

Trenton Parking Authority
August 26, 2021

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

Chairman Watson called the meeting to order at 5:02 pm by reading The Open Public Meeting Act.

In Attendance: Chairman William Watson, Commissioners Andrew Worek, Anne LaBate, Scott Rice and Evangeline Ugorji.

Absent: Commissioners Harry Reyes and Samuel Tompoe

Interim Executive Director: Perry Shaw; KEJ Associates, LLC

Staff: Patrice Harrison; Office Manager

Legal Counsel: Michael Ash; Carlin & Ward

Council Liaison: Councilwoman Marge Caldwell Wilson

Owners Representative: Lou Garlatti; Albert Garlatti Construction

KEJ Associates, LLC: Absent

Public: Michele Siekerka; President/CEO, NJ Business and Industry and Peter Kasabach; Executive Director, NJ Future

Chairman Watson welcomed the public to speak.

Michele Siekerka; President/CEO, NJ Business and Industry introduced herself and Peter Kasabach; Executive Director, NJ Future. They asked to address some concerns with Lafayette Garage. NJBIA has 35 parking cards in the garage. Ms. Siekerka thanked Perry Shaw and William Watson for reaching out to her earlier to discuss her concerns. She commented on the booth attendant who was on the early shift prior to COVID, he has a great personality and was very helpful. Also, she thanked them for installing lights along the hotel side of the garage where the lights were shut off, even though that area is the responsibility of the hotel owners. There are 3 points she wants to mention and hopefully will be addressed. 1. Pricing, they are looking to provide staff with possible prepaid passes at a discounted rate rather than monthly cards since the staff will be working on a hybrid schedule. If not possible is there another option for parking. 2. Safety concerns, there must be an attendant at the booth at all times in case there are problems with staff exiting the garage. Also, there is a lot of loitering in the area and her staff is not comfortable. 3. Communication is key to making the relationship work. They would like to be informed of any issues or repairs being done in the garage so they can inform the staff. Mr. Kasabach said that he shared Ms. Siekerka's concerns.

Commissioner Worek said we have a committee reviewing the rates and will look for creative parking options while still keeping in mind the State contract rates since they are our largest customer.

Chairman Watson and Commissioner Rice thanked them for their feedback and said the board will consider their requests.

Approval of Minutes from July 22, 2021:

Chairman Watson asked the Commissioners if they reviewed the July 22, 2021 minutes, if so, do they have any questions or comments. With there being none Commissioner Worek motioned to approve the July 22, 2021 minutes, seconded by Commissioner LaBate. Vote: 4 yes, 1 opposed, Commissioner Ugorji, 2 absent, Commissioners Reyes and Tompoe

Approval of the Minutes from the Special Meeting of July 8, 2021 Revised:

Chairman Watson asked the Commissioners if they reviewed the revised July 8, 2021 Special Meeting minutes, if so, do they have any questions or comments. With there being none Commissioner Worek motioned to approve the revised July 8, 2021 Special Meeting minutes, seconded by Commissioner Rice.

Vote: 4 yes, 1 opposed, Commissioner Ugorji, 2 absent, Commissioners Reyes and Tompoe

Approval of the Minutes from the Special Meeting of July 29, 2021:

Chairman Watson asked the Commissioners if they reviewed the July 29, 2021 Special Meeting minutes, if so, do they have any questions or comments. With there being none Commissioner Worek motioned to approve the July 29, 2021 Special Meeting minutes, seconded by Commissioner Rice. Vote: 4 yes, 1 opposed,

Commissioner Ugorji, 2 absent, Commissioners Reyes and Tompoe

July Reports:

Chairman Watson asked the Commissioners if there were any questions or comments concerning the July financial and expense reports. With there being none Commissioner LaBate motioned to approve the July financial reports, seconded by Commissioner Worek. Vote: 4 yes, 1 opposed, Commissioner Ugorji, 2 absent, Commissioners Reyes and Tompoe

June Expense Checks-Revised:

Chairman Watson asked the Commissioners if there were any questions or comments concerning the June revised expense checks. With there being none Commissioner Worek motioned to approve the revised June expense checks, seconded by Commissioner LaBate. Vote: 4 yes, 1 opposed, Commissioner Ugorji, 2 absent, Commissioners Reyes and Tompoe

July Expense Checks:

Chairman Watson asked the Commissioners if there were any questions or comments concerning the July expense checks. With there being none Commissioner LaBate motioned to approve the July expense checks, seconded by Commissioner Worek. Vote: 4 yes, 1 opposed, Commissioner Ugorji, 2 absent, Commissioners Reyes and Tompoe

Warren St. Garage:

- Discussion around Hanover St. elevator reopening. Reopening should be mid September.
- Lou Garlatti spoke with the inspector concerning Phase II Warren St. elevator project. They discussed the concerns with the sump pump and the pit depth. He will keep the board informed.

