

MINUTES OF THE REGULAR MEETING OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, AUGUST 18, 2015 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 6, 2015, 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 Gervasio, Stamato, Tighe and Chairperson Brady

Also Present: George Fiore, Executive Director, Patrick W. Geary, Operations Manager, Mark Axelrod, Assistant Director, Robert S. Goldsmith, Esq. and Council President Feldman

Absent: Commissioner Lucia

At this point, The Executive Director presented the Minutes of the July 14, 2015 Regular Meeting. On motion of Commissioner Tighe, seconded by Chairperson Brady, the Minutes were approved.

At this point, The Executive Director presented the Minutes of the Executive Session of the July 14, 2015 Regular Meeting. On motion of Commissioner Tighe, seconded by Chairperson Brady, the Minutes were approved.

There were no Public Comments.

There was no Mayor’s Report.

Town Council Liaison’s Report: Council President Feldman reported that the Town was seeking a new Business Administrator. Also, that a non-eminant domain redevelopment area study was being undertaken with respect to what was formerly known as the slagle lumber site on Elm Street.

The following communications were presented for the record:

Under date of July 15, 2015

To: Town of Morristown
From: George Fiore, Executive Director

Letter enclosing eight (8) copies of the 2014 Annual Report of the Parking Authority of the Town of Morristown, as prepared and submitted by the Authority’s consultant, Level G Associates. On motion of Chairperson Brady, seconded by Commissioner Tighe, the letter was accepted for file.

Under date of July 15, 2015

To: Morristown & Morris Township Library

From: George Fiore, Executive Director

Letter enclosing a copy of the 2014 Annual Report of the Parking Authority of the Town of Morristown, as prepared and submitted by the Authority's consultant, Level G Associates. On motion of Chairperson Brady, seconded by Commissioner Tighe, the letter was accepted for file.

Under date of July 15, 2015

To: Morristown Partners, Inc.
From: George Fiore, Executive Director

Letter enclosing a copy of the 2014 Annual Report of the Parking Authority of the Town of Morristown, as prepared and submitted by the Authority's consultant, Level G Associates. On motion of Chairperson Brady, seconded by Commissioner Tighe, the letter was accepted for file.

Under date of July 15, 2015

To: David Brown
From: George Fiore, Executive Director

Letter enclosing a copy of the 2014 Annual Report of the Parking Authority of the Town of Morristown, as prepared and submitted by the Authority's consultant, Level G Associates. On motion of Chairperson Brady, seconded by Commissioner Tighe, the letter was accepted for file.

Under date of July 15, 2015

To: 11 Cattano Avenue, LLC
From: George Fiore, Executive Director

Letter enclosing Parking Authority Check No. 3308 in the amount of \$13,500 representing payment of parking income due April, May and June 2015. On motion of Commissioner Tighe, seconded by Commissioner Gervasio, the letter was accepted for file.

Under date of July 15, 2015

To: Mitch Karon (NJ PCPS)
From: George Fiore, Executive Director

Correspondence stating that at the July 14, 2015 regular meeting of the MPA the Board of Commissioners duly authorized the purchase and installation of 450 IPS Group, Incorporated coin and credit card enabled single space parking meters, for a total amount of \$210,375.00. The correspondence further states that the MPA Administration has been authorized to exercise discretion with respect to selection of back office and maintenance fees and have at this time selected Option 1. The correspondence also states that the MPA has determined not to purchase the optional vehicle sensor. The Executive Director advised that the Parking Authority was purchasing 450 of 1,500 credit card meters that were being acquired by the Parking Co-op. He further advised that it was anticipated that the installation of these new meters would likely be completed within 60 to 90 days. The issue was raised regarding whether bagging the meters during the holiday season would affect the batteries powered by photovoltaics. The Executive Director advised that that issue would be addressed. On motion of Commissioner Stamato, seconded by Chairperson Brady, the letter was accepted for file.

Under date of July 17, 2015

To: George Fiore, Executive Director
From: Daniel Sudler

Letter serving as formal request to the MPA to lease 20 parking spaces that would be specifically designated to a to-be-developed project located at 42-46 Park Place, Morristown, NJ. The letter states that the term of the parking lease would be 20 years and Bijou Properties would be willing to relocate the parking to another location. On motion of Commissioner Tighe, seconded by Commissioner Stamato, the letter was accepted for file.

