

MINUTES OF THE REGULAR MEETING OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, MARCH 21, 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, Gregory Deal, Director of Facilities, Mark Axelrod, Director of Operations, Steven G. Mlenak, Esq., Robert Iannaccone, Council Liaison

Absent: None

At this point, The Executive Director presented the Minutes of the February 21, 2017 Regular Meeting. On motion of Commissioner Tighe, seconded by Commissioner Brady, the Minutes were approved.

There were no Public Comments.

There was no Mayor’s Report.

Town Council Liaison Iannaccone’s Report: Council discussed the financial position of the MPA at the most recent Council meeting and the public was able to hear about the financial strength of the MPA. The Council thanks the MPA for the manner in which the snow was cleared on the streets and in the garages during the most recent snowstorm. The Ordinance authorizing the language change for the Town guaranty was introduced at the last meeting.

The Town also adopted the ordinance addressing the definition of restaurants in Town at its most recent meeting.

The following communications were presented for the record:

Under date of March 9, 2017

To: Council President Armington
From: Michael Fabrizio, Executive Director

Letter requesting that the Town guaranty the refinancing efforts of the MPA which will result in a projected savings of \$200,000.

Under date of February 27, 2017

To: Michael Fabrizio, Executive Director
From: Robert Dunn

Letter sent on behalf of Mr. Dunn's client, Joseph Loboizzo, indicating Mr. Loboizzo's preference to enter into a contract for 20 spaces for the 2 South Street Complex and 7 spaces for the 6-14 South Street Complex.

Under date of February 21, 2017

To: Michael Fabrizio, Executive Director
From: Paul Van Ostenbridge

Letter offering various banking services to the MPA following a meeting held with Mr. Fabrizio and Mr. Van Ostenbridge.

Under date of February 28, 2017

To: Michael Fabrizio, Executive Director
From: Frank Vitolo

Letter sent on behalf of Mr. Vitolo's client, Vertical Capital Realty, requesting a one-year extension to the approval deadlines in the Parking License Agreement executed between Vertical and the MPA dated February 6, 2015. The deadlines were set to expire on February 6, 2017.

Under date of February 22, 2017

To: Robert Goldsmith
Amano McGann, Inc., Harrison
First Rate Landscaping, LLC, Morristown
International Line Striping Corp., Morris Plains
Level G Associates, LLC, Old Bethpage, NY
Ming Electric, Inc., Morris Plains
Ferrioli, Wieklotz, Cerullo & Cuza, P.A., Pompton Lakes
AES Fire, Elmwood
From: Michael Fabrizio, Executive Director

Letter to each reminding the recipients to complete the “Political Contribution Disclosure Form” required by N.J.S.A. 19:44A-20.06 due to their work with the MPA.

Under date of February 22, 2017

To: Hon. Timothy Dougherty
From: Anthony Lucia

Transmittal letter to the Mayor enclosing \$5,931.00 representing a payment in lieu of taxes for the MPA’s office space at 14 Maple Avenue. Councilman Iannaccone noted that this was presented by the Council at its last meeting to the public.

Under date of March 3, 2017

To: Michael Fabrizio, Executive Director
From: Bill Braunschweiger

Emails between Bill Braunschweiger and Michael Fabrizio addressing various suggestions for parking solutions presented by Mr. Braunschweiger.

Under date of March 7, 2017

To: Bill Braunschweiger
From: Michael Fabrizio, Executive Director

Emails between Bill Braunschweiger and Michael Fabrizio addressing various suggestions for parking solutions presented by Mr. Braunschweiger.

At this point, under the Report portion of the meeting, Mr. Axelrod presented the February 2017 Comparative Meter Revenue Report. On motion of Commissioner Tighe, seconded by Commissioner Stamato, the report was accepted for file.

At this point, under the Report portion of the meeting, Mr. Axelrod presented the February 2017 Off Street Meter Revenue Report. On motion of Commissioner Tighe, seconded by Commissioner Stamato, the report was accepted for file.

At this point, under the Report portion of the meeting, Mr. Axelrod presented the February 2017 Pay Station & Cashier Revenue, Mall Revenue, MPA Income YTD. The Board asked Mr. Axelrod if the YTD revenue includes the \$262,000 received from Rosewood and it was confirmed that it does reflect that payment. On motion of Commissioner Stamato, seconded by Commissioner Brady, the report was accepted for file.

At this point, under the Old Business portion of the meeting, Executive Director Fabrizio indicated that the MPA has agreed to provide space to the Cops ‘n Rodders on South Street down to Pine Street (about 110 spaces), which they will pay \$2.00 per space for. The event originally wanted down to Elm Street, and the MPA had originally taken the position that it should not extend past DeHart. The compromise represents a win for all parties involved, including the public. The agreement reached with the Cops ‘n Rodders event was approved on motion of Commissioner Tighe, seconded by Commissioner Stamato, on the following vote:

