

MINUTES OF THE REGULAR MEETING OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, MARCH 17, 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, Lucia, Stamato and Tighe, Chairperson Brady

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

Absent: None

At this point, The Executive Director presented the Minutes of the March 3, 2015 Regular Meeting. On motion of Commissioner Lucia, seconded by Commissioner Tighe, the Minutes were approved.

There were no Public Comments.

There was no Mayor’s Report.

There was no Town Council Liaison’s Report.

The following communications were presented for the record:

Under date of March 3, 2015

To: Daily Record
From: Elizabeth Devito

Correspondence requesting that the Daily Record publish the attached “Meeting Notice” in the Legal Section of the newspaper on March 4, 2015 and provide Affidavit of Publication and a confirmation upon its receipt. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of March 3, 2015

To: Morristown Parking Authority
From: Chris Ferry

Correspondence expressing appreciation of Greg Deal’s helpfulness and professionalism in helping rectify a mistake Mr. Ferry made when checking-out from one of the Morristown garages recently. Mr. Ferry had inadvertently used an old ticket, resulting in a \$125 charge, instead of \$6, and Mr. Deal ensured him the charge was reversed on his card. On motion of

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

Under date of March 3, 2015

To: Robert Goldsmith and George Fiore, Executive Director
From: Philip Abramson

Correspondence asking for clarifications that will be needed as part of the public process for the Market and Bank Redevelopment Plan. The list of questions in the correspondence is as follows: (1) What is the relationship between the timing of the re-opening of the county parking garage at Western Ave and commencement of Hampshire's parking agreement?; (2) Please provide a letter stating/confirming that sufficient parking exists for the Hampshire project and that an agreement has been executed, reserving parking; and (3) Please provide a breakdown of Hampshire's parking licenses in the Ann/Bank garage and the DeHart Garage. On motion of Commissioner Lucia, seconded by Commissioner Gervasio, the communication was accepted for file.

Under date of March 4, 2015

To: Mitchell Karon
From: George Fiore, Executive Director

Letter congratulating Mr. Karon on the formation of the NJ Parking Cooperative Pricing System. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the communication was accepted for file.

Under date of March 9, 2015

To: Laura Landy
From: George Fiore, Executive Director

Letter in response to Ms. Landy's February 25th letter stating that due to the inclement weather on the evening of March 3, 2015 the MPA Board of Commissioners' regularly scheduled meeting at 6 pm was advanced to 3 pm and therefore there was not full membership of the Board in attendance. The letter also states that notwithstanding this fact, Ms. Landy's letter was discussed in depth with the Board and the Board is in support of good faith negotiations to seek to achieve a mutually acceptable expansion of the Fannie Rippel Foundation's space in the basement of 14 Maple Avenue together with a conference room for the MPA. The letter further states that MPA anticipates that at the meeting of March 17, 2015 the Board will take formal action to authorize continued negotiations. The Executive Director advised the Board that the MPA is hopeful that in return for cooperating with the Fannie Rippel Foundation that the FRF lease may be extended or the Parking Authority would request that the Fannie Rippel Foundation exercise its first option to extend the lease. The Executive Director further noted that the existing MPA conference room is now 16x20 and MPA could probably create a manila box for a new 24x20 conference room for future expansion of offices on the first floor. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the administration and counsel were authorized to continue with good faith negotiations with the Fannie Rippel Foundation to accommodate additional space for the Fannie Rippel Foundation in the basement of 14 Maple Avenue and the letter was accepted for file.

Under date of March 11, 2015

To: Rebecca Feldman
From: Allison Larena

Correspondence stating that Ms. Larena had a very positive meeting with Pat and Mark from the Parking Authority, and that they were extremely helpful with finding short term solutions

for the challenges MPAC theatre patrons are facing with regard to parking in Morristown. The correspondence also states that the Highlands and Dalton garages are not easy to find and not as close, but the theatre will continue to offer them as alternative options for patrons. The correspondence further states that if Ms. Larena is able to tell theatre patrons that there will be a garage built in close proximity to the theatre within the next 2 or 3 years that would be a big plus with regard to patron retention. The administration noted to the Board of Commissioners that there are hundreds of spaces available at Dalton, Headquarters Plaza Parking Garage and the Highlands Parking Garage but that the Community Theatre is, as of now, open only to the parking at the DeHart Street Garage and the expectation of redevelopment and additional parking at Lot 10, and while the Town and MPA have started discussion and research on redevelopment of Lot 10, given the complexity of the project MPAC's expectation of completion in 2-3 years is totally unrealistic. On motion of Commissioner Lucia, seconded by Commissioner Tighe, the letter was accepted for file.

Under date of March 11, 2015

To: Allison Larena
From: Rebecca Feldman

Correspondence thanking Ms. Larena for sharing MPAC's desire to see Lot 10 redeveloped. The correspondence encourages MPAC to: (1) remind the Council/Redevelopment Agency of the parking need, frequently; (2) meet with Rich Murphy regarding ways for Modera44 to run a downtown loop at show-times for their residents and MPAC patrons; (3) meet with NJTransit and Godfathers' about incentives and shuttles from the Highlands parking deck; and (4) continue to pressure the VNA Director and Board. On motion of Commissioner Lucia, seconded by Commissioner Tighe, the letter was accepted for file.

