

MINUTES OF THE REGULAR MEETING OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, JANUARY 20, 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 20, 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 Lucia, Stamato, Tighe and Chairperson Brady

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

Absent: Commissioner Gervasio

At this point, Chairperson Brady requested a moment of silence in honor of Stephen Greenberger, former MPA Commissioner and dedicated Morristown servant who died Monday, January 12, 2015.

At this point, The Executive Director presented the Minutes of the January 6, 2015 Annual Reorganization and Regular Meeting. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the Minutes were approved.

At this point, The Executive Director presented the Minutes of the Executive Session of the January 6, 2015 Annual Reorganization and Regular Meeting. On motion of Commissioner Stamato, seconded by Chairperson Brady, the Minutes were approved.

There were no Public Comments.

There was no Mayor’s Report.

The following communications were presented for the record:

Under date of January 7, 2015

To: Richard Tighe
From: George Fiore, Executive Director

Letter advising Commissioner Tighe that at the January 6, 2015 Annual Reorganization meeting of the Town of Morristown he was reappointed as a Commissioner of the Morristown Parking Authority. On motion of Commissioner Lucia, seconded by Chairperson Brady, the letter was accepted for file.

Under date of January 7, 2015

To: Rebecca Feldman
From: George Fiore, Executive Director

Letter of cordial greetings and welcome back to Council President Feldman who will be serving as Town Liaison Official to the Morristown Parking Authority. The letter states that the MPA meets the first and third Tuesday of each month, at 6:00 p.m. in the offices of the Parking Authority, 14 Maple Avenue, Suite 101, with the exception of the summer months and when there are conflicts in schedule dates. On motion of Commissioner Lucia, seconded by Commissioner Stamato, the letter was accepted for file.

Under date of January 7, 2015

To: Daily Record
From: George Fiore, Executive Director

Correspondence enclosing Resolution 2-2015 and Resolution No. 3-2015 for publication in the Legal Section of the Daily Record no later than January 13, 2015 and requesting an Affidavit of Publication. On motion of Commissioner Stamato, seconded by Commissioner Tighe, the letter was accepted for file.

Under date of January 7, 2015

To: Daily Record
From: George Fiore, Executive Director

Correspondence enclosing Resolution 2-2015 and Resolution No. 3-2015 for publication in the Legal Section of The Star Ledger no later than January 13, 2015 and requesting an Affidavit of Publication. On motion of Commissioner Stamato, seconded by Commissioner Tighe, the letter was accepted for file.

Under date of January 7, 2015

To: Robert Goldsmith
From: George Fiore, Executive Director

Letter advising Mr. Goldsmith that at the January 6, 2015 Annual Reorganization Meeting of the Parking Authority of the Town of Morristown, he was duly appointed as Parking Authority legal counsel for the fiscal and calendar 2015. On motion of Commissioner Lucia, seconded by Commissioner Stamato, the letter was accepted for file.

Under date of January 7, 2015

To: Vincent Montanino
From: George Fiore, Executive Director

Letter advising Mr. Montanino that at the January 6, 2015 Annual Reorganization Meeting of the Parking Authority of the Town of Morristown, he was duly appointed as Parking Authority auditor for the fiscal and calendar 2015 at an annual retainer of \$29,800.00. On motion of Commissioner Lucia, seconded by Commissioner Stamato, the letter was accepted for file.

Under date of January 7, 2015

To: Gerard Giosa

From: George Fiore, Executive Director

Letter advising Mr. Giosa that at the January 6, 2015 Annual Reorganization Meeting of the Parking Authority of the Town of Morristown, the firm Level G Associates, LLC was duly appointed as Parking Authority Parking Consultant for the fiscal and calendar. On motion of Commissioner Lucia, seconded by Commissioner Stamato, the letter was accepted for file.

Under date of January 7, 2015

To: Gary Pulcini
From: George Fiore, Executive Director

Letter advising Mr. Pulcini that at the January 6, 2015 Annual Reorganization Meeting of the Parking Authority of the Town of Morristown, he was duly appointed as Parking Authority Financial Consultant for the fiscal and calendar 2015. At this point, the Executive Director advised the Board that there would be a meeting with Mr. Pulcini, Mr. Draikiwicz, Bond Counsel, Mr. Goldsmith to discuss the possibility of refunding the 2007 bond issue with a potential savings of approximately \$1.5-\$2.7 million dollars present value. On motion of Commissioner Lucia, seconded by Commissioner Stamato, the letter was accepted for file.

Under date of January 5, 2015

To: Christopher Walker
From: George Fiore, Executive Director

Letter advising that the elevator modernization is now complete and the Parking Authority has made payment in full. The letter requests that the County's share of \$9,824.00 be paid. On motion of Commissioner Tighe, seconded by Commissioner Stamato, the letter was accepted for file.

