

**MINUTES OF THE REGULAR MEETING OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, SEPTEMBER 17, 2013, 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 Lucia, 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 3, 2013, 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: Chairperson Lucia, Commissioners Brady and Garibian

Also Present: George Fiore, Executive Director, Patrick Geary, Operations Manager, Robert Beckelman, Esq., Parking Authority Counsel

Absent: Commissioner Gervasio

Note: Commissioner Elms’ seat is now vacant

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At this point, the Executive Director presented the Minutes of the July 16, 2013 regular meeting on motion of Commissioner Brady, seconded by Chairperson Lucia, the Minutes were approved.

At this point, the Executive Director presented the Minutes of the July 16, 2013 Executive Session. On motion of Chairperson Lucia, seconded by Commissioner Brady, the Minutes were approved.

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The following communications were presented for the record:

Under date of August 2013

To: MPA Commissioners  
From: Michael R. Elms

Expressing regret for having to leave the MPA Board of Commissioners and complimenting the MPA organization. On motion of Commissioner Brady, seconded by Commissioner Lucia, the letter accepted for file.

Under date of September 11, 2013

To: Hon. Michael R. Elms  
From: George Fiore

Letter greeting and welcoming Councilperson Elms back to MPA and advising of September 17, 2013 meeting. On motion of Commissioner Garibian, seconded by Chairperson Lucia, the letter was accepted for file.

Under date of August 22, 2013

To: Patrick Geary, George Fiore  
From: Christopher Walker

Correspondence confirming that the County will give up the seven assigned parking spaces on the street level parking directly under the building and asking for seven assigned parking spaces as a good faith negotiation. On motion of Commissioner Brady, seconded by Chairperson Lucia, the letter was accepted for file.

Under date of August 27, 2013

To: Christopher Walker  
From: George Fiore

Stating that the MPA has spent significant monies and the proposal of MPA is fair. On motion of Commissioner Garibian, seconded by Chairperson Lucia, the letter was accepted for file.

Under date of August 29, 2013

To: George Fiore  
From: Christopher Walker

Correspondence regarding handicap parking which states that the plan has been discussed with the Personnel Director and needs to be run by the County Administrator for approval. It also states that the ramp work will start in early September and asks when will the County have to give up the assign spaces? On motion of Commissioner Brady, seconded by Chairperson Lucia, the letter was accepted for file.

Under date of August 29, 2013

To: Christopher Walker  
From: George Fiore

Correspondence regarding handicap parking which states that it is possible to meet to go over the new layout. Immediately following such meeting the striping company can be brought in, so the work can be completed by mid-September. On motion of Commissioner Brady, seconded by Chairperson Lucia, the letter was accepted for file.

Under date of September 5, 2013

To: Christopher Walker  
From: George Fiore

Correspondence expressing thanks for the ramp work that is scheduled to begin. On motion of Commissioner Brady, seconded by Chairperson Lucia, the letter was accepted for file.

Under date of August 23, 2013

To: George Fiore, Robert Goldsmith  
From: Gerard Giosa

Correspondence expressing that the plans submitted by Hugh DeFazio for the redevelopment of the Lower Mall lot elevation have been reviewed. Parking demand models and alternate concepts are included, as well as a summary of the results of the parking demand analysis. It is recommended that we move forward with discussions with the developer based on the plan as presented. On motion of Chairperson Lucia, seconded by Commissioner Garibian, the letter was accepted for file.

Under date of September 9, 2013

To: Parkers Lot 10J  
From: Gregory Deal

Notice stating that Lot 10J will be upgraded in the next few weeks. The upgrade will include meters, method of operation, numbering of parking spaces and parking paystations. On motion of Commissioner Gervasio, seconded by Commissioner Brady, 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 July 2013 Monthly Enforcement Report. On motion of Chairperson Lucia, seconded by Commissioner Garibian, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented the July 2012/2013 Comparative Meter Revenue Report. On motion of Commissioner Brady, seconded by Chairperson Lucia, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented the July 2012/2013 Comparative Cash Revenue Report. On motion of Commissioner Brady, seconded by Chairperson Lucia, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented the July 2012/2013 Year-to-Date Revenue Summary. On motion of Chairperson Lucia, seconded by Commissioner Garibian, the report was accepted for file.

