

**Trenton Parking Authority
Regular Monthly Meeting
July 26, 2023**

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

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

Absent: Commissioner Joseph Mamman

Council Liaison: Absent

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: Willard Stanback and Jeff Laurenti; CCRC
Councilwoman Jenna Figueroa Kettenburg

Presentation: John Herriott; Network Connex

Chairperson LaBate opened the regular monthly meeting at 5:04pm by reading the Open Public Meeting Act.

Approval of Minutes from June 28, 2023:

Chairperson LaBate asked the Commissioners if they reviewed the June 28, 2023, minutes, if so, do they have any questions or comments. With there being none, Chairperson LaBate motioned to approve the June 28, 2023 minutes, seconded by Commissioner Tompoe. Vote: 4 yes, 1 opposed, Commissioner Ugorji, 1 Abstain, Commissioner Ugalde and 1 Absent, Commissioner Mamman

June 2023 Garage Financial Reports:

Chairperson LaBate asked the Commissioners if there were any questions or comments concerning the June 2023 financial and expense reports. With there being no further questions, Chairperson LaBate motioned to approve the June 2023 financial report, seconded by Commissioner Rice. Vote: 5 yes, 1 opposed, Commissioner Ugorji, 1 Absent, Commissioner Mamman

June 2023 Expense Checks:

Chairperson LaBate asked the Commissioners if there were any questions or comments concerning the June expense checks. Commissioner Rice questioned the 2 replacement checks, CBIZ Borden Perlman and ACJ&R, these checks were never received or cashed, therefore they were reissued and stop payments were put on the original checks. He also asked for explanation on a check written out to Greta Anderson, this was for repairs to her vehicle that was damaged by the exit gate at Warren St Garage. She submitted multiple quotes for the repairs and this was the lowest. With no further questions, Chairperson LaBate motioned to approve the June expense checks, seconded by Commissioner Tompoe. Vote: 5 yes, 1 opposed, Commissioner Ugorji, 1 Absent, Commissioner Mamman

Chairperson LaBate and the board reviewed the Non-Profit Accounting reports and the Phoenix Advisors Reports. Chairperson LaBate asked if there were any questions, with there being none, Chairperson LaBate continued with the regular meeting.

Commissioner Ugorji questioned why Mercadien is still preparing the Budgets instead of Non Profit. Why weren't they completed sooner? Chairperson LaBate explained after reaching out to Non Profit several times it was clear they were unable to assist in preparing the budgets. Mercadien was able to complete both the 2022 and 2023 Budgets since the fiscal years are closed.

Chairperson LaBate called upon John Herriott; Network Connex to explain in more detail the proposed Verizon Antennas proposal. Verizon is proposing they install 15 antennas in or on the Lafayette Garage for \$1,800 monthly. The steps of the project would include writing up an agreement, doing a site visit, preparing drawings and a structural analysis on the garage to verify structure can bare the weight. The antennas would not take up any parking spaces and may even be installed on the building. Commissioner Tompoe asked what the antennas would be used for and if they would be 5g? Commissioner Rice asked about the weight of the antennas and verified they would maintain the proper insurance. Mr. Herriott said they would be cell phone towers and weigh roughly 80 lbs. Verizon would maintain the necessary insurance and perform any maintenance. Commissioner Tompoe also questioned any health concerns associated with the 5g antennas and stressed the placement antennas to secure safety. Commissioner Ugorji asked why Lafayette Garage? Could our other locations be considered? John Herriott said other locations can also considered if all goes well with Lafayette. He will send sample pictures of the antennas to the board prior to the next meeting.

