

Trenton Parking Authority
Regular Monthly Meeting
January 22, 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

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

Owner's Representative: William Conway; Three Valley Group

Public: None

Chairperson LaBate opened the regular monthly meeting at 5:15pm by reading Notice of the Open Public Meeting Act.

Approval of Minutes from October October 23, 2024:

Chairperson LaBate motioned to approve the October 23, 2024 minutes, seconded by Commissioner Tompoe. Chairperson LaBate asked the Commissioners if they had any questions or comments on the minutes. With there being none, the vote to approve the October 23, 2024 was as followed: 4 yes, 2 absent, 1 vacant

September, October and November 2024 Garage Financial Reports:

Chairperson LaBate motioned to approve the September, October and November 2024 financial reports, seconded by Commissioner Rice. Chairperson LaBate asked the Commissioners if there were any questions or comments concerning the September, October and November 2024 financial and expense reports. With there being none, the vote to approve the September, October and November 2024 Garage Financial Reports was as followed: 4 yes, 2 absent, 1 vacant

October 2024 Expense Checks:

Chairperson LaBate motioned to approve the October 2024 expense checks, seconded by Commissioner Rice. Chairperson LaBate asked the Commissioners if there were any questions or comments concerning the October expense checks. With there being none, the vote to approve the October 2024 check list was as followed: 4 yes, 2 absent, 1 vacant

November 2024 Expense Checks:

Chairperson LaBate motioned to approve the November 2024 expense checks, seconded by Commissioner Ashton. Chairperson LaBate asked the Commissioners if there were any questions or comments concerning the November expense checks. With there being none, the vote to approve the November 2024 check list was as followed: 4 yes, 2 absent, 1 vacant

December 2024 Expense Checks:

Chairperson LaBate motioned to approve the December 2024 expense checks, seconded by Commissioner Tompoe. Chairperson LaBate asked the Commissioners if there were any questions or comments concerning the December expense checks. With there being none, the vote to approve the December 2024 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 And Commissioner Rice are reviewing the budget one final time to make sure the expenses outlined in the budget are capturing the old expenses before submitting it to CCRC. Will Conway spoke to Sealcrete to break down their invoice from the B&F stabilization project, they needed to be paid prevailing wages. He is waiting on the breakdown.

Chairperson LaBate received an email from the Mayor concerning the homeless people living under the B&F canopy. Several different entities have reached out to these individuals to no avail, they refused any assistance. Our options are limited since we cannot physically remove the people or tear down the garage quicker to alleviate the situation. We are looking into fencing the canopy area off, possibly using a co-op to purchase the fencing. Randy Baum, a consultant for the City of Trenton, is suggesting lighting on the fencing to enhance the murals on the garage. Mike Ash explained there is a process you need to opt into for the co-op programs and will assist if needed. Will Conway will be meeting with Phil Jackson to measure the area and will be reaching out for quotes.

Asset Activation Grant/RFEI:

Chairperson LaBate said Bob Powell suggested having the finalists prepare a rendering of what they propose. Responses to this step may or may not warrant proceeding to an RFP – Request for Proposals process.

Comcast Smart Solutions:

Still in discussion with Comcast and will be setting up a meeting.

Owner's Rep Update:**Lafayette Garage:**

Will Conway explained the #1 elevator at Lafayette is out order and Kone is saying the drive needs to be replaced, quote of \$20,000. He is still reviewing the service contract before making a recommendation as to moving forward with the repair.

All power is restored in the garage with no issues.

Liberty Commons Garage:

Nothing to report

Merchant Lot:

Will Conway reached out to several vendors concerning the radar scanning of the lot, the issue is they all use 3rd party vendors to perform the scan and he was hoping to hire someone directly. He will be continuing his search when the weather breaks.

Warren St Garage:

Nothing to report

Chairperson LaBate informed the board that City Council is working on filling the vacancy and replacing the absent Commissioners, hopefully the new Commissioners will be appointed soon.

Public: 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 Tompoe. Commissioners unanimously approved adjournment of the meeting.

Meeting adjourned at 6:01 pm.

Patrice Harrison
Board Secretary