

Trenton Parking Authority
August 27, 2020

16 E. Hanover St.
Trenton, NJ 08608
Emergency Meeting
Via Remote

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, Anne LaBate, Scott Rice, Evangeline Ugorji and Samuel Tompoe

Absent: Commissioner Andrew Worek

Interim Executive Director: Perry Shaw; KEJ Associates, LLC

Staff: Patrice Harrison; Office Manager

Nexus: Absent

Legal Counsel: Michael Ash; Carlin & Ward

Council Liaison: Absent

Owners Representative: Lou Garlatti; Albert Garlatti Construction

KEJ Associates, LLC: Kimberly Jackson

Presentation: Issac Liebes, Charles Kapinsky and Abraham Neuhaus; GreenLight, LLC

Approval of Minutes from July 23, 2020:

Chairman Watson asked the Commissioners if they reviewed the July 23, 2020 minutes, if so, do they have any questions or comments. Commissioner LaBate pointed out one correction, Trenton Health Department should be Trenton Health Team, Patrice Harrison will make said correction. Commissioner LaBate motioned to approve the July 23, 2020 minutes with said correction, Commissioner Rice seconded the motion. The July minutes were unanimously approved.

July Reports:

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

Presentation:

Chairman Watson called upon Issac Liebes, Charles Kapinsky and Abraham Neuhaus; GreenLight, LLC to present a proposal for LED lighting replacement. Commissioner Ugorji recommended having the company come, tour the garages and provide us with a quote. Issac Liebes spoke about the company stating have been in business for 11 years and have been involved in roughly 3,000 lighting replacements. GreenLight works with their contractors for the installation and deals directly with the state concerning the NJ Clean Energy program. Having the fluorescent lighting replaced with LED lights will increase the brightness in the garages along with saving on the electric bills. The cost to the Parking Authority will be \$18 per garage. Lou Garlatti suggested having Tim Haahs review the light fixtures before they are installed. The first step will be getting the application approved which will take a few weeks. After the application is approved it will take approximately one week per garage to install. Commissioner Ugorji

motioned to move forward with submitting the application for the NJ Clean Energy Program, seconded by Commissioner LaBate. Unanimously approved.

Nexus Report:

Nothing to report.

Warren St. Garage:

- Hanover St. elevator Phase 1 is waiting on the ladder for the pit and they will be out to inspect.
- Lou informed the board that J.H. Williams asked whether or not they should be breaking down the project set up or keeping it together to work on the other elevator. Chairman Watson recommends letting J.H. Williams know that the Phase 2 of the project will be deferred until further notice. Director Shaw and Lou Garlatti will meet with J.H. Williams concerning cancelling Phase 2 and what the settlement would be.
- Tim Haahs surveyed the handicapped parking spots and advice us of options to possibly move them. After reviewing the spaces Tim Haahs is recommending that we do not move any of the handicapped spaces, the garage has too much of a pitch and moving the spaces would be a big undertaking.
- Lou explained the line strippers started to power wash the old lines and the chemicals were eating away the deck coating. They could change methods and use a different chemical to remove the old paint. The board suggested holding off on the line striping until the decision is made concerning Phase 2 project. Lou said this would leave a credit on our account.

Broad and Front Garage:

- Lou Garlatti received quotes for the sidewalk repairs, to fully concrete the sidewalk would run approximately \$54,000 and to do a complete restoration would cost roughly \$200,000. Commissioner LaBate asked Director Shaw to look into other options for the sidewalk.

Liberty Commons Garage:

- The new pay station was wrong which is holding up the work getting completed.

Lafayette St. Garage:

- Nothing to report

Merchant St. Lot:

- Nothing to report

Elks Lot:

- Nothing to report

Director Shaw informed the board the windows that were damaged are now repaired.

The first Employee of the Month was chosen and lunch was held on his behalf. The staff felt this was a great way to let them know they are appreciated.

Comcast continues with the installation on the lines. They had to rerun some of the lines at Warren St since they would have had to dig on Steve Mania's property and he would not allow it.

COVID 19 continues to affect the state parking but the leases and waivers all got approved for the new fiscal year. The cleaning continues in the office and garages.

Director Shaw explained that Mike Ciesielka has been billing Trenton Health Team on their daily usage. The billing is falling behind and Mike is working to catch it up. Unfortunately, Mike is the only one that can bill in that method. Director Shaw suggests coming up with a firm rate so that Patrice can bill them monthly along with the other customers. The board agreed on \$100.00 a month per card and an option for them to purchase pre paid tickets at the daily rate. Kim Jackson said that prepaid passes are becoming popular amongst businesses.

Director Shaw mentioned there has been a small uptick in transient parkers. Commissioner LaBate asked for a daily car count at each location, this will begin September 1st.

Commissioner Tompoe asked if there was any new information on the status of the hotel. There is none, but we will continue to work with whoever owns it.

RFQ's will be getting posted on September 1st.

Adjournment of the regular monthly meeting:

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

Meeting adjourned at 6:38 pm.

Patrice Harrison
Board Secretary