Broad and Front Garage:

- Gathering preliminary pricing on the garage demo, right now the pricing looks to between \$2-\$2.7 million, this includes all environmental testing. Chairman Watson said obviously this will exceed the \$1.5 million CCRC has earmark the for the demolition. He recently had a discussion with Evan Weiss from the Governor's office asking if TPA could use some to the \$1.5 million toward soft costs at the start of the demo project. Evan Weiss suggested speaking to NJEDA to see if they would be interested in taking over the demolition project and possibly cover the deficit. This discussion will be continued.

Commissioners were advised that over years several studies and investigations of the garage occurred. Commissioner Ugorji requested all Broad and Front documents be sent to her for review. Lou Garlatti outlined the history of the garage so to benefit the newer Commissioners.

Liberty Commons Garage:

- Schindler Elevator gave a quote for replacing the brakes in both Liberty Commons elevators, the cost for each elevator is \$17,000. Elevator #1 is offline until repair is complete and #2 will need to also be done right away. The Commissioners asked about getting other quotes for the work but Lou Garlatti explained there is a proprietary issue when it comes to the elevators, it is Schindler's software. Commissioner Rice questioned if the funds are available for this repair? Also, could this have been caused by the car fire? Director Shaw said there are funds available in the project fund to cover these repairs. He will reach out to the insurance company to inquire about whether the car fire could have caused the elevator brake damage. Commissioner Worek motioned to authorize the replacement of the Liberty Commons elevator brakes, not to exceed \$17,000 per elevator, seconded by Commissioner Rice. The motion was unanimously approved.

Lafayette St. Garage:

- Nothing to report

Merchant St. Lot:

- Nothing to report.

Elks Lot:

- Nothing to report.

Grant:

Mike Ash said the Areas of Persistent Poverty Grant application is due August 30, 2021 and is being developed and submitted by The Aubrey Group. The redevelopment discussion is still focused around a mixed use building and mobility hub.

Interim Executive Director Updates:

Covid 19 protocols still in place, the state is scheduled to return in September.

We have received complaints of homeless people loitering in the B&F Garage, they entered by cutting a hole in the fence in the alleyway behind the garage. We have since installed boards over the fence in the rear of the garage. Commissioner Worek spoke with Director Wilson; TPD concerning this issue and was told that TPD is working on grants to allow the police to take these individuals to the appropriate shelter or clinic to receive the help they need.

The Lafayette elevators are both now operational after a long awaited part was installed.

There will be concrete repaired in front of the Hanover side elevator before it is reopened. Phase II Warren St. Elevator replacement project will begin on September 27, 2021. The action plan for Phase II is Warren St. entrance will be closed and all customers will enter through the N. Broad St. side. Temporary handicapped parking will be available in the Elks Lot and in the TPA Staff parking spaces. There will be signage throughout the garage showing the temporary parking pattern. The parkers will still exit out of the Warren St. Side and extra staff will be on hand during the first week of construction.

The garages will be getting power washed during September.

Commissioner Rice questioned if the power washing would be a water recovery process and the contaminated water being washed into the septic system. Director Shaw said the power washing will not cause this problem.

Commissioner Rice also asked if the concrete damage on Hanover St was caused by the elevator construction. Perry Shaw said this was due to weather and normal wear. Are the TPA staff spaces ADA compliant and is the pitch allowed? Director Shaw said the spaces are ADA compliant and Kim Jackson verified this before the plan was put in place. It was recommended to have something in writing stating this is ADA compliant, Director Shaw will get the document.

Fred Stout will be employee of the month.

TCNJ will be providing students to help TPA with media and technology updates at no cost to us.

Perry explained that the previous document given to the board concerning Greener by Design was revised with the correct fees. Commissioner Rice motioned to authorize Greener by Design to file an application with NJ Board of Public Utilities for the current TREC Solar Design program, seconded by Commissioner Worek. Motion was unanimously approved.

Adjournment of the regular monthly meeting:

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

Meeting adjourned at 6:37 pm.

Patrice Harrison
Board Secretary