

MINUTES OF THE REGULAR MEETING OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, OCTOBER 17, 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, Steven G. Mlenak, Esq., Robert Iannaccone, Council Liaison

Absent: None

At this point, The Executive Director presented the Minutes of the September 19, 2017 Regular Meeting. On motion of Commissioner Tighe, seconded by Commissioner Brady, the Minutes were approved.

At this point, The Executive Director presented the Executive Session Minutes of the September 19, 2017 Regular Meeting. On motion of Commissioner Tighe, seconded by Chairperson Lucia, the Minutes were approved.

* Commissioner Stamato joined the meeting.

* Robert Iannaccone, Council Liaison, joined the meeting.

There were no Public Comments.

There was no Mayor’s Report.

Councilman Iannaccone praised the Board of Commissioners for their participation in the Morristown Festival of Books.

The following communications were presented for the record:

Under date of September 19, 2017

To: Greg Deal
From: Ali Lloyd

Email attaching Festival of Books agenda and free parking pass for Anne Street Garage. On motion of Commissioner Gervasio, seconded by Commissioner Tighe, the email was accepted for file.

Under date of October 4, 2017

To: Michael Fabrizio, Executive Director
From: Frank Vitolo

Letter expressing Park View Partners, LLC's interest in licensing from the MPA 97 parking stalls, with an option to license an additional 30 stalls, located in the parking garage to be constructed on Lot 10. On motion of Chairperson Lucia, seconded by Commissioner Brady, the letter was accepted for file.

Under date of October 6, 2017

To: Greg Deal
From: Mark Axelrod

Email advising that a recent inquiry has determined that the MPA Rules and Regulations have not been updated since 2015/2016. The email further advises that certain rates, policies and other additions, deletions or changes are necessary and will be discussed in a meeting within the next two weeks. On motion of Commissioner Tighe, seconded by Commissioner Brady, the email was accepted for file.

Under date of October 6, 2017

To: Mark Axelrod
From: Gerard Giosa

Email stating "Catch-All" language. On motion of Chairperson Lucia, seconded by

Commissioner Brady, the email was accepted for file.

Under date of October 10, 2017

To: Michael Fabrizio, Executive Director
From: Jay Jaffe

Email attaching a revised Geotechnical Proposal from SESI for review and approval. On motion of Commissioner Tighe, seconded by Commissioner Brady, the email was accepted for file.

Under date of October 10, 2017

To: Michael Fabrizio, Executive Director
From: Robert Weissenborn

Email advising that the revised Geotechnical Proposal should suffice. On motion of Commissioner Tighe, seconded by Commissioner Brady, the email was accepted for file.

Under date of October 11, 2017

To: MPA, et al.
From: Stefan Armington

Email attaching a 2017 Bicyclist Safety Report to be discussed at Atlantic Health's Northern NJ Safe Kids/Safe Community Committee meeting on October 24, 2017 at 10:30am. On motion of Commissioner Brady, seconded by Chairperson Lucia, the email was accepted for file.

Under date of October 11, 2017

To: Mark Axelrod, Greg Deal
From: Jeffrey Corradino

Email forwarding Charles Hall's email confirming a meeting on October 24, 2017 at 10am at the Jackson Lewis office. On motion of Commissioner Brady, seconded by Commissioner Tighe, the email was accepted for file.

Under date of October 13, 2017

To: Jay Jaffe
From: Michael Fabrizio, Executive Director

Email advising that the MPA would like to request that SESI submit a new proposal for just item (a). On motion of Commissioner Tighe, seconded by Commissioner Brady, the email was accepted for file.

Under date of October 13, 2017

To: Michael Fabrizio, Executive Director
From: David Gaber

Letter requesting an extension of the contract to purchase the property located at Lackawanna Place in Morristown, NJ. On motion of Commissioner Tighe, seconded by Commissioner Brady, the letter was accepted for file.

At this point, under the Report portion of the meeting, Mr. Axelrod presented the September 2017 Enforcement Report. On motion of Commissioner Tighe, seconded by Commissioner Gervasio, the report was accepted for file.

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

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

At this point, under the Report portion of the meeting, Mr. Axelrod presented the September 2017 Pay Station & Cashier Revenue Report. On motion of Commissioner Tighe, seconded by Commissioner Gervasio, the report was accepted for file.

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

At this point, under the Old Business portion of the meeting, Mr. Fabrizio discussed the status of Epstein's Lofts construction, including repairs to the right of way.

At this point, under the Old Business portion of the meeting, Mr. Fabrizio presented the necessity of a change order for GeoTech, Phase I Findings from SESI for Lot 10 in the amount of \$6,500. On motion of Chairperson Lucia, seconded by Commissioner Stamato, the change order was accepted and counsel was directed to prepare a Resolution for the next meeting.

At this point, under the Old Business portion of the meeting, Mr. Fabrizio presented an Update on Maintenance and Repairs.

At this point, under the Old Business portion of the meeting, Mr. Fabrizio discussed the six month Bijou Extension of the Contract to purchase the property located at Lackawanna Place. On motion of Chairperson Lucia, seconded by Commissioner Stamato, the extension was accepted for the record.

At this point, under the New Business portion of the meeting, Mr. Fabrizio updated the Board with respect to the updates necessary to the MPA Rules and Regulations. A meeting has been scheduled for November 1, 2017 to go through same. On motion of Commissioner Tighe, seconded by Commissioner Stamato, the Rules and Regulations were 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, Mr. Fabrizio presented to the Board for consideration the Hampshire Agreement. On motion of Commissioner Tighe, seconded by Commissioner Stamato, the Hampshire Agreement was authorized. On motion of Commissioner Tighe, seconded by Commissioner Stamato, the Hampshire Agreement was authorized on the following vote:

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

At this point, on motion of Commissioner Gervasio, seconded by Commissioner Tighe, the Board moved into Executive Session to discuss pending litigation matters.

The following Resolutions were presented for the record:

Resolution No. 73-2017: (Authorizing the Transfer of Funds from the Parking Authority of the Town of Morristown MPA Special Revenue Account to the MPA Lot 10 Future Redevelopment Account). On motion of Commissioner Brady, 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

Resolution No. 74-2017: (Authorizing the Payment of MPA Operating Fund Bills). On motion of Commissioner Brady, seconded by Commissioner Stamato, the Resolution was authorized on the following vote:

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

Nayes: None

Absent: None

Resolution No. 75-2017: (Authorizing the Payment of MPA Improvement Fund Bills). On motion of Chairperson Lucia, 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. 76-2017: (Authorizing the Payment of MPA Lot 10 Future Redevelopment Fund Bills). 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. 77-2017: (Authorizing for the Executive Director to Sign Payment Vouchers). On motion of Commissioner Tighe, seconded by Commissioner Stamato, 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 Lucia, the meeting was held adjourned.

Michael Fabrizio, Executive Director

Margret Brady, Secretary

Prepared By: Steven G. Mlenak, Esq.