

MINUTES OF THE REGULAR MEETING OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, JANUARY 17, 2012, AT THE OFFICES OF THE PARKING AUTHORITY, 14 MAPLE AVENUE, SUITE 101, MORRISTOWN, NEW JERSEY, AT 6:00 P.M. PREVAILING TIME

The meeting was called to order by Chairperson Garibian, who then announced that “Notice of this meeting was provided in accordance with a Resolution adopted by the Board of Commissioners of the Parking Authority of the Town of Morristown, New Jersey at the Reorganization Meeting on January 3, 2012, setting forth the time, date and location of each meeting. A copy of the Resolution was distributed to The Daily Record and The Star Ledger, filed with the Executive Director of the Parking Authority, posted on the Bulletin Board at the Parking Authority Office building and mailed to any person who has requested and prepaid the established fee for such mailing”.

Present: Chairperson Garibian and Commissioners Brady and Lucia

Also Present: George Fiore, Executive Director, Patrick W. Geary, Operations Manager, Robert S. Goldsmith, Esq., Parking Authority Counsel,

Absent: Commissioners Gervasio and Elms

At this point, the Executive Director presented the Minutes of the January 3, 2012 Annual Reorganization Meeting. On motion of Commissioner Lucia, seconded by Chairperson Garibian, the Minutes were approved.

The following communications were presented for the record:

Under date of January 4, 2012

To: The Star Ledger
From: George Fiore, Executive Director

Correspondence providing Resolution No. 2-2012 and Resolution No. 3-2012 to be published in the newspaper no later than January 9, 2012. On motion of Chairperson Garibian, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of January 4, 2012

To: The Daily Record
From: George Fiore, Executive Director

Correspondence providing Resolution No. 2-2012 and Resolution No. 3-2012 to be published in the newspaper no later than January 9, 2012. On motion of Chairperson Garibian, seconded by Commissioner Luca, the letter was accepted for file.

Under date of January 4, 2012

To: Christopher J. Grell
From: George Fiore, Executive Director

Correspondence appointing Bank of New York Mellon as an Official Depository for the period January 1, 2012 through December 31, 2012. On motion of Commissioner Lucia, seconded by Commissioner Brady, the letter was accepted for file.

Under date of January 4, 2012

To: Ricardo A. Salamanca
From: George Fiore, Executive Director

Correspondence appointing Union Center National Bank as an Official Depository for the period January 1, 2012 through December 31, 2012. On motion of Commissioner Lucia, seconded by Commissioner Brady, the letter was accepted for file.

Under date of January 4, 2012

To: Bank Manager, Bank of America
From: George Fiore, Executive Director

Correspondence appointing Bank of America as an Official Depository for the period January 1, 2012 through December 31, 2012. On motion of Commissioner Lucia, seconded by Commissioner Brady, the letter was accepted for file.

Under date of January 4, 2012

To: Robert S. Goldsmith, Esq.
From: George Fiore, Executive Director

Correspondence appointing Mr. Goldsmith as Parking Authority legal counsel for the fiscal and calendar year 2012. On motion of Commissioner Brady, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of January 4, 2012

To: Vincent M. Montanino, RMA, PSA
From: George Fiore, Executive Director

Correspondence appointing VM Associates, Inc. as Parking Authority auditor for the fiscal and calendar year 2012. On motion of Commissioner Brady, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of January 4, 2012

To: Gerard Giosa
From: George Fiore, Executive Director

Correspondence appointing Level G Associates as Parking Authority Parking Consultant for the fiscal and calendar year 2012. On motion of Commissioner Brady, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of January 4, 2012

To: Gary Pulcini
From: George Fiore, Executive Director

Correspondence appointing VALCO Capital, Ltd. as Parking Authority Financial Consultant for the fiscal and calendar year 2012. On motion of Commissioner Brady, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of January 3, 2012

To: George Fiore, Executive Director
From: Paul Miller, Coordinator, Office of Sustainability

Correspondence seeking permission from the MPA to host an Earth Day event in the DeHart Street Garage on Sunday, April 22, 2012. Sustainable Morristown proposes to produce a day of multi-faceted activities to celebrate Earth Day, include tours of the 14 Maple Avenue Building and to include the Dodge Foundation with tours as well. The Executive Director noted that he anticipated that the Certificate of Insurance would come from the Town of Morristown, but that was to be determined and Mr. Fiore advised the Board of Commissioners that he informed Mr. Miller of the need for some compensation to the Parking Authority for making available the facilities. On motion of Commissioner Garibian, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of January 5, 2012

To: Paul Miller, Coordinator
From: George Fiore, Executive Director

Correspondence confirming telephone conversation advising that in the spirit of cooperation and in celebration of Earth Day, the Commissioners of the Morristown Parking Authority granted permission to the request for use of the Dehart Street Garage on April 22, 2012. On motion of Commissioner Lucia, seconded by Commissioner Brady, the letter was accepted for file.

