MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, FEBRUARY 18, 2020, 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 7, 2020, 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 Brady, Commissioners Gervasio, Lucia, Stamato and Tighe*.

Also Present: Michael Fabrizio, Mark Axelrod, Gregory Deal, Robert S. Goldsmith, Esq., Toshiba Foster, Council Liaison

Absent: None.

At this point, Mr. Fabrizio presented the Minutes of the Regular Meeting on January 21, 2020. On motion of Commissioner Lucia, seconded by Commissioner Stamato, the Minutes were approved on the following vote:

Ayes: Chairperson Brady, Commissioners Lucia and Stamato.
Abstention: Commissioner Gervasio (due to absence)
Nayes: None
Absent: Commissioner Tighe

At this point, Mr. Fabrizio presented the Minutes of the Executive Session of the January 21, 2020 Meeting. On motion of Commissioner Lucia, seconded by Commissioner Stamato, the Minutes were approved on the following vote:

Ayes: Chairperson Brady, Commissioners Lucia and Stamato.
Abstention: Commissioner Gervasio (due to absence)
Nayes: None
Absent: Commissioner Tighe

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There were no Public Comments.

There was no Mayor’s Report.

There was no Town Council Liaison Report.

Correspondence:

Under date of January 31, 2020

To: Fabrizio
From: Wolfson

Correspondence regarding Claremont continuing to purchase three monthly permits. On motion of Commissioner Lucia, seconded by Commissioner Stamato the correspondence was approved for the record.

Under date of January 31, 2020

To: Wolfson
From: Fabrizio

Correspondence regarding Claremont continuing to purchase three monthly permits. On motion of Commissioner Lucia, seconded by Commissioner Stamato the correspondence was approved for the record.

Under date of February 4, 2020

To: Axelrod
From: Cretella

Correspondence regarding proper retirement of MPA American Flags. On motion of Commissioner Lucia, seconded by Commissioner Stamato the correspondence was approved for the record.

*Commissioner Tighe joined the meeting.*

Under date of February 4, 2020

To: Chief Richardson
From: Axelrod
Correspondence regarding safety concerns at Vail Mansion stairs. On motion of Commissioner Lucia, seconded by Commissioner Tighe the correspondence was approved for the record.

*Under date of February 13, 2020*

To: MPA  
From: Dr. Gibbons

Correspondence regarding Myles Johnson. On motion of Commissioner Lucia, seconded by Commissioner Tighe the correspondence was approved for the record.

*Under date of February 20, 2020*

To: Army Recruiting Station  
From: Axelrod

Correspondence regarding issues with scan card holders. Mr. Axelrod and Mr. Fabrizio advised the Board of Commissioners that there has been more than one year of abuse. Suggestions were made that if the abuses continued, the Parking Authority should communicate in writing to the Commanding Officer of the individuals involved. Mr. Axelrod noted that the Parking Authority would shortly, as set forth in the letter, be charging for actual hours parked to those abusing the scan system. On motion of Commissioner Lucia, seconded by Commissioner Tighe the correspondence was approved for the record.

*Under date of February 14, 2020*

To: Camilo Mendez (Geraldine R. Dodge Foundation)  
From: Fabrizio

Correspondence regarding portion of PILOT payment to Town of Morristown. On motion of Commissioner Lucia, seconded by Commissioner Gervasio the correspondence was approved for the record.

*Under date of February 14, 2020*

To: Laura Landy, Fannie E. Rippel Foundation  
From: Fabrizio

Correspondence regarding portion of PILOT payment to Town of Morristown. On motion of Commissioner Lucia, seconded by Commissioner Gervasio the correspondence was approved for the record.
Under date of February 14, 2020

To: Robert Pudlak, The Seeing Eye
From: Fabrizio

Correspondence regarding portion of PILOT payment to Town of Morristown. On motion of Commissioner Lucia, seconded by Commissioner Gervasio the correspondence was approved for the record.

Under date of February 14, 2020

To: Fabrizio
From: Colley

Correspondence regarding Lot 10. On motion of Commissioner Gervasio, seconded by Commissioner Lucia the correspondence was approved for the record.

Under date of February 14, 2020

To: Colley
From: Fabrizio

Correspondence regarding Lot 10. On motion of Commissioner Gervasio, seconded by Commissioner Lucia the correspondence was approved for the record.

Under date of February 18, 2020

To: Mayor Dougherty, Town of Morristown
From: Brady

Correspondence regarding MPA PILOT payment to Town of Morristown. On motion of Commissioner Tighe, seconded by Commissioner Gervasio the correspondence was approved for the record.

