

**MINUTES OF THE REGULAR MEETING OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, MARCH 15, 2016 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 Tighe, 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, 2016 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, Gervasio, Lucia and Chairperson Tighe

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

Absent: Commissioner Stamato

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At this point, The Executive Director presented the Minutes of the February 16, 2016 Regular Meeting for approval. On motion of Commissioner Gervasio, seconded by Commissioner Brady, the Minutes were approved.

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At this point, The Executive Director presented the Minutes of the February 16, 2016 Executive Session Meeting for approval. On motion of Chairperson Tighe, seconded by Commissioner Brady, the Minutes were approved.

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There were no Public Comments.

There was no Mayor’s Report.

There was no Town Council Liaison’s Report.

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The following communications were presented for the record:

Under date of February 12, 2016

To: Morristown Parking Authority  
From: John DeLaney

Letter serving as notice of hearing regarding Morristown Planning Board Application #02-31. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of February 12, 2016

To: Town of Morristown  
From: Robert Pudlak

Letter enclosing a check in the amount of \$2,820.00 as The Seeing Eye's share of the PILOT associated with its leased premises at 14 Maple Avenue for the year ending December 31, 2016. On motion of Commissioner Gervasio, seconded by Commissioner Brady, the letter was accepted for file.

Under date of February 17, 2016

To: Liz McHaney  
From: George Fiore, Executive Director

Letter enclosing MPA check in the amount of \$900.00 for the lease period December 1, 2015 through March 31, 2016 and Tax Form 1099 (2015) for the Estate of the late Peter LaCanfora. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of February 17, 2016

To: MPA Monthly Lot 6R Parkers  
From: Mark Axelrod

Letter advising that in connection with the redevelopment project, Lot 6R and 6F will be transferred to Mill Creek Development for Phase 2 of the Speedwell Avenue redevelopment project and that the new facility will continue to serve the area of Speedwell Avenue for both monthly and transient parking. The letter also advises that the demolition/construction will commence on or about April 1, 2016 and that the transfer of property will take place on or about March 25, 2016, at which time the facility will be closed. The letter further advises that the period of construction is anticipated to take 18-24 months and that a reduced monthly parking rate will be offered to current monthly parkers. On motion of Commissioner Lucia, seconded by Commissioner Brady, the letter was accepted for file.

Under date of February 18, 2016

To: Karen VanDerhoof  
From: George Fiore, Executive Director

Correspondence advising that effective June 1, 2016 the MPA can no longer provide student parking at the Ann Bank Garage but can offer CCM student parking at the Dalton Garage on Cattano Avenue under similar terms. The Executive Director explained that there was a need to create additional space at the Ann Bank Parking Garage for the Fox Rothschild law firm and that his expectation would be to relocate the CCM parkers from Ann Bank Garage to the Dalton Garage. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of February 19, 2016

To: Cathy Burd  
From: George Fiore, Executive Director

Letter requesting reimbursement to the Parking Authority in the sum of \$2,561.57 representing the County's pro rata share of the cost of the property insurance relating to the Garage Portion, based upon its ownership of the Garage Portion, covering the period January 1, 2016 through December 31, 2016. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of February 24, 2016

To: Alex Molinaroli  
From: Richard Tighe

Letter advising that the MPA Board of Commissioners will be looking at the factors regarding the business decision of Johnson Controls, Inc. to essentially merge with Tyco to dodge federal income taxes in the future with respect to decisions regarding future services. On motion of Commissioner Gervasio, seconded by Commissioner Brady, the letter was accepted for file.

Under date of February 22, 2016

To: Francis Regan  
From: Steven Tombalakian

Correspondence requesting that the negotiations period between MPA and Bijou be extended. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of February 22, 2016

To: George Fiore, Executive Director  
From: Francis Regan

Correspondence forwarding Mr. Tombalakian's request that the negotiations period between MPA and Bijou be extended. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of February 29, 2016

To: Frank Vitolo  
From: Robert Goldsmith

Correspondence in response to Mr. Vitolo's client's request for information regarding parking availability during the evening in the MPA's Ann-Bank Street Parking Garage to accommodate parking patronage from a proposed restaurant. On motion of Commissioner Brady, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of March 2, 2016

To: Ms. Casanovas  
From: George Fiore, Executive Director

Letter enclosing summary pages of the insurance binder (NJIIF), MPA Insurance Consultant Certificate and a Certificate of Liability Insurance. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of March 3, 2016

