

**MINUTES OF THE REGULAR MEETING OF THE PARKING AUTHORITY OF
THE TOWN OF MORRISTOWN, HELD TUESDAY, MAY 4, 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, Garibian, Lucia, and Chairperson Gervasio;

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

Absent - Commissioner Elms.

At this point, the Executive Director presented the Minutes of the April 20, 2010, Regular Meeting. On motion of Commissioner Lucia, seconded by Commissioner Garibian, the Minutes were approved.

The following communications were presented for the record:

Under date of April 26, 2010

To: Commissioners and Counsel
From: George Fiore, Executive Director

Correspondence providing 2010 Annual Financial Disclosure Statements to be completed and returned to the Parking Authority on or prior to May 4, 2010. On motion of Chairperson Gervasio, seconded by Commissioner Brady, the letter was accepted for file.

Under date of April 26, 2010

To: Mr. George Fiore, Executive Director
From: Daniel E. Somers, Esq.

Correspondence advising that Mr. Somers' firm is exercising its renewal option under the lease agreement of September 23, 2005 for one year with reference to 10 Pine Street, Suite 102. On motion of Chairperson Gervasio, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of May 3, 2010

To: Daniel E. Somers, Esq.
From: George Fiore, Executive Director

Correspondence acknowledging receipt of Mr. Somers' letter of April 26, 2010, exercising his firm's election to exercise its renewal option and advising that the Parking Authority as a courtesy has determined to waive its right to a rent increase for this renewal period but reserves its right to consider and impose a rent increase for the second option period. On motion of Chairperson Gervasio, seconded by Commissioner Lucia, the letter was accepted for file.

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 Year Ended December 31, 2009. He noted how comprehensive, careful and deliberate Vincent Montanino and his staff are. Mr. Fiore noted that Mr. Montanino has suggested that the Parking Authority should retain a consultant to assist in analyzing appropriate depreciation for the fixed assets of the Parking Authority. On motion of Commissioner Lucia, seconded by Commissioner Garibian the report was tabled for consideration at the next meeting of the Board of Commissioners.

At this point, under the Old Business portion of the meeting, the Executive Director updated the Board on the proposed capital improvements at Lots 15 O (Speedwell Avenue). He advised the Board that for approximately \$3,500 the retaining wall could be repaired and seal coating and restriping could be undertaken for approximately \$1,500 for a total of estimated \$5,000 to substantially improve the function and appearance of the parking facility. On motion of Chairperson Gervasio, seconded by Commissioner Garibian, the proposal was approved.

At this point, under the Old Business portion of the meeting, the Executive Director noted that Stacy Schlosser, Board Member of the Morristown Partnership, a business owner on South Street, has well as Council Liaison Feldman, had recommended making all on-street parking meters on Madison Street two hour meters. Mr. Fiore noted that this was consistent with the practice throughout much of Morristown and further that Mr. Giosa had approved of the change as did Michael Fabrizio, Executive Director, Morristown Partnership.. The change would need to be implemented by Ordinance of the Town Council. On motion of Commissioner Lucia, seconded by Commissioner Garibian, the recommendation was authorized on the following vote:

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

Nays - None.

Absent - Commissioner Elms.

At this point, under the New Business portion of the meeting, the Administration presented the 14 Maple Avenue Office Building HVAC and BAS Maintenance Contracts. The Executive Director noted that various proposals for maintenance had been received for both the HVAC and the BAS (Building Automation System). Mr. Fiore advised that Binsky & Snyder was already performing maintenance very well at 10 Pine Street and recommended approval of the Binsky & Snyder Maintenance Contract in the amount of \$3,900. Further, Mr. Fiore noted that this was the best bid of the three proposals on the mechanical system. In addition, Mr. Fiore noted that the BAS was complicated. That Blanchard had negotiated with Johnson Controls Incorporated, the company that installed and provided the BAS facilities and was able to achieve an extension of the warranty through November 1, 2010 and therefore the recommendation that JCI be approved for the amount of \$15,016 was recommended to the Board of Commissioners. On motion of Chairperson Gervasio, seconded by Commissioner Brady, the contracts were approved on the following vote:

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

Nays - None.

Absent - Commissioner Elms.

There was no Executive Session.

The following Resolutions were presented for the record:

Resolution No. 43-2010 - Resolution Authorizing Payment of Bills from the Operating Fund. On motion of Commissioner Garibian, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

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

Nays - None.

Absent - Commissioner Elms.

Resolution No. 44-2010 - Resolution Authorizing Payment of Bills from Parking Authority of the Town of Morristown Improvement Fund and Authorizing and Directing JP Morgan Chase Bank to Transfer Moneys from the Vista Fund's 100% U.S. Treasury Money Market Fund to the Parking Authority of the Town of Morristown Improvement Fund Checking Account. On motion of Chairperson Gervasio, seconded by Commissioner Brady, the Resolution was adopted on the following vote:

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

Nays - None.

Absent - Commissioner Elms.

Resolution No. 45-2010 - 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, Garibian, Lucia and Chairperson Gervasio;

Nays - None.

Absent - Commissioner Elms.

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

George Fiore, Executive Director

Anthony Lucia, Secretary

Prepared By: Robert S. Goldsmith, Esq.