

**MINUTES OF THE REGULAR MEETING OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, AUGUST 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\*, Gervasio and Lucia

Also Present: George Fiore, Executive Director, Patrick W. Geary, Operations Manager, Robert S. Goldsmith, Esq.

Absent: None

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At this point, the Executive Director presented the Minutes of the July 10, 2012 Regular Meeting. On motion of Commissioner Lucia, seconded by Commissioner Brady, the Minutes were approved.

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The following communications were presented for the record:

Under date of July 5, 2012

To: Michael Fabrizio, Executive Director  
The Morristown Partnership  
From: George Fiore, Executive Director

Correspondence expressing support of the Morristown Parking Authority for efforts made by Morristown Partnership to obtain a TEA Grant for completion of the Washington Street Enhancement Project from the Morris County Courthouse to Burnham Park along Washington Street in Morristown, New Jersey. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of July 9, 2012

To: Pfister Roofing  
Attn: Wayne Pfister  
From: George Fiore, Executive Director

Correspondence addressing the need for repairs to the EIFS/Stucco damaged by water seeping under the penthouse roof of the 14 Maple Avenue office building from a failed roof area around a drain and faulty caulking and providing notice that Pfister should take the necessary steps to ensure the 20-year roof warranty will be satisfied. The letter further demands reimbursement in the amount of \$2,200 for repairs. At this point, the Executive Director noted that the \$2,200 in his opinion is not worth further effort for collection and there have been no further problems and the issue of responsibility was not so clear. On motion of Commissioners Gervasio, seconded by Chairperson Garibian, the letter was accepted for file.

Under date of July 12, 2012

To: Morristown Parking Authority  
George Fiore, Executive Director  
From: George Piasecki, President  
Pfister Maintenance, Inc.

Correspondence denying any responsibility for any damage that occurred to 14 Maple Avenue Building and setting forth the history of events claiming that Pfister has fulfilled its obligations above and beyond the warranty requirements. On motion of Commissioner Lucia, seconded by Commissioner Gervasio, the letter was accepted for file.

Under date of July 11, 2012

To: Robert W. Mania, Principal  
RHM Benefits, Inc.  
From: George Fiore, Executive Director

Correspondence setting forth that pursuant to Section 3.05: Safety Committee, of the Proposed NJIIF Bylaw changes for 2012, adopted by Resolution No. 48-2012 on July 10, 2012 by the Morristown Parking Authority associates were designated to serve on the Safety Committee, subject to final adoption of said amendment by the NJIIF. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of July 11, 2012

To: Dawn Curto  
From: George Fiore, Executive Director

Correspondence forwarding check from the Morristown Parking Authority representing payment of parking income due for April, May and June, 2012. On motion of Commissioner Gervasio, seconded by Commissioner Brady, the letter was accepted for file.

Under date of July 11, 2012

To: Marty Epstein  
Marty's Reliable Cycle  
From: Patrick W. Geary, Operations Manager

Correspondence advising that the Parking Authority has approved the request by Mr. Epstein to use the Parking Authority's facilities for the Gran Fondo NJ in Morristown on Sunday, September 9, 2012. The letter further states the availability of parking at other facilities which are free of charge on Sunday. The letter also mentions there is a height restriction. The Executive Director at this point addressed that Administration was considering upgrading lighting in the Ann Bank Garage which is approaching 30 years of age and in response to a question Commissioner Gervasio advised that the MPA has structural exams performed from time to time. On motion of Commissioner Gervasio, seconded by Commissioner Brady, the letter was accepted for file.

Under date of July 11, 2012

To: George Fiore, Executive Director  
From: Michael Furman, Consultant  
PFM Asset Management LLC

Correspondence noting that it has come to the attention of Michael Furman, while working on the 10 year calculation for the Series 2002 bonds that both 2002 and 2004 bonds were redeemed in full last September by the Series 2011 bonds. It further states that September and October statements are needed for the accounts that received 2002 and 2004 proceeds. On motion of Commissioner Gervasio, seconded by Chairperson Garibian, the letter was accepted for file.<sup>1</sup>

Under date of July 16, 2012

To: Michael Furman, Consultant  
PFM Asset Management LLC  
From: George Fiore, Executive Director

Correspondence providing copies of Series 2002 Escrow, Series 2004 Escrow and Series 2011 DSR accounts. On motion of Commissioner Gervasio, seconded by Chairperson Garibian, the letter was accepted for file.

Under date of July 17, 2012

To: John Fugger  
Administrative Officer Planning Board  
Town of Morristown  
From: George Fiore, Executive Director

Correspondence advising the Morristown Parking Authority that they can accommodate seven (7) parking spaces at Lot 6F (front) for short-term parking. There is also additional long-term parking available in Lot 6R (rear). These spaces are neither reserved nor dedicated. On motion of Chairperson Garibian, seconded by Commissioner Gervasio, the letter was accepted for file.

Under date of July 20, 2012

To: Christopher Grell  
From: George Fiore, Executive Director

Correspondence requesting that Mr. Grell transfer from the Series 2007 Debt Service Fund any excess funds over \$242,000 to the Series 2002 General Reserve and Replacement Fund. On motion of Commissioner Gervasio, seconded by Commissioner Brady, the letter was accepted for file.