Chairperson's comments:

The 2022 Budget is complete and was forwarded to the board prior to the meeting to review and approve. Commissioner Ugorji expressed her concerns about the budgets not being completed on time and feels the process in which it is completed is not correct, also the Approval Date is incorrect, it should be July 26, 2023 not April 26, 2023, Patrice Harrison will have the date corrected. Commissioner Rice asked her for examples of what she did not agree with. After Commissioner Ugorji expressed her thoughts, Chairperson LaBate explained the process and reiterated it was previously discussed about Mercadien preparing both the 2022 and 2023 budgets since the fiscal years are complete. In order to bring the budgets current, the past budgets need to be approved and adopted. The Motion was made by Chairperson LaBate to approve the 2022 Budget with the correction of the approval date from April 26, 2023 to July 26, 2023, seconded by Commissioner Tompoe. Vote: 4 yes, 1 opposed, Commissioner Ugorji, 1 Abstained, Commissioner Ugalde, 1 absent, Commissioner Mamman.

Commissioner Ugorji questioned Mike Ash on the legality of the budget vote and if it passes, she explained she believes the vote needs to be the super majority vote. Mike Ash said he is unaware of this and will verify. Commissioner Ugorji continued to push Mike Ash. Commissioner Rice called for order in the meeting. Michael Ash reviewed the applicable statute and noted that a majority vote of the board is required.

There was an initial meeting with NJEDA and consultants regarding the Asset Activation Grant. The project is moving forward and will be setting up a second meeting on Wednesday August 9th, involving residents, stakeholders and the general public to get different ideas and input for the site.

RFQ Committee asked to table the RFQs until the next meeting, several need to be issued.

Mike Ash submitted a request to schedule a meeting with the city inspector and to appeal the UCC Imminent Hazard Notice for Broad and Front Garage. The appeal was rescheduled for August 21, 2023, the inspector is stating there is further damage to the building. Lou Garlatti will be moving forward with the environmental study and elevator dismantling at the garage.

The CGI project is back on the table and will have a team of students from Caldwell University available this fall to do analysis on TPA's parking data and garage usage. Commissioner Rice will be reaching out to them to set it up.

Mercer County College met with Chairperson LaBate, Patrice Harrison and Phil Jackson to discuss the possible need of additional parking for their students. Further discuss will follow.

Commissioner Ugorji informed the board she will be leaving the meeting at 6:00pm and wanted it on record that she is voting No on any remaining items. Michael Ash clarified that an absent member cannot vote no, but rather could abstain in abstentia.

THA is preparing a quote for another structural evacuation on the Broad and Front Garage.

Lou Garlatti said the punch list for the Warren St. Elevator Project is nearly complete. When this is complete the final billing will be filed.

Warren St. Garage:

- See above reference.

Broad and Front Garage:

- See above reference.

Liberty Commons Garage:

- Nothing to report.

Lafayette St. Garage:

- Nothing to report.

Merchant St. Lot:

- Nothing to report.

Elks Lot:

- Nothing to report.

Public Comments:

CCRC Board members Willard Stanback and Jeffrey Laurenti are representing the Front St. Committee and look forward to working with TPA to expedite the demolition of the garage. The State allocated \$1.5 million to help this project move forward and are very interested in the expedited scheduling of the pre-demo projects. Chairperson LaBate reminded them that it's not only the demo but the redevelopment of the site. Willard Stanback asked Chairperson LaBate to explain what community involvement in this project would look like. She said hopefully it will not only include the stakeholders and surrounding community but possibly citywide. We hope to install will a sign in front of the garage with a QR code that the public can scan and submit a survey. Jeffrey Laurenti reiterated the interest in expediting the demolition and redevelopment schedule.

Councilwomen Jenna Figueroa Kettenburg was having a difficulty connecting to the meeting but let Chairperson LaBate know she was interested in the discussion surrounding the Broad and Front Garage, but will reach out to Chairperson LaBate to discuss further.

Chairperson LaBate motioned to enter into an Executive Session to discuss personnel matters, seconded by Commissioner Rice. All in favor

Entered into Executive Session at 6:18pm

Chairperson reopened the Regular Monthly Meeting at 6:51pm

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 Ashton. Commissioners unanimously approved adjournment of the meeting.

Meeting adjourned at 6:52 pm.

Patrice Harrison
Board Secretary