

MINUTES OF THE REGULAR MEETING OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, JUNE 12, 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 May 15, 2012 Regular Meeting. On motion of Chairperson Garibian, seconded by Commissioner Lucia, the Minutes were approved.

The following communications were presented for the record:

Under date of May 17, 2012

To: Daily Record
From: George Fiore, Executive Director

Correspondence forwarding copy of MPA Summary of Synopsis of Audit Report for publication, one time, in the Legal Notice section of the newspaper on May 22, 2012. The Summary is being published for Fiscal Year Ending December 31, 2011 and in accordance with *N.J.S.A. 40A:5A-16*. On motion of Commissioner Lucia, seconded by Commissioner Brady, the letter was accepted for file.

Under date of May 20, 2012

To: Eligible Morristown Parking Authority Associates
From: George Fiore, Executive Director

The Executive Director noted that staff was generally pleased with the program, On motion of Commissioner Lucia, seconded by Commissioner Brady, the letter was accepted for file.

Under date of May 24, 2012

To: Christy Hartnet, Bureau Chief
Bureau of Authority Regulation, DCA
From: George Fiore, Executive Director

Correspondence enclosing certified true copy of Resolution No. 32-2012 and group affidavit form for the annual audit report for the fiscal year ended December 31, 2011 in accordance with *N.J.S.A. 40A:17*. On motion of Commissioner Lucia, seconded by Commissioner Brady, the letter was accepted for file.

Under date of May 21, 2012

To: Mr. Matthew Stechauner
From: George Fiore, Executive Director

Correspondence forwarding eight (8) copies of the Parking Authority's fiscal and calendar 2011 Annual Audit of the parking system as a whole (Project). On motion of Commissioner Lucia, seconded by Commissioner Brady, the letter was accepted for file.

Under date of May 16, 2012

To: Litwin Realty Company
From: George Fiore, Executive Director

Correspondence acknowledging receipt of petition letters dated May 7, 2012. The parking spaces were deemed nonconforming and present a liability as was the intersection. It further advises that the Parking Authority has evaluated the remaining parking spaces and are prepared to convert a certain number of long-term spaces to short-term. There would be a reduction of only three to five head-in spaces. The Parking Authority invited commercial property owners to a meeting held on Wednesday, April 25, 2012 where the County of Morris, the Town of Morristown, the Morristown Parking Authority and the Morristown Partnership were present to review plans and make suggestions. The Morristown Partnership has offered to host another meeting for the property owners were unable to attend. On motion of Commissioner Lucia, seconded by Commissioner Brady, the letter was accepted for file.

Under date of May 24, 2012

To: Morristown Parking Authority
From: State of New Jersey
Department of the Treasury, Division of Pensions and Benefits

Correspondence approving the Morristown Parking Authority's Resolution for participation in the New Jersey State health Benefits Program (NJSHBP) and that coverage will become effective on August 1, 2012. On motion of Commissioner Gervasio, seconded by Commissioner Brady, the letter was accepted for file.

Under date of May 24, 2012

To: Morristown Parking Authority
From: State of New Jersey
Department of the Treasury, Division of Pensions and Benefits

Correspondence acknowledging the Morristown Parking Authority's resolution to not offer certain plans under the New Jersey State Health Benefits Program (NJSHBP). On motion of Commissioner Gervasio, seconded by Chairperson Garibian, the letter was accepted for file.

Under date of June 1, 2012

To: Oxford Health Plans
From: George Fiore, Executive Director

Correspondence advising that the Morristown Parking Authority will be terminating its contract with Oxford Health Plans as of July 31, 2012 at 12:00 midnight. The Morristown Parking Authority also enclosed evidence of continued coverage under New Jersey State Health Benefits Program, effective August 1, 2012. On motion of Commissioner Gervasio, seconded by Commissioner Brady, the letter was accepted for file.

Under date of May 16, 2012

To: Ted J. Moran, LEED AP, Senior Account Executive
Johnson Controls, Inc.
From: George Fiore, Executive Director

Correspondence forwarding two (2) copies of Johnson Controls, Incorporated Agreement for 14 Maple avenue, Morristown, New Jersey and requesting that the Parking Authority receive one fully executed copy. On motion of Chairperson Garibian, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of May 16, 2012

To: Mr. Mike R. Rapp, LEED A.P. President
Binsky & Snyder Services, L.L.C.
From: George Fiore, Executive Director

Correspondence forwarding one executed copy of Binsky & Snyder Service, L.L.C. Agreement for the contract period June 1, 2012 through May 31, 2013. On motion of Chairperson Garibian, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of May 25, 2012

To: Mr. David Brown
c/o Penobscot Corp.
From: Robert S. Goldsmith, Esq.