Under date of July 23, 2015

To: Daniel Sudler
From: George Fiore, Executive Director

Letter advising that the MPA can accommodate up to twenty (20) unreserved non-designated residential parking spaces among the DeHart Garage, Ann Bank Garage and Lot 10J. The letter also states that the offer is valid through December 31, 2015 and that at the present time the MPA cannot commit beyond that date. The Executive Director advised that the MPA was working with the Seeing Eye to restore four parking spaces that had been available to the Seeing Eye for use by the MPA and advised that there would be no difficulty in making twenty spaces available to Bijou, if necessary, and that four of those spaces would be the spaces to be reacquired from the Seeing Eye, which would result in 10 to 12 vacant spaces beyond the gated area. On motion of Commissioner Stamato, seconded by Commissioner Tighe, the letter was accepted for file.

Under date of July 20, 2015

To: Maryanne Connelly
From: Mark Axelrod

Correspondence advising that the MPA shares Ms. Connelly's concern of delivery trucks parking on the ramp and has made JHB&K management aware on numerous occasions and enlisted their help. The correspondence also states that JHB&K management has cooperated by informing their vendors not to park on the ramp when making deliveries and that MPA enforcement officers have also routinely been at the Vail to directly inform delivery trucks of the restriction and that tickets will be issued. The correspondence further states that the MPA is seeking the demarcation of a "Fire Lane" along the right side of the ramp with curb/pavement markings to reinforce the no parking/no deliveries restriction.

Mr. Axelrod reported on his recent meeting with the Community Theatre with respect to parking. Among items discussed was the fact that a representative of Trans Option attending the meeting at the request of the Mayo Performing Arts Center suggested that it would probably make more sense for the Community Theatre to send a shuttle to underutilized parking facilities such as the Ann-Bank parking garage and the Dalton parking garage. Overall, Mr. Axelrod reported that the meeting was productive and presented a good interaction between the MPA and MPAC. At this point, Commissioner Stamato expressed appreciation to Council President Feldman for addressing the VNA decision not to cooperate with the Community Theatre. Mr. Goldsmith advised that he did discuss the matter with Allen Kopelson, a partner of Ray Nadasky who is a Board Member of the VNA and Mr. Goldsmith advised that he would seek information from Mr. Kopelson as to any response from VNA. On motion of Commissioner Gervasio, seconded by Commissioner Stamato, the letter was accepted for file.

Under date of July 23, 2015

To: Rosemary Melendez
From: George Fiore, Executive Director

Letter requesting that the Bank transfer from the Series 2007 Debt Service Fund any excess funds over \$278,000 to the Series 2002 General Reserve and Replacement Fund. The letter states that after the August 1, 2015 debt service payment, the MPA wants to retain, \$278,000 in the Series 2007 Debt Service Fund for the February 1, 2016 Debt Service payment. The letter further requests that these monies be invested in the Debt Service Fund and 2007 Debt Service Reserve Fund in Treasury Notes or Treasury Bills to yield the maximum rate of return. On motion of Commissioner Tighe, seconded by Commissioner Stamato, the letter was accepted for file.

Under date of July 23, 2015

To: Rosemary Melendez
From: George Fiore, Executive Director

Letter requesting that the Bank transfer from the Series 20011 Debt Service Fund any excess funds over \$368,000 to the Series 2002 General Reserve and Replacement Fund. The letter states that after the August 1, 2015 debt service payment, the MPA wants to retain, \$368,000 in the Series 2011 Debt Service Fund for the February 1, 2016 Debt Service payment. The letter further requests that these monies be invested in the Debt Service Fund and 2011 Debt Service Reserve Fund in Treasury Notes or Treasury Bills to yield the maximum rate of return. On motion of Commissioner Tighe, seconded by Commissioner Stamato, the letter was accepted for file.

