

MINUTES OF THE REGULAR MEETING OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, FEBRUARY 7, 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 and Lucia

Also Present: George Fiore, Executive Director, Patrick W. Geary, Operations Manager, Robert S. Goldsmith, Esq., Parking Authority Counsel, Gerard Giosa, President, Director of Parking, Level G Associates

Absent: Commissioners Gervasio

At this point, the Executive Director presented the Minutes of the January 17, 2012 Regular Meeting. On motion of Commissioner Lucia, seconded by Commissioner Elms, the Minutes were approved.

The following communications were presented for the record:

Under date of January 18, 2012

To: Scott A. Galano, Esq.
From: George Fiore, Executive Director

Correspondence providing Resolution No. 9-2012 and Group Affidavit. On motion of Chairperson Garibian, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of January 20, 2012

To: Christopher J. Grell
From: George Fiore, Executive Director

Correspondence requesting transfer from the Series 2011 Debt Service Fund excess funds over \$312,000.00 to the Series 2002 General Reserve and Replacement Fund. After the February 1, 2012 debt service payment, the Authority wants to retain \$312,000.00 in the Series 2011 Debt Service Fund for the August 1, 2012 Debt Service payment. Also requesting the monies be invested in the Debt Service Fund in Treasury Notes or Treasury Bills to yield the maximum return. The funds should be invested, but also available before the August 1, 2012 Debt Service Payment date. On motion of Commissioner Lucia, seconded by Commissioner Elms, the letter was accepted for file.

Under date of January 20, 2012

To: Christopher J. Grell
From: George Fiore, Executive Director

Correspondence requesting transfer from the Series 2007 Debt Service Fund excess funds over \$371,000.00 to the Series 2002 General Reserve and Replacement Fund. After the February 1, 2012 debt service payment, the Authority wants to retain \$371,000.00 in the Series 2007 Debt Service Fund for the August 1, 2012 Debt Service payment. Also requesting the monies be invested in the Debt Service Fund in Treasury Notes or Treasury Bills to yield the maximum return. The funds should be invested, but also available before the August 1, 2012 Debt Service Payment date. On motion of Commissioner Lucia, seconded by Commissioner Elms, the letter was accepted for file.

Under date of January 20, 2012

To: Christopher J. Grell
From: George Fiore, Executive Director

Correspondence providing authorization to invest all funds in the Series 2002 General Reserve and Replacement Fund and Series 1997 General Reserve and Replacement Fund in Treasury Notes or Treasury Bills to yield the maximum return. The funds should be invested, but also available before the August 1, 2012 Debt Service Payment date. On motion of Commissioner Lucia, seconded by Commissioner Elms, the letter was accepted for file.

Under date of January 21, 2012

To: MPA
From: John McGloin, Managing Member
Café on the Green, LLC

Notice of Public Hearing, Town of Morristown Planning Board notifying that an application has been filed (Application #11-23) with the Planning Board of the Town of Morristown for Minor Site Plan Approval with waiver(s) and variance(s) for Block 6001, Lot 3, known as 28 West Park Place, located in the CBD-2 Central Business District Zone. The Applicant proposes to operate a gelato café and seeks to install a red, 15 foot by 3 foot awning above the storefront entrance, scalloped along the bottom edge, with "Café on the Green" lettered on the front in mustard / gold lettering outlined in black. Copies of the proposed plans and application are on file with the Secretary to the Planning Board and are open for inspection during regular business hours at the office of said Secretary. On motion of Commissioner Lucia, seconded by Chairperson Garibian, the Notice was accepted for file.

Under the date of January 23, 2012

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

Correspondence advising that pursuant to Section 34 of the Vail Mansion Agreement and the related Guarantee that for the period January 1, 2011 to December 31, 2011, the sum of established debt service, together with operating costs totaled \$141,392.10. The gross revenues for calendar year 2011 were \$66,772.93, less than the "Revenue Floor" under the Guaranty of \$121,392.00. This triggers the Guarantee in the amount of \$20,000.00, the cap for the period January 1, 2011 through December 31, 2011. On motion of Commissioner Brady, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of January 24, 2012

To: Chairman and Members
Town of Morristown Parking Authority
From: Vincent M. Montanino, RMA, PSA

Correspondence confirming understanding of the services to be provided for the Town of Morristown Parking Authority for the year ended December 31, 2012. On motion of Commissioner Lucia, seconded by Chairperson Garibian, the letter was accepted for file.

At this point, under the Report portion of the meeting, Gerard Giosa, Principal of Level G Associates, LLC presented to the Board the Report on Off-Street Occupancy Counts for November 2011. He indicated there were positive trends, although it was just a snapshot view. On motion of Chairperson Garibian, seconded by Commissioner Lucia, the report was accepted for file.

At this point, under the Report portion of the meeting, Mr. Giosa and the Executive Director presented to the Board the reports / presentation Public Parking Locator Map. It was suggested by Members of the Board of Commissioners that the map should be modified to indicate prepared by Level G Associates on behalf of the Morristown Parking Authority, as well as distribution, to members of the Town Council. On motion of Chairperson Garibian, seconded by Commissioner Elms, the report was accepted for file.

At this point, under the Old Business portion of the meeting, the Executive Director informed the Board and presented to the Board notification to MPA personnel concerning changes to PERS and Health Benefits. Mr. Fiore noted that there were modest increases at most with respect to contributions from employees. The Executive Director also noted that state law mandates making available to employees the opportunity to participate in Flexible Spending Accounts, as well as Premium Option Plans.

At this point, under the New Business portion of the meeting, the Executive Director presented the recommendation for the adoption of Policy for Use of On-Street Parking Spaces in the CBD regarding daily permit and meter cards. On motion of Commissioner Lucia, seconded by Commissioner Brady, the Policy was adopted on the following vote:

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

At this point, under the New Business portion of the meeting, the Executive Director presented for the information of the Board, a drawing showing the proposed improvements to the intersection of Morris Street / Lackawanna Place / Elm Street. The Executive Director noted that all of the head on spaces would be eliminated and some additional parallel spaces would be included with a marginal net loss in spaces, but further indicated that the County was committed to making these changes. The Town supported the changes and Mr. Fiore further advised that Mr. Geary would be accompanying representatives of the Morristown Partnership and the Town of Morristown to alert businesses in the area of the proposed changes.

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

The following Resolutions were presented for the record:

Resolution No. 13 -2012 - Resolution Authorizing Execution of Agreement of Sale Without Bid. On motion of Commissioner Luccia, seconded by Chairperson Garibian, the Resolution was adopted on the following vote:

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

Resolution No. 14 -2012 - Operating Fund Bills. On motion of Commissioner Brady, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

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

Resolution No. 15 -2012 - Improvement Fund Bills. On motion of Commissioner Brady, seconded by Commissioner Luccia, the Resolution was adopted on the following vote:

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

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

George Fiore, Executive Director

Prepared By: Robert S. Goldsmith, Esq.