Under date of March 12, 2015

To: Phil Beekman
From: Jahnna Moore

Correspondence proposing the following basic parking arrangements to assist the Mayo Performing Arts Center with parking at VNA on event nights: (1) the Parking Authority would install two pay stations at a mutually acceptable location; (2) MPA would enforce parking during event nights; (3) on non-event nights and during the day time, the machines would be covered and unavailable; (4) MPA proposes a \$5.00 per space, per night charge; (5) MPA proposes a 5-year term given the capital outlay of approximately \$25,000 with a shelter as a convenience to patrons; (6) depending on the number of event nights, the projected revenues would likely be on a gross basis; (7) MPA proposed to clean the lot every Monday morning following MPAC event weekends; (8) MPA would seek to recover \$5,000 per year for the capital outlay and an additional \$5,000 per year for enforcement and limited maintenance; (9) MPA proposes that it share 20% of all revenues in excess of \$35,000 gross; (10) with respect to the liquor store, additional signage should address the rights of the adjacent property owner; (11) MPA will include VNA as an additional insured on its insurance policies; (12) if necessary, MPA can reserve a certain number of spaces for evening needs of VNA; (13) VNA would continue 5 a.m. towing operations as needed; and (14) MPA would work with VNA to ensure that poaching would be minimized and to assist in ensuring the availability of spaces during the day time hours in the event of an unusual situation. On motion of Commissioner Lucia, seconded by Commissioner Tighe, the letter was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented to the Board the January 2015 Monthly Enforcement 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 January 2014/2015 Comparative Meter Revenue 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 January 2014/2015 Comparative Cash Revenue 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 January 2014/2015 Year-to-Date Revenue Summary. On motion of Commissioner Stamato, seconded by Commissioner Tighe, the report was accepted for file.

At this point, under the Old Business portion of the meeting, the Executive Director noted that there had been a productive and hopeful meeting with representatives of the Visiting Nurse Association. The VNA was not open to providing parking for residents. It appeared open to working with Mayo Performing Arts Center to help accommodate parking during event nights.

At this point, under the Old Business portion of the meeting, the Executive Director noted that the Administration had already advised the Board during the correspondence section of the meeting with respect to potential Fannie E. Rippel Foundation tenant space in the basement at 14 Maple Avenue.

At this point, under the Old Business portion of the meeting, the Executive Director requested the Authorization for Flat Rate Parking Fee Changes (Effective on or about April 1, 2015). The hope is to incentivize additional parking at Dalton Parking Garage in the evenings when there is substantial capacity at Dalton and to reduce the burden at the DeHart Street Parking Garage.

	<u>CURRENT</u>	<u>PROPOSED</u>
DEHART ST. GARAGE	\$4.00	\$5.00
ANN/BANK GARAGE	\$4.00	SAME
DALTON GARAGE	\$4.00	\$3.00
VAIL DECK	\$5.00	SAME

On motion of Commissioner Gervasio, seconded by Commissioner Tighe, the Flat Rate Parking Fee Changes as set forth on the agenda was authorized on the following vote:

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

At this point, under the New Business portion of the meeting, the Executive Director presented the proposal for HVAC / BAS Planned Service Maintenance Proposals for June 1, 2015 to May 31, 2016 for the 14 Maple Avenue Office Building. The Executive Director noted that Johnson Controls Proposal dated February 11, 2015 in the amount of \$16,551 would continue the services of Johnson Controls and that many of the controls were proprietary to Johnson Controls. Tricon Services & Management Corp. offered a bid which was reasonable dated February 27, 2015. The Administration recommended accepting the bid of Jonson Controls.

At this point, under the New Business portion of the meeting, the Administration presented Recommended Appropriation Transfers as set forth in the attached memorandum. On motion of Commissioner Lucia, seconded by Commissioner Tighe, Appropriation Transfers were authorized on the following vote:

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

At this point, under the New Business portion of the meeting, Mr. Axelrod presented a proposal for Automatic Credit Card or Debit Card Payments for the Part-Time Debit Parking Program. Mr. Axelrod explained that this would be a mandatory program with respect to the Debit Parking Program and it would avoid the inconvenience of shutting down parking privileges of individuals who had failed to make timely payments. During a discussion it was established that the policy would be mandatory but individuals could advise of the amount to be charged against their respective credit card on a monthly basis. On motion of Commissioner Stamato, seconded by Commissioner Gervasio, the authorization was granted for the Mandatory Credit Card Program on the following vote:

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

At this point, under the New Business portion of the meeting, Commissioner Stamato made an inquiry with respect to the Parklet program. There was a brief discussion during which it was noted that the Parking Authority had been significantly involved in considerations of a Parklet program in Morristown, but that the Mayor had said at the time that the Parklet was not appropriate for Morristown.

There was no Executive Session.

The following Resolutions were presented for the record:

Resolution No. 22-2015: (Operating Fund Bills). On motion of Commissioner Gervasio, seconded by Commissioner Tighe, the Resolution was adopted on the following vote:

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

Resolution No. 23-2015: (Authorizing Execution of a HVAC / BAS Planned Service Maintenance Agreement between the Parking Authority of the Town of Morristown and Johnson Controls). On motion of Commissioner Stamato, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

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

Absent: None

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

George Fiore, Executive Director

Anthony Lucia, Treasurer

Prepared By: Robert S. Goldsmith, Esq.