

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, JULY 16, 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 Vice-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 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: Vice-Chairperson Brady, Lucia, Stamato and Tighe.

Also Present: Michael Fabrizio, Executive Director, Gregory Deal, Director of Facilities, Gerard Giosa, Parking Consultant, Robert S. Goldsmith, Esq. and Council Liaison Iannaccone

Absent: Chairperson Gervasio

At this point, Mr. Fabrizio presented the Minutes of the Regular Meeting on June 18, 2019. Chairperson Gervasio was absent. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the Board approved the Minutes of Regular Meeting of June 18, 2019 on the following vote:

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

At this point, Mr. Fabrizio presented the Minutes of the Executive Session of the June 18, 2019 Regular Meeting. On motion of Commissioner Lucia, seconded by Commissioner Tighe, the Board approved the Minutes of the Executive Session of June 18, 2019 on the following vote:

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

There were no Public Comments.

There was no Mayor's Report.

Town Council Liaison Report: Council Liaison Iannaccone reported that there was a public meeting with respect to Midtown Shopping Center on Morris Street with a large turnout. A meeting of the Redevelopment Agency with respect to Midtown Shopping Center was postponed.

Council Liaison Iannaccone indicated that there was no traffic report provided or disseminated notwithstanding the \$365,000 cost.

Council Liaison Iannaccone advised that the Town Council revised the visitor parking ordinance and also indicated that he anticipated the Hill Street and Franklin Place area may be regulated for residential parking given changes in development around the area.

Correspondence:

Under date of June 11, 2019

To: Cuva
From: Fabrizio

Correspondence regarding MPA Representation Letter to Auditor. On motion of Commissioner Tighe, seconded by Commissioner Lucia the correspondence was approved for the record.

Under date of June 11, 2019

To: Board of Commissioners
From: Cuva

Auditor Representation Letter. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the correspondence was approved for the record.

Under date of June 19, 2019

To: Vreeland
From: Fabrizio

Correspondence concerning lease payment to First Baptist Church. On motion of

Commissioner Lucia, seconded by Commissioner Tighe, the correspondence was approved for the record.

Under date of June 20, 2019

To: Goldsmith
From: Coakley

Correspondence requesting Parking for Silverman Group. On motion of Commissioner Tighe, seconded by Commissioner Lucia the correspondence was approved for the record.

Under date of June 24, 2019

To: Coakley
From: Goldsmith

Response to Silverman Group's Request for Parking. On motion of Commissioner Tighe, seconded by Commissioner Lucia the correspondence was approved for the record.

Under date of June 27, 2019

To: Goldsmith
From: Fiorenzo

Correspondence regarding the Silverman Group. On motion of Vice-Chairperson Brady, seconded by Commissioner Lucia the correspondence was approved for the record.

Under date of July 9, 2019

To: Fiorenzo
From: Goldsmith

Response to Fiorenzo regarding Silverman Group. On motion of Commissioner Lucia, seconded by Commissioner Tighe the correspondence was approved for the record.

Under date of July 9, 2019

To: Goldsmith
From: Fiorenzo

Response to Goldsmith correspondence regarding the Silverman Group. On motion of Commissioner Lucia, seconded by Commissioner Tighe the correspondence was approved for the record.

At this point, under the Report portion of the meeting, the Reports were all tabled.

At this point under the Old Business portion of the meeting the 2018 Audit was presented. Mr. Fabrizio advised the Board of Commissioners with respect to the Corrective Action Plan and noted that completion of the implementation of QuickBooks will address many of the concerns raised. On motion of Commissioner Lucia, seconded by Commissioner Stamato the Corrective Action Plan was approved on the following vote:

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

At this point under the Old Business portion of the meeting, the Summary of Synopsis with Recommendations was presented and discussed. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the Summary of Synopsis with Recommendations was approved on the following vote:

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

At this point under the Old Business portion of the meeting, the Memorandum from Counsel Regarding Chalking of Tires was presented. Mr. Goldsmith outlined the nature of the legal issue as presented by the decision of the United States Court of Appeals for the 6th Circuit. It was suggested that there would be discussions with the Town with respect to signage that would require consent to chalking. On motion of Commissioner Lucia, seconded by Commissioner Stamato, the Memorandum was accepted for file on the following vote:

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

At this point under the New Business portion of the meeting, Mr. Giosa presented the 2018 Annual Report. He indicated that revenues and occupancy were essentially flat, presumably due to a leveling off of business activity and parking demand. There was also some discussion that the substantial amount of construction was impacting on-street parking

revenues. Mr. Giosa also commented that the debt service coverage is very healthy. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the Annual Report was approved on the following vote:

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

At this point under the New Business portion of the meeting, Mr. Giosa presented the Occupancy Counts Summary. There was some extensive discussion. Council Liaison Iannaccone suggested that there be some consideration and presentation of contractually committed obligations. Mr. Giosa indicated that there was flexibility with respect to location and therefore, the situation was somewhat in flux but the consensus was that there should be an Addendum to the Occupancy Counts Summary which would reflect existing contractual commitments with respect to parking. There was also recognition that the “We Work” type office is presenting a growing demand as are factors of greater density in office use, counter to a trend that has otherwise been observed for the last 10 – 15 years of decreasing demand for parking for office use.

On motion of Commissioner Tighe, seconded by Commissioner Lucia, the Annual Report was approved on the following vote:

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

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

The following Resolutions were presented for the record:

Resolution No.: 37-2019: (Confirming the Review of the Annual Audit for Fiscal Year Ending December 31, 2019). On Motion of the Commissioner Stamato, and seconded by Commissioner Lucia, the Resolution was authorized on the following vote:

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

Resolution No.: 38-2019.: (Authorizing the Transfer of Funds from the Parking Authority of

the Town of Morristown MPA Special Revenue to the MPA Improvement Preventative Maintenance Fund. On Motion of the Commissioner Tighe, and seconded by Commissioner Lucia, the Resolution was authorized on the following vote:

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

Resolution No.: 39-2019: (Authorizing the payment of the Operating Fund Bills.) On Motion of the Commissioner Stamato, and seconded by Commissioner Lucia, the Resolution was authorized on the following vote:

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

Resolution No.: 40-2019: (Authorizing the payment of the Improvement Fund Bills.) On Motion of the Commissioner Stamato and seconded by Chairperson Lucia the Resolution was authorized on the following vote:

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

Resolution No.: 41-2019: (Authorizing the payment of the Lot 10 Redevelopment Fund Bills.) On Motion of the Commissioner Tighe and seconded by Commissioner Lucia the Resolution was authorized on the following vote:

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

Resolution No.: 42-2019.: (Authorizing the Emergency Replacement of Elevator Cables in the DeHart Street Garage.) On Motion of the Commissioner Stamato and seconded by Commissioner Lucia the Resolution was authorized on the following vote:

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

On motion of Commissioner Tighe, the meeting was held adjourned.

Mark Axelrod, Director of Operation

Anthony Lucia, Secretary

Prepared By: Robert S. Goldsmith, Esq.