Under date of January 7, 2015

To: Marcelly Segro
From: George Fiore, Executive Director

Letter enclosing a copy of Morristown Parking Authority Resolution No. 4-2015 designating The Bank of New York Mellon, Lakeland Bank and ConnectOne Bank as Official Depositories for the period January 1, 2015 through December 31, 2015. The letter states that in accordance with Section IV of the Cash Management Plan, designated Official Depositories shall acknowledge in writing receipt of said Plan by sending a copy of such acknowledgement to the Designated Official as referred to in Section III of the Cash Management Plan. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of January 7, 2015

To: Kim Ryan
From: George Fiore, Executive Director

Letter enclosing a copy of Morristown Parking Authority Resolution No. 4-2015 designating The Bank of New York Mellon, Lakeland Bank and ConnectOne Bank as Official Depositories for the period January 1, 2015 through December 31, 2015. The letter states that in accordance with Section IV of the Cash Management Plan, designated Official Depositories shall acknowledge in writing receipt of said Plan by sending a copy of such acknowledgement to the Designated Official as referred to in Section III of the Cash Management Plan. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of January 7, 2015

To: Marlene Caprio
From: George Fiore, Executive Director

Letter enclosing a copy of Morristown Parking Authority Resolution No. 4-2015 designating The Bank of New York Mellon, Lakeland Bank and ConnectOne Bank as Official Depositories for the period January 1, 2015 through December 31, 2015. The letter states that in accordance with Section IV of the Cash Management Plan, designated Official Depositories shall acknowledge in writing receipt of said Plan by sending a copy of such acknowledgement to the Designated Official as referred to in Section III of the Cash Management Plan. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of January 8, 2015

To: Philip Abramson
From: George Fiore, Executive Director

Letter in response to Mr. Abramson's inquiry as to the availability of parking at the DeHart Street Garage for 59 residential units in the last building to be constructed as part of the Epsteins Rehabilitation project. The letter advises that the Rosewood Partnership has a contractual right to 30 gated spaces below grade for Building C. The letter further advises that Gerard Giosa of Level G Associates, LLC has continued to monitor occupancy at both the DeHart Street Garage and the Ann Bank Parking Garage and his analysis is attached. The counts which form the basis of the analysis are a blend between the May and October 2014 occupancy counts and include Thursday and Friday conditions with an event at the Community Theatre which reflects the peak demand generated at the DeHart Street Garage.

The letter states that the Parking Authority is satisfied, based upon its counts, the contractual rights of Rosewood and the Level G Associates analysis, that there is adequate capacity for 59 residential units in Building C to be accommodated at the DeHart Street Garage. Furthermore, there remains additional capacity in the combined facilities of the DeHart Street Garage and the Ann Bank Garage for some additional development in that area. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of January 12, 2015

To: Mayor Dougherty
From: Allison Larena

Correspondence regarding the Community Theatre and the lack of adequate parking and lit signage for patrons. The Executive Director provided detailed information regarding activities undertaken by the Morristown Parking Authority with respect to parking in the area of the Community Theatre as well as specific efforts and actions by the Parking Authority to serve the Community Theatre, construction of approximately 100 spaces at the Vail Mansion and the number of signs already installed (44 Town wide) with respect to parking, the number of way finding signs (21) including parking references, the installation of additional lit signs, the scheduling of the tour with Tim from the Community Theatre to review sign placement, implementation of the protocol of approximately two months ago to address special events in Community Theatre and the impact at the DeHart Street Garage. Further discussions with the Visiting Nurse Association with the possibility of making available some of the 99 spaces for Community Theatre events. Commissioner Stamato suggested that some of this information should be reported to the Town Council. Mr. Fiore agreed. On motion of Commissioner Lucia, seconded by Commissioner Tighe, the letter was accepted for file.

Under date of January 13, 2015

To: Allison Larena
From: George Fiore, Executive Director

Letter to suggest a meeting with Ms. Larena, the town administration and a representative of the Morristown Partnership to address short term and long term parking improvements as they relate to the Community theatre. The letter states that it is important to note that during MPAC performance nights, the DeHart Street Garage accommodates a significant number of parking patrons, volunteers and employees and that with the DeHart Street Garage, Lot 10 and on-street parking, it is believed that hundreds of patrons are being accommodated all within a reasonable walking distance to the theatre. On motion of Commissioner Lucia, seconded by Commissioner Stamato, the letter was accepted for file.

Under date of December 21, 2014

To: Mayor Dougherty and Councilwoman Foster
From: Gail Ferraro

Correspondence advising that the MPAC is sending all patrons to the DeHart Street Garage where there is no parking for the residents in Ms. Ferraro's building and 40 Park. The letter further advises that the people are fighting over parking spaces and that the MPAC is shuttling patrons to and from the DeHart Street Garage. The letter also suggests that residents are paying a monthly fee of \$80 to park and then becoming frustrated when they are not finding available parking spaces. It is being requested that the MPAC and MPA handle the situation. On motion of Commissioner Lucia, seconded by Commissioner Tighe, the letter was accepted for file.

Under date of January 15, 2015

To: Mayor Dougherty and Councilwoman Foster
From: Mark Axelrod

Correspondence in response to Ms. Ferraro's email of 1/15 stating that the MPA has reached out to the theatre to meet regarding parking alternatives and possible solutions including that of an expansion of their shuttle loop between Dalton Garage and the theatre rather than to the DeHart Street Garage. On motion of Commissioner Lucia, seconded by Commissioner Tighe, the letter was accepted for file.

