

**MINUTES OF THE REGULAR MEETING OF THE PARKING AUTHORITY OF
THE TOWN OF MORRISTOWN, HELD TUESDAY, FEBRUARY 2, 2010, AT
THE OFFICES OF THE PARKING AUTHORITY, 14 MAPLE AVENUE, SUITE 101,
MORRISTOWN, NEW JERSEY, AT 7:00 P.M. PREVAILING TIME**

The meeting was called to order by Chairperson Gervasio, 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 5, 2010, 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 Brady, Elms, Garibian, Lucia, and Chairperson Gervasio;

Also Present- George Fiore, Executive Director, Patrick W. Geary, Operations Manager, Robert S. Goldsmith, Esq., Parking Authority Counsel, *Council Liaison Rebecca Feldman.

Absent - None.

At this point, the Executive Director presented the Minutes of the January 19, 2010, 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 January 7, 2010

To: Pat Geary
From: Debbie Williams, First Night Morris County 2010

Correspondence thanking the Morristown Parking Authority for making the First Night Morris County 2010 event a great success. On motion of Commissioner Lucia, seconded by Commissioner Garibian, the letter was accepted for file.

Under date of January 15, 2010

To: Morristown Parking Authority
From: Robert J. Nish, P.C.

Correspondence providing notice of a public hearing to be held on January 28, 2010 at 7:30 P.M., in Council Chambers at the Municipal Building to hear the application of Jong Hoon Park, dba Golden Cleaners, for property located at 130 South Street, Block 4701, Lot 28. On motion of Commissioner Brady, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of January 21, 2010

To: Richard J. Reimers, Vail Condominium Associates, Inc.
From: Robert S. Goldsmith, Esq.

Correspondence regarding the possibility of further negotiations of the Agreement between Vail Commons, LLC and the Morristown Parking Authority. On motion of Commissioner Lucia, seconded by Commissioner Brady, the letter was accepted for file.

Under date of January 25, 2010

To: Mr. Paul Freeland, The First Baptist Church
From: George Fiore, Executive Director

Correspondence providing two completed vouchers for the 2010 payments due March 1 and July 1, to expedite payment to the Church under the terms of the existing lease agreement. On motion of Chairperson Gervasio, seconded by Commissioner Brady, the letter was accepted for file.

Under date of January 27, 2010

To: Morristown Epstein's, LLC & Woodmont Properties, LLC
From: George Fiore, Executive Director

Correspondence advising that payment of \$20,777.541 is due from the Guarantors to the Morristown Parking Authority as quarterly revenue shortfall guaranty payment under the Guaranty provided in connection with the Maple Avenue Rehabilitation Project as well as providing a detailed explanation of same. The Executive Director noted that the Epstein's Partnership is now current with Guaranty amounts, with additional Guaranty obligations just arising. On motion of Commissioner Brady, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of January 27, 2010

To: Stephen A. Santola, Esq., Woodmont Properties, LLC
From: George Fiore, Executive Director

Correspondence advising that the Vail Mansion Net Operating Loss Guarantee is \$20,000.00, which is the Guaranty Cap for the period January 1, 2009 to December 31, 2009, as well as providing a detailed explanation of same. On motion of Commissioner Lucia, seconded by Chairperson Gervasio, the letter was accepted for file.

Under date of February 1, 2010

To: Council President Cattano and Council Members
George Fiore, Executive Director

Correspondence advising that the Morristown Parking Authority supports the proposal to place seven 60 minute parking meters on both the east and west side of King Street at the intersection of Morris Street. On motion of Commissioner Lucia, seconded by Commissioner Garibian, the letter was accepted for file.

* At this point, Council Liaison Rebecca Feldman joined the meeting.

At this point, under the Report portion of the meeting, the Executive Director presented to the Board the Report on Examination of Financial Statements for the Quarter Ended September 30, 2009. The Executive Director noted some elements of the Report and also noted that the Report reflected substantial revenues for 14 Maple Avenue which are largely off-set by expenses. On motion of Commissioner Lucia, seconded by Commissioner Brady the Report was accepted for file.

