

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, SEPTEMBER 17, 2019 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 Gervasio, 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 8, 2019, 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: Executive Director Michael Fabrizio, Commissioners Brady, Lucia, Stamato and Chairperson Gervasio.

Also Present: Mark Axelrod, Director of Operations, Gregory Deal, Director of Facilities, Steven G. Mlenak, Esq., Frank Regan, Esq., Gerard Giosa of Level G Associates and Council Liaison Iannaccone

Absent: Commissioner Tighe.

At this point, Mr. Fabrizio presented the Minutes of the Regular Meeting on August 20, 2019. On motion of Commissioner Lucia, seconded by Commissioner Stamato, the Board approved the Minutes of Regular Meeting of August 20, 2019 on the following vote:

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

At this point, Mr. Fabrizio presented the Minutes of the Executive Session of the August 20, 2019 Regular Meeting. On motion of Commissioner Brady, seconded by Commissioner Lucia, the Board approved the Minutes of the Executive Session of August 20, 2019 on the following vote:

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

There were no Public Comments.

There was no Mayor's Report.

Town Council Liaison Report: Council Liaison Iannaccone updated the Commissioners on a plan to extend the bike path in Morristown. He noted that the National Park Service has some funds to assist with this program.

Council Liaison Iannaccone also provided an update on the Spring Street Development project and noted that there will be a hearing scheduled in the Town on September 25.

Council Liaison Iannaccone also provided an update on the expansion of the Famished Frog. Further, he reported the Town is considering banning place to place expansions of liquor licenses in Town.

Council Liaison Iannaccone reported that enforcement of visitor parking will be delayed until October 15.

Council Liaison Iannaccone reported the Town is also considering a revised Airbnb Ordinance and the licensing of bed and breakfasts.

Correspondence:

Under date of August 29, 2019

To: Commissioner Margaret Brady
From: Commissioner Linda Stamato

Regarding mural on parking deck.

Under date of August 30, 2019

To: Commissioner Margaret Brady, Executive Director Michael Fabrizio, Mayor Timothy Dougherty, et al.
From: Commissioner Linda Stamato

Regarding mural on parking deck.

Under date of September 3, 2019

To: Stephen A. Santola, Esq. c/o Woodmont Properties

From: Steven G. Mlenak, Esq.

Regarding release of Vail Mansion Operating loss Guarantee.

Under date of September 4, 2019

To: Jennifer Wehring, Executive Director Michael Fabrizio
From: Commissioner Linda Stamato

Regarding the Transit/Circulator Program.

Under date of September 6, 2019

To: Michael Fabrizio, Tim Pokraka
From: Steven G. Mlenak, Esq.

Regarding agreement with Monroe.

Under date of September 9, 2019

To: Morristown Parking Authority c/o Michael Fabrizio and Mark Axelrod
From: Jillian C. Barrick

Extension of grace period for enforcement of new visitor's passes.

Under date of September 10, 2019

To: James Campbell
From: Michael Fabrizio

Regarding MPA long term parking agreements.

At this point under the Report portion of the meeting Mr. Axelrod provided the August 2019 Enforcement Report and an update on the revenue was tabled to the following meeting.

At this point under the New Business portion of the meeting the award of the contract for the Mall Lot repairs was presented by, Gerry Giosa, the MPA's parking consultant. He advised that two bids were received. Mr. Giosa recommended accepting the low bid which was D&L Paving Contractors, Inc. Mr. Deal advised that D&L has performed work for the Authority in the past to the Authority's satisfaction.

At this point under the New Business portion of the meeting, Mr. Deal provided an update on the bids received for the Dalton Garage sidewalk. Two bids were also received and Mr. Deal also recommended the approval of the bid from D&L Paving Contractors, Inc.

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

At this point under the New Business portion of the meeting. Mr. Axelrod introduced the proposal to increase the rate for the part-time debit program from \$.50 to \$.75. He noted that there has not been an increase in 12 years. On motion of Commissioner Stamato, seconded by Chairperson Gervasio and approved unanimously, the rate increase was authorized.

