

MINUTES OF THE REGULAR MEETING OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, MARCH 6, 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: None

At this point, the Executive Director presented the Minutes of the February 21, 2012 Regular Meeting. On motion of Commissioner Brady, seconded by Commissioner Lucia, the Minutes were approved.

The following communications were presented for the record:

Under date of February 22, 2012

To: Timothy Dougherty, Mayor, Town of Morristown
From: Christopher Garibian, Chairperson

Correspondence enclosing Morristown Parking Authority check representing payment in lieu of taxes for the Parking Authority's office space at 14 Maple Avenue. On motion of Commissioner Brady, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of February 16, 2012

To: Michael F. Rogers, Business Administrator
Town of Morristown
From: Robert Pudlak, Director, Administration and Finance
Chief Financial Officer

Correspondence enclosing The Seeing Eye check representing payment in lieu of taxes for the Parking Authority office space at 14 Maple Avenue. On motion of Commissioner Lucia, seconded by Chairperson Garibian, the correspondence was accepted for file.

Under date of February 21, 2012

To: Mr. Peter LaConfora, Jr.
From: George Fiore, Executive Director

Correspondence advising Mr. LaConfora to speak with the Parking Authority first as the Parking Authority might have an interest in acquiring his property given the likelihood the Speedwell redevelopment project will proceed. On motion of Commissioner Lucia, seconded by Chairperson Garibian, the letter was accepted for file.

Under date of February 22, 2012

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

Correspondence enclosing check representing the first semi-annual payment due for leasing the Church property adjacent to and a part of the Cattano Mall parking facility which was due March 1, 2012 for the lease period March 1, 2012 through February 28, 2013. On motion of Commissioner Lucia, seconded by Chairperson Garibian, the letter was accepted for file.

Under date of February 28, 2012

To: Polaris Galaxy Insurance, LLC
From: George Fiore, Executive Director

Correspondence enclosing signed Statement of Values (as of February 22, 2012) confirming the accuracy. On motion of Chairperson Garibian, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of February 28, 2012

To: Greg Deal, Field Manager
From: Anne Aronovitch, Executive Director
Arts Council *of the* Morris Area

Correspondence, via email, making a request to the Parking Authority for permission to use space in the garage as part of the artist studio tour / art walk on Sunday, May 6th. The group of artists would be setting up their exhibits / works on the top floor of the parking garage (or the floor just below in case of rain). On motion of Chairperson Garibian, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of March 5, 2012

To: Mr. Stuart M. Cohen
From: George Fiore, Executive Director

Correspondence enclosing the suggested lease terms set by the Board of Commissioners for a 3 year lease term commencing May 1, 2012. It further advises the progressive square foot rates are consistent with those of the other 2nd floor tenants. On motion of Chairperson Garibian, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of March 5, 2012

To: Mr. James J. Specht
From: George Fiore, Executive Director

Correspondence enclosing the suggested lease terms set by the Board of Commissioners for a 3 year lease term commencing May 1, 2012. It further advises the progressive square foot rates are consistent with those of the other 2nd floor tenants. On motion of Commissioner Lucia, seconded by Chairperson Garibian, the letter was accepted for file.

*At this point Commissioner Gervasio joined the meeting.

There were no Reports.

At this point, under the Old Business portion of the meeting, the Executive Director advised that the local franchise Board of the State of New Jersey, Department of Community Affairs, Division of Local Government Services had issued the certification and adopted 2012 Budget of the Morristown Parking Authority.

At this point, under the Old Business portion of the meeting, the Executive Director and Counsel advised the Board regarding the issuance of the request for qualifications for developer and development team selection for commuter lot, Block 3602, Lots 11, 12, 12.01, 13 and Lumber Street Right of Way (MPA Lot 3R). Counsel advised that the RFQ had been issued, that the MPA had some limited input into the RFQ and that the input was the product of discussions among Mr. Fiore, Mr. Giosa and Mr. Goldsmith.

At this point, under the Old Business portion of the meeting, the Executive Director and Counsel advised the Board of Commissioners of the continuing maintenance of the matrix of leases and agreements of the Morristown Parking Authority and the goal to put in place the electronic notification system with respect to the existing manual matrix of leases and agreements.

At this point, under the New Business portion of the meeting, the Executive Director advised the Board of Commissioners that for continuity purposes, he was preparing a detailed handbook of month-by-month actions of the Administration and the Board of Commissioners for the ongoing operation of the Morristown Parking Authority.

At this point, under the New Business portion of the meeting, the Executive Director advised the Board of a report recently prepared by the New Jersey Comptroller, A. Matthew Boxer. Mr. Fiore indicated that as a product of a review of that report and newspaper references to the report, the Administration is exploring joining the State Health Benefits Program. Mr. Fiore advised that the Administration was giving serious consideration to the switch but there is likely a need for professional guidance with respect to such health care insurance.

At this point, under the New Business portion of the meeting, the Executive Director and counsel advised the Board that the Parking Authority and the County of Morris were nearing the end of negotiations with respect to the County installation of photovoltaics at the Ann Bank Street Parking Garage. It is likely that an agreement regarding the MPA's rights will be presented for Board consideration at the next meeting of the Board of Commissioners and further that the Parking Authority was awaiting an accounting for revenues due the Parking Authority based upon one year operation of the Photovoltaics.

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

The following Resolutions were presented for the record:

Resolution No. 19 2012 - Authorizing the Award of Certain Non-Fair and Open Contracts for Services. On motion of Commissioner Lucia, seconded by, Chairperson Garibian, the Resolution was adopted on the following vote:

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

Resolution No. 20 - 2012 - Operating Fund Bills. On motion of Chairperson Garibian, seconded by Commissioner Elms, the Resolution was adopted on the following vote:

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

Resolution No. 21 - 2012 - Improvement Fund Bills. On motion of Commissioner Lucia, seconded by Chairperson Garibian, the Resolution was adopted on the following vote:

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

Resolution No. 22 - 2012 - Maple Avenue Construction Fund. On motion of Chairperson Garibian, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

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

At this point the Board acknowledged the good things of Commissioner Gervasio and Commissioner Elms.

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

George Fiore, Executive Director

James Gervasio, Secretary

Prepared By: Robert S. Goldsmith, Esq.