

MINUTES OF THE REGULAR MEETING OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, DECEMBER 16, 2014 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 Gervasio, 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 21, 2014, 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, Stamato and Tighe, Chairperson Gervasio

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

Absent: Commissioner Lucia

At this point, The Executive Director presented the Minutes of the December 5, 2014 Regular Meeting. On motion of Commissioner Tighe, seconded by Commissioner Stamato, the Minutes were approved.

Public Comments:

The Executive Director advised the Board that he had received a gift from Binsky-Snyder of a fruit basket. Mr. Fiore indicated that he advised Binsky-Snyder that the Parking Authority had a policy against such gifts but that the fruit basket was donated to the Parking Enforcement Officers and the Maintenance Personnel.

There was no Mayor’s Report.

The following communications were presented for the record:

Under date of December 9, 2014

To: Chairperson and Commissioners
From: George Fiore, Executive Director

Letter confirming that the Annual Dinner of the Parking Authority of the Town of Morristown will be held Tuesday, December 16, 2014 at Fiore’s Italian Restaurant at 6:15 p.m. On motion of Commissioner Tighe, seconded by Commissioner Stamato, the letter was accepted for file.

Under date of December 3, 2014

To: Division of Local Government Services
From: George Fiore, Executive Director

Letter enclosing two requisite copies of the 2015 Annual Budget which includes the Supplemental Schedule of the Parking Authority of the Town of Morristown. On motion of

Commissioner Tighe, seconded by Commissioner Stamato, the letter was accepted for file.

Under date of December 2, 2014

To: Robin Kesselmeier
From: George Fiore, Executive Director

Letter enclosing a copy of the Parking Authority's 2015 Annual Budget, a copy of which must be filed with the local governing body to meet the requirements of the Division of Local Government Services, Trenton, New Jersey. On motion of Commissioner Brady, seconded by Commissioner Stamato, the letter was accepted for file.

Under date of December 3, 2014

To: Daily Record
From: Elizabeth DeVito

Correspondence enclosing MPA "Meeting Notice" for publication in the Legal Section of the Daily Record on December 12, 2014 and requesting an Affidavit of Publication. On motion of Commissioner Brady, seconded by Commissioner Stamato, the letter was accepted for file.

Under date of December 3, 2014

To: Star Ledger
From: Elizabeth DeVito

Correspondence enclosing MPA "Meeting Notice" for publication in the Legal Section of the Star Ledger on December 12, 2014 and requesting an Affidavit of Publication. On motion of Commissioner Brady, seconded by Commissioner Tighe, the letter was accepted for file.

Under date of December 1, 2014

To: James Kutsch
From: George Fiore, Executive Director

Letter regarding the Lease between the Parking Authority of the Town of Morristown and The Seeing Eye, Inc. dated April 2007. The letter states that pursuant to Section 3 of the Lease, effective as of January 1, 2015 continuing through December 31, 2017, the Base Rent for the First Floor Space will increase to \$6,512.63 per month (\$78,151.60 per year), and the Base Rent for the Basement Space will increase to \$7,958.83 per month (\$95,506.00 per year). The letter further states that the aggregate monthly Base Rent for the First Floor Space and the Basement Space will increase to \$14,471.46. On motion of Commissioner Brady, seconded by Commissioner Tighe, the letter was accepted for file.

Under date of December 1, 2014

To: Laura Landy
From: George Fiore, Executive Director

Letter regarding the Lease between the Parking Authority of the Town of Morristown and Fannie E. Rippel Foundation dated June 11, 2007. The letter states that pursuant to Section 3 of the Lease, effective as of January 1, 2015 continuing through December 31, 2017, the Base Rent will increase from \$10,292.16 per month (\$123,505.90) to \$10,910.80 per month (\$130,929.57). On motion of Commissioner Brady, seconded by Commissioner Tighe, the letter was accepted for file.

Under date of December 2, 2014

To: Patrick Geary
From: Daniel Roose

Letter stating that U.S. Security Associates, Inc. (USA) would be pleased to exercise the first of two extension options of one year to continue providing the security services to Morristown Parking Authority. The letter further states that USA would ask for a 1.8% CPI increase going into next year and requests information regarding what steps will need to be taken, if any, or if upon approval of the commissioners a confirmation letter of the extension will be provided. On motion of Commissioner Tighe, seconded by Commissioner Stamato, the letter was accepted for file.

Under date of December 3, 2014

To: Marcy Segro
From: George Fiore, Executive Director

Letter advising that the Parking Authority of the Town of Morristown has engaged Level G Associates, LLC to serve as parking consultant for the purpose of reviewing the operation, performance and financial performance of the Parking Authority. Enclosed with the letter is a copy of Level G Associates, LLC Annual Report, dated June 2014, and Tables 3A/3B projected performance of the system as provided in the Official Statement for the Guaranteed Parking Revenue Bonds (Series 2007). Also enclosed with the letter is Morristown Parking Authority Resolution Number 50-2014 and Certification of the Executive Director, that the Fiscal Year Net Revenues shall at least equal the Net Revenue Requirements for such year. On motion of Commissioner Brady, seconded by Commissioner Stamato, the letter was accepted for file.

At this point, under the New Business portion of the meeting, the Administration presented Recommended Appropriation Transfers for the Operating Budget of 12/16/14. All transfers are attached hereto. On motion of Commissioner Stamato, seconded by Commissioner Tighe, the Appropriation Transfers were authorized on the following vote:

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

At this point, under the New Business portion of the meeting, the Administration presented Applications for Employment for Parking Facility Attendant of Carlos Sotelo, Application for Employment for Parking Facility Attendant/PEO of Philip Vitale and Application for Employment for Part-time Bookkeeper/Receptionist for Christina Colaneri. The Administration recommended the hiring of all three individuals. It was noted that Mr. Sotelo was referred by the Mayor and it was suggested that the Mayor should be advised that the suggestion was appreciated and the individual was hired by the Parking Authority. With respect to the Bookkeeper/Receptionist, Mr. Fiore noted that Mia was looking to reduce hours and that the blend would serve the Parking Authority well. On motion of Commissioner Tighe, seconded by Commissioner Stamato, the Administration was authorized to hire the three individuals and to determine appropriate wages on the higher side on the following vote:

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

At this point, under the New Business portion of the meeting, the Executive Director noted that the Parking Authority would be converting, where cost effective the lighting to LED as

the lights burn out. He indicated that the Ann Bank lighting situation had been reviewed recently and was accepted.

The following Resolutions were presented for the record:

Resolution No. 56-2014: (Authorizing Execution of an Extension of the Security Services Agreement between the Parking Authority of the Town of Morristown and U.S. Security Associates, Inc.). On motion of Commissioner Brady, seconded by Commissioner Tighe, the Resolution was adopted on the following vote:

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

Resolution No. 57-2014: (Resolution Appointing Parking Enforcement Officer of the Parking Authority of the Town of Morristown). On motion of Commissioner Brady, seconded by Chairperson Gervasio, the Resolution was adopted on the following vote:

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

Resolution No. 58-2014: (Operating Fund Bills). On motion of Commissioner Tighe, seconded by Commissioner Brady, the Resolution was adopted on the following vote:

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

Resolution No. 59-2014: (Improvement Fund Bills). On motion of Chairperson Gervasio, seconded by Commissioner Tighe, the Resolution was adopted on the following vote:

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

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

George Fiore, Executive Director

Linda Stamato, Assistant Secretary/Treasurer

Prepared By: Robert S. Goldsmith, Esq.