

MINUTES OF THE ANNUAL REORGANIZATION MEETING OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, JANUARY 3, 2012 AT THE OFFICES OF THE PARKING AUTHORITY, 14 MAPLE AVENUE, SUITE 101, MORRISTOWN, NEW JERSEY, AT 6:00 P.M. PREVAILING TIME

At this point, Chairperson Brady announced “Notice of the Parking Authority of the Town of Morristown’s 2012 Annual Reorganization Meeting was provided in compliance with the Open Public Meetings Act, duly published in The Daily Record on December 14, 2011, and in The Star Ledger on December 14, 2011.”

Present: Chairperson Brady and Commissioners Garibian, Gervasio, Lucia and Elms

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

Absent: None

The meeting was called to order by the Executive Director who then opened the floor to nominations for the position of Chairperson for the ensuing year, at which time, noting the usual procedure of rotating officers on an annual basis, Commissioner Lucia, seconded by Commissioner Gervasio, duly moved the slate of officers for the year 2012.

<u>Chairperson:</u>	Christopher Leon Garibian
<u>Chairperson:</u>	Anthony Lucia
<u>Treasurer:</u>	Michael R. Elms
<u>Secretary:</u>	James Gervasio
<u>Assistant Secretary/Treasurer:</u>	Margret Brady

There being no further nominations from the floor, the motion was adopted on the following vote:

Ayes: Commissioners Brady, Elms, Gervasio, Lucia and Chairperson Garibian

Nays: None

Absent: None

At this time Chairperson Garibian assumed the Chair and entertained nominations for the Authority Attorney for the ensuing year. On motion of Commissioner Gervasio, seconded by Chairperson Garibian, the present attorney, Robert S. Goldsmith, Esq., with offices at Greenbaum, Rowe, Smith & Davis LLP, Metro Corporate Campus One, P.O. Box 5600, Woodbridge, New Jersey 07095, was duly voted the appointment as Authority Attorney for the ensuing year on the following vote:

Ayes: Commissioners Brady, Elms, Gervasio, Lucia and Chairperson Garibian

Nays: None

Absent: None

At this time, the floor was opened for nominations for Authority Auditor for the ensuing year. On motion of Commissioner Lucia, seconded by Commissioner Brady, the present auditor, Vincent M. Montanino, RMA, PSA with offices at VM Associates, Inc., 111 Howard Boulevard, Suite 212, P.O. Box 397, Mt. Arlington, New Jersey 07856, was duly voted the appointment as Authority Auditor.

Ayes: Commissioners Brady, Elms, Gervasio, Lucia and Chairperson Garibian

Nays: None

Absent: None

At this time the floor was opened for nominations for Authority Parking Consultant for the ensuing year. On Motion of Commissioner Gervasio, seconded by Commissioner Lucia, Gerard Giosa of the firm of Level G Associates LLC, 34 Lark Avenue, Old Bethpage, NY 11804 was duly voted the appointment of Parking Consultant at a base retainer to be adjusted by the CPI for the ensuing year on the following vote:

Ayes: Commissioners Brady, Elms, Gervasio, Lucia and Chairperson Garibian

Nays: None

Absent: None

At this time the floor was opened for nominations for Authority Engineer for the ensuing year. On motion of Commissioner Lucia, seconded by Commissioner Brady, the firm of O&S Associates, 145 Main Street, Hackensack, New Jersey 07601 duly voted the appointment of Authority Engineer on the following vote:

Ayes: Commissioners Brady, Elms, Gervasio, Lucia and Chairperson Garibian

Nays: None

Absent: None

At this time the floor was opened for nominations for Insurance Consultant for the ensuing year. On motion of Commissioner Lucia, seconded by Chairperson Garibian, William Schlosser of the firm of James A. Connors Associates, Inc., 40 Morris Street, Morristown, New Jersey, was duly voted Insurance Consultant on the following vote:

