

**MINUTES OF THE REGULAR MEETING OF THE PARKING AUTHORITY OF  
THE TOWN OF MORRISTOWN, HELD TUESDAY, SEPTEMBER 7, 2010, AT  
THE OFFICES OF THE PARKING AUTHORITY, 14 MAPLE AVENUE, SUITE 101,  
MORRISTOWN, NEW JERSEY, AT 7:00 P.M. PREVAILING TIME**

The meeting was called to order by Vice 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 5, 2010, 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 Brady, Garibian, Lucia.

Also Present- George Fiore, Executive Director, Robert S. Goldsmith, Esq., Parking Authority Counsel, Council Liaison Rebecca Feldman.

Absent - Commissioner Elms, Chairperson Gervasio.

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At this point, the Executive Director presented the Minutes of the August 10, 2010, Regular Meeting. On motion of Commissioner Lucia, seconded by Commissioner Garibian, the Minutes were approved.

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At this point, the Executive Director presented the Minutes of the August 10, 2010, Executive Session Meeting. On motion of Commissioner Lucia, seconded by Commissioner Garibian, the Minutes were approved.

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The following communications were presented for the record:

Under date of August 8, 2010

To: MPA  
From: Matthew Stechauner

Correspondence attaching a request to establish a permanent handicapped parking space in front of a Dental Office on Washington Street. On motion of Commissioner Lucia, seconded by Commissioner Garibian, the letter was accepted for file.

Under date of August 10, 2010

To: Council President Cattano and Council Members  
From: George Fiore, Executive Director

Correspondence replying to Mr. Stechauner's e-mail of August 8, 2010, regarding the handicapped parking on Washington Street and providing the Morristown Parking Authority's position on this request. On motion of Commissioner Lucia, seconded by Commissioner Garibian, the letter was accepted for file.

Under date of August 18, 2010

To: MPA and Matthew Stechauner  
From: Michael Rodgers

Correspondence responding to Mr. Stechauner's e-mail of August 8, 2010 and the MPA's position letter of August 10, 2010 and advising that the Administration does not support granting the request for a handicapped parking spot on Washington Street as there is ample parking behind the building to accommodate a handicap parking space. On motion of Commissioner Lucia, seconded by Commissioner Garibian, the letter was accepted for file.

Under date of August 9, 2010

To: C. Evans and MPA  
From: Carol Barkin

Correspondence thanking Ms. Evans for a great green tour on Saturday and provides a few of the comments from the attendees. On motion of Commissioner Lucia, seconded by Commissioner Garibian, the letter was accepted for file.

Under date of August 17, 2010

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

Correspondence regarding the Upper Court Street Parking and advising that the Parking Authority will be installing meters on the southeast side of Court Street from Ann Street in the direction of Fort Nonsense, for a distance of 245 feet and would appreciate an amendment to the Ordinance implementing these changes for Council consideration. This recommendation has been discussed with Michael Fabrizio of the Morristown Partnership and is supported by the Parking Authority, the Administration and Councilperson Rebecca Feldman. The Executive Director noted that there would be positive benefits by reducing chronic violators and making available more transit spaces in the area of the Court House. On motion of Commissioner Lucia, seconded by Commissioner Garibian, the letter was accepted for file.

Under date of August 18, 2010

To: Mr. Raymond Pardo, USI Security Services, Inc.  
From: George Fiore, Executive Director

Correspondence requesting that confirmation be provided that all USI Security Services personnel responsible for providing security services on behalf of the Morristown Parking Authority receive a Criminal History Record Screening and that USI Security Services does not employ any personnel serving the Morristown Parking Authority with a criminal history. In addition Mr. Fiore is requesting that all security officers serving the Morristown Parking Authority achieve SORA Certification and are licensed in the State of New Jersey. On motion of Commissioner Garibian, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of August 24, 2010

To: Nicholas DiMaiuta, RPA, Jones Lang LaSalle  
From: George Fiore, Executive Director

Correspondence regarding the Wachovia DeHart Street Parking Lot and requesting if any progress has been made with the mutual efforts to address the parking lot. There was an extensive discussion during which Mr. Fiore and Mr. Goldsmith advised the Board of the initial meeting with Mr. DiMaiuta and Mr. Fiore's recent telephone conversation which sounded like a different person but Mr. DiMaiuta after further discussion with Mr. Fiore agreed that he would take back the proposal to his management with respect to regulating the Wachovia parking lot. On motion of Commissioner Lucia, seconded by Commissioner Garibian, the letter was accepted for file.