Under date of July 20, 2012

To: Christopher Grell  
From: George Fiore, Executive Director

Correspondence requesting that Mr. Grell transfer from the Series 2011 Debt Service Fund any excess funds over \$217,000 to the Series 2002 General Reserve and Replacement Fund. The letter further asks that these monies be invested in the Debt Service Fund and 2011 Debt Service Reserve Fund. On motion of Commissioner Gervasio, seconded by Commissioner Brady, the letter was accepted for file.

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1 At this point Commissioner Elms joined the meeting.

Under date of July 20, 2012

To: Christopher Grell  
From: George Fiore, Executive Director  
Correspondence advising that Mr. Grell is authorized and directed to invest all funds in the Series 2002 General Reserve and Replacement Fund and Series 1997 General Reserve and Replacement Fund. On motion of Commissioner Gervasio, seconded by Commissioner Brady, the letter was accepted for file.

Under date of July 12, 2012

To: Whom it May Concern  
From: Jordan Nefouse, Production Manager  
495 Productions, Inc.

Correspondence advising it serves as a letter of intent for the usage of public and privately owned property throughout the Morristown area. The reality series for MTV “Snooki & Jwoww” will document the life of Snooki and Jwoww. The letter also advises when the cast departs from their homes, and walk down public sidewalks to privately owned businesses, such as bars, clubs and restaurants which have been pre-cleared for them to enjoy they would be followed by a crew of up to 10 people with 2 to 3 cameras. On motion of Commissioner Gervasio, seconded by Commissioner Brady, the letter was accepted for file.

Under date of July 25, 2012

To: Christopher Walker, Superintendent  
County of Morris  
From: George Fiore, Executive Director

Correspondence requesting that the County of Morris process its share (40%) for work which is nearly completed by Schindler Elevator Corporation. On motion of Commissioner Lucia, seconded by Chairperson Garibian, the letter was accepted for file.

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At this point, under the Report portion of the meeting, the Operations Manager presented to the Board the July 2012 Monthly Enforcement Report. On motion of Commissioner Gervasio, seconded by Commissioner Brady, the report was accepted for file.

The July 2011 / 2012 Comparative Meter Revenue Report, the July 2011 / 2012 Comparative Cash Revenue Report, and the July 2011 / 2012 Year-to-Date Revenue Summary were deferred pending certain collections and reports and will be presented at the September meeting.

At this point, under the Report portion of the meeting, the Executive Director presented to the Board the July 2012 After Hours Overtime Report as presented by Mr. Geary and Mr. Deal. On motion of Chairperson Garibian, seconded by Commissioner Elms, the report was accepted for file.

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At this point, under the New Business portion of the meeting, the Executive Director and Counsel reported on the Safety and Cleaning at the July 13, 2012 meeting. The Executive Director noted that the Committee is composed of Council President, Michele Harris King, Councilmembers Rebecca Feldman, Stephan Armington, Michael Fabrizio, Michael Rogers and George Fiore and Robert S. Goldsmith on behalf of the Morristown Parking Authority. The Executive Director reviewed some of the proposals being considered for license funds to augment police presence on certain evenings. The Executive Director also noted his desire to provide for police patrol assigned to the DeHart Street Parking Garage and possibly the Ann Bank Parking Garage during certain evenings for public safety. The Executive Director noted that although there were some suggestions that the DeHart Parking Garage was contributing to the problem, the Executive Director noted that in a discussion with Police Chief Demnitz the Chief advised that the DeHart Street is not a problem.

At this point, under the New Business portion of the meeting, the Executive Director proposed that the Flat Rate parking fee be increased for the DeHart Street Garage, Ann Bank Street Garage and Dalton Parking Garage in part to provide additional revenues to support augmented police patrols as described above. The Executive Director noted that the current structure is \$3.00 for any length of parking after 5 p.m. and \$2.00 for any amount of parking after 7 p.m. The Executive Director noted that option 1 would be to increase the \$3.00 rate to \$4.00 and the \$2.00 to \$3.00. Option 2 would be to eliminate the distinction and provide for a \$4.00 charge for any parking after 5 p.m. After consideration by the Board of Commissioners, on motion of Commissioner Gervasio, seconded by Commissioner Brady, the Administration was authorized to implement option 2 providing for a \$4.00 after 5 p.m. at the DeHart Street Garage, the Ann Bank Street Garage and the Dalton Parking Garage as soon as practical with implementation at the discretion of the Administration.

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 noted that Field Manager Deal had proposed an improvement at the exit at the Ann Bank Street Parking Garage onto the Lane off of Bank Street. The Executive Director noted that this would provide for express exit and it would substantially reduce backups for new customer satisfaction. The projected cost would be in the range of \$50,000 for masonry work, a new

handicapped booth and control equipment. The Board of Commissioners responded favorably and the Administration will pursue the new design and equipment.

At this point, under the New Business portion of the meeting, the Executive Director advised the Board of Commissioners that the evening maintenance person was suspended for 2 days.

At this point, under the New Business portion of the meeting, the Executive Director noted that there has been some discussions among some of the Board of Commissioners with Mr. Fiore for the creation of a committee to address personnel and succession matters. At this point Chairperson Garibian appointed Commissioner Lucia and himself as the personnel and succession matters committee.

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The following Resolutions were presented for the record:

Resolution No. 50 - 2012 - Operating Fund Bills. On motion of Chairperson Garibian, seconded by Commissioner Brady, the Resolution was adopted on the following vote:

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

Resolution No. 51 - 2012 - Improvement Fund Bills. 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

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

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George Fiore, Executive Director

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James Gervasio, Secretary

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Prepared By: Robert S. Goldsmith, Esq.