

MINUTES OF THE REGULAR MEETING OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, DECEMBER 4, 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: Patrick W. Geary, Operations Manager, Robert S. Goldsmith, Esq.,
Parking Authority Counsel

Absent: Commissioner Elms and Gervasio and George Fiore

At this point, on Motion of Commissioner Lucia, seconded by Commissioner Brady, the Regular Order of Business was suspended and the public hearing portion of the meeting as advertised in The Daily Record on November 22, 2012, and The Star Ledger on November 22, 2012, was declared open to any bond holder or any other person in attendance who wished to be heard regarding the 2013 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 Lucia, seconded by Commissioner Brady, the public hearing was declared closed and the Parking Authority returned to the Regular Order of Business.

At this point, the Parking Authority Counsel noted that the 2013 budget was \$2,590,000.00; and the 2013 budget is \$2,850,000.00. The Counsel further noted that the increase was based largely on the following factors: some \$40,000.00 additional and intensive staffing; \$5,400.00 for part-time bookkeeper; \$32,300.00 for full-time personnel increases; \$10,000.00 for part-time personnel increases and in addition increases in security, newly added police presence, pension, maintenance, healthcare insurance and electric.

At this point, Counsel presented the Minutes of the November 7, 2012, Regular Meeting. On motion of Commissioner Lucia, seconded by Commissioner Brady, the Minutes were approved.

The following communications were presented for the record:

Under date of November 27, 2012

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 Tuesday, December 4, 2012. On motion of Commissioner Brady, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of November 28, 2012

To: Matthew Stechauner
From: George Fiore, Executive Director

Letter and attendance record regarding reappointment to the Commission at the conclusion of Commissioner Garibian's term. On motion of Commissioner Brady, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of October 23, 2012

To: Morristown Parking Authority
From: Thomas D. Dresdner, President
The New Jersey Fallen Soldiers Foundation

Correspondence requesting use of American Flag (15 x 20) seen on the Morristown Parking Authority's Building. Mr. Dresdner has listed the Morristown Parking Authority as an additional insured. Mr. Goldsmith advised the Board that this was an impressive program that was essentially touring the United States and making available resources of different types such as employment, medical benefits and counseling to American Veterans. On motion of Commissioner Lucia, seconded by Commissioner Brady, the letter was accepted for file.

Under date of November 15, 2012

To: Thomas D. Dresdner, President
The New Jersey Fallen Soldiers Foundation
From: George Fiore, Executive Director

Correspondence advising Mr. Dresdner that the Morristown Parking Authority is proud and pleased to allow The New Jersey Fallen Soldiers Foundation the use of our American Flag for the worthwhile cause. It further asks that the flag be hand delivered to George Fiore, Pat Geary or Greg Deal at the conclusion of the event. On motion of Commissioner Lucia, seconded by Commissioner Brady, the letter was accepted for file.

Under date November 7, 2012

To: Mr. William Parrish
Chief Affirmative Action Officer
From: George Fiore, Executive Director

Correspondence confirming that in compliance with Affirmative Action rule changes pursuant to P.L. 1975.C. 127 (N.J. A.C. 17:27) regarding public contracts effective November 7, 1988, the Parking Authority of the Town of Morristown hereby re-designates, pursuant to Parking Authority Resolution No. 36-1990, introduced and adopted at the September 18, 1990 regular meeting, George Fiore, Executive Director of said Public Authority, to act as liaison and serve as the Public Agency Compliance Officer (P.A.C.O.) for the period January 1, 2013 through December 31, 2013. On motion of Commissioner Lucia, seconded by Commissioner Brady, the letter was accepted for file.

Under date of November 8, 2012

To: Mayor, Town of Morristown
cc: Morristown Parking Authority
From: Joel R. Minnick

Correspondence expressing appreciation with respect the MPA policy of making available parking at MPA facilities during snowstorms. However, the correspondence expresses a complaint regarding truant by the facility attendant and another MPA person responding to the situation. Mr. Goldsmith, based upon expression from Mr. Fiore, advised the Board this matter related to one of the MPA attendant's with special needs and that both Attendants that were involved had been focus of discussions with Mr. Geary to address the importance of customer relations and that the correspondence would be made part of their respective

files of the MPA attendance. On motion of Commissioner Brady, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of November 9, 2012

To: Joel R. Minnick
From: George Fiore, Executive Director

Letter expressing apologies for Mr. Minnick's recent interaction with MPA personnel and further advising that the Parking Authority would address the matter. Commissioner Brady noted that George handles such matters so well and writes such wonderful letters. On motion of Commissioner Brady, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of November 9, 2012

To: Morristown Parking Authority
From: Kurt G. Senesky, Esq.

