

**Trenton Parking Authority  
September 27, 2018**

16 E. Hanover St.  
Trenton, NJ 08608

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

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

**Absent:** None

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

**Guest:** J.R. Capasso; Division of Economic Development

**Approval of Minutes from August 23, 2018:**

Chairman Worek asked the Commissioners if they reviewed the August 23, 2018, if so, do they have any questions or comments. With there being none, Commissioner Rice motioned to approve the August minutes, Commissioner Freeman seconded the motion. The August minutes were unanimously approved.

**August Reports:**

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

**August Expense Checks:**

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

**Nexus Report:**

Mike Ciesielka explained how he invoiced Trenton Health Department by billing them for their usage. The rate used was the monthly fee of \$133 divided by 20 days, comes to \$6.65 a day. This billing will continue for a 3 month period then reviewed to finalize the arrangement. Michael Ash said there would need to be a license prepared. Chairman Worek motioned to approve the Trenton Health Team billing, to be reviewed after 3 months, seconded by Commissioner Watson. Vote: 6 yes, 1 opposed, Commissioner Anne LaBate. Mike will provide a baseline of the average parker to compare the usage.

Mike Ciesielka will be preparing a monthly report outlining any equipment issues for that month and how they were resolved. Each location will have a separate report.

**Warren St. Garage:**

- Lou Garlatti informed the board that all documents related to the Warren St. elevator sump pump have been submitted.

- JH has a start date of October 8<sup>th</sup> beginning with the Hanover elevator. Discussion will be held to prepare a game plan in case the Warren St elevator does down while Hanover is under construction.

**Broad and Front Garage:**

- Nothing to report

**Liberty Commons Garage:**

- Both elevators need the hoist way door gibs replaced, they have expended and corroded due to the weather and usage. The quoted price for the repair is \$14,300.00. Lou Garlatti recommends Schindler Elevator do the repair since they have the maintenance contract and the elevators are Schindler. Commissioner Reyes motioned to accept Schindler's quote to do recommended repairs not to exceed \$14,300, seconded by Commissioner Watson. Unanimously approved.

**Lafayette Garage:**

- Nothing to report

**Merchant St. Lot:**

- Nothing to report

**Elks Lot:**

- Nothing to report

Chairman Worek motioned to move into the Annual Reorganizational Meeting, seconded by Commissioner Watson. Annual Reorganizational Meeting opened at 5:31pm.

Chairman Worek motioned to close the Annual Reorganizational Meeting and reenter into the Regular Meeting, seconded by Commissioner Reyes. Unanimously approved.

Annual Reorganizational Meeting was adjourned at 5:37pm.

The newly appointed Chairman Watson continued the regular monthly meeting by asking if anyone had any new business.

**New Business:**

Chairman Watson and Vice Chairman Worek were approached by Willard Stanback and several other investors interested in both the Broad and Front Garage and the Lafayette Garage. They are interested in possibly developing the Broad and Front site, which is considered a prime location. Also, investors interested in the Hotel are inquiring about the garage and would TPA consider selling it. Chairman Watson asked if the board should put together a design contest for Broad and Front, which had been done previously. The designs could provide options for the development of the property. Commissioner LaBate wants TPA to work with the City and look at the long term plan for redevelopment. Chairman Watson and J.R. Capasso agree they need to get a better understanding of what the city needs and what is best for TPA. Chairman Watson recommended setting up a committee to work with the city in talks concerning redevelopment. Commissioners LaBate, Shaw and Rice volunteered to be on the committee.

Lou Garlatti recommends getting an appraisal done on the Broad and Front Garage before moving forward with any redevelopment of the site.

**Old Business:**

Mike Ash reviewed the professional RFQ's; all are ready to advertise except for the Accounting RFQ. The board asked Commissioners LaBate and Rice to review the RFQ and recommend any changes. The board authorized Mike Ash to move forward with the RFQ's.

**Adjournment:**

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

**Meeting adjourned at 6:20 pm.**

Patrice Harrison  
Board Secretary