

Trenton Parking Authority
August 29, 2019

16 E. Hanover St.
Trenton, NJ 08608

Chairman Watson called the meeting to order at 5:08 pm by reading The Open Public Meeting Act.

In Attendance: Chairman William Watson, Commissioners, Andrew Worek., Anne LaBate, Scott Rice, Perry Shaw and Evangeline Ugorji

Absent: Commissioner Harry Reyes

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

Nexus: Mike Ciesielka, President

Legal Counsel: Absent

Council Liaison: Marge Caldwell-Wilson; Councilwoman

Owners Representative: Lou Garlatti; Albert Garlatti

Approval of Minutes from July 25, 2019:

Chairman Watson asked the Commissioners if they reviewed the July 25, 2019 minutes, if so, do they have any questions or comments. Chairman Watson stated on the second page, REFI should be RFEI. Patrice Harrison will make the correction. With no further questions or comments, Commissioner Worek motioned to approve the July 25, 2019 minutes with said RFEI correction, Commissioner Shaw seconded the motion. The July 25, 2019 minutes were unanimously approved with the RFEI correct.

July Reports:

Chairman Watson asked the Commissioners if there were any questions or comments concerning the July financial and expense reports. Commissioner Rice motioned to approve the July financial reports, seconded by Commissioner Shaw. The financial reports were unanimously approved.

July Expense Checks:

Chairman Watson asked the Commissioners if there were any questions or comments concerning the July expense checks. With there being nothing more, Commissioner Worek motioned to approve the July expense checks, seconded by Commissioner Shaw. The July expense checks were unanimously approved.

Chairman Watson introduced the board to the new TPA Commissioner, Evangeline Ugorji

Nexus Report:

Michael Ciesielka presented a quote of \$18,600 from Kone elevator to replace the hoist way sills in both elevators at Lafayette. A maintenance inspection will be scheduled for April so Kone can recommend any repairs that need to be completed over the next year. Also, they will be sending reports anytime they come out to service the elevators. Motion was made by Commissioner Shaw to approve Kone's quote of \$18,600 for hoist way sill repairs, seconded by Commissioner Rice. Unanimously approved.

A quote of \$50,000 was given to replace the stairwell doors with fire rated doors at Warren St Garage, as per the fire violation. Mike will receive 2 more quotes; this will likely have to go out to bid because of the cost.

Liberty Common's gates were not reading access cards. Mike synced the cards, they should be working properly. Warren St. was having an issue with credit cards, this has been corrected. Mike recommends leasing new equipment; the cost would be roughly \$500,000.

Chairman Watson asked the board to consider advertising for the Executive Director position again. The board agrees, Chairman Watson will be requesting information to prepare a RFQ for the position.

Broad and Front Garage:

- Lou Garlatti was informed the old tank file from 2001 was never closed out with the city; therefore they cannot issue the RAO for the new tank until the old one is complete. Lou is asking for the board to approve engagement of US Environmental to complete permit filing on 2001 Broad and Front tank and obtain final RAO for the site at a cost of \$2,900. Motion was made by Commissioner Shaw to approve engagement of US Environmental to complete permit filing on 2001 Broad and Front tank and obtain final RAO for the site at a cost of \$2,900, seconded by Commissioner Rice. The motion was unanimously approved.
- The sidewalk repair will be addressed at next month's meeting allowing time to further discuss with the city and find out who's responsible for the repair.

Warren St. Garage:

- Hanover side elevator fabrication should be complete around October or November
- Fire Inspector will be out to review the open fire violations.

Liberty Commons Garage:

- The condition survey is showing roughly \$1.8 million in repairs, including soft costs, to be completed over the next few years. Lou Garlatti is recommending reserving \$100,000 per year in capital budget to allow needed maintenance repairs.

Lafayette St. Garage:

- Nothing to report

Merchant St. Lot:

- Nothing to report

Chairman Watson met with George Sowa, Greater Trenton and Mayor Gusciora to discuss the next steps in the Broad and Front site redevelopment. It was advised to hold off on the RFEI for now since NJEDA is exploring programs that could benefit the developers. Also, the talk with the State concerning occupying the office space is still in the early stages. Mike Ash recommended, in his report, moving forward with the title search and environmental survey. If the city is not able to assist in the title search, TPA should move ahead with soliciting quotes. Motion was made by Commissioner Worek to solicit proposals for the title search not to exceed \$2,000 and the environmental survey not to exceed \$7,500, seconded by Commissioner Rice. Motion was unanimously approved.

Chairman Watson discussed having a plan B for the Broad and Front Garage. TPA could possibly get funding or bonding to take the garage down. This will be further discussed.

Commissioner Worek informed the board that the mandatory RFQ bid meetings are scheduled for September 5th at 1:00pm for Engineering, 1:15pm for Accounting and 1:30pm for Legal Services.

The reorganizational meeting will be held before the September 26th regular monthly meeting. Chairman Watson and Commissioner LaBate volunteered to work on the reorganization committee.

Chairman Watson recommended holding off on adopting the 2018-19 Budget until it is reviewed by Mercadien.

Wil Harrington informed the board that both TPA vehicles are in need of repair. The board agreed to move ahead with needed repairs. Wil will be inquiring about who the city uses for their truck repairs and if they would be available to TPA.

Wil Harrington will be inquiring about getting the 3 abandon cars towed from the garages; he will inform the board of his findings.

Adjournment:

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

Meeting adjourned at 6:35 pm.

Patrice Harrison
Board Secretary