Ayes: Commissioners Brady, Elms, Gervasio, Lucia and Chairperson Garibian

Nays: None

Absent: None

Commissioner Brady recused herself

At this time the floor was opened for nominations for Health Care Consultant for the ensuing year. On motion Chairperson Garibian, seconded by Commissioner Lucia, the firm of Financial Management Group, Morristown, New Jersey, was duly voted Health Care Consultant, on the following vote:

Ayes: Commissioners Brady, Elms, Gervasio, Lucia and Chairperson Garibian

Nays: None

Absent: None

At this time the floor was opened for Financial Consultant for the ensuing year. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the firm of Valco Capital, LTD, 147 Hermitage Circle, Ligonier, PA 15658, was duly voted Financial Consultant, on the following vote:

Ayes: Commissioners Brady, Elms, Gervasio, Lucia and Chairperson Garibian

Nays: None

Absent: None

At this point under the Annual Reorganization the Executive Director then presented a suggested list of meeting dates for 2012 to the Board of Commissioners. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, it was agreed that the regular meetings of the Parking Authority of the Town of Morristown shall be held at 6:00 p.m. on the first and third Tuesday of each month with the exception of April, May, June, July, August, September and November and when said regular meetings shall be held April 17, 2012, May 15, 2012, June 12, 2012, July 10, 2012, August 7, 2012, September 11, 2012 and November 7, 2012. In addition, the December 18, 2012 meeting shall commence at 5 p.m.

At this point on motion of Commissioner Lucia, seconded by Commissioner Gervasio, the Parking Authority then proceeded to the Regular Order of Business with Chairperson Garibian presiding.

At this point, the Executive Director presented the Minutes of the December 20, 2011 Regular Meeting. On motion of Commissioner Lucia, seconded by Commissioner Gervasio, the Minutes were approved.

At this point, the Executive Director presented the Minutes of the December 20, 2011 Executive Session. On motion of Commissioner Brady, seconded by Commissioner Lucia, the Minutes were approved.

The following communications were presented for the record:

Under date of December 27, 2011

To: MPA Commissioners and Counsel
From: George Fiore, Executive Director

Correspondence providing information as to the date and time of the Annual Reorganization Meeting to be held on January 3, 2012 at 6:00 p.m. and advising that at that meeting officers will be elected, certain appointments will be made and a list of 2012 suggested meeting dates will be presented. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of January 3, 2012

To: Honorable Kevin Gsell, Councilperson
From: George Fiore, Executive Director

Correspondence welcoming Councilperson Gsell as the liaison to the Parking Authority, advising of the schedule of meetings, advising of the meeting of Tuesday, January 3, 2012 at 6:00 p.m. and making available copies of policies, reports, audits, minutes, resolutions, meeting dates and other information to assist Councilperson Gsell in familiarizing himself with the operation of the Morristown Parking Authority. On motion of Chairperson Garibian, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of December 15, 2011

To: Thomas N. Walker, PE, CCE, Bureau Chief, Division of Energy
Board of Public Utilities
From: Robert S. Goldsmith, Esq.

Correspondence relating to JCP&L service in the Town of Morristown, expressing appreciation for the update by Mr. Walker with respect to and including the undertaking by the Board of Public Utilities with respect to JCP&L service in the Town of Morristown and further advising Mr. Walker that the Parking Authority was expending \$53,144.00 to put in elevator emergency recall evacuation systems to ensure the safety of the public patrons. The letter goes on to express concern about the inadequacy of JCP&L service to Morristown and the impact on the Morristown Parking Authority. On motion of Commissioner Lucia, seconded by Commissioner Brady, the letter was accepted for file.

Under date of December 14, 2011

To: Robert S. Goldsmith, Esq.
From: J. Richard Litton, Senior Vice President, PNC Real Estate

Correspondence confirming that the paydown delivered in connection with the Eighteen Townhome Lot on Maple Avenue will reduce the PNC mortgage to approximately \$1,100,000.00. The Executive Director noted that this relates to the release of the mortgage on the Eighteen Townhome Lot on Maple Avenue but further noted it was discussed previously with the Board of Commissioners that this reduction of the mortgage amount dramatically improves the security interest of the Morristown Parking Authority. On motion of Chairperson Garibian, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of December 20, 2011

To: Bill D'Urso
From: Robert Beckelman, Esq.