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At this point, under the Report portion of the meeting, Mr. Axelrod advised the Board that he routinely and in this instance was communicating with the County College of Morris and Police Explorers for potential candidates for Parking Enforcement Officer positions for the Parking Authority. On motion of Commissioner Gervasio, seconded by Commissioner Tighe, the Report was accepted for file.
At this point, under Report portion of the meeting, there was no comment for the January 2020 Financial Reports. On motion of Commissioner Gervasio, seconded by Commissioner Lucia, the Report was accepted for file.

At this point, under the Old Business portion of the meeting, Mr. Goldsmith provided some detail as to the bullet points for the proposed Resolution of the Restrictive Covenant maintained by New Jersey Transit. Mr. Fabrizio and Mr. Goldsmith advised the Board that they would keep the Board informed of developments in the negotiations.

At this point, under the Old Business of the meeting, Mr. Fabrizio advised that Bowman Consulting has requested payment and a change order for additional services. Mr. Fabrizio and Mr. Goldsmith advised that the request would be modified since certain of the services were provided to both the Parking Authority and to Weichert and it was anticipated that the request would be reduced.

On motion of Commissioner Stamato, seconded by Commissioner Lucia, the request was authorized on the following vote:

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

At this point, under the New Business portion of the meeting, the Administration presented the 14 Maple Avenue Maintenance Contract for mechanical equipment, this is to be distinguished from the services provided by Johnson Controls. On motion of Commissioner Tighe, seconded by Commissioner Gervasio, the bid was approved on the following vote:

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

At this point, under the New Business portion of the meeting, Mr. Fabrizio and Mr. Deal discussed the matter of the solar panels at the Dehart Garage. Mr. Fabrizio explained that replacement would be worth exploring only if the TREC Program can be applied to the new system. Mr. Fabrizio explained that the Administration was exploring options and suggested that there should be a request for proposals for replacement of the Photovoltaics System. Mr. Goldsmith noted that under the Dodge Agreement, the Parking Authority will offer to Dodge the opportunity to participate in the future replacement and future benefits that may be provided by the new Photovoltaic System. Mr. Deal noted that there was also going to be consideration for a larger system that would cover most of the upper level of the parking
garage and provide power to the office building and garage on an annual basis.

At this point, under the New Business portion of the meeting, the Greener by Design proposal was presented. Mr. Fabrizio indicated that he was not yet ready to present it to the Commissioners in view of the likelihood of an RFP for the basic project as well as further exploration of opportunities and benefits from the replacement of the Photovoltaic System.

At this point, under the New Business portion of the meeting, Mr. Fabrizio presented the request for a rate adjustment from Greenbaum, Rowe, Smith & Davis LLP. The rates will be $280 per hour for regular Morristown Parking Authority services and $360 per hour for third-party billings. On motion of Commissioner Gervasio, seconded by Commissioner Stamato, the rate adjustment was approved on the following vote:

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

At this point, under the New Business portion of the meeting, Mr. Fabrizio advised the Board of the Morris Tourism Ad. He said that this was in part the tradeoff between the Parking Authority and the Partnership. On motion of Commissioner Gervasio, seconded by Tighe, the Ad was accepted for the record.

At this point, under the New Business portion of the meeting, Mr. Fabrizio advised the Board that 40 Park had installed a cell booster antenna in the Dehart Street Parking Garage and that Mr. Mlenak was working on the correspondence to address the authorization and it would be handled with a simple letter. On motion of Commissioner Tighe, seconded by Commissioner Gervasio, the item was noted for the record.

At this point, under the New Business portion of the meeting, Mr. Fabrizio recommended the extension of the Parking License Agreement for Claremont Schuyler for 6 months until July 31, 2020. Mr. Goldsmith agreed that this was routine. On motion of Commissioner Tighe, seconded by Commissioner Stamato, the Parking License Agreement was extended until July 31, 2020 on the following vote:

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

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

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The following Resolutions were presented for the record:

**Resolution No.: 16-2020:** (Authorizing the payment of the Improvement Fund Bills) On Motion of the Commissioner Tighe, and seconded by Commissioner Gervasio, the Resolution was authorized on the following vote:

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

**Resolution No.: 17-2020:** (Authorizing the payment of the Operating Fund Bills) On Motion of the Commissioner Lucia, and seconded by Commissioner Tighe the Resolution was authorized on the following vote:

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

**Resolution No.: 18-2020:** (Authorizing the payment of the Lot 10 Redevelopment Bills). On Motion of the Commissioner Lucia, and seconded by Commissioner Tighe the Resolution was authorized on the following vote:

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

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On motion of Commissioner Gervasio, the meeting was adjourned.

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Michael Fabrizio, Executive Director

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Linda Stamato, Secretary

Prepared By: Robert S. Goldsmith, Esq.