Under date of January 4, 2012

To: Mike R. Rapp
From: George Fiore, Executive Director

Correspondence providing executed copy of Binsky & Snyder Service, L.L.C. Agreement for the contract period November 1, 2011 through October 31, 2013 and providing Morristown Parking Authority check in the amount of \$1,500.00. On motion of Commissioner Garibian, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of January 4, 2012

To: Dawn Curto
From: George Fiore, Executive Director

Correspondence enclosing Parking Authority Check No. 986 in the amount of \$13,500 representing payment of parking income due October, November and December 2011. On motion of Commissioner Lucia, seconded by Commissioner Brady, the letter was accepted for file.

Under date of January 6, 2012

To: Diana Vance
From: George Fiore, Executive Director

Correspondence requesting reimbursement to the Parking Authority of the Town of Morristown in the amount of \$1,697.87 representing the County's pro rata share of the cost of the property insurance pertaining to the Garage Portion, based on ownership of the Garage Portion for the period January 1, 2012 through December 31, 2012. On motion of Chairperson Garibian, seconded by Commissioner Lucia, the letter was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented to the Board the Report on Examination of Financial Statements Quarter ended September 30, 2011. On motion of Commissioner Lucia, seconded by Chairperson Garibian, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented to the Board the December 2011 Monthly Enforcement Report. On motion of Commissioner Lucia, seconded by Chairperson Garibian, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented the December 2011 Vehicle Maintenance Report. On motion of Chairperson Garibian, seconded by Commissioner Lucia, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented the December 2011 Sick and Vacation Report. Mr Geary advised the Board of Commissioners that any employees that had time as of the December 2011 Revenue Report had taken the time and zeroed out any vacation days remaining. On motion of Commissioner Lucia, seconded by Commissioner Brady, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented the December 2010/2011 Comparative Meter Revenue Report. On motion of Chairperson Garibian, seconded by Commissioner Lucia, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented the December 2010/2011 Comparative Cash Revenue Report. The Executive Director noted that the format will be altered going forward to provide better and more consistent information to the Board of Commissioners. On motion of Chairperson Garibian, seconded by Commissioner Lucia, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented the December 2010/2011 Year-to-Date Revenue Summary. The Executive Director noted that the format will be altered going forward to provide better and more consistent information to the Board of Commissioners. On motion of Commissioner Lucia, seconded by Chairperson Garibian, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented the Off-Street Occupancy Counts, November 2011 prepared by Level G Associates, LLC. The Executive Director noted the report cites higher occupancy counts. At this point, the Board of Commissioners determined to table the report until the next meeting when Mr. Giosa will be present and can present the report.

At this point, under the Old Business portion of the meeting, the Executive Director presented to the Board of Commissioners, The Local Finance Board of the State of New Jersey Resolution of Findings and Recommendations with respect to Refunding Bonds, Series 2010 (Note that the Bonds were actually issued in 2011).

At this point, on motion of Commissioner Lucia, seconded by Commissioner Brady, the Board moved into Executive Session.

At this point, on motion of Chairperson Garibian, seconded by Commissioner Brady, the Board of Commissioners authorized Mr. Fiore and Mr. Goldsmith to engage the services of Charles Blau for an amount not to exceed \$1,000.00 with respect to potential evaluation of the Mall Lot for potential development, as well as the possible sale of a portion of the Mall Lot and to also review the value of the MPA's Speedwell Avenue Lot "and the option to Marshall and Moran." The authorization was granted on the following vote:

Ayes: Commissioners Lucia and Brady, and Chairperson Garibian
Nayes: None
Absent: Commissioners Elms and Gervasio

The following Resolutions were presented for the record:

Resolution No. 9 -2012 - Resolution Concerning Review of Findings and Recommendations of the Local Finance Board Made at a Meeting of Said Board on October 31, 2012 in Accordance with *N.J.S.A. 40A:5A-6*. On motion of Commissioner Lucia, seconded by Commissioner Brady, the Resolution was adopted on the following vote:

Ayes: Commissioners Lucia and Brady, and Chairperson Garibian
Nayes: None
Absent: Commissioners Elms and Gervasio

Resolution No. 10 -2012 - Operating Fund Bills. On motion of Commissioner Lucia, seconded by Chairperson Garibian, the Resolution was adopted on the following vote:

Ayes: Commissioners Lucia and Brady, and Chairperson Garibian
Nayes: None
Absent: Commissioners Elms and Gervasio

Resolution No. 11 -2012 - Improvement Fund Bills. On motion of, Chairperson Garibian, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

Ayes: Commissioners Lucia and Brady, and Chairperson Garibian
Nayes: None
Absent: Commissioners Elms and Gervasio

Resolution No.12 -2012 - Maple Avenue Construction Bills. On motion of, Chairperson Garibian, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

Ayes: Commissioners Lucia and Brady, and Chairperson Garibian
Nayes: None
Absent: Commissioners Elms and Gervasio

There being no further business to be transacted, on motion of Chairperson Garibian, the meeting was held adjourned.

George Fiore, Executive Director

James Gervasio, Secretary

Prepared By: Robert S. Goldsmith, Esq.