Under date of January 15, 2015

To: Mark Axelrod
From: Mayor Dougherty

Correspondence stating that several complaints are coming from residents that live in metropolitan that pay for parking that they are unable to find parking at night when they come home. The correspondence requests that the MPA address the problem and also confirm what a tenant pays for parking at the garage from metro. On motion of Commissioner Lucia, seconded by Commissioner Tighe, the letter was accepted for file.

Under date of January 15, 2015

To: Mayor Dougherty
From: Mark Axelrod

Correspondence stating that when the DeHart Street Garage is at its busiest, scan card holders (monthly parkers) are never turned away. In the most extreme circumstances, the gate to the underground level is opened where some 50+ spaces are available. It is suggested that the theatre expand its existing shuttle to the Dalton Street Garage where plenty of parking is available on nights when the theatre has a popular show with a high parking

demand. The correspondence further states that the metro rate is \$90 for residents, plus an administrative fee of \$10-\$20 per month. On motion of Commissioner Lucia, seconded by Commissioner Tighe, the letter was accepted for file.

Under date of January 15, 2015

To: Mark Axelrod
From: Mayor Dougherty

Correspondence stating that the question still remains do the residents know that parking is available to them and that it does not make sense to put more cars in with Building C. On motion of Commissioner Lucia, seconded by Commissioner Tighe, the letter was accepted for file.

Under date of January 16, 2015

To: Ms. Ferraro
From: Mark Axelrod

Correspondence confirming MPA's receipt of Ms. Ferraro's email of 1/15 to Mayor Dougherty and Councilwoman Foster. The correspondence states that the MPA has reached out to the theatre to meet regarding parking alternatives and possible solutions including that of an expansion of their existing shuttle to loop between Dalton Garage and the theatre rather than to the DeHart Street Garage. It is also stated that all garage facilities have booth attendants and security patrols on duty and that the residents of 40 Park have exclusive scan card access to their own private garage under building B so they are not using the public portion of the DeHart Street Garage. On motion of Commissioner Lucia, seconded by Commissioner Tighe, the letter was accepted for file.

Under date of January 15, 2015

To: Rebecca Feldman
From: Marie Rozan

Correspondence addressing the concern of gridlock not limited to DeHart but also to the residential nearby areas and quality of life for the citizens of Morristown that live in the DeHart Street neighborhood. The correspondence states that the overflow parking will most impact Maple and DeHart homes and gridlock the streets in the area, and that the plans to build more on Market Street will only add to the parking needs. The correspondence further states that a built out traffic study is needed and an amendment to the zoning on DeHart limiting the commercial development should be considered. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of January 15, 2015

To: Marie Rozan
From: Rebecca Feldman

Correspondence expressing thanks for sharing the observation of potential gridlock on DeHart Street. Ms. Feldman states that she is the Council Liaison to the Parking Authority this year and that as such she will convey concerns there as well. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the letter was accepted for file.

There were no Reports.

At this point, under the Old Business portion of the meeting, the Executive Director again provided to the Morristown Parking Authority Board of Commissioners the MPA 2015 Regular Meeting Date and Slate of Officers.

At this point, under the New Business portion of the meeting, the Executive Director requested Authorization for the Purchase of a 2015 Ford Escape SE 4 Wheel Drive through the Morris County Cooperative Pricing Council. Mr. Fiore advised that the need for this vehicle coincides with the recent implementation of a night supervisor position from 6 p.m. to 3 a.m. On motion of Commissioner Tighe, seconded by Commissioner Stamato, the Authorization was granted on the following vote:

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

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

At this point, on motion of Commissioner Lucia, seconded by Commissioner Stamato, the Board of Commissioners authorized the Executive Director and Council to implement the Parking Agreement with Stolar Entity with respect to parking to serve property on Market Street and Ann Bank Street at the Ann Bank Parking Garage to implement the settlement of \$300,000 to the allocated \$100,000 to the Morristown Parking Authority, \$200,000 to Rosewood for reimbursement of infrastructure costs rising out of the Epsteins Rehabilitation Project and to finalize written details with respect to the Parking Agreement. On motion of Commissioner Lucia, seconded by Commissioner Stamato, the Executive Director and Council were authorized to conclude negotiations and execute appropriate agreements on the following vote:

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

The following Resolutions were presented for the record:

Resolution No. 13-2015: (Resolution Authorizing and Directing Executive Director to Execute Contract with Route 23 Automall with Respect to Purchase of a New Morristown Parking Authority Utility Vehicle). On motion of Commissioner Tighe, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

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

Resolution No. 14-2015: (Operating Fund Bills). On motion of Commissioner Tighe, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

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

Resolution No. 15-2015: (Improvement Fund Bills). On motion of Commissioner Tighe, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

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

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

George Fiore, Executive Director

Linda Stamato, Secretary

Prepared By: Robert S. Goldsmith, Esq.