

**Trenton Parking Authority
Regular Monthly Meeting
April 24, 2024**

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

In Attendance: Chairperson Anne LaBate, Scott Rice, Samuel Tompoe, Lindi Ashton and Evangeline Ugorji

Absent: Commissioners Joseph Mamman and Nancy Ugalde

Council Liaison: Councilwoman; Teska Frisby

Staff: Patrice Harrison; Office Manager
Phil Jackson, Operations Supervisor

Legal Counsel: Michael Ash; Carlin, Ward, Ash and Heiart

Owner's Representative: Lou Garlatti; Garlatti Construction

Public: William Osterman

Chairperson LaBate opened the regular monthly meeting at 5:09 pm by reading Notice of the Open Public Meeting Act.

Approval of Minutes from March 27, 2024:

Chairperson LaBate motioned to approve the March 27, 2024 minutes, seconded by Commissioner Ashton. Chairperson LaBate asked the Commissioners if they reviewed the March 27, 2024 minutes, if so, do they have any questions or comments. With there being none Vote: 4 yes, 1 oppose, Commissioner Ugorji, 2 absent Commissioners Mamman and Ugalde

March 2024 Garage Financial Reports:

Chairperson LaBate motioned to approve the March 2024 financial report, seconded by Commissioner Rice. Chairperson LaBate asked the Commissioners if there were any questions or comments concerning the March 2024 financial and expense reports. With there being none, Vote: 4 yes, 1 oppose, Commissioner Ugorji, 2 absent Commissioners Mamman and Ugalde

March 2024 2024 Expense Checks:

Chairperson LaBate motioned to approve the March 2024 expense checks, seconded by Commissioner Rice. Chairperson LaBate asked the Commissioners if there were any questions or comments concerning the March expense checks. Commissioner Rice asked for an explanation for several checks, these were further explained by Patrice Harrison. With there being nothing more, Vote: 4 yes, 1 oppose, Commissioner Ugorji, 2 absent Commissioners Mamman and Ugalde

Chairperson LaBate and the board reviewed the and Non-Profit reports for March 2024, noting Phoenix Advisors' March report will be presented along with April's report next month, Bryan Morris is away.

A member of the public, William Osterman, asked what the bond payment amount was and if it was paid in full. Patrice Harrison replied the payment was roughly \$1.4 million and yes TPA paid the bond payment in full and on time.

Chairperson's comments:

Lafayette Garage: Lou PSE&G has informed the electrician, Joe Peebles, there will need to be a 208V service run rather than the current 480V. This is due to the electrical demand of the garage since it will now be separate from the hotel. This will require getting a new transformer that will be installed on the second floor of the garage. We are still awaiting pricing. The lower voltage will have a direct impact on the electric cost for the garage, we should see a decrease in cost. As of now, the garage is still running on the temporary generator until all repairs are complete.

Chairperson LaBate asked if it was possible to offer 2 hr. free out tickets to merchants for the Lafayette Garage as they do for the Liberty Commons. Phil Jackson said he was already in the process of having Best Associates update the Lafayette parking system to allow the vouchers to be accepted at the Lafayette Garage also. Liberty Commons was originally chosen for the program because the majority of merchant parkers park in Liberty commons.

Chairperson LaBate reiterated she is still frustrated that the CCRC Grant expenditures were denied. She noted that even after twice requesting, the CCRC representatives did not provide any specific reason for their denial of the expenses that were reported. TPA will need to refund the initial check of \$65,000 to CCRC by April 30, 2024 and reapply for the grant. The pre-demolition project is effectively on hold except for the periodic inspections.

Broad and Front Garage Demolition Project Update:

Lou Garlatti said now that B&F Garage is stable, he recommends moving forward with getting the environmental testing done and getting updated quotes for the decommissioning of the elevators. Also recommended, was having THA develop a bid package for the demolition which would include the information from the environmental testing and study. Preparing the bid package now will position TPA to be able to issue the bid package when the funding becomes available. Lou Garlatti will move forward with these steps and update the pre demo list for CCRC with a more in-depth breakdown.

Chairperson LaBate updated the board on the Asset Activation Grant. A draft of the RFEI is ready for review and will be distributed to the board but should be kept confidential until such time as it is released. The corresponding website is still being developed by Inforest Communications and Chairperson LaBate is expecting to have it complete at the time the RFEI is issued.

Data and Equipment Projects: Chairperson LaBate asked Commissioner Rice to give an update on the Caldwell University data project. Commissioner Rice explained he was not in attendance at the last meeting but said the data was forwarded to Caldwell students without issue. Chairperson LaBate, Patrice Harrison and Phil Jackson had met with Caldwell students for a quick Q&A, the project seems to be moving ahead without issues.

Comcast Smart Solutions is working with us to provide options to purchase additional programming to overlay our existing parking equipment on a test basis at the Warren Street garage. This is an ongoing discussion.