At this point, under the Old Business portion of the meeting, the Chairperson noted that he was retaining the existing committees notwithstanding the fact that there might not be activity with respect to certain committees. Chairperson Gervasio then asked Commissioner Michael Elms to replace Commissioner Needham on the Speedwell Avenue Redevelopment Committee.

At this point, under the Old Business portion of the meeting, Commissioner Brady suggested that the Parking Authority Administration should meet with the new Town Administration to discuss redevelopment and parking matters. Council Liaison Feldman noted that Jonathan Rose had just been retained as the Planner for the Town of Morristown to undertake a more comprehensive approach to Town planning and further advised that it would be probably some time before the new Administration was in a position to address long-term planning and redevelopment issues.

At this point, under the New Business portion of the meeting, the Executive Director presented a suggestion of Commissioner Elms, Parking Authority Informational Attachment to Parking Summons. There were some substantial suggestions and discussion with respect to the most efficient way of presenting the information. It was also suggested by Council Liaison Feldman that the document should present itself as a coupon for some amount of free parking at a structured parking facility. Chairperson Gervasio requested that if it does not create a technical problem, that the Informational Attachment include the amount going to the Town, the amount going to the State, and zero going to the Parking Authority. On motion of Chairperson Gervasio, seconded by Commissioner Garibian, the concept of the Informational Attachment was authorized on the following vote:

Ayes - Commissioners Brady, Elms, Garibian, Lucia, and Chairperson Gervasio;

Nays - None.

Absent - None.

There was no Executive Session.

The following Resolutions were presented for the record:

Resolution No. 21-2010 - Resolution Authorizing Blau Appraisal Company, Inc. the Award of a Non-Fair and Open Contract for Professional Appraisal and Consultant Services. On motion of Commissioner Brady, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

Ayes - Commissioners Brady, Elms, Garibian, Lucia, and Chairperson Gervasio;

Nays - None.

Absent - None.

Resolution No. 22-2010 - Resolution Authorizing Omland Engineering Services, Inc. the Award of a Non-Fair and Open Contract for Civil Engineering Services. On motion of Commissioner Lucia, seconded by Commissioner Garibian, the Resolution was adopted on the following vote:

Ayes - Commissioners Brady, Elms, Garibian, Lucia, and Chairperson Gervasio;

Nays - None.

Absent - None.

Resolution No. 23-2010 - Resolution Authorizing Binsky & Snyder Service, LLC the Award of a Non-Fair and Open Contract for HVAC Services. On motion of Commissioner Garibian, seconded by Commissioner Brady, the Resolution was adopted on the following vote:

Ayes - Commissioners Brady, Elms, Garibian, Lucia, and Chairperson Gervasio;

Nays - None.

Absent - None.

Resolution No. 24-2010 - Resolution Authorizing Amano McGann, Inc. the Award of a Non-Fair and Open Contract for Parking Maintenance and Supply Services. On motion of

Commissioner Lucia, seconded by Commissioner Brady, the Resolution was adopted on the following vote:

Ayes - Commissioners Brady, Elms, Garibian, Lucia, and Chairperson Gervasio;

Nays - None.

Absent - None.

Resolution No. 25-2010 - Resolution Authorizing Payment of Bills from the Operating Fund. On motion of Commissioner Brady, seconded by Commissioner Garibian, the Resolution was adopted on the following vote:

Ayes - Commissioners Brady, Elms, Garibian, Lucia, and Chairperson Gervasio;

Nays - None.

Absent - None.

Resolution No. 26-2010 - Resolution Authorizing Payment of Bills from Morristown Parking Authority Maple Avenue Parking Garage Construction Project Checking Account. On motion of Commissioner Lucia, seconded by Commissioner Garibian, the Resolution was adopted on the following vote:

Ayes - Commissioners Brady, Elms, Garibian, Lucia, and Chairperson Gervasio;

Nays - None.

Absent - None.

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

George Fiore, Executive Director

Anthony Lucia, Secretary

Prepared By: Robert S. Goldsmith, Esq.