

**Trenton Parking Authority
January 23, 2020**

16 E. Hanover St.
Trenton, NJ 08608

Chairman Watson called the meeting to order at 5:09 pm by reading The Open Public Meeting Act.

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

Absent: None

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

Nexus: Mike Ciesielka, President

Legal Counsel: Michael Ash; Carlin & Ward

Council Liaison: Absent

Owners Representative: Lou Garlatti; Albert Garlatti Construction

Approval of Minutes from December 12, 2019:

Chairman Watson asked the Commissioners if they reviewed the December 12, 2019 minutes, if so, do they have any questions or comments. With there being none, Commissioner Shaw motioned to approve the December 12, 2019 minutes, Commissioner LaBate seconded the motion. The December minutes were unanimously approved.

December Reports:

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

December Expense Checks:

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

Chairman Watson and Commissioners Rice and Worek made their recommendations for the Interim Executive Director position. The committee recommends KEJ Associates to serve as the Interim Executive Director. Chairman Watson distributed copies of the rating spread sheet to the board showing them how the committee came to the recommendation.

Chairman Watson introduced Kim Jackson; President and Founder of KEJ Associates, LLC. Kim Jackson introduced herself and spoke of the company's joint experience and knowledge of the parking industry. They look forward to working with TPA.

Chairman Watson asked for a motion to move into Executive Session. Commissioner Rice motioned to enter into Executive Session, seconded by Commissioner Worek.

Entered into Executive Session at 5:22pm

Commissioner Worek motioned to adjoin the Executive Session at 5:39pm, seconded by Commissioner Shaw.

Executive Session adjointed at 5:39pm

Commissioner Worek motioned to reopen into the regular monthly meeting at 5:39pm, seconded by Commissioner Rice.

Regular monthly meeting reopened at 5:39pm

Motion was made by Commissioner Worek to engage with KEJ Associates, LLC for Interim Executive Director Services, seconded by Commissioner Reyes. Board vote 4 yes, 1 no, Ann LaBate, and 2 abstain, Evangeline Ugorji and Perry Shaw.

Nexus Report:

Michael Ciesielka will be scheduling a time to update the Scannet computer Windows 10.

Mike is working with Granite to reinstall internet service and increase the speed.

LED lighting program is available; Mike will set up walkthrough of the garages and receive a quote.

Warren St. Garage:

- Lou said that during the demolition of the elevator additional electrical conditions were found. Change order # 7 is for removing and rewiring vertical electrical conduits in elevator shaft for a cost of \$20,664.48. Approving this change order would allow the construction to continue without delay. There is a possibility that the inspector may see additional needed electrical modifications, these modifications would cost an additional \$20,604.00. Commissioner Shaw motioned to approve the #7 change order in the amount of \$20,664.48, seconded by Commissioner Rice. Change order was unanimously approved.
- Lou is working with Mike Ash to put a time table together for the open fire violations, the standpipe and the sprinkler system. They are hoping the state will agree to a 30 month process.

Broad and Front Garage:

- The sidewalk has been patched. Chairman Watson informed the board about complaints on social media concerning the sidewalk patching. Chairman Watson received an email from Mike Ronaldo expressing his disapprove of the job and requested further information. Chairman reached out to him and explained this was a temporary fix due to the tripping hazards. It will be revisited in March to see how to move forward. There are several factored that will guide the decisions concerning the sidewalk, there may be an RFEI going out in the spring to redevelop the sight.

Liberty Commons Garage:

- The booth was broken into by a homeless man living in the garage. The only damage was to the booth window. The police arrested the man and his belongings were removed from the premises.
- The condition survey is continuing

Lafayette St. Garage:

- Condition survey is complete

Merchant St. Lot:

- Nothing to report

Elk Lot:

- Nothing to report

Chairman Watson and Mike Ash met with the city concerning the 7% surcharge on all parking fees. They agreed to implement a plan allowing TPA time to adjust the rates and inform the parkers. There will be further discussion concerning the new rates.

Adjournment of the regular monthly meeting:

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 6:50 pm.

Patrice Harrison
Board Secretary