Public Comment: William Osterman asked whether there was a structural assessment done on the B&F Garage since the Imminent Hazard violation was issued by the city? Lou Garlatti said there was a formal report given in response to the notice and ongoing monthly assessment reports done by our engineers THA Consulting. William Osterman asked who would have a copy of these report? Lou Garlatti said, the owner, the construction board of appeals and possibly the city construction official. Mr. Osterman asked if he submitted an OPRA Request would he be able to obtain a copy, the answer was yes. He asked who was providing the assessments? THA Consultants is the engineer who does the assessments. Was there ever a "fail zone" established around the facility? Yes, this was addressed by the construction board of appeals ruling and is why there is a monthly assessment done. Mr. Osterman then went on to address the temporary fencing issue and asked if there was going to be permanent fencing installed? Chairperson LaBate explained with the RFEI going out, this is

temporary fencing in anticipation of a developer stepping in and part of the redevelopment would include demolishing the garage therefore there would be no permanent fencing installed.

Mr. Osterman questioned the safety of the area since people move the fence and often in the fail zone. Chairperson LaBate said that the staff is on top of it on a daily basis. We have also engaged a company named DAWGS. (Door and Window Guards) to installed security panels along the building. They have added panels as needed.

Mr. Osterman continued by stating that he has heard many concerns about the safety in our garages and wants to know if we should consider a mobile security patrol to drive through the facilities. Patrice Harrison informed him that though the TDA program with the police, TPA provided the police with an access card to the garages so they can do rounds throughout our facilities. Mr. Osterman, who is on the TDA board, was not aware of this.

Next he questioned why we do not have cameras in our facilities and a discussion issued concerning subject. Mr. Osterman does not agree with the board decision on this topic.

Chairperson LaBate closed the Public Session at 6:06pm

Commissioner Ugorji asked to speak, she questioned the drawing of the old police office that was distributed to the board ahead of the meeting. Chairman LaBate rnoted that TPA is looking at leasing out some of the office space in the Warren Street location. There was an interested party that came and looked at the suite that was previously occupied by the Trenton Police Internal Affairs department. Commissioner Ugorji questioned the fact that TPA put an RFQ out for a broker to handle this situation so why not let them handle the transaction? Chairperson LaBate explain that we did in fact put a RFQ out for these services, we received 1 response and have yet to sign an agreement. Commissioner Ugorji mentioned that there were still open professional service agreements that were never awarded such as Bookkeeping services. Chairperson LaBate explained the original language in the RFQ needed to be revised and was never updated. The current bookkeeping firm has continued on a month-to-month basis.

Commissioner Ugorji suggested having a commercial broker get involved with the sale or redevelopment of the B&F Garage. From a risk management point of view, she proposes Mike Ash find middle ground with the city, county and state concerning the facility. All parties agree the garage needs to be demolished. Commissioner Ugorji reiterated hiring the broker and align with the correct people to get the facility listed and sold. In the meanwhile, put the attorney to work to research options to minimize the TPA risk factor. Even best-case scenario we receive the \$1.5 million, CCRC Grant funds we are still unable to come up with the remaining funds needed to demolish the garage. Her suggestion is cutting our losses and selling the property.

Chairperson LaBate responded by explaining the fact we received a grant from EDA to move forward in the direction of issuing an RFEI for possible redevelopment of this site. The RFEI will be going out within the next few weeks. This process is typically the way public entities solicit interested parties particularly for strategically important properties. Commissioner Urogji said that before we get involved with another entity, TPA needs to be restructured and run correctly such as a cash management plan and re organization of the board. Chairperson LaBate responded by stating the auditors do not see any issues with cash management, they do not see the concern you have.

As far as the re organizational meeting, the reorg needs to be put back into alignment with our fiscal year, same as the professional RFQ's. Commissioner Ugorji continued questioning the financials, LaBate let her know that the board is always provided the financials from Non-Profit Accounting, Phoenix Advisors and the Auditors to review and they are available if needed. Commissioner Ugorji stated requesting documents has led to the HR complaint which is not accurate, the complaint was concerning other issues which will be discussed in Executive Session.

Commissioner Rice called for a point of order explaining he was in agreement with some of what

Commissioner Ugorji was saying and then the conversation went into left field with a lot of people's opinions and complaints about TPA but nothing sustainable. He questioned the time frame on the RFEI, it has been taking a long time to prepare and issue, can we put a time limit on this process? Chairperson LaBate explained the reason for the delay is because the corresponding website for the re developers has taken longer than expected and you don't want to put the RFEI out without the additional promotional information that will aid developers and determining their interest. Chairperson LaBate is going to set a date and inform the board.

Commissioner Rice addressed Commissioner Ugorji's concerns around TPA financial status. He suggested setting up a committee to review the financials and come up with suggestion for additional reports to address her ongoing concerns. He asked Commissioner Ugorji if she would be willing to head that committee and report back to the board? Commissioner Ugorji said she has raised this issue before over the years to no avail. She asked to move on to the Executive Session since she needs to leave the meeting shortly.

Chairperson LaBate motioned to enter into an Executive Session to discuss HR matters, seconded by Commissioner Rice. All agreed.

Entered Executive Session at 6:18pm

Executive Session ended at 6:23pm and regular meeting was reopened

Adjournment of the regular monthly meeting:

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

Meeting adjourned at 6:24 pm.

Patrice Harrison
Board Secretary