

**Trenton Parking Authority
Regular Monthly Meeting
August 28, 2024**

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

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

Absent: Commissioners Joseph Mamman, Evangeline Ugorj, and Nancy Ugalde

Council Liaison: Absent

Staff: Patrice Harrison; Administrative Manager
Phil Jackson, Operations Manager

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

Owner's Representative: Lou Garlatti; Garlatti Construction

Public: Austin Edwards; Interim Director of TDA

Willard Stanback; CCRC

Chairperson LaBate opened the regular monthly meeting at 5:01pm by reading Notice of the Open Public Meeting Act.

Approval of Minutes from June 26, 2024:

Chairperson LaBate motioned to approve the June 26, 2024 minutes, seconded by Commissioner Rice. Chairperson LaBate asked the Commissioners if they had any questions or comments on the minutes. With there being none, the vote to approve the June 26, 2024 was as followed: 4 yes, 3 absent

July 24, 2024 Meeting was canceled due to lack of quorum. The board reviewed the notes from the unofficial discussion, no motion was needed.

June 2024 Garage Financial Reports:

Chairperson LaBate motioned to approve the June 2024 financial report, seconded by Commissioner Tompoe. Chairperson LaBate asked the Commissioners if there were any questions or comments concerning the June 2024 financial and expense reports. With there being none, the vote to approve the June 26, 2024 was as followed: 4 yes, 2 absent, 1 vacant

July 2024 Garage Financial Reports:

Chairperson LaBate motioned to approve the July 2024 financial report, seconded by Commissioner Ashton. Chairperson LaBate asked the Commissioners if there were any questions or comments concerning the July 2024 financial and expense reports. With there being none, the vote to approve the July 26, 2024 was as followed: 4 yes, 3 absent,

June 2024 Expense Checks:

Chairperson LaBate motioned to approve the June 2024 expense checks, seconded by Commissioner Rice. Chairperson LaBate asked the Commissioners if there were any questions or comments concerning the June expense checks. Commissioner Rice questioned several payments which Patrice Harrison was able to explain. With

there being nothing further, the vote to approve the July 26, 2024 was as followed: 4 yes, 3 absent

July 2024 Expense Checks:

Chairperson LaBate motioned to approve the July 2024 expense checks, seconded by Commissioner Rice. Chairperson LaBate asked the Commissioners if there were any questions or comments concerning the July expense checks. Commissioner Rice questioned several payments which Patrice Harrison was able to explain. With there being nothing further, the vote to approve the July 26, 2024 was as followed: 4 yes, 3 absent

Chairperson LaBate reviewed the Non-Profit Accounting and Phoenix Advisors reports for June 2024, we will be fully funded for the October bond payment. Chairperson LaBate then asked if there were any questions. With none they moved the meeting forward.

Chairperson's comments:

Chairperson LaBate spoke with Joanne Povia concerning the \$1.5 million grant for B&F demolition. Joanne Povia explained CCRC was due to meet with their attorneys to discuss the grant. Meanwhile, she stated that CCRC was waiting on our revised B&F demolition budget. We could have Mike Ash write up a MOU addressing this, we would want previous expenses considered in the MOU.

Chairperson LaBate said the REFI has been sent out. She explained TPA purchased a developers list to distribute the information too.

Comcast Smart Solutions:

Phil Jackson and Patrice Harrison met with the Comcast reps to discuss our needs including signage.

Lafayette Garage:

Lou Garlatti informed the board of Travelers Insurance setting up on the claim, they will be issuing a check for \$207,000. They will also be covering any additional monthly generator rental expenses. Joe Peebles said he would like to start work in the beginning of September.

Broad and Front Garage Demolition Project Update:

Lou Garlatti said Sealcrete completed installation of 2 additional structural assemblies to the Broad and Front Garage.

Merchant St Lot:

Lou Garlatti will meet with Phil Jackson to inspect the sink holes in the lot and instruct him on how to move forward.

Public:

Chairperson LaBate ask if either Willard Stanback or Austin Edwards had any comments for questions for the board. Willard Stanback had nothing to add, he came for updates concerning the Broad and Front Garage which was discussed in the meeting.

Austin Edwards reiterated that he also came to listen and gather information.

With that, Chairperson LaBate motioned to enter into Executive Session to discuss contract negotiations, seconded by Commissioner Ashton. Vote: 4 yes, 3 absent

Exited regular meeting at 5:36 pm and entered into Executive Session at 5:37pm

Chairperson LaBate motioned to exit Executive Session, seconded by Commission Rice.

Executive Session adjourned at 6:44pm.

The board entered back into the regular meeting at 6:45pm

Chairperson LaBate motioned to accept the following recommendations for 2024/25 Professional Service contracts: Mercadien, PC for Auditing, Non Profit Accounting for Accounting services, McManimon Scotland & Baumann for Bond Counsel, THA Consulting for Engineering services, Carlin, Ward, Ash and Heiart for Legal Counsel and Three Valleys Group for Owner's Representative services, seconded by Commissioner Rice. Vote: 4 yes, 3 absent

Adjournment of the regular monthly meeting:

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

Meeting adjourned at 6:48 pm.

Patrice Harrison
Board Secretary