

MINUTES OF THE REGULAR MEETING OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, JULY 18, 2017 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, 2017, 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: Commissioners Brady, Gervasio, Stamato, Tighe* and Chairperson Lucia

Also Present: Michael Fabrizio, Executive Director, Mark Axelrod, Director of Operations, Gregory Deal, Director of Facilities, Gerard Giosa, Parking Consultant, Wendell Brady, Robert S. Goldsmith, Esq., Mayor Dougherty, Vijayant Pawar, Municipal Counsel

Absent: Robert Iannaccone, Council Liaison

At this point, The Executive Director presented the Minutes of the June 20, 2017 Regular Meeting. On motion of Chairperson Lucia, seconded by Commissioner Stamato, the Minutes were approved.

There were no Public Comments.

There was no Mayor’s Report.

There was no Council Liaison’s Report.

See below.

The following communications were presented for the record:

Under date of June 21, 2017

To: Paul Freeland
From: Michael Fabrizio, Executive Director

Letter enclosing a check in the amount of \$4,761.71 representing the second semi-annual payment due for leasing church property adjacent to and part of the Cattano Mall parking facility due July 1, 2017 and for the lease period March 1, 2017 through February 28, 2018. On motion of Chairperson Lucia, seconded by Commissioner Stamato, the letter was accepted for file.

Under date of June 22, 2017

To: Michael Fabrizio, Executive Director
From: Stefan Armington

Email requesting information regarding students regularly parking in the Dalton Garage and Mall parking Lot. On motion of Chairperson Lucia, seconded by Commissioner Stamato, the email was accepted for file.

Under date of June 22, 2017

To: Stefan Armington
From: Michael Fabrizio, Executive Director

Email advising that student parking varies throughout the year. The email further advises that there are approximately 20 students in the Mall Lot and 35 students in the Dalton Garage during peak times. On motion of Chairperson Lucia, seconded by Commissioner Stamato, the email was accepted for file.

Under date of June 22, 2017

To: MPA
From: Linda Murphy

Email thanking MPA for all of its help with the Neighborhood House and Cornerstone Family Programs parking situation. On motion of Commissioner Stamato, seconded by Chairperson Lucia, the email was accepted for file.

Under date of June 23, 2017

To: Mark Axelrod

From: Dan Brannen

Email advising that Verizon has confirmed that they will not require any alternate parking locations on July 13 for the 5K race. The email further advises that Verizon will be requesting street/meter closures. On motion of Commissioner Stamato, seconded by Commissioner Gervasio, the letter was accepted for file.

Under date of June 28, 2017

To: Dan Brannen
From: Mark Axelrod

Email advising that the Morristown Police will take care of the street/meter closures requested by Verizon. The email further advises that the charge for the spaces will be a blended discount flat rate of \$400. On motion of Commissioner Stamato, seconded by Chairperson Lucia, the email was accepted for file.

Commissioner Tighe joined the meeting.

Under date of June 27, 2017

To: Vincent Montanino
From: Robert Goldsmith

Letter providing VM Associates with certain information in connection with its examination of the financial statements of MPA at and for the year ended December 31, 2016. On motion of Commissioner Stamato, seconded by Commissioner Gervasio, the email was accepted for file.

Under date of July 1, 2017

To: MPA
From: Planning Board

Notice of Public Hearing on July 27, 2017 at 7:30 pm. Commissioner Brady suggested some type of analysis to be undertaken by Mr. Giosa with respect to the various parking commitments. Mr. Fabrizio and Mr. Giosa said that a spreadsheet could easily be prepared on the new project since the opening of the DeHart Street Garage. It was agreed that such an analysis would be vitalized based on existing information. Mr. Fabrizio noted that parking for the project proposed on the Wells Fargo building would provide for parking only at the Dalton Parking Garage or Lot 10, not the DeHart Street Garage. Mr. Fabrizio further advised that a Parking Agreement was in negotiation. Mr. Giosa further noted that in his analysis with respect to the feasibility and projected revenues from the DeHart Street Garage, the

number of bars and restaurants have impacted the DeHart Street Garage but were not anticipated. On motion of Commissioner Tighe, seconded by Commissioner Gervasio, the letter was accepted for file.

Under date of July 4, 2017

To: MPA
From: Planning Board

Notice of Public Hearing on July 19, 2017 at 7:30 pm. On motion of Commissioner Stamato, seconded by Chairperson Lucia, the letter was accepted for file.

At this point, under the Report portion of the meeting, Mr. Axelrod presented the June 2017 Enforcement Report. The Mayor noted that the enforcement in the residential neighborhood was very much appreciated and had been successful in maintaining the integrity of those neighborhoods. Mr. Axelrod noted to the Board of Commissioners that the PEOs had been issued OSHA approved shirts. On motion of Commissioner Tighe, seconded by Commissioner Brady, the report was accepted for file.

