

**Trenton Parking Authority  
Regular Monthly Meeting  
September 25, 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 and Nancy Ugalde

**Council Liaison:** Councilwoman Teska Frisby

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

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

**Owner's Representative:** William Conway; Three Valley Group

**Public:** Austin Edwards; Interim Board Chair of TDA

Chairperson LaBate opened the regular monthly meeting at 5:06pm by reading Notice of the Open Public Meeting Act.

**Approval of Minutes from August 28, 2024:**

Chairperson LaBate motioned to approve the August 28, 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 August 28, 2024 was as followed: 4 yes, 2 absent, 1 vacant

**July 2024 Garage Financial Reports:**

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

**August 2024 Expense Checks:**

Chairperson LaBate motioned to approve the August 2024 expense checks, seconded by Commissioner Rice. Chairperson LaBate asked the Commissioners if there were any questions or comments concerning the August expense checks. Commissioner Rice had a few questions which were explained by Patrice Harrison. With there being nothing further, the vote to approve the August 2024 was as followed: 4 yes, 2 absent, 1 vacant

Chairperson LaBate reviewed the Non-Profit Accounting and Phoenix Advisors reports for August 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 Julie Krause concerning the state canceling the temporary waiver parking they recently purchased from us to place state employees while PSE&G shut one of the state lots. This waiver was supposed to last for approximately 1 -1.5 years. The loss of revenue is around \$660,000 which TPA intended to use for deferred maintenance items and to refund the capital improvement funds and reserve funds. Julie Krause explained the state is looking to eventually shut down some of their surface lots and sending employees to parking garages, which would bring in future revenue.

CCRC Grant update: Chairperson LaBate spoke with Joanne Povia concerning the \$1.5 million grant for B&F demolition. Joanne will be speaking with their attorneys to discuss preparing the MOU. We could have Mike Ash write it up if needed but feel CCRC would want their preferred document. Chairperson LaBate attended the CCRC meeting in which she spoke about moving along with the grant so that we can move forward with pre-demolition tasks and that TPA should be at the table for the discussions.

Chairperson LaBate said the REFI has been sent out, she believes there should be 4-5 submissions. The submissions are due Monday, September 30<sup>th</sup>. There will be further discussion after the submissions are received. Chairperson LaBate noted that we expect to establish a review committee with participation including a CCRC representative. Commissioner Rice mentioned that in the RFEI, TPA is allowed to meet with any potential candidate separately to discuss further. There will be further discussions concerning the additional parcels of land surrounding the B&F Garage. There are several options such as someone coming in just looking to redevelop our site or someone that wants to do a larger project and might include the surrounding parcels.

**Comcast Smart Solutions:**

Phil Jackson and Patrice Harrison continue to work with Comcast, they are establishing the rates and programming. Updates will follow.

**Lafayette Garage:**

Allied Electric is currently repairing their part of the installation but is still waiting on PSE&G to install the conductor. Commissioner Rice wanted to verify that when this is complete, TPA will run independently of the hotel. Will Conway, our new Owner's Rep, said he will speak to PSE&G reps concerning this project. The only thing still left in the hotel are our phone lines, which will cost roughly \$70,000, this will be discussed further. Chairperson LaBate further explained the original bonding for the hotel/garage project and how they are combined and therefore our utilities were intertwined with the hotel. Patrice Harrison expressed interest in exactly how the financing worked between TPA and LYCDC. One of the bond documents show TPA gave roughly \$7 million toward the hotel project, yet when the hotel sold TPA received nothing. TPA is not looking to recover any lost revenue from this project, but would appreciate consideration when it comes to the parking surcharge owed. Mike Ash was asked to look into this further.

**Broad and Front Garage Demolition Project Update:**

Phil Jackson said THA Consultants came out and performed the monthly inspection. This should be the last inspection since they were only to be done until the stabilization was completed, which it was.

**Public:**

Chairperson LaBate called on Austin Edwards but he had already left the meeting. Councilwoman Frisby discussed the Commissioners terms and explained that Evangeline Ugorji's term has expired June 30<sup>th</sup> and the position has been advertised. No other board member's terms are up at this time. Chairperson LaBate said we have requested removal of 2 Commissioners that have not been attending the meeting, therefore leaving the board very thin and if one of the 4 Commissioners can not make the meeting, there will be no quorum. This will be discussed further.

**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 5:54 pm.**

Patrice Harrison  
Board Secretary