

Trenton Parking Authority
April 22, 2021

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

Chairman Watson called the meeting to order at 5:03 pm by reading The Open Public Meeting Act.

In Attendance: Chairman William Watson, Commissioners Andrew Worek, Harry Reyes, Anne LaBate, Scott Rice, Evangeline Ugorji and Commissioner Samuel Tompoe

Absent: None

Interim Executive Director: Perry Shaw; KEJ Associates, LLC

Staff: Patrice Harrison; Office Manager

Legal Counsel: Michael Ash; Carlin & Ward

Council Liaison: Absent

Owners Representative: Lou Garlatti; Albert Garlatti Construction

KEJ Associates, LLC: Kim Jackson: President

Public: Councilwoman Robin Vaugh and an unknown caller

Approval of Minutes from March 25, 2021:

Chairman Watson asked the Commissioners if they reviewed the March 25, 2021 minutes, if so, do they have any questions or comments. Commissioner Rice questioned the layout of the original motion concerning the OPRA Request set forth by Commissioner Ugorji. He recalled the motion never moved forward, Chairman Watson instead motioned for a friendly amendment to the motion. Patrice Harrison will make correction. Commissioner Reyes motioned to approve the March 25, 2021 minutes with said correction, seconded by Commissioner Worek. Vote: 6 yes, 1 oppose, Commissioner Ugorji.

March Reports:

Chairman Watson asked the Commissioners if there were any questions or comments concerning the March financial and expense reports. With there being none, Commissioner Rice motioned to approve the March financial reports, seconded by Commissioner Worek. Vote: 6 yes, 1 oppose, Commissioner Ugorji.

March Expense Checks:

Chairman Watson asked the Commissioners if there were any questions or comments concerning the March expense checks. With there being none, Commissioner Rice motioned to approve the March expense checks, seconded by Commissioner Reyes. Vote: 6 yes, 1 oppose, Commissioner Ugorji.

There were several inquiries about the processed checks, Patrice Harrison answered all questions.

Warren St. Garage:

- Lou Garlatti said the city inspection should be completed by the next board meeting thanks to the help of Councilwoman Marge Caldwell-Wilson.
- Tim Haahs (THA) has submitted 3 ASR's or Additional Service Requests Proposals for engineering costs totaling \$35,000. The board asked why they waited to submit this invoices? Lou Garlatti explained these were given to him in October 2020 but was asked to hold until the decision was made about Phase 2 moving forward. Commissioner LaBate asked to have a spreadsheet instead of a lump sum since we pay THA hourly. Chairman Watson asked Commissioner LaBate to provide Lou Garlatti with an outline of the way it should be laid out. Is THA asking for additional fees or were these included in the RFQ for

Phase 1? ASR #5 is the additional work needed to move forward with investigating the Sump Pump upgrade. This would include developing drawings based on their findings, investigate and survey the exiting elevator pit, engage survey company to produce survey and develop construction documents. The cost for ASR #5 would be \$6,400.00.

ASR#6 outlines Warren St. Garage elevator upgrade additional time and scope beyond original contract. Lou Garlatti will be preparing a spreadsheet detailing the additional hours THA is estimating are beyond the original scope of work. ASR#7 is for Warren St. Garage elevator upgrade Phase 2 Construction Administration, this will also be broken down to show hourly rate.

Mike Ash recommended moving on ASR#5 since it concerns Warren St. elevator pit. They will inform the board of options that would be available concerning the sump pump since the pit is too shallow and needs to be brought up to code. Currently the options are either digging the pit deeper or possibly running the sump pump into the basement.

Commissioners questioned whether presenting the options to DCA will assist in the process? Mike Ash said no inspector is going to give an advisory opinion. Commissioner Ugorji asked Kim Jackson for her professional opinion on the subject. Kim Jackson stated, although she is not an engineer she has dealt with garage rehabilitation before and feels working with THA would be the best option and the right choice.

Chairman Watson asked for a motion to proceed with ASR#5 not to exceed \$6,400.00. Commissioner LaBate motioned to proceed with ASR#5 not to exceed \$6,400.00, seconded by Commissioner Rice. Vote: 6 yes, 1 abstained; Commissioner Ugorji.

Broad and Front Garage:

- Nothing to report

Liberty Commons Garage:

- Nothing to report

Lafayette St. Garage:

- Nothing to report

Merchant St. Lot:

- Nothing to report

Elks Lot:

- Nothing to report.

Interim Executive Director Updates:

Covid protocols remain the same, the state is still estimating September for employees to start returning to work. There have been three staff members vaccinated and been no current cases among TPA staff.

2020/21 Budget Adoption:

DCA accepted the 2020/21 Budget and it now needs to be Adopted by the board. Motion was made by Commissioner Reyes, seconded by Commissioner Rice. Vote: 5 yes, 1 oppose, Commissioner Ugorji and 1 abstain, Commissioner LaBate.

Derrick Bethea will be the employee of the month for a 2nd time.

Chairman Watson asked everyone if they received and reviewed the explanation from Christine; Non Profit Accounting, of how to proceed for with the Comcast gift cards and the Insurance payment for LC. The board agreed with this process.

Interim Executive Director Shaw said he was approached about an upcoming event, African American Pride Festival which will held June 18th, 19th and 20th. They are requesting discounted parking for the event, would the board agree to a discounting rate? Commissioner LaBate suggested being a sponsor for the event and giving them free parking, the board agreed. Chairman Watson asked for a motion to approve free parking for the event and be recognized as a sponsor. Commissioner LaBate motioned to approve free parking for the African American Pride Festive to be held on June 18th, 19th and 20th and to

be recognized as a sponsor, seconded by Commissioner Reyes. Vote: 6 yes, 1 abstain, Commissioner Ugorji.

Commissioner Rice explained he put together a spreadsheet for PSE&G payments to compare the before and after installing the new lighting. He noticed some abnormalities and would like to discuss this further with Perry Shaw and Patrice Harrison to better understand the difference.

Chairman Watson asked if there was any new business to discuss. Commissioner Ugorji said she is waiting for the signed copies of the KEJ Agreement and recordings from the meetings starting in February 2021 when we started recording the meetings. Perry Shaw will provided the recordings Patrice Harrison will send over the signed KEJ Agreement and Resolution.

Commissioner Ugorji continued by asking again for the documents she requested through her OPRA Request. She did not agree to any amendment of her request and still has not received anything. Commissioner Ugorji said she still has questions on all report, none are correct. Also, she has not received a response from Commissioner Reyes concerning the bylaws, she feels the board must not want to improve and wants to continue to run without structure. Commissioner Reyes said he will be meeting with Commissioner Ugorji and report next meeting. Commissioner Tompoe agreed they are important to have.

Commissioner Worek said it was explained there is no need for an OPRA Request since Commissioners can get any information they request and come in to review.

Mike Ash explained there is no OPRA Request since Commissioner Ugorji submitted the request through the city and not TPA's OPRA Custodian, Patrice Harrison. He also stated at the last meeting the Commissioners decided that Commissioner Ugorji be provided with 5 months worth of invoices, her choosing, instead of 2 years of invoices. Nothing was ever received from Commissioner Ugorji outlining which months she would like copied. Commissioner Ugorji is also free to review any records at the TPA offices.

Commissioner Ugorji said she did not agree to this and still wants 2 years of invoices. She was adverse to coming into the office and didn't feel staff would welcome her.

Adjournment of the regular monthly meeting:

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

Meeting adjourned at 6:17 pm.

Patrice Harrison
Board Secretary