Notice of Hearing to Property Owners regarding property located at 46 Morris Street, Block 4901, Lot 7 requesting approval on a variance to permit a front yard setback of 8 feet for a proposed exhaust system incident to a restaurant use where 10 feet is required. Mr. Goldsmith explained, based upon Mr. Fiore's advice, that the facility was former Greek restaurant on the corner of Morris Street and Spring Street, across from the Lot 10 Dunkin Donuts entrance. On motion of Commissioner Lucia, seconded by Commissioner Brady, the Notice was accepted for file.

Under date of November 13, 2012

To: Lot 3 Monthly Permit Parkers
Morristown Train Station
From: George Fiore, Executive Director

Notification of 50% monthly permit fee reduction in view of the disruption to rail service caused by Hurricane Sandy as a courtesy to the MPA parking public. On motion of Commissioner Brady, seconded by Commissioner Lucia, the Notice was accepted for file.

Under date of November 14, 2012

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

Correspondence setting forth on the record USI's failure to meet schedules recently advised and notice to USI and the inconvenience resulting from the failure of USI to provide proper personnel and service. Mr. Goldsmith noted that this was becoming moot in view of the fact the contract would be ending December 31, 2012. Mr. Goldsmith further reported that a new bid opening had been completed and action would be requested of the Board with respect to same. Mr. Geary advised that Strike Force was low bidder and that he had inquired by way of reference to the Newark Housing Authority which provided an excellent reference for Strike Force Services. On motion of Commissioner Lucia, seconded by Commissioner Brady, the letter was accepted for file.

Under date of November 15, 2012

To: Michael Fabrizio
From: Patrick W. Geary, Operations Manager

Letter of Notice confirming bagging meters for holiday shoppers for 8 days setting forth the amount due the Parking Authority to \$8,500.00. On motion of Commissioner Lucia, seconded by Commissioner Brady, the letter was accepted for file.

To: Christopher Walker, Superintendent
Buildings and Grounds
From: George Fiore, Executive Director

Correspondence advising CPI increase in the monthly maintenance fee pursuant to Section 5 of the Tenant in Common, Parking and Interlocal Services Agreement dated February 18, 204 and noting that the current rate of \$25.65 would be increasing to \$26.08 per space. On motion of Commissioner Brady, seconded by Commissioner Lucia, the letter was accepted for file.

At this point, under the Report portion of the meeting the Mr. Geary advised the Board, at the Mayor's request as a matter of fairness, the Parking Authority stopped enforcement for a period time post Hurricane Sandy. On motion of Commissioner Brady, seconded by Commissioner Lucia, the report was accepted for file.

At this point, under the Report portion of the meeting, the Operations Manager presented to the board the October 2011 / 2012 Comparative Meter Revenue Report. On motion of Chairperson Lucia, seconded by Commissioner Brady, the report was accepted for file.

At this point, under the Report portion of the meeting, the Operations Manager presented to the Board the October 2011 / 2012 Comparative Cash Revenue Report. Mr. Geary noted, that again, there is a timing issue on receipt of funds from Century 21 on the Dalton Parking Garage. On motion of Chairperson Lucia, seconded by Commissioner Brady, the report was accepted for file.

At this point, under the Report portion of the meeting, the Operations Manager presented to the Board the October 2011 / 2012 Year-to-Date Revenue Summary. Mr. Goldsmith noted that the increase in revenues was comforting. 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 Operations Manager presented to the Board the November 2012 After Hours Overtime Report. The Report for October was provided by Mr. Deal. A Report for November 2012 was provided by Mr. Geary and his reports are timely. Mr. Deal did not provide the November Report at this meeting. The Board specifically requested that Mr. Deal be more timely on submission of reports and noted that the meeting was December 4th and there should have been adequate time to complete the timely report. On motion of Commissioner Brady, seconded by Commissioner Lucia, the report was accepted for file.

