

**Trenton Parking Authority  
Regular Monthly Meeting  
February 22, 2023**

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

**In Attendance:** Chairperson Anne LaBate, Evangeline Ugorji, Lindi Ashton, Sam Tompoe and Nancy Ugalde(arrived at 5:28pm)

**Absent:** Commissioners Joseph Mamman and Scott Rice

**Council Liaison:** Absent

**Staff:** Patrice Harrison; Office Manager

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

**Owner's Representative:** Lou Garlatti, Albert Garlatti Associates,

**Public:** None

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

**Approval of Minutes from January 25, 2023:**

Chairperson LaBate asked the Commissioners if they reviewed the January 25, 2023, minutes, if so, do they have any questions or comments. With there being none, Chairperson LaBate motioned to approve the January 25, 2023 minutes, seconded by Commissioner Ashton. Vote: 3 yes, 1 abstain, Commissioner Ugorji, 3 absent, Commissioners Rice, Mamman and Ugalde

**January 2023 Garage Financial Reports:**

Chairperson LaBate asked the Commissioners if there were any questions or comments concerning the January 2023 financial and expense reports. Commissioner Ugorji questioned the fact some of the garages are oversold, this was explained it is normal practice in the parking field since not everyone comes in everyday. With there being no further questions, Chairperson LaBate motioned to approve the January 2023 financial report, seconded by Commissioner Ashton. Vote: 3 yes, 1 abstain, Commissioner Ugorji, 3 absent, Commissioners Rice, Mamman and Ugalde

**January 2023 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 expense checks, seconded by Commissioner Tompoe. Vote: 3 yes, 1 abstain, Commissioner Ugorji, 3 absent, Commissioners Rice, Mamman and Ugalde

Chairperson LaBate and the board reviewed the Non-Profit Accounting reports with no questions or comments.

**Chairperson's comments:**

NJEDA grant submission has been recommended for funding. It was approved at the February NJEDA Bpard meeting, but there will be a required 3 week waiting period before that decisions is finalized. Chairperson LaBate will keep the board informed.

Chairperson LaBate updated the board on the open discussion concerning the Liberty Commons Egress to State St. She will be having conversations with the Mayor or a member of his team about a possible joint venture to reopen the egress and maintaining it. There is a possibility of Isles possibly taking part this project.

Chairperson LaBate called on Lou Garlatti to review the facilities reports.

**Warren St. Garage:**

- Lou Garlatti presented a quote from Sealcrete Contracting for the Hanover St. Storefront (TDA staging area) door repair. The quote is for \$6,700.00. He also presented 2 quotes for the emergency Lafayette stairwell repair which has been previously discussed. Ganz Masonry quoted \$24,000, Sealcrete Contractors quoted \$17,300.00. Lou Garlatti is recommending Sealcrete Contractor's for the Hanover St. storefront repair for \$6,700.00. Motion was made by Chairperson LaBate to approve Sealcrete Contractor's quote of \$6,700.00 for the Hanover St. storefront repair project, seconded by Commissioner Tompoe. Vote: 4 yes, 1 abstain, Commissioner Ugalde and 2 absent, Commissioners Rice and Mamman.
- Lou Garlatti is recommending Sealcrete Contractors for the emergency Lafayette stairwell repair for \$17,300.00. Motion was made by Chairperson LaBate to approve Sealcrete Contractors for the emergency Lafayette stairwell repairs for \$17,300.00, seconded by Commissioner Tompoe. Vote: 4 yes, 1 abstain, Commissioner Ugalde and 2 absent, Commissioners Rice and Mamman.
- Warren St elevator project is complete and inspections are underway. Lou Garlatti will review the remaining balance on the project since there are change order credits of \$45,000 due to TPA. Commissioner Ugorji reiterated she does not agree with the change orders on this project. Lou Garlatti explained the change orders again and explained that both he and Patrice Harrison have a copy of the contract if she would like to review it.

**Broad and Front Garage:**

- Nothing to report

**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: None**

**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 Ashton. Commissioners unanimously approved adjournment of the meeting.

**Meeting adjourned at 5:48 pm.**

Patrice Harrison  
Board Secretary