To: George Fiore, Executive Director  
From: Charles Forsyth

Correspondence attaching a letter Mr. Forsyth received from Johnson Control Inc.'s executive team that outlines the benefits of its proposed merger with Tyco. On motion of Commissioner Gervasio, seconded by Commissioner Chairperson Tighe, 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 January 2016 Monthly Enforcement Report. The Executive Director advised that the Parking Authority now had a full complement of Enforcement Officers and the new trainees were completing their training. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented the January 2015/2016 Comparative Meter Revenue Report. During the discussion regarding the January 2015/2016 Comparative Meter Report the Executive Director suggested that it would be worthwhile to extend the new credit card meters along Maple Avenue to Miller and all of the parking meter spaces along Miller Road. That would require 41 parking meters with a recommendation that an additional nine credit card meters be acquired for spares. The approximate cost would be 50 units at \$550 per unit or \$27,500. The Executive Director felt that this would be a worthwhile investment. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented the January 2015/2016 Comparative Cash Revenue Report. On motion of Commissioner Lucia, seconded by Commissioner Brady, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented the January 2015/2016 Year-to-Date Revenue Summary. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the report was accepted for file.

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At this point, under the Old Business portion of the meeting, the Executive Director and counsel noted that the Epstein's Building C/MPA Access Agreement requires resolution of one open issue and it is anticipated that it will be presented for Board action at the next meeting.

At this point, under the Old Business portion of the meeting, the Executive Director presented the need for Action by the MPA Board of Commissioners – Designating Authorized MPA Signatories for various financial accounts with the Bank of New York, Lakeland Bank and ConnectOne Bank. On motion of Commissioner Lucia, seconded by Commissioner Gervasio, the Designation of the Authorized MPA Signatories was approved on the following vote:

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

At this point, under the Old Business portion of the meeting, the Executive Director and counsel advised and presented the Memorandum Regarding the Standard Operating Procedures – Training and Documentation prepared by Robert S. Goldsmith on February 22, 2016. The report was well received and the Board was advised that the training was under way and proceeding effectively and that it would continue.

At this point, under the Old Business portion of the meeting, the Executive Director advised the Board that the various joints at the DeHart Street Parking Garage were being repaired. \$15,000 had been approved. The actual cost to date is \$7,500. There will be some additional work required. Certain other joints were also discovered to be in need of repair.

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At this point, under the New Business portion of the meeting, on motion of Commissioner

Gervasio, seconded by Commissioner Lucia, the Board authorized the purchase of an additional 50 credit card parking meters for installation of 41 on Maple Avenue and Miller Road as previously discussed and the purchase of nine spare meters for an amount not to exceed \$30,000 on the following vote:

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

At this point, under the New Business portion of the meeting, the Board of Commissioners was requested to authorize a change to the MPA Regular Meeting date of May 17, 2016 to May 10, 2016. On motion of Commissioner Lucia, seconded by Chairperson Tighe, the change was authorized on the following vote:

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

The Executive Director noted that he would take care of publication.

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

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On motion of Commissioner Lucia, seconded by Commissioner Brady, the Board authorized a \$500 merit bonus for PEO Sergeant Rodney Davenport to be implemented as soon as practicable on the following vote:

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

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The following Resolutions were presented for the record:

Resolution No. 24-2016: (Authorizing an Extension of an Agreement for a 90-Day Period of Exclusivity 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 Chairperson Tighe, seconded by Commissioner Gervasio, the Resolution was authorized on the following vote:

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

Resolution No. 25-2016: (Operating Fund Bills). On motion of Commissioner Gervasio, seconded by Commissioner Brady, the Resolution was authorized on the following vote:

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

Resolution No. 26-2016: (Regarding Snow Removal Activities of Assistant Director, Field Manager and Operations Assistant). On motion of Commissioner Brady, seconded by Commissioner Lucia, the Resolution was authorized on the following vote:

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

Resolution No. 27-2016: (Improvement Fund Bills). On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the Resolution was authorized on the following vote:

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

Resolution No. 28-2016: (Authorizing and Directing the Executive Director to Effectuate the Transfer of Funds from the MPA Special Revenue Account to the Lot 10J Future Development Account). On motion of Chairperson Tighe, seconded by Commissioner Gervasio, the Resolution was authorized on the following vote:

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

Resolution No. 29-2016: (Authorizing Award of a Non-Fair and Open Contract for Services). On motion of Commissioner Brady, seconded by Commissioner Gervasio, the Resolution was authorized on the following vote:

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

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

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George Fiore, Executive Director

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Margret Brady, Assistant Secretary

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Prepared By: Robert S. Goldsmith, Esq.