

MINUTES OF THE REGULAR MEETING OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD MONDAY, NOVEMBER 14, 2011 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 Brady, 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 4, 2011, 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: Commissioners Garibian, Gervasio, Lucia and Chairperson Brady

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

Absent: Commissioner Elms

At this point, on Motion of Commissioner Lucia, seconded by Commissioner Garibian, the Regular Order of Business was suspended and the public hearing portion of the meeting as advertised in The Daily Record on October 27, 2011, and The Star Ledger on October 27, 2011, was declared open to any bond holder or any other person in attendance who wished to be heard regarding the 2012 Annual Budget of Operating Expenses as prepared by the Parking Authority.

There being no bond holders or other persons in attendance wishing to be heard, on Motion of Commissioner Gervasio, seconded by Commissioner Garibian, the public hearing was declared closed and the Parking Authority returned to the Regular Order of Business.

At this point, the Executive Director noted that the 2011 budget was \$2,475,000; and the 2012 budget is \$2,590,000. The Executive Director further noted that the increase was based largely on the following factors: \$36,000 for new parking equipment at the DeHart Street Garage; \$45,000 for wages and benefits for a new assistant maintenance staff/ patron support person and \$27,000 for expanded attendant manned hours at the facility.

At this point, the Executive Director presented the Minutes of the October 18, 2011, Special Meeting. On motion of Commissioner Lucia, seconded by Commissioner Garibian, the Minutes were approved.

At this point, the Executive Director presented the Executive Session Minutes of the October 11, 2011 Regular meeting. On motion of Commissioner Garibian, seconded by Commissioner Lucia, the Minutes were approved.

At this point, the Executive Director presented the Minutes of the October 18, 2011, Regular Meeting. On motion of Commissioner Garibian, seconded by Commissioner Lucia, the Minutes were approved.

The following communications were presented for the record:

Under date of November 7, 2011

To: Commissioners and Counsel, Parking Authority of the Town of Morristown
From: George Fiore, Executive Director

Correspondence providing official Meeting Notice for the Regular Meeting of the Parking Authority of the Town of Morristown to be held November 14, 2011. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of October 19, 2011

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

Correspondence enclosing final draft of the 2012 Annual Budget Operating Expenses which were introduced and approved at the October 18, 2011 budget meeting, along with a copy of the Minutes of the Special Meeting of October 18, 2011. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of October 20, 2011

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

Correspondence requesting that the Secretary sign all seven (7) copies of the MPA's 2012 budget and providing direction as to distribution and filing of the executed and approved budget. Also advises that the introduction and adoption of the complete 2012 budget should be entered into the MPA's Minutes. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of October 20, 2011

To: Division of Local Government Services, Bureau of Authority Regulation
From: George Fiore, Executive Director

Correspondence enclosing two (2) certified copies of the 2012 Annual Budget and Supplemental Schedule of the Parking Authority of the Town of Morristown. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of October 19, 2011

To: Daily Record
From: George Fiore, Executive Director

Correspondence providing Meeting Notice to be published in the newspaper. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of October 19, 2011

To: Star Ledger
From: George Fiore, Executive Director

Correspondence providing Meeting Notice to be published in the newspaper. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of October 17, 2011

To: Mr. Patrick Geary, Operations Manager
From: Brandi M Marks, Event Manager

Correspondence requesting that the MPA permit First Night Morris County to use the parking garages and lots for New Year's Eve festivities, and advising that the MPA will be listed as an additional insured on First Night's insurance policy. On motion of Commissioner Lucia, seconded by Commissioner Garibian, the letter was accepted for file.

