

**Trenton Parking Authority
Regular Monthly Meeting
March 27, 2024**

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

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

Absent: Commissioners Evangeline Ugorji, Joseph Mamman and Nancy Ugalde

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: None

Chairperson LaBate opened the regular monthly meeting at 5:08pm by reading Notice of the Open Public Meeting Act.

Approval of Minutes from January 24, 2024:

Chairperson LaBate asked the Commissioners if they reviewed the January 24, 2024 minutes, if so, do they have any questions or comments. With there being none, Chairperson LaBate motioned to approve the January 24, 2024 minutes, seconded by Commissioner Tompoe. Vote: 4 yes, 3 absent, Commissioners Ugorji, Mamman and Ugalde

Approval of the abbreviated Minutes/Notes from February 28, 2024:

Chairperson LaBate asked the Commissioners if they reviewed the the abbreviated Minutes/Notes from February 28, 2024, if so, do they have any questions or comments. With there being none, Chairperson LaBate motioned to approve the abbreviated Minutes/Notes from February 28, 2024, seconded by Commissioner Rice. Vote: 4 yes, 3 absent, Commissioners Ugorji, Mamman and Ugalde

January 2024 Garage Financial Reports:

Chairperson LaBate asked the Commissioners if there were any questions or comments concerning the January 2024 financial and expense reports. With there being none, Chairperson LaBate motioned to approve the January 2024 financial report, seconded by Commissioner Tompoe. Vote: 4 yes, 3 absent, Commissioners Ugorji, Mamman and Ugalde

February 2024 Garage Financial Reports:

Chairperson LaBate asked the Commissioners if there were any questions or comments concerning the February 2024 financial and expense reports. With there being none, Chairperson LaBate motioned to approve the February 2024 financial report, seconded by Commissioner Rice. Vote: 4 yes, 3 absent, Commissioners Ugorji, Mamman and Ugalde

January 2024 2024 Expense Checks:

Chairperson LaBate asked the Commissioners if there were any questions or comments concerning the January expense checks. With there being none, Chairperson LaBate motioned to approve the January 2024 expense checks, seconded by Commissioner Rice. Vote: 4 yes; 3 absent, Commissioners Ugorji, Mamman and Ugalde

February 2024 2024 Expense Checks:

Chairperson LaBate asked the Commissioners if there were any questions or comments concerning the February expense checks. With there being none, Chairperson LaBate motioned to approve the February 2024 expense checks, seconded by Commissioner Ashton. Vote: 4 yes; 3 absent, Commissioners Ugorji, Mamman and Ugalde

Chairperson LaBate and the board reviewed the Phoenix Advisors and Non Profit reports for February 2024, noting the April 1st bond payment is fully funded.

Chairperson's comments:

Chairperson LaBate asked the board if they had a chance to review the June 2023 Financial Audit as presented in the February 28, 2024 meeting, if so she motioned to approve to approve the June 2023 Financial Audit, seconded by Commissioner Rice. Vote: 4 yes; 3 absent, Commissioners Ugorji, Mamman and Ugalde

Lafayette Garage: On March 1st Lafayette Garage lost all power. PSE&G was notified and it was determined that the power loss was due to vandalism in the adjacent hotel which involved our electrical meter and wiring. Our insurance company was notified, an electrician came and evaluated the situation. The best plan of action was to rent a generator as a temporary fix until a permanent plan is in place. The generator was installed around March 10th, allowing the garage to fully function. The plan going forward calls for the electrical connection to bypass the hotel completely, with all lines to be run directly into the garage from the street. This will entail PSE&G approval of the plan and permits from the city which could take several months. Mike Ash is looking into whether or not the owner of the hotel should be liable for the damages.

Broad and Front Garage: A letter from CCRC was reviewed and discussed, which denied our request for reconsideration of their January denial of our expenditures to contractors related to the stabilization work required by the Mercer County Board of Construction. After receiving our request and the expenditure spreadsheet, they confirmed that the expenses outlined did not fall within the terms of the pre-demolition grant, though they provided no details or specifics regarding their denial.

Chairperson LaBate expressed frustration with their determination given that all expenditures made are required and are related to pre-demolition tasks, which is the purpose of the grant. She will prepare a response with additional documentation including the expense for the stabilization project recently completed. The stabilization was deemed necessary by the Mercer County Construction Board to assure contractors conducting pre-demolition tasks can safely enter and work in the building. It is required to move forward with the garage demolition. The grant will be terminated and a new grant agreement begun. Commissioner Rice asked what the next steps should be and whether the \$1.5 million could possibly be returned to the state? Chairperson LaBate stated that the funds were specifically allocated from the state budget, at the request of the mayor, for the very purpose of demolition of the garage. It seems unlikely that they would be returned to the State.

Lou Garlatti, the TPA Owner's Representative said the contractors work on the Broad and Front Garage stabilization project is complete. THA Consulting, Inc. will be out to inspect the work and provide a final report.

Chairperson LaBate updated the board on the Asset Activation Grant. The RFEI is close to being complete and a website is being developed to provide interested parties with extensive information related both to the TPA site, as well as information promoting Trenton as a viable development location. This website will provide information related to Trenton 250, demographics, infrastructure, transportation, educational institutions, etc. There is no one place where such information is available at present.

Data and Equipment Projects: Chairperson LaBate asked Commissioner Rice to give an update on the Caldwell

University data project. Commissioner Rice explain that the data is being provided to the students to collect and report back to us.

Chairperson LaBate, Commissioner Rice, Patrice Harrison and Phil Jackson met with Comcast Smart Solutions to discuss options to purchase additional programming to overlay our existing parking equipment. Warren St Garage is being considered for a pilot program. This will be further discussed to see if this would benefit TPA.

Verizon is asking for a Right of Entry Agreement to move forward with the plan to install antennas on the Lafayette Garage. Chairperson LaBate motioned to approve the Right of Entry Agreement, seconded by Commissioner Tompoe. Vote: 4 yes; 3 absent, Commissioners Ugorji, Mamman and Ugalde

Chairperson LaBate asked Commissioner Ashton if there was an update concerning the HR issue that was previously addressed. Commissioner Ashton said she will be provide a quote for a HR Consultant at the next meeting.

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 6:11

pm. Patrice Harrison
Board Secretary