

**MINUTES OF THE REGULAR MEETING OF THE PARKING AUTHORITY OF
THE TOWN OF MORRISTOWN, HELD TUESDAY, JULY 19, 2011, 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 Brady, 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 4, 2011, 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 Lucia, Garibian,* Elms and Gervasio and Chairperson Brady.

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

Absent - None.

At this point, the Executive Director presented the Minutes of the June 21, 2011 Regular Meeting. On motion of Commissioner Lucia, seconded by Chairperson Brady, the Minutes were approved.

The following communications were presented for the record:

Under date of June 17, 2011

To: MPA
From: Edward King, President, LVI Demolition Services

Correspondence advising that demolition of Washington Building located at 32 Washington Street will commence during the week of July 18, 2011.

The Executive Director noted that the demolition company had met with the MPA. Among other things, the removal and replacement of meters was discussed, as well as reimbursement to the MPA for lost revenues. On motion of Commissioner Gervasio, seconded by Commissioner Elms, the letter was accepted for file.

Under date of June 21, 2011

To: Mr. George Fiore, Executive Director
From: George Sous, Regional Public Affairs Manager, PSE&G

Correspondence enclosing contribution check in the amount of \$5,000.00 to cover advertising with community and charitable organizations. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of June 22, 2011

To: Municipal Court Administrator and Town Clerk, Town of Morristown
From: George Fiore, Executive Director

Correspondence enclosing changes to the Morristown Parking Authority Rules and Regulations. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the letter was accepted for file.

* At this point, Commissioner Garibian joined the Meeting.

Under date of June 22, 2011

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

Correspondence enclosing MPA's check in the amount of \$4,687.20, representing the first semi-annual payment due for leasing church property adjacent to and part of Cattano Mall parking facility for the lease period March 1, 2011 through February 28, 2012. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of June 22, 2011

To: MPA
From: Debra Tantleff, Vice President Development, Roseland Property Company

Correspondence enclosing payment in the amount of \$20,000, representing payment for the Annual Revenue Shortfall for 2010.

The Executive Director explained to the Board of Commissioners that a meeting was held with Eric Witmond and Stephen Santola to discuss the guaranty of the Vail Mansion. He explained that the threshold, based on an assumed debt service, was unachievable. He indicated that the MPA, on an interim basis, would be operating the sixteen (16) spaces dedicated to the Vail Mansion which would improve revenues to the MPA. He further indicated that the administration was likely to recommend, if acceptable to Rosewood, a proposal to reduce the threshold based on a more realistic revenue projection on the \$1.5M cost to the MPA for the facility. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of June 27, 2011

To: Captain Michael Ubertaccio, Morristown Police Department
From: Patrick Geary, Operations Manager

Correspondence requesting notification of any inquiries or meetings between the Morristown Police Department and any utility companies regarding long-term work on public streets in Morristown. On motion of Commissioner Garibian, seconded by Commissioner Gervasio, the letter was accepted for file.

Under date of June 29, 2011

To: Patrick Geary, Operations Manager
From: Hudson Energy

Correspondence enclosing Offer Sheet and Service Agreement for energy supply to MPA facilities. The Executive Director noted the good work Mr. Geary had done in reviewing various alternative electric energy suppliers and indicated that the MPA is anticipated to achieve substantial savings over a two-year contract with Hudson Energy. On motion of Commissioner Garibian, seconded by Commissioner Gervasio, the letter was accepted for file.

Under date of July 8, 2011

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

Correspondence enclosing executed copy of the Service Agreement between MPA and Johnson Controls. On motion of Commissioner Garibian, 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 June 2011 Monthly Enforcement Report. 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 June 2011 Employee Sick and Vacation Report. At this point, the Executive Director indicated to the Board that he was satisfied with the use to date of sick and vacation days by MPA staff. The Executive Director also advised the Board that he had prepared a worker's compensation proposal to treat employees fairly but also to provide an incentive for employees who had recovered to return to work. He indicated that this would be presented to the Board shortly and probably at the next Board meeting. On motion of Commissioner Lucia, seconded by Commissioner 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 June 2011 Vehicle Maintenance Report. On motion of Commissioner Gervasio, 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 that he had inspected the wall at the Mall Parking Lot with Robert Weissenborn and an engineer from Robert Weissenborn's new office. The good news was that the damage was not structural. An engineering detail had been prepared for repairs and repairs would be costly, but the MPA was not looking at a major structural solution.

At this point, under the New Business portion of the meeting, the Executive Director advised that the potential change to the MPA's Regular Meeting Date from Tuesday, August 16, 2011 (6:00 P.M.) to Tuesday, August 9, 2011 (6:00 P.M.) was moot, and the scheduled meeting of August 16, 2011 (6:00 P.M.) would remain.

The following Resolutions were presented for the record:

Resolution No. 30-2011 - Resolution Designating the Firm of O&S Associates, Incorporated, to Serve as Parking Engineer. On motion of Commissioner Garibian, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

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

Nays - None.

Absent - None.

Resolution No. 31-2011 - Resolution Authorizing the Award of Non-Fair and Open Contracts for Services. On motion of Commissioner Lucia, seconded by Commissioner Gervasio, the Resolution was adopted on the following vote:

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

Nays - None.

Absent - None.

Resolution No. 32-2011 - Resolution Authorizing Payment of Bills from the Parking Authority of the Town of Morristown Operating Fund Checking Account. On motion of Commissioner Lucia, seconded by Commissioner Garibian, the Resolution was adopted on the following vote:

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

Nays - None.

Absent - None.

Resolution No. 33-2011 - Resolution Authorizing Payment of Bills from the Parking Authority of the Town of Morristown Improvement Fund Checking Account. On motion of Commissioner Garibian, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

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

Nays - None.

Absent - None.

Resolution No. 34-2011 - Resolution Authorizing Payment of Bills from the Parking Authority of the Town of Morristown Maple Avenue Construction Fund Checking Account. On motion of Commissioner Garibian, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

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

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

Michael R. Elms, Secretary