

**MINUTES OF THE REGULAR MEETING OF THE PARKING AUTHORITY OF  
THE TOWN OF MORRISTOWN, HELD TUESDAY, SEPTEMBER 6, 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 Elms, Garibian and Lucia and Chairperson Brady.

Also Present- George Fiore, Executive Director, Robert Beckelman, Esq., Parking Authority Counsel.

Absent - Commissioner Gervasio; Patrick W. Geary, Operations Manager.

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At this point, the Executive Director presented the Minutes of the August 16, 2011 Regular Meeting. On motion of Commissioner Lucia, seconded by Commissioner Elms, the Minutes were approved.

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At this point, the Executive Director presented the Minutes of the August 16, 2011 Executive Session Meeting. On motion of Commissioner Lucia, seconded by Commissioner Elms, the Minutes were approved.

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The following communications were presented for the record:

Under date of August 16, 2011

To: John Bonanni, County Administrator, County of Morris  
From: George Fiore, Executive Director

Correspondence advising Mr. Bonanni that the elevator at the southern elevation in the Ann/Bank Garage requires modernization, and that the MPA has obtained a proposal to perform certain upgrades to the elevator. The letter provides the requisite 30-day notice to the County to request a consultation prior to the repairs being performed, and further advises the County that it is responsible for 40% of the cost of the repairs.

On motion of Commissioner Lucia, seconded by Chairperson Brady, the letter was accepted for file.

Under date of August 16, 2011

To: MPA Associates  
From: George Fiore, Executive Director

Correspondence advising MPA employees that the certain sections of Employee Handbook have been revised, specifically, the sections regarding Worker's Compensation coverage and Financial Security Protocol, and that employees should review the revised sections of the Handbook.

On motion of Commissioner Lucia, seconded by Chairperson Brady, the letter was accepted for file.

Under date of August 17, 2011

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

Correspondence advising Mr. Somers that the 5-year renewal of his lease has been approved by the Board of Commissioners, and that he should execute and return the enclosed lease to the Executive Director for countersignature by MPA.

On motion of Commissioner Lucia, seconded by Commissioner Elms, the letter was accepted for file.

Under date of August 17, 2011

To: Parking Enforcement Officer Brian Hart  
From: George Fiore, Executive Director

Correspondence advising Mr. Hart that due to his unacceptable behavior and poor performance, his employment with MPA has been terminated by the Board of Commissioners.

On motion of Commissioner Lucia, seconded by Commissioner Elms, the letter was accepted for file.

Under date of August 17, 2011

To: George Fiore, Executive Director  
From: Marie Rosan

Correspondence complimenting the MPA for its concern for the commercial and residential areas of Morristown.

On motion of Commissioner Lucia, seconded by Commissioner Elms, the letter was accepted for file.

Under date of August 18, 2011

To: Cynthia Evans, Comptroller  
From: George Fiore, Executive Director

Correspondence enclosing payment in the amount of \$8,542.87, representing reimbursement of SRECs.

On motion of Commissioner Lucia, seconded by Commissioner Elms, the letter was accepted for file.

Under date of September 5, 2011

To: MPA Associates  
From: George Fiore, Executive Director

Correspondence requesting that, in light of September 11 approaching, all employees remain alert and report any suspicious/unusual activities to MPA Management or the Morristown Police Department.

On motion of Commissioner Elms, seconded by Commissioner Lucia, the letter was accepted for file.

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At this point, under the Report portion of the meeting, the Executive Director presented to the Board the Report on Examination of Financial Statements - Quarter Ended June 30, 2011. The Executive Director noted that it was a good report, revenues being maintained despite a very tight budget. He also noted the \$68,000 deficit shown does not reflect recently received receipts.

On motion of Commissioner Lucia, seconded by Commissioner Elms, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented to the Board the Morristown Parking Authority Annual Report (2010). The Executive Director noted that it was a great report, refinancing is being done at a good time. The Report includes a new debt services schedule.

On motion of Commissioner Lucia, seconded by Commissioner Elms, the report was accepted for file.

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At this point, under the Old Business portion of the meeting, the Executive Director discussed the Mall Parking Lot Lower Elevation Retaining Wall repairs are nearly complete. The engineer noted hollow spots and the contractor already took care of repairing them. The wall was inspected post-earthquake and the engineer will check again to assess any post-Hurricane Irene damage.

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At this point, under the New Business portion of the meeting, the Executive Director discussed the announcement of the 14 Maple Avenue building's recent LEED Gold Certification.

At this point, under the New Business portion of the meeting, the Executive Director advised the Board that Robert Weissenborn inspected the facilities since the earthquake, including 10 Pine Street.

At this point, under the New Business portion of the meeting, the Executive Director also reported the impact Hurricane Irene had on MPA facilities, including temporary power outages and loss of revenue. 10 Pine Street suffered water damage, to include loss of furnaces in basement. Mr. Fiore noted that MPA revenues lost due to Hurricane Irene were approximately \$5,500, mostly due to the inability to use the Dalton Garage.

At this point, under the New Business portion of the meeting, Commissioner Garibian mentioned that he has been advised of many complaints with parking pay machines not accepting credit cards, jamming or not working, and requested if a list of complaints can be compiled. Chairperson Brady advised that many people misuse the machines. The Executive Director advised the Board that Amano is currently working on these issues and that the machines are rebooted on an hourly basis. The Executive Director showed the Board the proposed sign giving instructions on how to use the machines, which the Board felt was a great idea. He also noted that the maintenance person is remaining on-site later to assist with problems, and that employee Kelvin is very good in dealing with customers' complaints.

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The following Resolutions were presented for the record:

Resolution No. 39-2011 - Resolution Authorizing Payment of Bills from the Operating Fund. On motion of Commissioner Garibian, seconded by Commissioner Elms, the Resolution was adopted on the following vote:

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

Nays - None.

Absent - Commissioner Gervasio.

Resolution No. 40-2011 - 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 Elms, the Resolution was adopted on the following vote:

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

Nays - None.

Absent - Commissioner Gervasio.

Resolution No. 41-2011 - Resolution Authorizing Payment of Bills from the Parking Authority of the Town of Morristown MPA 14 Maple Avenue Office Building Reserve Fund Checking Account. On motion of Commissioner Garibian, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

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

Nays - None.

Absent - Commissioner Gervasio.

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

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George Fiore, Executive Director

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Michael R. Elms, Secretary