

MINUTES OF THE REGULAR MEETING OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, OCTOBER 18, 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 5, 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, Stamato, Lucia and Chairperson Tighe

Also Present: Michael Fabrizio, Interim Executive Director, Patrick Geary, Consultant, Mark Axelrod, Assistant Director, Greg Deal, Field Manager, Robert S. Goldsmith, Esq.

Absent: None.

Note that the meeting commenced following the Budget meeting of the Board of Commissioners and the time of commencement of the Regular meeting was 6:15 p.m.

At this point, The Assistant Director presented the Minutes of the September 20, 2016 Regular Meeting. On motion of Commissioner Lucia, seconded by Commissioner Stamato, 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 August 30, 2016

To: John Draikiwicz
From: Gary Pulcini

Correspondence advising that Mr. Pulcini is probably looking at a Series A & B for the Garage and a Series C for the Office so that will be taken into account on the next draft of the POS. The correspondence also inquires as to Mr. Draikiwicz’s opinion on substitution regarding the Surety Bond. On motion of Commissioner Lucia, seconded by Commissioner Stamato, the letter was accepted for file.

Under date of September 26, 2016

To: Michael Fabrizio
From: Leslie Smith

Correspondence thanking Mr. Fabrizio for permitting Leslie and Hugh to engage Gerry Giosa to undertake an independent parking study of the mall parking lot. A check in the amount of \$5,000 to be deposited in an MPA escrow account to cover Mr. Giosa's study is enclosed with the correspondence. Mr. Fabrizio noted that this proposal related to a potential office building but that there are other parties interested in the redevelopment of the mall lot. On motion of Commissioner Lucia, seconded by Commissioner Gervasio, the letter was accepted for file.

Under date of September 28, 2016

To: MPA Board
From: Commissioner Brady

Correspondence advising of items to discuss prior to the budget hearings that Commissioner Brady would like some input from the others prior to consenting to cancelling the 10/18 meeting. The consensus of the Board was to defer these matters for discussion at the November Board meeting. Mr. Fabrizio did note that Commissioner Brady's concerns regarding the condition of the office were being addressed and that further consideration was being given to a window in the area of the counting room but that there were concerns about security. On motion of Commissioner Lucia, seconded by Commissioner Gervasio, the email was accepted for file.

Under date of October 3, 2016

To: Mayor Dougherty
From: John McKeown

Letter advising that Mr. McKeown received a \$25 parking ticket in Morristown on a Saturday night while he was having dinner. Mr. McKeown acknowledged that the meter had expired but did not feel it was necessary to feed a meter on a Saturday night. On motion of Commissioner Lucia, seconded by Commissioner Gervasio, the letter was accepted for file.

Under date of October 7, 2016

To: Michael Fabrizio
From: ConnectOne Bank

Correspondence advising that Ms. Caprio had reviewed the attached statements for the past three months and in June and July there was an excess balance of \$1.3MM. The correspondence also advises that in August two check orders were placed so the excess balance decreased to \$300M. Ms. Caprio recommended that MPA open an interest bearing checking account and place \$1MM in this account. She spoke with Mark and he advised that he will place a rate of 0.55% on the account with no limit on the balance. On motion of Commissioner Lucia, seconded by Commissioner Stamato, the letter was accepted for file.

Under date of October 13, 2016, 2015

To: John McKeown
From: Mark Axelrod

Letter explaining that visitors to Morristown have several parking options depending on the length of their stay and that the early Saturday evening on street meters addresses and provides for the parking needs of business community and into the late night hours. On motion of Commissioner Lucia, seconded by Commissioner Gervasio, the letter was accepted for file.

Under date of October 14, 2016

To: Historic Preservation Office

From: Robert Goldsmith

Letter enclosing a SHPO Application for Project Authorization regarding the Vail Mansion Parking Garage Clearance Bar. Mr. Goldsmith advised that he would follow up with SHPO and was hopeful that the matter would be handled administratively. On motion of Commissioner Lucia, seconded by Commissioner Gervasio, the letter was accepted for file.

At this point, under the Report portion of the meeting, the Assistant Director presented to the Board the August 2016 Monthly Enforcement 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 Assistant Director presented the August 2015/2016 Comparative Meter Revenue Report. On motion of Commissioner Lucia, seconded by Commissioner Stamato, the report was accepted for file.

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

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

At this point, under the Report portion of the meeting, the Assistant Director presented the September 2016 Security Report. There were no incidents to report.

At this point, under the Report portion of the meeting, the Assistant Director presented to the September 2016 Monthly Enforcement Report. On motion of Commissioner Brady, seconded by Commissioner Stamato, the report was accepted for file.