At this point, Mr. Fabrizio provided an update on a Special Budget Workshop to be held on October 15, 2019 at 4:30 p.m. with the Regular Meeting at 6:00 p.m. He also provided information regarding the Festival of Books parking request which he noted was similar to what was received in years past and also invited the Commissioners to let him know if they wish to attend the League of Municipalities Convention on November 19 – November 21.

At this point under the Old Business portion of the meeting, Frank Regan, Esq., conflict counsel for the MPA, presented the terms of both a Third Amendment to the Contract for Sale of Real Estate by and between Bijou Properties and the MPA, as well as an easement on Lumber Street. Both of which were later voted on by the Commissioners.

At this point under the Old Business portion of the meeting, Mr. Axelrod introduced a proposal received and recommended that the Commissioners approve entering into the program which for less than \$20,000 could see all the lights replaced in the Dalton, DeHart and Ann/Bank garages with LED fixtures. The Commissioners agreed to consider a Resolution at the October 15 meeting. Counsel to review public bidding requirements.

At this point under the Old Business portion of the meeting, Mr. Fabrizio followed up on Council Liaison Iannaccone's comments about the expansion of the Visitor Guest Permits through October.

The following Resolutions were presented for the record:

Resolution No.: 49-2019: (Approving and authorizing the execution of a Third Amendment to the Contract for Sale of Real Estate by and between Bijou Properties, LLC and the Morristown Parking Authority for the sale and development of Lot 3R, also known as Block 3602, Lot 13). On Motion of Chairperson Gervasio, and seconded by Commissioner Lucia, the Resolution was authorized on the following vote:

Ayes: Commissioners Brady, Lucia, Stamato and Chairperson Gervasio

Nays: None

Absent: Commissioner Tighe

Resolution No.: 50-2019: (A Resolution approving and authorizing the execution of an Easement Agreement with Thomas M. Lade, Jr., and Terence C. Lade regarding Lumber Street required for the sale and development of Lot 3R, also known as Block 3602, Lot 13). On Motion of Chairperson Gervasio, and seconded by Commissioner Lucia, the Resolution was authorized on the following vote:

Ayes: Commissioners, Brady, Lucia, Stamato, and Chairperson Gervasio

Nays: None

Absent: Commissioner Tighe

Resolution No.: 51-2019: (Authorizing the payment of the Operating Fund Bills). On Motion of the Commissioner Lucia, and seconded by Chairperson Gervasio, the Resolution was authorized on the following vote:

Ayes: Commissioners Brady, Lucia, Stamato, and Chairperson Gervasio

Nays: None

Absent: Commissioner Tighe

Resolution No.: 52-2019: (Authorizing the payment of the Improvement Fund Bills). On Motion of the Chairperson Gervasio and seconded by Commissioner Stamato the Resolution was authorized on the following vote:

Ayes: Commissioners Brady, Lucia, Stamato, and Chairperson Gervasio

Nays: None

Absent: Commissioner Tighe

Resolution No.: 53-2019: (Authorizing the payment of the Lot 10 Redevelopment Fund Bills). On Motion of the Commissioner Lucia and seconded by Chairperson Gervasio the Resolution was authorized on the following vote:

Ayes: Commissioners Brady, Lucia, Stamato, and Chairperson Gervasio

Nays: None

Absent: Commissioner Tighe

Resolution No.: 54-2019: (Approving the retention of D&L Paving Contractors, Inc. to perform pavement upgrades and related work at the Mall Lot at Cattano Avenue and Prospect Street, Morristown, New Jersey). On Motion of the Commissioner Lucia and seconded by Commissioner Brady the Resolution was authorized on the following vote:

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

Resolution No.: 55-2019: (Approving the retention of D&L Paving Contractors, Inc. to perform installation of concrete sidewalks and related work on Cattano Avenue at the Dalton Garage at Cattano Avenue, Morristown, New Jersey). On Motion of Chairperson Gervasio and seconded by Commissioner Lucia the Resolution was authorized on the following vote:

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

On motion of Commissioner Lucia, the meeting was adjourned.

Michael Fabrizio
Executive Director

Anthony Lucia, Secretary

Prepared By: Steven G. Mlenak, Esq.