andrew Worek, Commissioners William Watson, Harry Reyes and Scott Rice.

Absent: Commissioners Melody Freeman, Anne LaBate and Perry Shaw
Phil Jackson, Operational Supervisor

Staff: Patrice Harrison; Office Manager
Wil Harrington, 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 April 27, 2017:

Chairman Worek asked the Commissioners if they reviewed the April 27, 2017 minutes, if so, do they have any questions or comments. With there being no questions or comments, Commissioner Watson motioned to approve the April minutes, Commissioner Reyes seconded the motion. The motion was unanimously approved.

April Reports:

Chairman Worek 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 Rice. The April financial reports were unanimously approved.

April Expense Checks:

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

Broad and Front Garage:

- The underground storage tank will need to be addressed, the choices are either emptying it or removing it. The cost for the work would be between \$15,000 and \$25,000 not including if they find the soil to be contaminated, that would be an additional cost.

Warren St. Garage:

- Elevator repair cost decreased due to the fact of not needing a generator. The elevator replacements would be phased in one at a time, possibly one this year and one next.

Liberty Commons Garage:

- Lou Garalitti explained that the condition survey would still need to be completed; Tim Haahs' proposal is \$86K for the design work. The board agreed that this would probably wait until next year.
- There is no update on the documents that were submitted to the City Building Department concerning the egress. Commissioner Watson will inquire about status.

Lafayette Garage:

- Maintenance costs will be similar to Liberty Commons since they were built within a few years of each other.

Merchant St. Lot:

- Nothing to report

Elks Lot:

- Nothing to report

Personnel Committee:

The Board agreed on Monday, June 5, 2017 as a start date for Nexus.

Market Study:

After discussion with George Sowa; Greater Trenton about cost sharing for the Market Study, Commissioner Watson suggested moving ahead with the Market Study at a cost to TPA of \$12,500, this was previously approved by the board at the April Meeting.

Adjournment:

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

Meeting adjourned at 6:00 pm.

Patrice Harrison
Board Secretary