

**Trenton Parking Authority
December 10, 2020**

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 and Samuel Tompoe

Absent: Commissioner Evangeline Ugorji

Interim Executive Director: Perry Shaw; KEJ Associates, LLC

Staff: Patrice Harrison; Office Manager

Legal Counsel: Michael Ash; Carlin & Ward

Council Liaison: Marge Caldwell-Wilson; Councilwoman

Owners Representative: Lou Garlatti; Albert Garlatti Construction

KEJ Associates, LLC: Kimberly Jackson; President

Mercadien: Matthew Daley

Approval of Minutes from November 19, 2020:

Chairman Watson asked the Commissioners if they reviewed the November 19, 2020 minutes, if so, do they have any questions or comments. With there being none Commissioner Worek motioned to approve the November 19, 2020 minutes, Commissioner Rice seconded the motion. The November minutes were unanimously approved.

Approval of Re Organizational Minutes from November 19, 2020:

Chairman Watson asked the Commissioners if they reviewed the Re Organizational Minutes from November 19, 2020, if so, do they have any questions or comments. With there being none Commissioner Reyes motioned to approve the Re Organizational Minutes from November 19, 2020, Commissioner Worek seconded the motion. Vote: 5 yes, 1 absent and 1 opposed. Commissioner LaBate opposed the manner in which the nominations were voted on.

November Reports:

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

Financial Reports provided by Non Profit Accounting were reviewed. Commissioner LaBate would like to see additional information on the reports. Commissioner LaBate will be sending the P&L over to Matt Daley of Mercadien and Commissioner Rice to further review. A meeting will be arranged to meet with Christine from Non Profit Accounting to discuss the reports more in depth.

November Expense Checks:

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

Warren St. Garage:

- Waiting for the fire alarm to be activated and inspected.
- Phase 2 termination is ongoing. There has been negotiations being made, J.H. Williams is now submitting \$100,000 for the settlement but Lou Garlatti is still closer to \$80,000.
- Mike Ash said there are still open inspection issues and we should wait to go any further with negotiations until they are complete. The continuing question is whether the board still want to terminate Phase 2 or continue moving forward with replacing the elevator. Commissioner LaBate questioned if there are any legal issues with moving the handicapped parkers closer to the Hanover side of the garage so they can utilize the new elevator. Mike Ash explained this would be against ADA guidelines.

Broad and Front Garage:

- Director Shaw has been receiving a lot of positive feedback on the mural. Unfortunately someone already removed 2 of the painted bricks, which will be replaced.

Liberty Commons Garage:

- All new equipment has been installed. Best will be providing a quote for moving the old equipment, not damaged by the fire, to Lafayette Garage.
- New lightening is being installed.

Lafayette St. Garage:

- Nothing to report

Merchant St. Lot:

- Nothing to report

Elks Lot:

- Nothing to report.

2019/2020 Budget Adoption:

Chairman Watson asked for a motion to adopt the 2019/20 Budget that was excepted by DCA. Commissioner Worek motioned to adopt the 2019/20 Budget, seconded by Commissioner Reyes. Vote was 5 yes, 1 absent and 1 opposed: Commissioner LaBate.

2020/2021 Budget:

Chairman Watson asked for a motion to accept the 2020/2021 Budget. Commissioner Rice motioned to accept the 2020/2021 Budget, seconded by Commissioner Worek. Vote: 5 yes, 1 absent and 1 opposed: Commissioner LaBate.

Finance Committee:

The committee will be gathering financial information to see what options are available for the Elevator Project. Should we move forward with Phase 2 elevator costing roughly \$450,000 or cancel with a cost of approximately \$100,000? Also, if we go back out to bid on the Phase 2 elevator, what would the price increase be since it will be several years after the original bid? Lou Garlatti will assist the committee.

Bylaws:

Chairman Watson said Commissioners Reyes and Ugorji will be meeting and report back next month.

COVID 19 Update:

All protocols are still being followed, there have been no new cases of COVID 19 throughout TPA.

GreenLight Lighting Program:

Installation began at Liberty Commons Garage.

Employee of the Month:

Andres Colon-Vega was named Employee of the Month.

Adjournment of the regular monthly meeting:

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

Meeting adjourned at 6:08 pm.

Patrice Harrison
Board Secretary