

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, MAY 21, 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, Mark Axelrod, Director of Operations, Gregory Deal, Director of Facilities, Gerard Giosa, Parking Consultant, Robert S. Goldsmith, Esq., Council Liaison Iannaccone, and Maintenance Person, Sean Stanton.

Absent: Chairperson Gervasio

At this point, Mr. Fabrizio presented the Minutes of the Regular Meeting on April 16, 2019. Vice-Chairperson Brady indicated that she had opened the meeting of April 16, 2019 but then Chairperson Gervasio presided. The Minutes should be deemed so amended. On motion of Vice-Chairperson Brady, seconded by Commissioner Tighe the Board approved the Minutes of Regular Meeting of April 16, 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 April 16, 2019 Regular Meeting. On motion of Commissioner Lucia, seconded by Commissioner Tighe the Board approved the Minutes of the Executive Session of April 16, 2019 on the following vote:

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

Public Comments:

Sean Stanton, MPA's Maintenance person, spoke during the Public Comment portion of the Meeting and discussed his personal issues with the Board of Commissioners and MPA Administration. He explained the circumstances of the incident.

There was no Mayor's Report.

Town Council Liaison Report: (1) Council Liaison Iannaccone reported that the 2 hour Parking Ordinance as presented by the Morristown Partnership and the Morristown Parking Authority was approved by the Morristown Council; (2) Council Liaison Iannaccone indicated that the guest parking issue is proceeding although there continued to be some complaints; (3) Council Liaison Iannaccone mentioned that the matter of vaping was discussed at length by the Town Council and a Resolution was passed limiting sales of vaping equipment to stores that sold only vaping products; (4) the Budget is proceeding and there is an anticipation of an increase in the local tax as well as the School District tax; (5) Council Liaison Iannaccone had advised the Town Council that the Parking Authority would be making a presentation on the Lot 10 garage on June 25, 2019; (6) Council Liaison Iannaccone suggested that there should be a meeting with the Wilmot businesses and further, that there should be a meeting with the King Street and Pine Street Association which includes the Vail Mansion. The Executive Director and Council Liaison Iannaccone agreed that the Council Liaison would coordinate with the Executive Director to arrange each of the meetings.

Correspondence: _____

Under date of April 18, 2019

To: Sirota and MPA

From: Tombalakian

Correspondence regarding Lumber Street Access Easement Agreement. Mr. Fabrizio advised that the Easement was not yet finalized for consideration by the Board of Commissioners. On motion of Commissioner Tighe, seconded by Commissioner Lucia the correspondence was approved for the record.

Under date of May 9, 2019

To: Axelrod
From: Shacham

Correspondence regarding the Morris County Art Association's request. On motion of Commissioner Lucia, seconded by Commissioner Tighe the correspondence was approved for the record.

Under date of May 13, 2019

To: Regan
From: Fabrizio

From: Fabrizio
Regan

Correspondence regarding Lumber Street Access Easement Agreement. On motion of Commissioner Tighe, seconded by Commissioner Lucia the correspondence was approved for the record.

Under date of May 14, 2019

To: Deal
From: Colley

From: Colley
From: Deal

Correspondence regarding Public Art at Ann/Bank. On motion of Commissioner Tighe, seconded by Commissioner Lucia the correspondence was approved for the record.

Under date of May 16, 2019

To: Bubb
From: Fabrizio

Correspondence regarding CPI Adjustment. On motion of Commissioner Tighe, seconded by Commissioner Lucia the correspondences were approved for the record.

At this point, under the Report portion of the meeting, the Reports are as follows;

- April 2019 Enforcement Report;
- April 2019 Comparative Meter Report;
- April 2019 Off-Street Revenue Report;
- April 2019 Pay Station & Cashier Revenue Report;

MPA 2019 Income YTD

Mr. Axelrod advised the Board that enforcement was proceeding appropriately that the new PEO, Matt Newton was working out well and that he reminded the Board of Commissioners that the comparison will become available again in June after the cash to accrual change has been fully implemented. The Commissioners suggested that the new facility, Lot 6F should be transferred from surface facilities to structured facilities and it was agreed that the change would be undertaken. On motion of Commissioner Tighe, seconded by Commissioner Stamato all of the Reports were approved for the record.

