

Trenton Parking Authority
January 25, 2018

16 E. Hanover St.
Trenton, NJ 08608

Chairman Worek called the meeting to order at 5:10 pm by reading The Open Public Meeting Act.

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

Absent: None

Staff: Patrice Harrison; Office Manager
Phil Jackson, Operational Supervisor
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; Albert Garlatti Construction

Approval of Minutes from December 7, 2017:

Chairman Worek asked the Commissioners if they reviewed the December 7, 2017 minutes, if so, do they have any questions or comments. With there being none, Commissioner Shaw motioned to approve the December minutes, Chairman Worek seconded the motion. Vote: 4 approve, Commissioners Watson and Freeman abstained

December Reports:

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

December Expense Checks:

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

Snow Removal Contract:

Mike Ciesielka spoke to the board concerning the current snow removal invoices. He explained that the snow contract included all aspects of the snow removal such as the garages, walkways and drifts, TPA employees will no longer be responsible to perform any snow removal duties. Mike Ciesielka said that going forward, the snow removal will be better managed to reduce costs. All invoices have been review and approved for payment, \$154,000. Chairman Worek instructed Patrice Harrison to issue the payment and get reimbursed from a separate account.

Broad and Front Garage:

- Nothing to report

Warren St. Garage:

- Elevator bid package is going back out to bid, this document include both elevators.

Liberty Commons Garage:

- Design work is moving forward.

Lafayette Garage:

- Tim Haahs is working on the garage assessment.

Merchant St. Lot:

- Nothing to report

Elks Lot:

- Nothing to report

Department of Labor Site Garage:

Commissioner Watson informed the board that he and Chairman Worek will be attending a meeting on February 1st along with EDA, Greater Trenton, State and County Representatives and Tim Haahs, who is preparing the Impact Study. Commissioner LaBate objects to building a garage that would not be multi use; she feels there should be no development unless it coincided with the Trenton 250 Master Plan. Chairman Worek explained again that the project is still in the talking phase and that before any decision is made the board will vote. Commissioner Watson informed the board that they will report back to board at the next meeting.

Market Study:

Commissioner Watson called upon Commissioner LaBate to report on the Market Study findings. Commissioner LaBate explained that the study outlined the potential for future residential housing and commercial properties. Further discussion will be held to review the options of bringing business in to attract people to Trenton.

2016/17 Budget Approval:

Commissioner Watson recommends either asking Rahl to come to the next meeting to review the budget with the board or have Commissioners LaBate and Rice meet with Rahl to review the budget so that they can report to the board. Commissioners LaBate and Rice will contact Rahl for a meeting.

MCCC Agreement:

MCCC Agreement has ended without any complications.

Adjournment:

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

Meeting adjourned at 6:20 pm.

Patrice Harrison
Board Secretary