

**Trenton Parking Authority
September 24, 2020**

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

Chairman Watson called the meeting to order at 5:10 pm by reading The Open Public Meeting Act.

In Attendance: Chairman William Watson, Commissioners Andrew Worek, Harry Reyes, Anne LaBate, Scott Rice, Evangeline Ugorji entered the meeting at 6:06 pm

Absent: Commissioner Samuel 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; President

Approval of Minutes from August 27, 2020:

Chairman Watson asked the Commissioners if they reviewed the August 27, 2020 minutes, if so, do they have any questions or comments. With there being none Commissioner Worek motioned to approve the August 27, 2020 minutes, Commissioner Rice seconded the motion. The August minutes were unanimously approved.

August Reports:

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

August Expense Checks:

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

Warren St. Garage:

- Hanover St. elevator Phase 1 is complete just awaiting on Verizon to run a line for the emergency phone line. Next step will be inspections.
- Final billing for the project is \$38,000 and \$10,000 which still needs to be approved
- J.H. Williams have not submitted a settlement fee for if the board decides to cancel the Phase 2 portion of the project. Lou will keep the board informed of any updates.
- Line striping was canceled and credit will be applied back to the project cost.

Broad and Front Garage:

- Lou Garlatti suggested artists paint the tarred holes to clean up the area until a more permanent solution is made. The board agreed to have Director Shaw speak to some of the local artists and get their insight. Nothing will be painted until it is approved by the board.

Liberty Commons Garage:

- Still waiting on new pay station.

Lafayette St. Garage:

- Lights were installed on the outside of the garage near the hotel to better light the path for the parkers.
- Double doors leading out to the hotel need to be replaced. Several years ago the snow removal company knocked into it with their equipment and the door has not been able to be locked since. Commissioners would like to see if the snow removal company could still be held responsible.

Merchant St. Lot:

- Nothing to report

Elks Lot:

- Mike Ash said he reviewed the title documents, which shows no easement. It seems the fence is placed on the property line so not much can be done unless we prove that the spaces they blocked are causing a loss in revenue, which right now they are not.

There have been no new cases of COVID 19 throughout TPA. Amazon has supplied us with additional cleaning supplies.

Comcast continues with the installation. They had to hard wire the Warren St. lines since they originally ran on the side of the building which is Steve Mania's property, he would not allow it. Commissioners suggested getting signs for the Broad St entrance stating No Outlet, they will be purchased.

GreenLight, LLC. submitted the application to the State, we are waiting on the approval. They also sent a light fixture for our approval.

Director Shaw said Trenton Health Team's billing is complete and they agreed on the \$100 per month access card fee from here on.

DCF acquired a waiver for 85 parking cards at Warren St. Garage to begin October 1st, this will bring in \$12,750 monthly.

RFQ submissions were received and the committee met on the September 23rd to start the review process. They will continue to review and bring recommendations to the board at the October meeting.

Reorganization Meeting will be held before the October 22nd meeting. Chairman Watson informed the board that anyone can be nominated for a position, please contact the board prior to the meeting.

Commissioner Ugorji entered the meeting at 6:06pm.

Director Shaw explained that the October 1, 2020 bond payment will be roughly \$75,000 short. After reviewing the options with Bond Counsel; McManimon and Scotland, they recommend using funds from the Project Fund to cover the shortage. Using the reserve fund will cause a negative affect which could cause an issue if TPA decides to refinancing the bonds before the April 1, 2021 payment. Commissioner Worek motioned to approve using the Project Fund to cover the shortage for the October 1, 2020 bond payment, seconded by Commissioner Rice. Vote 4 yes, Commission LaBate opposed, Commissioner Ugorji abstained.

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 Worek. Commissioners unanimously approved adjournment of the meeting.

Meeting adjourned at 6:10 pm.

Patrice Harrison
Board Secretary