

Trenton Parking Authority
Regular Monthly Meeting
February 26, 2025
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: Absent

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: Amy McIlvaine; Comcast Solutions

Presentation: Mercadien; Matt Daly and Warren Broudy

Chairperson LaBate opened the regular monthly meeting at 5:10pm by reading Notice of the Open Public Meeting Act.

Chairperson LaBate called upon Matt Daly and Warren Broudy of Mercadien to present the June 2024 year end Audit. Matt Daly reviewed the audit and explained key points to the board. He summarized the audit by stating the revenue and expenses are in line with the previous year and TPA should be financially sound to meet any upcoming bond payments.

Approval of Minutes from January 22, 2025:

Chairperson LaBate motioned to approve the January 22, 2025 minutes, seconded by Commissioner Ashton. Chairperson LaBate asked the Commissioners if they had any questions or comments on the minutes. With there being none, the vote to approve the January 22, 2025 was as followed: 4 yes, 2 absent, 1 vacant

January 2025 Garage Financial Reports:

Chairperson LaBate motioned to approve the January 2025 financial reports, seconded by Commissioner Rice. Chairperson LaBate asked the Commissioners if there were any questions or comments concerning the January 2025 financial and expense reports. With there being none, the vote to approve the January 2025 Garage Financial Reports was as followed: 4 yes, 2 absent, 1 vacant

January 2025 Expense Checks:

Chairperson LaBate motioned to approve the January 2025 expense checks, seconded by Commissioner Tompoe. Chairperson LaBate asked the Commissioners if there were any questions or comments concerning the January 2025 expense checks. Commissioner Rice asked to verify that the checks for Allied Federal Electric and Foley, Generator Rental are the final expenses for the Lafayette Electrical repairs, Patrice Harrison confirmed. With there being no further questions, the vote to approve the January 2025 check list was as followed: 4 yes, 2 absent, 1 vacant

Chairperson LaBate asked the Commissioners if they had a chance to review both the Non Profit Accounting and Phoenix Advisors reports, if so were there any questions or comments? With there being none, Chairperson LaBate continued with the meeting.

Chairperson's comments:

CCRC Grant update:

Chairperson LaBate referred the board to the updated CCRC Grant agreement which was included in the Board materials and asked if they had any questions for comments about it. Chairperson LaBate motioned to accept the CCRC Grant Agreement as circulated, seconded by Commissioner Rice. Vote was as followed: 4 yes, 2 absent, 1 vacant

Asset Activation Grant/RFEI:

Chairperson LaBate said interviews with the finalists were completed in December. Later in December, the legislature revamped the formulation and regulations for the NJEDA Aspire Tax Credit Program. Changes made are significant and make the programs more beneficial and workable, by allowing greater incentives and reducing developer risk. The Governor signed the legislation in late January.

Chairperson LaBate feels this may allow the companies who have responded to our RFEI to reconsider their unwillingness to participate in the program. Trenton may then be able to get a better-quality development. Will Conway explained that many redevelopers did not want to work with the Aspire program both because it can be complicated and require additional legal and consulting costs. With the Aspire grant, a project that includes residential it would need to have a minimum of 20 % affordable units and developers would be required to pay prevailing wage rates to construction workers. The newly revised incentives would serve to cover these additional project costs. This will be discussed further with the developers.

Chairperson LaBate also noted that none of the finalists were interested in expanding the redevelopment to include vacant adjacent properties, that would allow for a larger project.

Commissioner Ashton had to leave the meeting due to a previous commitment, at 5:53pm leaving the board without a quorum to vote on issues.

The City Clerk had sent Chairperson LaBate a sample letter to use to initiate the removal process for two inactive board members.

Owner's Rep Update:

Broad and Front:

Now that the CCRC grant is approved, Will Conway will be compiling the requisitions for the first part of the agreement which outlines previous repairs. He will reach out to Sealcrete to get the breakout of the stabilization project. Will Conway will discuss with Attorney Mike Ash to verify what items would need to be bid out. He will also start to get bids ready for environmental surveys and speak with the elevator consultants concerning decommissioning the elevators.

We received updated proposal on the fencing, \$37,000 for 10 ft fence, this would need to go out to bid or purchased through a co-op where this fencing pricing has been established. He is reviewing the co op pricing and documents to see if this would benefit us. Ideally, the fencing around the bus stop will also be pulled back in a way that will allow more sidewalk space for bus riders..

Commissioner Rice asked if the elevator cabs get removed when they are decommissioned? They do not, just the inside would be gutted out along with the removal of the hydraulic fluids.

An electrician visited the site along with Will Conway and Phil Jackson and verified there is no electric in the garage, the meter was taken out. PSE&G will be scheduled to come verify this.

Warren St:

In process: evaluation of tasks necessary to lease vacant storefront and office space in the Warren Street garage. There was water in the basement caused by a blocked sewer pipe; a plumber came out and made the repair. Doing spring cleaning throughout the garages and office space to declutter the areas.

Lafayette Garage:

Kone replaced the drive unit in the elevator but now the brakes will need replacing; quote for both elevators is roughly \$18,000. Will reach out to an elevator consultant to see how much it would cost to evaluate the elevators and see what life is left in them.

Liberty Commons Garage:

Nothing to report

Merchant Lot:

Water main broke and went through the parking lot. Trenton Water Works capped off the pipe and explained there is a leak in the lines. This could possibly be the reason for the sink holes. TWW mentioned doing a dig safe before any digging is done on the lot.

Chairperson LaBate signed the documents needed to move forward with the Verizon antenna installation on the Lafayette Garage forward.

Chairperson LaBate received an email from Eric Maywar from the city saying the city is looking for generalized suggestions related to parking needs. She feels the first thing to do is write a letter and start the conversation around the meter rates being too low.

Public: Amy McIlvaine; Comcast Solutions, wanted to introduce herself and said she noticed the monthly meeting on our website and the agenda called for discussion on the Comcast Smart Solution project. She thought maybe she would hear additional information before the meeting we have the following day.

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 6:35 pm.

Patrice Harrison
Board Secretary