

Trenton Parking Authority

July 25, 2019

16 E. Hanover St.
Trenton, NJ 08608

Chairman Watson called the meeting to order at 5:07 pm by reading The Open Public Meeting Act.

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

Absent: Commissioner Andrew Worek

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

Nexus: Absent

Legal Counsel: Michael Ash; Carlin & Ward

Council Liaison: Marge Caldwell-Wilson; Councilwoman

Owners Representative: Lou Garlatti; Albert Garlatti

Presentation: George Sowa & Brian Evans, Greater Trenton

Approval of Minutes from June 27, 2019:

Chairman Watson asked the Commissioners if they reviewed the June 27, 2019 minutes, if so, do they have any questions or comments. Chairman Watson stated on the second page, paragraph starting with Mayor Gusciora along with Department of Housing, should be Department of Housing and Economics. Patrice Harrison will make the correction. With no further questions or comments, Commissioner Reyes motioned to approve the June 27, 2019 minutes with said correction, Department of Housing, should be Department of Housing and Economics, Commissioner Shaw seconded the motion. The June 27, 2019 minutes were unanimously approved with the said correct, Department of Housing, should be Department of Housing and Economics.

June Reports:

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

June Expense Checks:

Chairman Watson asked the Commissioners if there were any questions or comments concerning the June expense checks. Commissioner Rice asked about the checks for \$4 & \$7, Patrice Harrison explained they were for change not given by machines. With there being nothing more, Commissioner Shaw motioned to approve the June expense checks, seconded by Commissioner LaBate. The June expense checks were unanimously approved.

Nexus Report:

Chairman Watson will speak to Michael Ciesielka about giving a written report to the board when he is unable to attend the meeting.

Warren St. Garage:

- Lou Garlatti stated the Hanover side elevator fabrication should be complete around October.

Liberty Commons Garage:

- Tim Haahs completed the Conditions Survey at Liberty Commons Garage; they do not see any emergency repairs

Lafayette St. Garage:

- Tim Haahs will be starting the Conditions Survey shortly

Merchant St. Lot:

- Wil Harrington spoke of ongoing issues with the gates and felt the cause of the problems is programming Mike Ciesielka has done. Chairman Watson is requesting a meeting including Mike Ciesielka, Wil, Phil and himself to discuss scannet issues.

Broad and Front Garage:

- Lou Garlatti informed the board that B&F Tank RAO was issued but we never received. This will be further investigated.
- If TPA was to cancel the current electric and elevator contract the building would be considered abandon not vacant. Lou Garlatti will continue to research the possibility of shutting one item down at a time and give current cost analysis. Phil Jackson stated there are still a lot of miscellaneous items throughout the garage.
- There was a formal complaint about the sidewalks on the Broad St side of the garage. Marge Caldwell-Wilson said she just spoke to the city concerning this. She will find out whether this is the city is responsible or TPA. Mike Ash sent a response to the complainant. Windsor Alley located behind the garage was also mentioned because it is in such poor shape. Quotes will be requested.

Chairman Watson called upon George Sowa; Greater Trenton to present his presentation. Brian Evans put together a video of Trenton ending at Broad and Front Garage. George Sowa explained that Greater Trenton would bring professional services to the project. This was discussed with representatives from Housing and Economics to look at different options for rewording the RFEI since questions were raised concerning Greater Trenton's rate for services of 40% of the developer's fee. Greater Trenton will act as co developer on the project and explained that having a set fee percentage is easier then charging for each individual service separately.

George Sowa also stated he has 30 years experience in overseeing development investments, finance and Real Estate business. He worked on a project in Camden NJ that included Subaru committing to a long term lease to allow the project to move forward. After speaking with several developers they showed interest in the Broad and Front project. The State showed interest in a possible long term lease for the office space and parking if the project moves forward.

Commissioner LaBate continues to disagree with having Greater Trenton as the co developer.

Commissioner Rice suggested rewording the RFEI to say the developers might be working with Greater Trenton as the co developer.

Chairman Watson called for a motion to move forward with the RFEI with revised wording.

Commissioner Rice motioned to move forward with the RFEI with the revised wording, seconded by Commissioner Shaw. Commissioner LaBate opposed, 1 absent and 5 approved.

The process will be 1. Preparing the RFEI 2. Draft list of interested parties 3. Form a committee within TPA to put together criteria for the developers 4. Get environmental study done.

Adjournment:

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

Meeting adjourned at 6:24 pm.

Patrice Harrison
Board Secretary