

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, MAY 15, 2018 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 Stamato, 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 4, 2018, 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*, Lucia, Tighe and Chairperson Stamato

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

Absent: Commissioner Gervasio

At this point, The Executive Director presented the Minutes of the April 17, 2018 Regular Meeting. On motion of Commissioner Lucia, seconded by Commissioner Tighe, the Minutes were approved.

The April 17, 2018 Regular Meeting and Minutes were authorized on the following vote:

Ayes: Lucia, Tighe and Chairperson Stamato

Nays: None

Absent: Commissioner Gervasio, Commissioners Brady

There were no Public Comments.

There was no Mayor’s Report.

The following communications were presented for the record:

Under date of April 13, 2018

To: Fabrizio
From: Giosa

Parking Distribution Model for Brown/Elblum. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the correspondence was accepted for file.

Under date of April 18, 2018

To: O'Donnell
From: Fabrizio

MPA consent to memorializing an easement agreement. On motion of Commissioner Lucia, seconded by Chairperson Stamato, the correspondence was accepted for file.

Under date of April 18, 2018

To: 10 Pine Street Tenants
From: Fabrizio

Introduction of Lisa Kay to 10 Pine Street tenants. On motion of Commissioner Lucia, seconded by Commissioner Tighe, the correspondence was accepted for file.

Under date of May 2, 2018

To: 40 Park Condos, Metropolitan, 40 Park Lofts
From: MPA

Notice of rate increase for overnight guest passes. On motion of Commissioner Lucia, seconded by Commissioner Tighe, the correspondence was accepted for file.

Under date of May 9, 2018

To: Fabrizio/Latella
From: Kay

Regarding some damage in the 10 Pine Street building. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the correspondence was accepted for file.

Under date of May 10, 2018

To: Goldsmith
From: Massey

Memorandum of Understanding from NJ Transit to MPA re: Lot 3 to release covenant. On motion of Commissioner Lucia, seconded by Chairperson Stamato, the correspondence was accepted for file.

Under date of May 10, 2018

To: MPA
From: Helmer

Identification of key personnel that would work on Lot 10 Garage for Tim Haahs. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the correspondence was accepted for file.

Under date of May 10, 2018

To: MPA
From: Malcolm

Identification of key personnel that would work on Lot 10 Garage for Harman Group. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the correspondence was accepted for file.

Under date of May 10, 2018

To: Fabrizio
From: Giosa

Hiring a financial advisor to manage Debt Service Reserve Fund. There was discussion over consideration of possible alternative resources. It was determined that there would be such consideration and the matter was tabled. On motion of Commissioner Lucia, seconded by Commissioner Tighe, the correspondence was accepted for file.

Under date of May 11, 2018

To: Regan
From: Tombalakian

Request by Bijou for a six month extension on agreement to sell Lot 3R. On motion of Commissioner Lucia, seconded by Commissioner Tighe, the correspondence was accepted for file.

Council Liaison Iannaccone reported that there has been little activity on the form based zoning, the Town is waiting for additional consideration of the traffic study which has been given a good deal of attention, including pedestrian safety around Town and that the Council is considering an open space tax.

* At this point, Commissioner Brady joined the meeting.

At this point, under the Report portion of the meeting, Mr. Axelrod presented the April 2018 Enforcement Report. On motion of Commissioner Lucia, seconded by Commissioner Brady, the report was accepted for file.

At this point, under the Report portion of the meeting, Mr. Axelrod presented the April 2018 Comparative Meter Revenue Report. On motion of Commissioner Lucia, seconded by Commissioner Brady, the report was accepted for file.

At this point, under the Report portion of the meeting, Mr. Axelrod presented the April 2018 Off-Street Meter Revenue Report. On motion of Commissioner Lucia, seconded by Commissioner Brady, the report was accepted for file.

At this point, under the Report portion of the meeting, Mr. Axelrod presented the April 2018 Facility Revenue Report. On motion of Commissioner Lucia, seconded by Commissioner Brady, the report was accepted for file.

At this point, under the Report portion of the meeting, Mr. Axelrod presented the MPA Income YTD. On motion of Commissioner Lucia, seconded by Commissioner Brady, the report was accepted for file.

At this point, under the Old Business portion of the meeting, there was extensive discussion of the three proposals for design of the Lot 10 parking garage. Mr. Giosa presented a detailed matrix of the respective proposals. Mr. Giosa, Mr. Fabrizio and Mr. Goldsmith all recommended Desman, notwithstanding the qualifications of all three. The primary reason offered was the past experience with Desman and the excellent relationship with the key representative of Desman to the Morristown Parking Authority, Robert Weissenborn. It was also discussed that there was the possibility to bring in an architect for aesthetic elements for the façade of the new parking garage. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the Board voted to award the contract to Desman Associates subject to a resolution at the next meeting on the following vote:

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

At this point, under the Old Business portion of the meeting, Mr. Fabrizio presented the request for the extension of the Lot 3R Agreement with Bijou. Mr. Goldsmith did not participate in the discussion. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the extension was granted on the following vote:

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

At this point, under the New Business portion of the meeting, Mr. Fabrizio and Mr. Giosa advised the Board that the Quarterly System-Wide Counts had begun and that the schedule would retain the May and November Counts for comparison purposes and that the Counts would provide greater information to the Administration and the Board of Commissioners on parking demand and availability.

At this point, under the New Business portion of the meeting, Mr. Giosa presented his Parking Distribution Worksheet which is helpful to an understanding of how the Lot 10 Parking Garage could improve the availability of parking at other MPA facilities and provide much greater flexibility to the Parking Authority in dealing with parking demand and availability.

At this point, under the New Business portion of the meeting, Mr. Fabrizio and Mr. Axelrod suggested that it would be of value to the Parking Authority to make QuickBooks available to the administrative staff. The suggestion was well received. The Board will be provided with a more detailed proposal for action at a future meeting.

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

The following Resolutions were presented for the record:

Resolution No. 34-2018: (Authorizing and Directing the Director to Effectuate the Transfer of Funds from the MPA Special Revenue Account to the MPA Lot 10J Future Redevelopment Account). On motion of Commissioner Tighe, seconded by Commissioner Lucia, the Resolution was authorized on the following vote:

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

Resolution No. 35-2018: (Authorizing the Payment of the Operating Fund Bills). On motion of Chairperson Stamato, seconded by Commissioner Lucia, the Resolution was authorized on the following vote:

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

Resolution No. 36-2018: (Authorizing the Payment of the Improvement Fund Bills). On motion of Chairperson Stamato, seconded by Commissioner Lucia, the Resolution was authorized on the following vote:

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

Resolution No. 37-2018: (Authorizing the Payment of the Lot 10 Redevelopment Fund Bills). On motion of Commissioner Tighe, seconded by Commissioner Lucia, the Resolution was authorized on the following vote:

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

Absent: Commissioner Gervasio

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

Michael Fabrizio, Executive Director

Richard L. Tighe, Secretary

Prepared By: Robert S. Goldsmith, Esq.