At this point, under the Report portion of the meeting, the Assistant Director presented to the September 2016 Quarterly Vehicle Maintenance/Status. On motion of Commissioner Brady, seconded by Commissioner Lucia, the report was accepted for file.

At this point, under the Report portion of the meeting, the Assistant Director presented the September 2015/2016 Comparative Meter Revenue Report. On motion of Commissioner Brady, seconded by Commissioner Stamato, the report was accepted for file.

At this point, under the Report portion of the meeting, the Assistant Director presented the September 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 Assistant Director presented the September 2015/2016 Year-to-Date Revenue Summary. 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 Assistant Director presented to the September 2016 Quarterly Vacation/Sick Days Tally. On motion of Commissioner Stamato, seconded by Commissioner Lucia, the report was accepted for file.

At this point, under the Old Business portion of the meeting, the Executive Director advised that the current deal for Lot 3R with Bijou would be a straight sale and anticipated that review would be before the Board of Commissioners at the November meeting.

At this point, under the Old Business portion of the meeting, the Executive Director noted

that there would be a Resolution formally memorializing the 90 day extension for Bijou for exclusive negotiations.

At this point, under the Old Business portion of the meeting, Mr. Axelrod advised the Board that at the direction of the Administration of the Town, the Parking Authority has resumed enforcement in the area of Morristown High School but first provided notice prior to enforcement for some three days. There was a discussion regarding an effort to cooperate with the Town and the school district to implement some reasonable system to address high school parking.

At this point, under the Status Report portion of the meeting, Mr. Deal reported on the status of Building C on DeHart Street. There is a significant concern as to whether the work will be started in time over the access to the DeHart Street Parking Garage to be completed before Thanksgiving. It is clearly the position of the Morristown Parking Authority that if it cannot be completed before Thanksgiving the work cannot be commenced until after January 1.

At this point, under the Status Report portion of the meeting, Mr. Goldsmith advised that the request had been made to the State Historic Preservation Office for administrative approval of the clearance bar and indicated that he would follow up with SHPO.

At this point, under the Status Report portion of the meeting, Mr. Fabrizio advised the Board of Commissioners that the previously scheduled meeting with the Mayor and Administration regarding Lot 10 had been postponed.

At this point, under the New Business portion of the meeting, on motion of Commissioner Stamato, seconded by Commissioner Lucia, the Board approved signature authorization for Mr. Fabrizio and Mr. Axelrod with respect to the LukOil Gas Account.

At this point, under the New Business portion of the meeting, there was a discussion regarding cameras on the Right of Way. Mr. Fabrizio and Mr. Axelrod will pursue more information with respect to possible cameras, the cost and the implications to monitor the Right of Way and will be subject to further discussion with the Board of Commissioners.

At this point, under the New Business portion of the meeting, the concerns of Commissioner Brady were agreed to be tabled for discussion at the November meeting.

At this point, under the New Business portion of the meeting, there was discussion of a Holiday Dinner for 2016. Mr. Fabrizio will make recommendations at the next meeting of the Board of Commissioners.

At this point, under the New Business portion of the meeting, the Board of Commissioners was reminded that there will be a public hearing on the 2017 Annual Operating Budget at the December 6, 2016 MPA meeting.

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

The following Resolutions were presented for the record:

Resolution No. 56-2016: (Approving and Authorizing the Execution of a Contract for the Sale of Real Estate by the Morristown Parking Authority and Bijou Properties, LLC for Lot

3R aka Block 3602, Lot 13). On motion of Commissioner Lucia, seconded by Commissioner Stamato, the Resolution was tabled on the following vote:

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

Resolution No. 61-2016: (Authorizing a 90 Day Exclusivity Agreement for the Purchase of the Property Known as MPA Lot 3). On motion of Commissioner Lucia, seconded by Commissioner Stamato, the Resolution was authorized on the following vote:

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

Resolution No. 62-2016: (Authorizing the Payment of MPA Operating Bills). On motion of Commissioner Tighe, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

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

Resolution No. 63-2016: (Authorizing the Payment of MPA Improvement Fund Bills). On motion of Commissioner Lucia, seconded by Commissioner Gervasio, the Resolution was authorized on the following vote:

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

Resolution No. 64-2016: (Authorizing the Payment of Bills from the Parking Authority of the Town of Morristown, MPA Lot 10J Future Development Checking Account of the Same Name). On motion of Commissioner Stamato, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

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

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

Michael Fabrizio, Interim Executive Director

James Gervasio, Secretary

Prepared By: Robert S. Goldsmith, Esq.