

Trenton Parking Authority
June 25, 2020

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

Chairman Watson called the meeting to order at 5:04 pm by reading The Open Public Meeting Act.

In Attendance: Chairman William Watson, Commissioners Anne LaBate, Harry Reyes, Scott Rice and Evangeline Ugorji

Absent: Commissioners Andrew Worek and Sam Tompoe

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 and Wesley Pollard

Member of the Public/Trenton Resident: Kamau Kujichagulia

Approval of Minutes from May 28, 2020:

Chairman Watson asked the Commissioners if they reviewed the May 28, 2020 minutes, if so, do they have any questions or comments. With there being none, Commissioner Reyes motioned to approve the May 28, 2020 minutes, Commissioner Rice seconded the motion. The May minutes were unanimously approved.

May Reports:

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

May Expense Checks:

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

Nexus Report:

With Mike Ciesielka being absent, Chairman Watson called upon Kim Jackson to update the board concerning any changes in parking activity. Kim Jackson started by complementing how well Perry is doing given the circumstances over the past few months. Ms. Jackson also stated there will a slow return of parkers, it will take some time.

Finance Committee:

The Finance Committee along with Chairman Watson, Director Shaw, Mike Ash and Patrice Harrison met with Bond Counsel Ed McManimon and Christopher B. Langhart from McManimon, Scotland & Baumann, LLC. Ed McManimon has been communicating with bond holders, US Bank, to inquire about what revenue is available to TPA if they require additional funds to make the bond payment since the loss of revenue due to COVID 19 shutdowns. There is a bond reserve account

to cover the highest bond payment in case something drastic occurs with the finances. This would be used if TPA lost all revenue. Also, the account would have to be replenished over time. Another option would be refinancing since the rates are so low, all agree that is not necessary at this time. As long as the state continues their lease payments, TPA should be able to recuperate the loss.

The committee asked about the use of the Project Fund Account, which has a balance of approximately \$770,000. Ed McManimon explained the account was set up with the remaining funds from the last refinance and the funds are available for use. Commissioner LaBate suggested using some of these funds to pay the outstanding invoices for the Hanover St. elevator project, all agreed.

Warren St. Garage:

- Hanover St. elevator construction is finishing, the inspectors will be scheduled next week.
- All line striping will be started June 27th or 29th; this was part of the Phase 1 elevator contract. Kim Jackson recommended they use thermal paint for the striping, it is less slick. Lou Garlatti will inform the contractor.
- Phase 2 costs should mirror the Phase 1 with the exception of the sump pump. If the sump pump is needed, which entails digging the pit deeper, cost will increase.
- The board inquired about the option for Phase 2, such as would there be a penalty if we hold off on replacing the second elevator. Lou suggested possibly a retrofit instead of the full elevator replacement. Lou will inquire about what the penalty would be if Phase 2 was cancelled, also what the ballpark cost of a retrofit would be.
- Commissioner LaBate asked if we closed the Warren St elevator down how would that affect handicapped parking, can the spaces be moved. Lou said since there is a slope on the Hanover side it would be difficult for handicapped people to use. Kim Jackson explained that the handicapped spaces need to meet the ADA codes.

Broad and Front Garage:

- Lou Garlatti received a variation of prices for work from around \$8-\$10 sq ft for concrete and up to \$30 sq ft for pavers or a higher end finish. Commissioner LaBate asked Lou to continue reaching out to contractors, not just concrete contractors but also companies that specialize in brick work. Mike Ash mentioned that if the work exceeds the bid threshold of \$17,500.00 it would have to go out to bid.

Liberty Commons Garage:

- Electrical repair is 90% done. Best will be installing the new parking equipment followed by ServPro completing the cleanup.

Lafayette St. Garage:

- Lights were installed on the outside the building.

Merchant St. Lot:

- Nothing to report

Director Shaw said that the state is starting to come back to work on June 15th. Plexiglass was installed around both Gloria's and Roberta's desks to keep the customers distant during transactions. Staff is continuing to wear masks and disinfecting the office.

Director Shaw said Comcast has starting installing wiring and the phone system should be installed soon.

A company was inquiring about the hotel; they are interested in turning it into low income housing.

The windows that were damaged during the rioting will be replaced after Director Shaw receives the quotes.

Director Shaw will be working with Mike Ash preparing the RFQ's for the new fiscal year.

Chairman Watson welcomed the guest and asked him to introduce himself. Kamau Kujichagulia; Editor and Founder of Nubian News, introduced himself and inquired about the street parking. Chairman Watson explained the city parking utility handles all street parking. Mr. Kujichagulia then inquired about Broad and Front Garage. Chairman Watson stated that TPA acquired the garage from the city and there are many structural issues. TPA was looking into putting a RFEI out to developers to redevelop the site.

Adjournment of the regular monthly meeting:

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

Meeting adjourned at 5:56 pm.

Patrice Harrison
Board Secretary