Correspondence setting forth a proposal for payment of outstanding balance of \$9,600 due from D'Urso Holdings, LLC. The Executive Directed noted that he perceives this to be a reasonable resolution of the outstanding balance. On motion of Chairperson Garibian, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of December 21, 2011

To: Mr. Michael Fabrizio, Executive Director, Morristown Partnership
From: Patrick Geary, Operations Manager

Correspondence invoicing the Morristown Partnership for \$12,000.00 for the bagging of the meters in relation to holiday shopping and further noting that the Parking Authority had made certain accommodations with respect to lost revenues as a courtesy to the Morristown Partnership and to support this community. On motion of Chairperson Garibian, seconded by Commissioner Gervasio, the letter was accepted for file.

Under date of December 23, 2011

To: Metro Mechanical, Inc.
Reinovations Custom Carpentry
First Rate Landscape LLC
From: Patrick Geary, Operations Manager

Correspondence advising the respective companies that the Parking Authority, on December 20, 2011 approved the proposal for snow removal services for the calendar year of 2012, advising that the companies will be contacted if services are required and further requiring that a copy of the Certificate of Insurance and contact phone numbers be provided. 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 following reports:

Report on Examination of Financial Statements Quarter Ended September 30, 2011. The Executive Director noted that Mr. Montanino had reminded him it is not necessary that the Board act on the quarterly reports or annual reports but the Executive Director noted believed it was worthwhile to review and approve the quarterly reports as well. The report was tabled until the next meeting.

There was no Old Business.

There was no New Business.

There was no Executive Session.

The following Resolutions were presented for the record:

Resolution No. 01-2012: MPA Employee Salary & Wage Schedule. On motion of Chairperson Garibian, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

Ayes: Commissioners Brady, Elms, Gervasio, Lucia and Chairperson Garibian

Nays: None

Absent: None

Resolution No. 02-2012: Open Public Meetings Act. On motion of Chairperson Garibian, seconded by Commissioner Gervasio, the Resolution was adopted on the following vote:

Ayes: Commissioners Brady, Elms, Gervasio, Lucia and Chairperson Garibian

Nays: None

Absent: None

Resolution No. 03-2012: Local Public Contracts Law. On motion of Chairperson Garibian, seconded by Commissioner Gervasio, the Resolution was adopted on the following vote:

Ayes: Commissioners Brady, Elms, Gervasio, Lucia and Chairperson Garibian

Nays: None

Absent: None

Resolution No. 04-2012: Designating Depositories for MPA for 2012. On motion of Commissioner Elms, seconded by Commissioner Gervasio, the Resolution was adopted on the following vote:

Ayes: Commissioners Brady, Elms, Gervasio, Lucia and Chairperson Garibian

Nays: None

Absent: None

Resolution No. 05-2012: Adopting Cash Management Plan for MPA. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

Ayes: Commissioners Brady, Elms, Gervasio, Lucia and Chairperson Garibian

Nays: None

Absent: None

Resolution No. 06-2012: Operating Fund Bills. On motion of Chairperson Garibian, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

Ayes: Commissioners Brady, Elms, Gervasio, Lucia and Chairperson Garibian

Nays: None

Absent: None

Resolution No. 07-2012: Maple Avenue Construction Fund Bills. On motion of Chairperson Garibian, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

Ayes: Commissioners Brady, Elms, Gervasio, Lucia and Chairperson Garibian

Nays: None

Absent: None

Resolution No. 08-2012: Improvement Fund Bills. On motion of Chairperson Garibian, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

Ayes: Commissioners Brady, Elms, Gervasio, Lucia and Chairperson Garibian

Nays: None

Absent: None

There being no further business to transact, on motion of Commissioner Gervasio, the meeting was held adjourned.

George Fiore, Executive Director

James Gervasio, Secretary

Prepared By: Robert S. Goldsmith, Esq.