Under date of October 18, 2011

To: MPA
From: The Presbyterian Church in Morristown

Advising that The Presbyterian Church in Morristown is receiving \$24,560 from the Morris County Historic Preservation Trust Fund for chimney repairs at the Parish House at 65 South Street and the Howard House at 57 East Park Place. Said notice being provided pursuant to the grant executed between The Presbyterian Church in Morristown and the County of Morris. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of October 21, 2011

To: MPA
From: The Finishing Touch / Verizon Wireless

Notice to property owners advising them of the minor site plan application for approval of various façade alterations for property at 89 Morris Street, Morristown, New Jersey. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of October 26, 2011

To: MPA
From: SA

Correspondence relating to events on October 24, 2011 with respect to malfunctioning pay station and uncooperative MPA attendant. On motion of Commissioner Lucia, seconded by Commissioner Garibian, the letter was accepted for file.

Under date of November 11, 2011

To: SA
From: George Fiore, Executive Director

Correspondence expressing apologies with respect to the experience of October 24, 2011 and forwarding a check in the amount of \$20 for repayment of the \$20 charge imposed. On motion of Commissioner Lucia, seconded by Commissioner Garibian, the letter was accepted for file.

At this point, under the Report portion of the meeting the Executive Director presented to the Board the October 2011 Monthly Enforcement Report. The Executive Director noted that the financials would be forthcoming and that they looked good. The Executive Director further noted that at the request of various business owners, the Parking Authority would be increasing enforcement during the period the meters are bagged to reduce incidents of over-extended parking. On motion of Commissioner Garibian, seconded by Commissioner Lucia, the report was accepted for file.

At this point, under the Old Business portion of the meeting, the Board adopted the 2012 Annual Budget of Current Expenses for Fiscal Year Ending December 31, 2012. On motion of Commissioner Garibian, seconded by Commissioner Lucia, the Budget was adopted on the following vote:

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

At this point, under the Old Business portion of the meeting, the Executive Director presented the revised 14 Maple Avenue Tenant Handbook which addresses emergency evacuation procedures and emergency and non-emergency telephone numbers as well as 14 Maple Avenue Office Building Recycling Guidelines. On motion of Commissioner Lucia, seconded by Commissioner Garibian, the Handbook was approved on the following vote:

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

At this point, under the New Business portion of the meeting, the Executive Director reported on the 10/29/11 storm/power outages and damage at the DeHart Street Garage and also addressed the matter of elevator return systems. With respect to the acts of violation of vandalism, the Executive Director and the Operations Manager noted that there were thirteen reported acts of vandalism, including the MPA facilities and Cattano Avenue outside the MPA facilities. It was noted that evening was mischief night, the claims relating to the MPA's provision of emergency parking were referred to the MPA's insurance carrier.

The Executive Director then noted his concern for public safety given the high level of JCP&L power failures. In view of this concern, the Executive Director recommended that the Parking Authority install Power Outage Recall Systems at the three DeHart Street Garage elevators, as well as at the 14 Maple Avenue Office Building elevator. Counsel noted that most of the cost of the office building elevator should be reimbursed from common area maintenance increases. The Executive Director noted that the cost proposed by Schindler Elevator is \$53,140. On motion of Commissioner Garibian, seconded by Commissioner Gervasio, the installation of Power Outage Recall Systems was authorized on the following vote:

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

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

The following Resolutions were presented for the record:

Resolution No. 48-2011: Resolution Adopting Annual Budget of Current Expenses for the Parking Authority of the Town of Morristown for Fiscal Year December 31, 2012.

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

Resolution No. 49-2011: Operating Fund Bills.

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

Resolution No. 50-2011: Improvement Fund Bills.

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

Resolution No. 51-2011: Maple Avenue Construction Fund Bills

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

At this point, the Executive Director raised for discussion the matter of the 2011 MPA holiday dinner. The Executive Director noted that Settebello is the suggested site this year. The Commissioners concurred subject to reasonable costs for the event.

On motion of Commissioner Garibian, seconded by Commissioner Gervasio, The Board of Commissioners determined to terminate the employment of Kelvin Wangombe on the following vote:

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

There being no further business to transacted, on motion of Commissioner Garibian, seconded by Commissioner Gervasio, the meeting was held adjourned.

George Fiore, Executive Director

James Gervasio, Assistant Secretary/Treasurer

Prepared By: Robert S. Goldsmith, Esq.