At this point, under the Report portion of the meeting, Mr. Axelrod presented the June 2017 Vehicle Maintenance Report. Mr. Axelrod noted that Wade Chan was doing very well and properly maintaining various vehicles, required maintenance is based more on usage and idling rather than mileage. On motion of Chairperson Lucia, seconded by Commissioner Tighe, the report was accepted for file.

At this point, under the Old Business portion of the meeting, Mr. Fabrizio presented the Jackson Lewis retainer. Commissioner Stamato asked whether the proposal was a result of bids. Mr. Fabrizio advised that there was a need to retain labor counsel promptly. Mr. Goldsmith further advised that his partner who is familiar with labor issues recommended Jackson Lewis without reservation. Mr. Goldsmith further advised that his former partner and now Assistant General Counsel at Rutgers University, Aron Schwartz, also singularly recommended retention of the firm of Jackson Lewis. Mr. Goldsmith also noted the convenience since Jackson Lewis had an office in Morristown. The rate of \$270 per hour was noted. Mr. Fabrizio indicated that there was a need for them to be promptly involved in collective bargaining agreement negotiations as well as grievances which seem to be more likely to be forthcoming. On motion of Commissioner Tighe, seconded by Commissioner Gervasio, the retention of the services of Jackson Lewis firm was authorized on the following vote:

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

At this point, under the New Business portion of the meeting, the Executive Director presented the 2016 MPA Audit for Approval. There was no comment. On motion of Commissioner Tighe, seconded by Commissioner Gervasio, the Audit was approved on the following vote:

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

At this point, under the New Business portion of the meeting, the Executive Director presented the 2016 MPA Annual Report for Approval. Mr. Giosa reported on the sound, fiscal position of the Morristown Parking Authority and that it was in a strong position to proceed with the development of a parking facility on Lot 10. On motion of Commissioner Stamato, seconded by Commissioner Gervasio, the Report was approved on the following vote:

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

At this point, under the New Business portion of the meeting, Mr. Axelrod requested an increase in the MPA petty cash account from \$50 to \$100 for the convenience of staff. On motion of Commissioner Tighe, seconded by Commissioner Stamato, the increase to \$100 was authorized on the following vote:

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

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

the concept for upgrades and repaving of Lot 8. It was anticipated that the cost would be in the range of \$40,000 to \$45,000. The Commissioners requested that landscaping be addressed, particularly along the perimeter. There was a recognition that the lot had been significantly improved and appeared to blend in the neighborhood well. On motion of Commissioner Gervasio, seconded by Commissioner Tighe, the Administration was authorized to proceed with bidding for the work to be undertaken as soon as possible with an upset price of \$60,000 on the following vote:

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

At this point, under the New Business portion of the meeting, Mr. Deal advised the Commissioners that he was working on a program to acquire an additional 75 credit card meters with the proposal to install an additional 60 credit card meters in high traveled areas, retaining 15 as spares. The estimated cost will be \$42,000 and it is anticipated that the price would be the same as in the contract previously awarded. Mr. Deal was asked to prepare a report for consideration and possible action by the Board of Commissioners at a subsequent meeting.

At this point, under the New Business portion of the meeting, Mr. Axelrod advised that the Town Administration had requested that the Parking Authority assist in disseminating information with respect to direct bus service to New York to ameliorate the limitations on New Jersey Transit rail service based on repairs to New York Penn Station.

There was no Executive Session.

The following Resolutions were presented for the record:

Resolution No. 55-2017: (Authorizing the Transfer of Funds from the Parking Authority of the Town of Morristown MPA Special Revenue Fund to the MPA Improvement and Preventative Maintenance Fund). On motion of Commissioner Tighe, seconded by Commissioner Gervasio, the Resolution was adopted on the following vote:

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

Absent: None

Resolution No. 56-2017: (Authorizing the Payment of MPA Operating Fund Bills). On motion of Commissioner Stamato, seconded by Commissioner Brady, the Resolution was adopted on the following vote:

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

Nayes: None

Absent: None

Resolution No. 57-2017: (Authorizing the Payment of MPA Improvement Fund Bills). On motion of Commissioner Stamato, seconded by Commissioner Tighe, the Resolution was authorized on the following vote:

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

Nayes: None

Absent: None

There being no further business to be transacted, on motion of Commissioner Gervasio, the meeting was held adjourned.

* Commissioner Brady's birthday was celebrated after the conclusion of the meeting, during which no business was conducted but cake was consumed in honor of Commissioner Brady.

Michael Fabrizio, Executive Director

Margret Brady, Secretary

Prepared By: Robert S. Goldsmith, Esq.