

Trenton Parking Authority
October 26, 2017

16 E. Hanover St.
Trenton, NJ 08608

In the absence of Chairman Worek, Vice Chairman Watson called the meeting to order at 5:25 pm by reading The Open Public Meeting Act.

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

Absent: Commissioner Harry Reyes

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

Nexus: Jim Romano; Operations Director

Legal Counsel: Len Bier; Bier Associates

Council Liaison: Absent

Owners Representative: Lou Garlatti; Albert Garlatti Construction

Approval of Minutes from September 28, 2017:

Chairman Worek asked the Commissioners if they reviewed the September 28, 2017 minutes, if so, do they have any questions or comments. With there being none, Vice Chairman Watson motioned to approve the September minutes, Commissioner Freeman seconded the motion. Commissioner Rice pointing out a spelling error in the minutes, Patrice Harrison will correct. 5 Commissioners approved the minutes, Commissioner Rice abstained and Commissioner Reyes was absent.

September Reports:

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

September Expense Checks:

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

Broad and Front Garage:

- The underground storage tank soil testing is complete, no further findings in the soil.

Warren St. Garage:

- Elevator bids were received. With both bids having imperfections, Timothy Haahs and Lou Garlatti recommend the board reject both bids and put documents back out for bid. Vice Chairman Watson motioned to reject both Warren St. Elevator Upgrade Bids, seconded by Chairman Worek. Unanimously approved.
- Chairman Worek motioned to rebid the Warren St. Elevator Upgrade, seconded by Commissioner Shaw. Unanimously approved.

Liberty Commons Garage:

- Lou Garlatti recommends Timothy Haahs be awarded the Restoration Design Services in the amount of \$78,000. Chairman Worek motioned to approve awarding Timothy Haahs the Design Restoration Services in the amount of \$78,000, seconded by Vice Chairman Watson. Unanimously approved.
- Egress door complete, all violations are paid.

Lafayette Garage:

- Lou Garlatti recommends accepting Timothy Haahs’s proposal for the Condition Survey, cost of \$8,500. Chairman Worek motioned to approve Timothy Haahs’s proposal for the Lafayette Condition Survey at a cost of \$8,500, seconded by Commissioner Perry. Unanimously approved.

Merchant St. Lot:

- Nothing to report

Elks Lot:

- Nothing to report

Vice Chairman Watson spoke of the proposed Department of Labor site garage. EDA and Greater Trenton recommend the project be done in two phases, the first phase would consist of a 1,500 space parking garage and the second phase would include residential and commercial space. TPA will be the entity constructing the garage. Commissioner LaBate does not approve the garage and wants it to be noted in the minutes that she votes NO on the issue.

Chairman Worek and Vice Chairman met with representatives from Mercer Country College to discuss the colleges parking agreement. MCCC is requesting 70 reserved spaces in the Warren St. Garage at their discounted price. TPA would not be able to commit to this therefore MCCC will be exploring other parking options. The college parking will end January 2018.

Jim Romano from Nexus recommended power washing and stripping the entrance and exit in Warren St. Garage. Vice Chairman Watson said he and the Chairman would like to have a meeting with Mike Ciesielka and Jim Romano to discuss further.

Chairman Worek motioned to enter into Executive Session to discuss RFQ for General Counsel and Special Counsel Services, seconded by Vice Chairman Watson. Entered into Executive Session 5:51 pm.

Vice Chairman Watson motioned to exit the Executive Session, seconded by Commissioner Freeman. Executive session adjourned at 5:53 pm.

Professional Services RFQs:

Chairman Worek called upon the RFQ Committee to propose the recommendations for the Professional Services for 2017/18 fiscal year; the following are the committee’s recommendations.

General Counsel Services	DeCotiis Law Firm
Special Development Counsel Services	Bier Associates

Commissioner Shaw motioned to accept the recommendations for General Counsel and Special Development Counsel Services for the 2017/18 fiscal year, seconded by Commissioner Freeman. Vote: 6 yes 1 absent.

2016/17 Budget will be further discussed at the next meeting.

Turning Point Church is requesting a meeting with TPA and the City to discuss agreement. This will be discussed further.

Michael Taylor is asking TPA to concrete over the sliver of land between his building and the garage on Hanover St. The board agreed to allow him access to the property but TPA will not be concreting it over. Patrice Harrison will contact landscaper to clean out lot.

Adjournment:

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

Meeting adjourned at 6:00 pm.

Patrice Harrison
Board Secretary