

Trenton Parking Authority
August 23, 2018

16 E. Hanover St.
Trenton, NJ 08608

In the absence of Chairman Worek, Vice Chairman Watson called the meeting to order at 5:06 pm by reading The Open Public Meeting Act.

In Attendance: Commissions William Watson, Melody Freeman, Anne LaBate, Scott Rice and Perry Shaw

Absent: Chairman Andrew Worek and Commissioner Harry Reyes

Staff: Patrice Harrison; Office Manager
Wil Harrington; Operational Supervisor

Nexus: Michael Ciesielka; President
Jim Romano; Operations Director

Legal Counsel: Michael Ash; DeCotiis, FitzPatrick, Cole and Giblin, LLP

Council Liaison: Councilwoman Marge Caldwell-Wilson

Owners Representative: Lou Garlatti, Garlatti Construction

Approval of Minutes from July 26, 2018:

Vice Chairman Watson asked the Commissioners if they reviewed the July 26, 2018, if so, do they have any questions or comments. With there being none, Commissioner LaBate motioned to approve the July minutes, Commissioner Shaw seconded the motion. The July minutes were unanimously approved.

July Reports:

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

July Expense Checks:

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

Nexus Report:

Mike Ciesielka presented revised proposals for power washing the garages. After further discussion, Warren St. garage will be power washed before getting painted as per the Elevator Repair contract. Since Lafayette garage is in the most need of cleaning, it will be the first garage to be done followed by Liberty Commons. The cost per garage is \$8,000.

Vice Chairman Watson asked for a motion to accept the Family Power Washing proposals. Motion was made by Commissioner Labate to accept the proposals from Family Power Washing to power wash the Lafayette and Liberty Commons Garages, seconded by Commissioner Shaw. Motion was unanimously approved.

Mike Ciesielka explained that Comcast is not able to service TPA; the cost to run the lines under the street would be too high since there are none currently. Mike will be using another company which should be completed in about a month. The cost will remain around the same as we are currently paying.

The new parking system was upgraded to Windows 7 as per credit card standards. In the beginning there were some problems with the programming but they have been resolved. The Commissioners asked for a monthly report of any issues that arise and the procedure to have the issue resolved.

Wil Harrington asked Councilwoman Marge Caldwell-Wilson to see about the city cutting the grass behind the Lafayette Garage; it is worsening the spider and rodent problem. The councilwoman will address this with the city.

Warren St. Garage:

- Lou Garlatti received a positive response from Trenton Fire Department requesting support concerning the sump pump and pit in the Warren St. elevator.
- Still waiting on documents from J.H. Williams scheduling the elevator project.
- Otis is now the elevator contractor for the project. Lou Garlatti will be sending another stern letter requesting all need documents from Otis

Broad and Front Garage:

- Nothing to report

Liberty Commons Garage:

- Nothing to report

Lafayette Garage:

- Get scope and pricing for the elevator windows to be cleaned.

Merchant St. Lot:

- Nothing to report

Elks Lot:

- Nothing to report

Old Business:

Vice Chairman Watson suggested reviewing all the Professional RFQ's before sending them out since there appeared to be corrections and updates to be made. With all Commissioners agreeing, Mike Ash will review and extend the response time by 5 days to allow interested parties to respond.

The Reorganization Meeting will be held at the September meeting. Vice Chairman Watson suggested having a nominating committee to gather all interested parties and make recommendations to the board. Commissioners Freeman and Rice volunteered for the committee. They will be putting out an email for any interested parties.

Adjournment:

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

Meeting adjourned at 6:10 pm.

Patrice Harrison
Board Secretary