Correspondence acting as the demand on behalf of the Morristown Parking Authority for the guaranty payment due for the period January 1, 2011 through December 31, 2011. The amount demanded was \$0, revenues exceeded expenses. The guaranty obligation is comprised of two elements; (1) debt service; and (2) operations and maintenance which the letter itemizes in detail. On motion of Commissioner Lucia, seconded by Commissioner Gervasio, the letter was accepted for file.

Under date of June 13, 2012

To: Hon. Timothy Dougherty
Morristown Council
From: Christopher Garibian, Chairperson

Correspondence forwarding copies of the document entitled "What We Are About - Team Players" prepared at my request by George Fiore, Executive Director of the Morristown Parking Authority. The letter also forwards the document entitled "MPA / Town Ratable Facts" which should be of interest to the Hon. Timothy Dougherty and his constituents. On motion of Commissioner Lucia, seconded by Commissioner Brady, the letter was approved by the Board and accepted for file.

Under date of June 1, 2012

To: George Fiore, Executive Director
From: Michael Shacham, Show Chairman
Morris County Art Association

Correspondence advising that the Morris County Art Association is having their annual "Celebrate Morristown" Art Show at the Vail Mansion on Saturday, June 9, 2012 and setup to begin on Friday, June 8, 2012. On motion of Commissioner Lucia, seconded by Commissioner Brady, the letter was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented to the Board the May 2012 Monthly Enforcement Report. The Executive Director noted that Wade Chan has advised that he will continue as a PEO fulltime and that his plans have changed. On motion of Commissioner Lucia, seconded by Commissioner Brady, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented to the Board the May 2011 / 2012 Comparative Meter Revenue Report. The Executive Director noted that the revenues were looking strong. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented to the Board the May 2011 / 2012 Comparative Cash Revenue Report. On motion of Commissioner Lucia, seconded by Commissioner Gervasio, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented to the Board the May 2011 / 2012 Year-to-Date Revenue Summary. On motion of Commissioner Elms, seconded by Chairperson Garibian, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented to the Board the May 2012 After Hours Overtime Report. Following a general discussion about hours logged by the Operations Manager and use of the incorrect form, on motion of Chairperson Garibian, seconded by Commissioner Lucia, the report was accepted for file.

At this point, under the Old Business portion of the meeting, the Executive Director advised the Board that they will be formally authorizing the execution of the County of Morris / Morristown Parking Authority Agreement on photovoltaics.

At this point, under the Old Business portion of the meeting, the Executive Director advised the Board that the elevator work will be beginning at the Ann Bank Garage.

At this point, under the Old Business portion of the meeting, the Executive Director and counsel reviewed with the Board the proposal of Rosewood for interest payments, pending payment of the balance due the Morristown Parking Authority. On motion of Commissioner Lucia, seconded by Commissioner Brady, the proposal was approved on the following vote:

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

At this point, under the New Business portion of the meeting, the Executive Director and counsel presented the proposal of Energyprint for utility, data management and energy reporting for the 14 Maple Avenue office building. The Board was advised that this would probably provide some useful information in context with respect to the various HVAC and electrical usage in the building given that the building is gold LEED certified. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, a one year contract in the amount of \$1,000.00 was authorized on the following vote:

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

At this point on motion of Chairperson Garibian, seconded Commissioner Lucia, the Board approved the promotion of Carlos Jaramillo from PEO to Sergeant and an increase in salary as noted by administration and further authorized a bonus to be paid to certain staff personnel for assistance with implementation of the State Health Benefits Program. Certain changes were authorized on the following vote:

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

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

The following Resolutions were presented for the record:

Resolution No. 39 - 2012 - Approving and Authorizing Execution of Limited Consent and Agreement No. 2. On motion of Commissioner Brady, seconded by Chairperson Garibian, the Resolution was adopted on the following vote:

<u>Ayes:</u>	Chairperson Garibian, Commissioners Brady, Elms, Gervasio and Lucia
<u>Nays:</u>	None
<u>Absent:</u>	None

Resolution No. 40 - 2012 - Appointing Parking Enforcement Officer of the Parking Authority of the Town of Morristown. 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. 41 - 2012 - Operating 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. 42 - 2012 - Improvement Fund Bills. On motion of Commissioner Brady, 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

Resolution No. 43 - 2012 - Maple Avenue Construction Fund. 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

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.