At this point under the Old Business portion of the meeting, Mr. Giosa of Level G Associates made a detailed presentation to the Board of Commissioners with respect to schedule, functionality, financial coverage and the construction management proposals. On motion of Commissioner Tighe, seconded by Commissioner Stamato, the proposal of W. M. Blanchard Company was authorized on the following vote:

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

At the conclusion of Mr. Giosa's presentation, Commissioner Stamato expressed appreciation for the project, the design and the efforts of the Administration in moving the project forward.

At this point under the New Business portion of the meeting, Mr. Fabrizio explained the Amendment to the Schuyler Associate Agreement.

At this point under the New Business portion of the meeting, Mr. Fabrizio updated the Board of Commissioners on progress that appears to be being made with respect to negotiations among the Parking Authority, the Town and New Jersey Transit in conjunction with the Governor's office to facilitate the Bijou project on Lot 3R.

At this point under the New Business portion of the meeting, Mr. Deal updated the Board of Commissioners on the matter of graffiti at the DeHart Street garage. There were approximately \$3,000 in repairs to be made. Three individuals had entered the Pre-Trial Intervention Program and will be paying approximately \$1,000/per person and will be obligated to make 40 hours of community service with the Morristown Parking Authority.

At this point under the New Business portion of the meeting, Mr. Fabrizio briefly updated the Board of Commissioners on the results of the Restaurant Week Parking Program.

At this point under the New Business portion of the meeting, the Administration presented

the proposal for the final renewal of the Johnson Controls Project which was last bid out in 2016. This would be the last extension. Mr. Axelrod advised that Johnson Control was prepared to retain the rate at the prior year of \$17,560. On motion of Commissioner Lucia, seconded by Commissioner Stamato, the renewal was approved 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. Fabrizio advised that there was a problem with HVAC and blower mechanism for the 14 Maple Avenue office building and there was a need for emergency repair. On motion of Commissioner Lucia, seconded by Commissioner Tighe, \$20,000 was authorized, not to exceed amount, for the emergency repairs 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. Fabrizio introduced the issue of tire chalking. Mr. Goldsmith briefly explained the recent decision and the concerns with respect to exposure. The Board of Commissioners was advised that the Parking Authority for now has determined not to proceed with chalking but will allow the use of “electronic chalking”. Mr. Goldsmith advised that further research is being done with respect to the matter of the Fourth Amendment consent.

At this point under the New Business portion of the meeting, Mr. Fabrizio and Mr. Deal advised of the need for window and building cleaning at 14 Maple Avenue. On motion of Commissioner Stamato, seconded by Commissioner Lucia, a proposal for TSS in the amount of \$14,488.50 was authorized 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. Fabrizio and Mr. Giosa reported that Jennifer Wehring the Executive Director of the Morristown Partnership was doing further exploration into an electric car shuttle service in Morristown.

At this point under the New Business portion of the meeting, Mr. Fabrizio advised the Board of Commissioners that the PEOs had requested that the Parking Authority sponsor some type of Summer party. There was extensive discussion and the Board of Commissioners determined that the Holiday Party was a sufficient event for the staff and that the parking enforcement officers if they chose could proceed to do the event on their own, independent

of MPA support or involvement.

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

The following Resolutions were presented for the record:

Resolution No.: 28-2019: (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 Lucia, and seconded by Chairperson Tighe the Resolution was authorized on the following vote:

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

Resolution No.: 29-2019: (Authorizing the payment of the Operating 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.: 30-2019: (Authorizing the payment of the Improvement Fund Bills.) On Motion of the Commissioner Lucia and seconded by Chairperson Stamato the Resolution was authorized on the following vote:

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

Resolution No.: 31-2019: (Authorizing the payment of the Lot 10 Redevelopment Fund Bills.) On Motion of the Commissioner Tighe 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.: 32-2019: (Authorizing Amendment of Parking Agreement between the Parking Authority of the Town of Morristown and Schuyler Place Associates, LLC) On Motion of the Commissioner Lucia and seconded by Chairperson Stamato 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.

Michael Fabrizio, Executive Director

Anthony Lucia, Secretary

Prepared By: Robert S. Goldsmith, Esq.