Under date of August 27, 2010

To: Mr. Michael Fabrizio  
From: George Fiore, Executive Director

Correspondence providing an installment payment due date chart for the Morristown Partnership's fit-out costs. Mr. Fiore advised the Board that he was giving Mr. Fabrizio and the Morristown Partnership some additional flexibility but that payment would be due by September 15, 2010 in the amount of \$35,000.00, which would be applied for the recent repairs to Lot 10, currently underway. Mr. Fiore further advised the Board that he was prepared to show continued flexibility with the Morristown Partnership payments. On motion of Commissioner Lucia, seconded by Commissioner Garibian, the letter was accepted for file.

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At this point, under the Report portion of the meeting, the Executive Director presented the Report on Examination of Financial Statements - Quarter Ended March 31, 2010 as prepared by the Authority Auditor.

At this point, under the Report portion of the meeting, the Executive Director presented the Report on Examination of Financial Statements - Quarter Ended June 30, 2010 as prepared by the Authority Auditor.

At this point, The Executive Director noted that these Quarters were tight but that the Parking Authority was meeting its financial responsibility. Mr. Fiore further advised the Board that some of the matters with respect to increment expenses were affected by the timing of both payments for expenses and various elements of income. Furthermore, these reports were not indicative of the Parking Authority's coverage requirements with respect to the MPA Bond Resolutions. On motion of Commissioner Lucia, seconded by Commissioner Garibian, the respective reports were accepted for file.

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At this point, under the Old Business portion of the meeting, the Executive Director advised the proposed Parking Agreement between the Parking Authority of the Town of Morristown and the County College of Morris, which had been presented for consideration by the Parking Authority to the County College of Morris and that we have not received comment or review. Mr. Fiore advised the Board that he would again follow-up with the County College of Morris.

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At this point, under the New Business portion of the meeting, the Executive Director presented the possibility of advanced refunding of the MPA Bond Series 2002 and 2004 and the possible essential savings that could run to the Parking Authority. Mr. Fiore advised that the Bond Counsel, Mr. Draikiwicz, and Financial Consultant, Mr. Pulcini were reviewing the various options and the Board would likely be presented with a Resolution approving an Application to the Local Finance Board for a refunding proposal.

At this point, under the New Business portion of the meeting, the Executive Director advised the Board that bids were in the process of being finalized for the purchase of a Ford Fiesta to be used for the residential parking enforcement program shortly to be undertaken by the Morristown Parking Authority at the request of the Town of Morristown. Subject to confirmation, it appeared that Warnock Automotive was the lowest responsible bidder and to facilitate the process, on motion of Commissioner Garibian, seconded by Commissioner Lucia, the Administration was authorized to accept the lowest responsible bidder in an amount not to exceed \$17,300.00 on the following vote:

Ayes - Commissioners Brady, Garibian, Lucia.

Nays - None.

Absent - Commissioner Elms and Chairperson Gervasio.

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There was no Executive Session.

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The following Resolutions were presented for the record:

Resolution No. 62-2010 - Resolution Appointing Parking Enforcement Officers of the Parking Authority of the Town of Morristown in order to ensure their authority to undertake enforcement within residential areas of the Town of Morristown. On motion of Commissioner Garibian, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

Ayes - Commissioners Brady, Garibian, Lucia.

Nays - None.

Absent - Commissioner Elms and Chairperson Gervasio.

Resolution No. 63-2010 - Resolution Open Public Records Act Requirements for Public Agencies to make Government Records Subject to Public Access. On motion of Commissioner Garibian, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

Ayes - Commissioners Brady, Garibian, Lucia.

Nays - None.

Absent - Commissioner Elms and Chairperson Gervasio.

Resolution No. 64-2010 - Resolution Authorizing Payment of Bills from the Operating Fund. On motion of Commissioner Lucia, seconded by Commissioner Garibian, the Resolution was adopted on the following vote:

Ayes - Commissioners Brady, Garibian, Lucia.

Nays - None.

Absent - Commissioner Elms and Chairperson Gervasio.

Resolution No. 65-2010 - Resolution Authorizing Payment of Bills from the Parking Authority of the Town of Morristown Improvement Fund Checking Account. On motion of Commissioner Brady, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

Ayes - Commissioners Brady, Garibian, Lucia.

Nays - None.

Absent - Commissioner Elms and Chairperson Gervasio.

Resolution No. 66-2010 - 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 Lucia, seconded by Commissioner Garibian, the Resolution was adopted on the following vote:

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

Nays - None.

Absent - None.

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

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George Fiore, Executive Director

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Anthony Lucia, Secretary

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Prepared By: Robert S. Goldsmith, Esq.