

MINUTES OF THE REGULAR MEETING OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, OCTOBER 2, 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 read the Statement re: Open Public Meetings Act 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, Elms,* Gervasio and Lucia

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

Absent:

At this point, the Executive Director presented the Minutes of the September 11, 2012 Regular Meeting. The Executive Director noted that there was some interest in leasing basement office space at 14 Maple Avenue, the potential tenant is drawn to the nature of the LEED building. The Executive Director also noted that there have been no response to the request for documents regarding security services and presence of security officers at their respective posts at their respective times. On motion of Commissioner Lucia, seconded by Commissioner Brady, the Minutes were approved.

The following communications were presented for the record:

Under date of September 20, 2012, 2012

To: Daily Record
From: George Fiore, Executive Director

Correspondence requesting the *Daily Record* to publish “Meeting Notice” in the Legal Section of the newspaper and requesting the *Daily Record* to provide an Affidavit of Publication. On motion of Commissioner Gervasio, seconded by Chairperson Garibian, the letter was accepted for file.

Under date of September 20, 2012, 2012

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

Correspondence requesting the *Star Ledger* to publish “Meeting Notice” in the Legal Section of the newspaper and requesting the *Star Ledger* to provide an Affidavit of Publication. On motion of Commissioner Gervasio, seconded by Chairperson Garibian, the letter was accepted for file.

Under date of September, 2012

To: Ms. Thadine Clifton, President

Colle Products LLC
From: George Fiore, Executive Director

Correspondence offering a lease proposal for 14 Maple Avenue (basement office space), Morristown, New Jersey, subject to the approval by the Governing Body of the Morristown Parking Authority, the Board of Commissioners. On motion of Chairperson Garibian, seconded by Commissioner Gervasio, the letter was accepted for file.

Under date of September 11, 2012

To: MPA Associates
From: George Fiore, Executive Director

Correspondence advising MPA Associates to remain on high alert and taking greater care, caution and awareness into account due to the event which took place on September 11, 2001. The Executive Director also advises of the necessary steps needed should they observe anything unusual or in the event anything unusual is reported to them. On motion of Commissioner Gervasio, seconded by Chairperson Garibian, the letter was accepted for file.

Under date of September 12, 2012

To: James Cavanaugh
From: George Fiore, Executive Director

Correspondence advising Mr. Cavanaugh that no comment can be made on the actual use patterns or when peak demand of the proposed project is. The Executive Director states what is provided is inconclusive as to any parking trends during the evening. The Executive Director also states that while restaurants and BYOB diminishes late night, the counts and observations suggest strongly late night activities offset the reduction. The Executive Director reaffirms his belief that a system wide approach would most likely alleviate parking demand issues. On motion of Commissioner Lucia, seconded by Chairperson Garibian, the letter was accepted for file.

Under date of September 14, 2012

To: USI Security Services, Inc.
Attn: Raymond Pardo, President
From: George Fiore, Executive Director

Correspondence advising USI Security Services of the Parking Authority's grave concern and dissatisfaction with services rendered by USI. Specifically, incidents which occurred on Saturday, September 8, 2012 to Sunday morning, September 9, 2012 and other incidents as well. The Executive Director also states that there are other violations of the contractual provisions, but the items set forth in this letter are not to be deemed inclusive of all contractual violations. On motion of Commissioner Gervasio, seconded by Chairperson Garibian, the letter was accepted for file.

Under date of September 18, 2012

To: Christopher A Walker, Superintendent
County of Morris
From: George Fiore, Executive Director

Correspondence acting as a follow-up to a telephone conversation with Patrick W. Geary, Operations Manager regarding the part of the Parking Authority's 2013 Capital Program. There was extensive discussion of the current outlook of the Morris County Freeholder Board. The Executive Director advised that Mr. Walker was unable to obtain the consent from the County to reimburse the Parking Authority for its share. The Parking Authority will defer installation of the lighting until 2014. The County has the contractual obligation for its share for these improvements. On

motion of Commissioner Gervasio, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of September 19, 2012

To: George Fiore, Executive Director
From: Charles E. Blau, Esq., IFAC
Blau Appraisal Company

Correspondence submitting their proposal to appraise property located at Lackawanna Place, Block 3602, Lot 13, Morristown, New Jersey. The proposal is valid for 14 days. On motion of Commissioner Brady, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of September 24, 2012

To: Charles E. Blau, Esq., IFAC
Blau Appraisal Company
From: George Fiore, Executive Director

Correspondence advising that the proposal of September 19, 2012 submitted for appraisal services in connection with Lackawanna Place has been authorized and they may proceed. On motion of Commissioner Brady, seconded by Commissioner Lucia, the letter was accepted for file.

At this point, under the Old Business portion of the meeting, the Executive Director and Counsel reported on the meeting of the Morristown Committee on Safe and Clean. The Executive Director advised that a Morristown Police Officer will be patrolling the DeHart Street Garage, Thursday, Friday, Saturday evenings from 11 to 2:45 a.m. and then move to the Ann Bank Parking Garage, and inspect both stair towers at the Ann Bank Parking Garage. The Executive Director also noted that the Administration of the Parking Authority is considering providing a Segway to facilitate the patrols in the DeHart Street Garage. If obtained, the Segway will remain the property of the Parking Authority and would be stored at the DeHart Street Garage.

On motion of Commissioner Brady, seconded by Commissioner Gervasio, the Board moved into Executive Session.

* * * At this point Commissioner Elms joined the meeting and Chairperson Garibian left the meeting due to a scheduling conflict.

At this point, under the Report portion of the meeting, the Executive Director presented to the board the August 2011 / 2012 Comparative Meter Revenue Report. On Motion of Commissioner Gervasio, seconded by Commissioner Lucia, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented to the Board the August 2011 / 2012 Comparative Cash Revenue Report. On motion of Commissioner Lucia, seconded by Commissioner Gervasio, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented to the Board the August 2011 / 2012 Year-to-Date Revenue Summary. On motion of Commissioner Lucia, seconded by Commissioner Gervasio, the report was accepted for file.

At this point, under the Report portion of the meeting, Mr. Geary presented to the Board the August 2012 After Hours Overtime Report. On motion of Commissioner Elms, seconded by Commissioner Gervasio, the report was accepted for file..

At this point, under the Report portion of the meeting, Mr. Geary presented to the Board the August September After Hours Overtime Report. On motion of Commissioner Elms seconded by Commissioner Gervasio, the report was accepted for file..

The following Resolutions were presented for the record:

Resolution No. 55 - 2012 - Operating Fund Bills. On motion of Commissioner Gervasio, seconded by Commissioner Brady, the Resolution was adopted on the following vote:

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

Resolution No. 56 - 2012 - Improvement Fund Bills. On motion of Commissioner Brady, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

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

Resolution No. 57 - 2012 - Maple Avenue Construction Fund. On motion of Commissioner Lucia, seconded by Commissioner Brady, the Resolution was adopted on the following vote:

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

Resolution No. 58 - 2012 - Authorizing Professional Services Between the Parking Authority of the Town of Morristown and Blau Appraisal Company in Connection with the Potential Redevelopment of Lot 3R. On motion of Commissioner Lucia, seconded by Commissioner Brady, the Resolution was adopted on the following vote:

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

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

George Fiore, Executive Director

James Gervasio, Secretary

Prepared By: Robert S. Goldsmith, Esq.