Under date of July 23, 2015

To: Rosemary Melendez
From: George Fiore, Executive Director

Letter authorizing and directing the Bank to invest all funds in the Series 2002 General Reserve and Replacement Fund and Series 1997 General Reserve and Replacement Fund in Treasury Notes or Treasury Bills to yield the maximum rate of return. The letter states that these funds should be invested, but must be available prior to the February 1, 2016 Debt Service Payment date. On motion of Commissioner Tighe, seconded by Commissioner Stamato, 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 2015 Monthly Enforcement Report. There was a brief discussion of enforcement practices and issues. On motion of Commissioner Gervasio, seconded by Commissioner Stamato, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented the June 2014/2015 Comparative Meter Revenue Report. On motion of Commissioner Gervasio, seconded by Commissioner Tighe, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented the June 2014/2015 Comparative Cash Revenue Report. On motion of Commissioner Gervasio, seconded by Commissioner Tighe, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented the June 2014/2015 Year-to-Date Revenue Summary. The Executive Director noted that \$300,000 of the \$549,000 in revenue was the infrastructure costs reimbursement, a one-time revenue figure relating to the infrastructure improvements in Market Street and Bank Street

which were to be borne by Harry Simon. On motion of Commissioner Gervasio, seconded by Commissioner Tighe, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented the June 2015 Employee Sick & Vacation Report. On motion of Commissioner Tighe, seconded by Commissioner Stamato, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented the June 2015 MPA Vehicle Maintenance Report. On motion of Commissioner Tighe, seconded by Commissioner Stamato, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented the Report on Examination of Financial Statements of the Parking Authority of the Town of Morristown – Quarter Ended March 31, 2015. On motion of Commissioner Stamato, seconded by Commissioner Gervasio, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented the MPA Parking Facility Occupancy Counts – May 2015 Level G Associates, LLC. On motion of Commissioner Stamato, seconded by Commissioner Tighe, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented the MPA Facility Electronic Data Sheet (Sample Lot 8H Franklin and Elm Streets). Mr. Axelrod presented in detail the concept that he and Mr. Giosa were working on with respect to data and information regarding MPA Facilities. On motion of Commissioner Gervasio, seconded by Commissioner Tighe, the report was accepted for file.

At this point of the Old Business Portion of the Meeting, the Executive Director proposed to replace the existing Pay-On-Foot Station in Lot 15 (Speedwell Avenue) with New Parkeon Multi-Space Meter (Under Open Purchase Order) in the amount of \$10,685.00. On motion of Commissioner Tighe, seconded by Commissioner Gervasio the authorization was granted on the following vote:

Ayes: Commissioners Gervasio, Stamato, Tighe and Chairperson Brady
Nays: None.
Absent: Commissioner Lucia

New Business. None.

At this point, on motion of Commissioner Stamato, seconded by Commissioner Gervasio, the Board moved into Executive Session.

The following Resolutions were presented for the record:

Resolution No. 47-2015: (Authorizing the Transfer of Funds from the Parking Authority of the Town of Morristown MPA Special Revenue Account to the MPA Improvement and Preventative Maintenance Fund). On motion of Commissioner Tighe, seconded by Commissioner Stamato, the Resolution was adopted on the following vote:

Ayes: Commissioners Gervasio, Stamato, Tighe and Chairperson Brady
Nayes: None.
Absent: Commissioner Lucia

Resolution No. 48-2015: (Operating Fund Bills). Note that the Executive Directive advised the Board of Commissioners that there were two reimbursements - one to Mr. Fiore for \$75.00 for gifts in memory of relatives of MPA employees who have died and \$60.00 to Mr. Axelrod for similar reasons. On motion of Commissioner Stamato, seconded by Commissioner Gervasio, the Resolution was authorized on the following vote:

Ayes: Commissioners Gervasio, Stamato, Tighe and Chairperson Brady
Nayes: None.
Absent: Commissioner Lucia

Resolution No. 49-2015: (Improvement Fund Bills). On motion of Commissioner Stamato, seconded by Commissioner Gervasio, the Resolution was authorized on the following vote:

Ayes: Commissioners Gervasio, Stamato, Tighe and Chairperson Brady
Nayes: None.
Absent: Commissioner Lucia

Resolution No. 50-2015: (Resolution Authorizing an Extension of an Agreement for a 60-Day Period of Exclusively for Bijou Properties and the Morristown Parking Authority to Negotiate for the Possible Development of Lot 3R, Also Known as Block 3602, Lot 13). On motion of Commissioner Stamato, seconded by Commissioner Tighe, the Resolution was authorized on the following vote:

Ayes: Commissioners Gervasio, Stamato, Tighe and Chairperson Brady
Nayes: None.
Absent: Commissioner Lucia

There being no further business to be transacted, on motion of Commissioner Stamato, seconded by Commissioner Tighe, the meeting was held adjourned.

George Fiore, Executive Director

Linda Stamato, Secretary

Prepared By: Robert S. Goldsmith, Esq.