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At this point, under the Report portion of the meeting, Mr. Geary presented to the Board the July 2013 After Hours Overtime Reports for Mr. Deal. On motion of Commissioner Garibian, seconded by Chairperson Lucia, the report was accepted for file.

At this point, under the Report portion of the meeting, Mr. Geary presented to the Board the August 2013 After Hours Overtime Reports for Mr. Geary and Mr. Deal. On motion of Commissioner Garibian, seconded by Chairperson Lucia, the report was accepted for file.

At this point, under the Report portion of the meeting, the Executive Director presented to the Board the Report on Examination of Financial Statements for the Quarter Ended June 30, 2013. The Executive Director discussed the anticipated need to increase on-street rates in 2014 to prepare for significant increased bond repayment rates in 2015. On motion of Commissioner Garibian, seconded by Chairperson Lucia, the report was accepted for file.

At this point, under the Report portion of the meeting, Mr. Geary presented to the Board the May 2013 Vehicle Occupancy Counts for Level G Associates, LLC for Mr. Geary. On motion of Commissioner Garibian, seconded by Chairperson 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 discussed Legal G Associates, LLC and the proposal for Parking Consultant Services Related to Lot 3R Redevelopment Project. The Executive Director noted that will be a pass-through to developer of a proposed 60%/40%, with the developer bearing 60%. Commissioner Lucia and Commissioner Brady will accept the proposal subject to development moving forward.

At this point, under the Old Business portion of the meeting, the Executive Director presented to the Board the Report on the Ann/Bank Garage Exit Land Improvements/Express Park. The Executive Director noted that the work came out very nice.

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At this point, under the New Business portion of the meeting, the Executive Director discussed the First Night request. The Executive Director stated that the town cannot do fireworks from Ft. Nonsense but that they could consider the County parking garage. The Board decided no.

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The following Resolutions were presented for the record:

Resolution No. 36 -2013 – (Authorizing the Emergency Repair to Two Major Sink Holes in the Lower Elevation of the Mall Parking Lot). On motion of Commissioner Brady, seconded by Chairperson Lucia, the Resolution was adopted on the following vote:

Ayes: Chairperson Lucia and Commissioners Brady and Garibian  
Nays: None  
Absent: Commissioners Gervasio and one vacant

Resolution No. 37 -2013 – (Authorizing Execution of an Agreement between the Parking Authority of the Town of Morristown and Schindler Elevator Corporation as a Contract Requiring Extraordinary Unspecifiable Service). On motion of Chairperson Lucia, seconded by Commissioner Brady, the Resolution was adopted on the following vote:

Ayes: Chairperson Lucia and Commissioners Brady and Garibian  
Nays: None  
Absent: Commissioners Gervasio and one vacant

Resolution No. 38 -2013 – (Authorizing Execution of an Agreement between the Parking Authority of the Town of Morristown and Amano McGann, Inc. as a Contract Requiring Extraordinary Unspecifiable Service). On motion of Commissioner Brady, seconded by Chairperson Lucia, the Resolution was adopted on the following vote:

Ayes: Chairperson Lucia and Commissioners Brady and Garibian  
Nays: None  
Absent: Commissioners Gervasio and one vacant

Resolution No. 39 -2013 – (Operating Fund Bills). On motion of Chairperson Lucia, seconded by Commissioner Brady, the Resolution was adopted on the following vote:

Ayes: Chairperson Lucia and Commissioners Brady and Garibian  
Nayes: None  
Absent: Commissioners Gervasio and one vacant

Resolution No. 40 -2013 – (Improvement Fund Bills). On motion of Commissioner Garibian, seconded by Commissioner Brady, the Resolution was adopted on the following

Ayes: Chairperson Lucia and Commissioners Brady and Garibian  
Nayes: None  
Absent: Commissioners Gervasio and one vacant

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

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George Fiore, Executive Director

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Margret Brady, Secretary

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Prepared By: Robert Beckelman , Esq.