At this point, under the Report portion of the meeting, the Operations Manager presented to the Board the November 2012 After Hours Overtime Report. Mr. Geary has reviewed and accepted on motion of Commissioner Brady, seconded by Commissioner Lucia, the report was accepted for file.

At this point, under the Old Business portion of the meeting, Counsel presented for adoption the Budget of Current Expenses for Fiscal Year ending December 31, 2013. Mr. Goldsmith noted that in Local Government Services had already approved the MPA Budget for Fiscal Year 2013. On motion of Commissioner Brady, seconded by Commissioner Lucia, the Budget was adopted on the following vote:

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

At this point, under the Old Business portion of the meeting, the Counsel advised the Board that arrangements had been made for the MPA holiday dinner to be had at David-Todd Restaurant and that the charge per person would be \$45.00 plus 20% for tip in a private room and wine and liquor would not be borne by the MPA. Some comments were made by the Commissioners that in the future consideration should be given for BYOB to avoid the wine and liquor costs and further request was made to refine the menu. On motion of

Commissioner Lucia, seconded by Commissioner Brady, the Holiday Dinner was approved and authorized at the approximate cost of \$900.00 to be paid by the Morristown Parking Authority on the following vote:

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

At this point, under the Old Business portion of the meeting, the Request for Proposal No. 12-013 Security Guard Services was presented for Board consideration. Mr. Goldsmith advised that the bid opening was held on November 22, 2012 and attended by Mr. Fiore, Mr. Geary and Mr. Beckelman on behalf of the Morristown Parking Authority. 18 packages have been picked up; 7 firms submitted proposals. Strike Force was the low bidder with 5,000 employees and in business since the late 1970's, it is located in Union, New Jersey and serves in 6 states. Again, as noted, Mr. Geary noted that the Newark Housing Authority had provided an excellent reference. Mr. Goldsmith noted Mr. Fiore's comments that the rate charged is in the range of USI and that hours have been added in the interest of the parking public and authorization was sought for an \$80,000.00 contract. On motion of Chairperson Garibian, seconded by Commissioner Brady, the contract was awarded on the following vote:

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

At this point, under the Old Business portion of the meeting, Counsel informed the Board that conversion of 9 12-hour parking meters to 90 minute parking meters along Lackawanna Place had been implemented. Mr. Fiore had prepared an ordinance to effectuate the change and further caused the Rules and Regulations to be revised and forwarded to the Town Clerk. On motion of Commissioner Brady, seconded by Commissioner Lucia, conversion was authorized on the following vote:

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

At this point, under the Old Business portion of the meeting, Mr. Goldsmith reported that as Mr. Fiore had noted at the prior meeting based upon an inspection by Mr. Fiore, Mr. Geary and Mr. Giosa, who was determined to have the lighting fixtures at the Ann Bank Parking Garage did not need to be replaced. Administration was working with Mr. Giosa who proposed improvements to the Ann Bank Parking Garage and Mr. Giosa will be present at a future meeting of the Board of Commissioners to present a proposal for the Ann Bank Parking Garage improvements.

At this point, under the New Business portion of the meeting, the proposed 2013 Regular Meeting Dates of the Morristown Parking Authority (dated 12/04/12) and confirmation of the Annual Reorganization Meeting for Thursday, January 3, 2013 at 6 p.m. was approved and authorized. On motion of Commissioner Lucia, seconded Commissioner Brady on the following vote:

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

The following Resolutions were presented for the record:

Resolution No. 64-2012: Resolution Adopting Annual Budget of Current Expenses for the Parking Authority of the Town of Morristown for Fiscal Year December 31, 2013.

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

Resolution No. 65-2012: Operating Fund Bills.

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

Resolution No. 66-2012: Improvement Fund Bills.

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

Resolution No. 67-2012: Maple Avenue Fund Bills

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

Resolution No. 68-2012: Certifying that Net Revenues for 2012 and 2013 shall at Least Equal the Net Revenue Requirement as Established Under Section 7.06 - General Resolution of the Morristown Parking Revenue Bonds Series 2011.

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

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

George Fiore, Executive Director

James Gervasio, Secretary

Prepared By: Robert S. Goldsmith, Esq.