

MINUTES OF THE REGULAR MEETING OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, SEPTEMBER 11, 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, Gervasio and Lucia

Also Present: George Fiore, Executive Director, Patrick W. Geary, Operations Manager, Robert S. Goldsmith, Esq. The Commissioners welcome back Mr. Geary

Absent: Commissioner Elms

At this point, the Executive Director presented the Minutes of the August 7, 2012 Regular Meeting. On motion of Commissioner Lucia, seconded by Commissioner Brady, the Minutes were approved.

The following communications were presented for the record:

Under date of August 8, 2012, 2012

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

Correspondence advising Mr. LaCanfora that the Morristown Parking Authority has looked further into the possible acquisition of his property and, at the present time, the Parking Authority has determined not to take any further action due to the Parking Authority’s financial condition and the size of the facility. On motion of Commissioner Lucia, seconded by Commissioner Gervasio, the letter was accepted for file.

Under date of August 11, 2012

To: George Fiore, Executive Director
From: Mr. Peter LaCanfora

Correspondence acknowledging receipt of Mr. Fiore’s letter. Mr. LaCanfora also expressed his gratitude for the Parking Authority’s initial interest and follow-up with regard to said lot. The letter also states that should circumstances change the Parking Authority should contact Mr. LaCanfora. On motion of Commissioners Lucia, seconded by Commissioner Gervasio, the letter was accepted for file.

Under date of August 10, 2012

To: Martin A. Newmark, Esq.
From: Robert S. Goldsmith, Esq.

Correspondence providing information as to available parking at the Elm Street / Franklin Street parking facility, together with information regarding the abundance of on-street parking along Elm Street, Madison Street and South Street. On motion of Chairperson Garibian, seconded by Commissioner Gervasio, the letter was accepted for file.

Under date of August 23, 2012

To: George Piasecki, President
Pfister Management, Inc.
From: George Fiore, Executive Director

Correspondence acknowledging receipt of Mr. Piasecki's letter of July 12, 2012. The letter is requesting that a proposal be provided for services on an annual basis for the routine maintenance of the roof to be considered by the Board of Commissioners to ensure compliance with any warranty requirements. On motion of Commissioner Lucia, seconded by Chairperson Garibian, the letter was accepted for file.

Under date of August 24, 2012

To: Patrick Geary, Operations Manager
Morristown Parking Authority
From: Gail Kleinman, LCSW, BCD

Correspondence providing a detailed account of the incident which occurred on August 21, 2012. The letter also provides for a request for compensation for lost wages, a written statement of how the system will be improved and a written apology. On motion of Commissioner Lucia, seconded by Chairperson Garibian, the letter was accepted for file.

Under date of August 29, 2012

To: Gail Kleinman, LCSW, BCD
From: George Fiore, Executive Director

Correspondence acknowledging the situation and circumstances of the August 21, 2012 incident at the DeHart Street Garage. The letter explains what steps were taken to assist Ms. Kleinman with information provided by the 911 dispatcher. The request for reimbursement for lost wages is prohibited by the Parking Authority's policy. On motion of Commissioner Lucia, seconded by Chairperson Garibian, the letter was accepted for file.

Under date of August 27, 2012

To: Morristown Parking Authority
From: Michael Fabrizio

E-mail forwarding Mr. Cavanaugh's e-mail advising that the new restaurant will not tax the parking facilities provided by the parking authority. It further indicates the capacity is less than 200 people and the bulk of the business will take place Friday and Saturday evenings when most shoppers and local employees have left Morristown. On motion of Commissioner Gervasio, seconded by Chairperson Garibian, the letter was accepted for file.

Under date of September 6, 2012

To: George Fiore, Executive Director
From: James Cavanaugh

Correspondence advising Mr. Cavanaugh that the Parking Authority consulted with their parking consultant, Level G and reviewed the documentation. The letter acknowledges the peak will be Friday and Saturday evenings when most shoppers and employees have left Morristown. The letter further advises of the substantial excess parking available at various locations/facilities. On motion of Commissioner Gervasio, seconded by Chairperson Garibian, the letter was accepted for file.

Under date of August 27, 2012

To: Morristown Parking Authority
From: Leonard T. Bier, JD, CAPP
Executive Director for Board of Directors

Correspondence advising the Board of Directors have voted to cancel the 2012 NJPI Annual Conference scheduled for November 14-16, 2012 at Harrahs Hotel in Atlantic City. On motion of Chairperson 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 July 2011 / 2012 Comparative Meter Revenue Report. The Executive Director noted the Meter Revenue Report was looking good. On Motion of Commissioner Lucia, 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 July 2011 / 2012 Comparative Cash Revenue Report. The Executive Director also noted the Revenue Summaries were also looking good for 2012. On motion of Commissioner Lucia, 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 July 2011 / 2012 Year-to-Date Revenue Summary. 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, Mr. Geary presented to the Board the August 2012 After Hours Overtime Report. This Report was tabled until the next meeting.

At this point, under the Report portion of the meeting, the Executive Director presented to the Board the Annual Report - Morristown Parking Authority (August 2012) Gerard Giosa, Level G. Associates, LLC. On motion of Commissioners Lucia, seconded by Chairperson Garibian, the Annual Report was accepted for file.

At this point, the Recommended Appropriation Transfers 2012 Operating Budget (Attached). On motion of Commissioner Lucia, seconded by Chairperson Garibian, the Recommended Appropriation Transfers as attached was authorized on the following vote:

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

At this point, the Proposed Special Workshop Meeting 10/16/12 (4:30 p.m.) for formulation and Approval of 2013 Budget of Current Expenses. On motion of Chairperson Garibian, seconded by Commissioner Lucia, the meeting was scheduled on the following vote:

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

On motion of Commissioner Lucia, seconded by Commissioner Brady, the Board moved into Executive Session.

The following Resolutions were presented for the record:

At this point, Chairperson Garibian left for attendance at a 9/11 Morristown Bar Association Commemorative Event.

Resolution No. 52 - 2012 - Operating Fund Bills. On motion of Commissioner Lucia, seconded by Commissioner Brady, the Resolution was adopted on the following vote:

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

Resolution No. 53 - 2012 - Improvement Fund Bills. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

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

Resolution No. 54 - 2012 - Maple Avenue Construction Fund. On motion of Commissioner Lucia, seconded by Commissioner Brady, the Resolution was adopted on the following vote:

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

At this point, Mr. Goldsmith raised the matter of an appraisal of the 3R Lot so that the Parking Authority does not interfere with progress on the 3R redevelopment. On motion of Commissioner Brady, seconded by Commissioner Lucia, Blau and Blau was authorized to undertake an appraisal for an amount not to exceed \$6,500 and the Executive Director and counsel were directed to enter into an agreement reflecting same not to exceed the authorized amount.

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.