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

At this point, under the Old Business portion of the meeting, it was discussed that the clearance bar has been completed in conformance with the specifications. Questions have been arisen regarding the length of the chains dropping from the bar necessary to prevent trucks from accessing the ramp. The chains are approximately 3 feet in length, which sway and, is a larger gap than what was portrayed in the renderings by the fabricator. The structure can be lowered at a cost of approximately \$1,500 Mr. Fabrizio and Mr. Axelrod opined that if necessary, this retro fit could be accomplished. The MPA will continue working on solutions. Mr. Deal advised the Commissioners that there is now video surveillance of the area should an incident occur in the future causing damage to the ramp, the clearance bar or otherwise. The matter was tabled on motion of Chairperson Lucia, seconded by Commissioner Stamato, 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, Loboazzo Parking Agreements were discussed. The terms of the agreements with Joseph Loboazzo were presented to the Commissioners. The agreements are for 20 spaces for the 2 South Street Complex and 7 spaces for the 6-14 South Street Complex, both in DeHart at \$125.00 per space, per month. Discussion ensued regarding the pricing of the spaces. Mr. Fabrizio noted that some tenants have signed up for \$80.00 per space. Future new tenants will be increased to the \$125.00 per month per space. The agreements were approved on motion of Chairperson Lucia, seconded by Commissioner Stamato, 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 Vertical Extension was discussed. Vertical Capital Realty has an agreement for parking spaces with the MPA executed on February 5, 2015 and required Vertical to obtain Town approvals by February 6, 2017 and a certificate of occupancy by February 6, 2018. Upon Vertical's request, the MPA has agreed to extend each of these deadlines by one year to February 6, 2019 and February 6, 2020, respectfully. The extension was approved on motion of Commissioner Brady, seconded by Commissioner Stamato, 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 informed the Commissioners that its 2010 Ford Fiesta has been rendered inoperable due to a major engine malfunction. The MPA has obtained an offer for a new Ford Escape to replace the Fiesta for approximately \$22,000. An offer was also made to sell the Fiesta for salvage purposes for

approximately \$1,000. The Board voted to authorize the MPA to purchase a Ford Escape for no more than \$23,000 and to trade in the Fiesta for no less than \$1,000 on motion of Commissioner Tighe, seconded by Commissioner Gervasio 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 Vehicle Maintenance Logs/Facility Inspection Checklists were discussed. Mr. Axelrod presented the forms that have been prepared for use by the employees when inspected the vehicles and facilities to stay organized. Commissioner Brady suggested that the Facility Inspection Checklist be revised by facility, rather than by inspection point. Councilman Iannaccone suggested the use of Microsoft Excel which can be formatted in several ways. (Informational only, no vote).

At this point, under the New Business portion of the meeting, the Yearly Phone Stipend was discussed. The Board voted to continue its policy of providing a \$25.00 per month stipend to certain managers and supervisors on motion of Commissioner Tighe, seconded by Commissioner Gervasio, 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 projected financial summary for 2015 and 2016 (projected) were provided to the Board. The report shows that the MPA operated at an \$822,621 surplus in 2015 and is projected to show an \$803,388 surplus for 2016.

At this point, under the New Business portion of the meeting, Backup Bank for Booth Attendants was discussed. Mr. Axelrod introduced what will be presented as Resolution No. 30-2017, establishing a bank to be kept in the MPA offices to provide change for booth attendants.

There was no Executive Session.

The following Resolutions were presented for the record:

Resolution No. 25-2017: (Authorizing the award of Non-Fair and Open Contracts for Services). On motion of Commissioner Brady, seconded by Commissioner Tighe, the Resolution was adopted on the following vote:

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

Resolution No. 26-2017: (Authorizing the Payment of MPA Operating Bills). On motion of Commissioner Tighe, seconded by Commissioner Brady, the Resolution was authorized on the following vote:

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

Resolution No. 27-2017: (Authorizing the Payment of Improvement Fund Bills). On motion of Commissioner Tighe, seconded by Commissioner Stamato, the Resolution was adopted on the following vote:

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

Resolution No. 28-2017: (Authorizing the Payment of MPA Lot 10 Development Bills). There was extensive discussion regarding the public awareness of the Lot 10 garage planned by the MPA. Councilman Iannaccone, on suggestion by Commissioner Brady, indicated a desire to form a Council sub-committee to study and provide oversight of the project. Mr. Fabrizio responded to a question from Commissioner Stamato that Resolution No. 28-2017 does not bind the Commissioners into moving forward with the project, but rather authorizes the payment of certain development bills incurred during these early planning stages. On motion of Commissioner Gervasio, seconded by Chairperson Lucia, the Resolution was adopted on the following vote:

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

Nayes: None

Absent: None

Resolution No. 29-2017: (Authorizing the establishment of the MPA Lot 10 Development Bank Account with Peapack/Gladstone Bank of Morristown). On motion of Commissioner Brady, seconded by Commissioner Stamato, the Resolution was adopted on the following vote:

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

Nayes: None

Absent: None

Resolution No. 30-2017: (Authorizing the establishment of a Backup Bank for Booth Attendants). On motion of Commissioner Gervasio, seconded by Commissioner Stamato, the Resolution was adopted 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 Stamato, seconded by Commissioner Gervasio, the meeting was held adjourned.

Michael Fabrizio, Executive Director

James Gervasio, Secretary

Prepared By: Steven G. Mlenak, Esq.