

**Trenton Parking Authority**

**May 2, 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, Commissions, Anne LaBate, Scott Rice and Perry Shaw

**Absent:** Commissioners Andrew Worek, Harry Reyes and Melody Freeman

**Staff:** Patrice Harrison; Office Manager

**Nexus:** Absent

**Legal Counsel:** Michael Ash; Carlin & Ward

**Council Liaison:** Absent

**Owners Representative:** Absent

**Presentation:**

- Warren Broudy and Matthew Daley; Mercadien P.C.
- George Sowa; CEO Greater Trenton and Byran Evans

**Approval of Minutes from March 28, 2019:**

Chairman Watson asked the Commissioners if they reviewed the March 28, 2019, if so, do they have any questions or comments. With no further questions or comments, Commissioner Shaw motioned to approve the March minutes, Commissioner Rice seconded the motion. The March minutes were unanimously approved.

**March Reports:**

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

**March Expense Checks:**

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

**Presentation:**

Chairman Watson called upon Warren Broudy to present the June 30, 2018 Financials. Warren Broudy reviewed the revenue and expenses with the board. Revenue is up and expenses are regulated. The board requested a breakdown of all interest earned during the fiscal year, which Mercadien will provide. Mercadien suggested establishing accounting policy and procedures, they will be assisting Patrice Harrison in preparing this. Chairman Watson called for a motion to approve the June 30, 2018 financials as presented. Motion was made by Commissioner Shaw to approve the June 30, 2018 financials as presented, seconded by Commissioner Rice. The motion to approve the June 30, 2018 financials as presented was unanimously approved.

Chairman Watson called upon George Sowa; CEO of Greater Trenton to present his presentation to the board outlining Greater Trenton's purpose and how they plan to help redevelopment in the city. After quickly introducing himself, George Sowa explained that Greater Trenton purpose is to advance economic development in the city and how they can support different entities throughout the city. There are several projects being reviewed for the near future such as a garage on the labor department site. The

plan would be to have TPA, NJEDA, State and PSE&G do a public/private agreement that would allow the state to lease up a majority of the spaces and still accommodate office/retail space if needed. The Broad and Front Garage site is also being analyzed to possibly house a mixed use garage, office space and residential. State would again lease up the office space and a majority of the parking. The state is bringing state offices back to the city as the outside leases are finished, which means the additional parking will be needed. The state long term leases will offset the bond payments.

### **Nexus Report**

In the absence of Mike Ciesielka, Patrice Harrison updated the board on the Warren St. violations. Electrician is completing Sophia's Nails and will follow with the office and Internal Affairs office. Received a quote from American Overhead Doors for \$4,000 to replace the overhead gate at 24 E. Hanover St, which is on the violations list. Motion was made by Commissioner Shaw to accept the American Overhead Door quote of \$4,000 to replace the overhead gate at 24 E. Hanover St, seconded by Commissioner LaBate. Unanimously approved.

### **Warren St. Garage:**

- In the absence of Lou Garlatti, Patrice Harrison reviewed the facilities report Lou Garlatti had prepared. There were two items to be acted on, first action, Tim Haahs provided the NOV, Notice of violations review concerning the need for sprinkler standpipe in Garage (7<sup>th</sup> floor) and adding fire sprinkler system in building basement. If the review is approved, the formal letter will need to be prepared by either Michael Ash or Lou Garlatti. All Commissioners agree to abate all violations but also have the basis to appeal.

### **Liberty Commons Garage:**

- Second action, need board decision to prepare updated Conditions Survey for the Liberty Commons Garage in the amount of \$9,500, as per Tim Haahs proposal. Motion was made by Commissioner Shaw to accept Tim Haahs proposal to prepare updated Conditions Survey for the Liberty Commons Garage in the amount of \$9,500, seconded by Commissioner LaBate. Unanimously approved.

### **Lafayette St. Garage:**

- Nothing to report

### **Broad and Front Garage:**

- Nothing to report

### **Merchant St. Lot:**

- Nothing to report

Mike Ash prepared the appeal to Travelers Insurance concerning the claim for Liberty Commons Garage water damage. He will keep board informed.

### **RFQ Review:**

Commissioner LaBate asked the board to reconsider their RFQ's decision to continue with the current professional services until the new fiscal year. Commissioner LaBate suggested the board at least award a few of the submissions. This will be further discussed.

### **Adjournment:**

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

**Meeting adjourned at 6:51 pm.**

Patrice Harrison  
Board Secretary