MINUTES OF THE ANNUAL REORGANIZATION MEETING OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, JANUARY 8, 2019 AT THE OFFICES OF THE PARKING AUTHORITY, 14 MAPLE AVENUE, SUITE 101, MORRISTOWN, NEW JERSEY, AT 6:00 P.M. PREVAILING TIME

Chairman Stamato read the Statement Re: Open Public Meetings Act. Michael Fabrizio, Executive Director presided.

At this point, the Executive Director announced “Notice of the Parking Authority of the Town of Morristown’s 2019 Annual Reorganization Meeting was provided in compliance with the Open Public Meetings Act, duly published in The Daily Record on December 18, 2018, and in The Star Ledger on December 18, 2018.”

Present: Commissioners Brady, Gervasio, Lucia, Tighe and Chairperson Stamato.

Also Present: Michael Fabrizio, Executive Director, Council Liaison, Robert Iannaccone, Mark Axelrod, Gregory Deal, Robert S. Goldsmith, Esq., and Gerard Giosa.

Absent: None

The meeting was called to order by the Executive Director who then opened the floor to nominations for the position of Chairperson for the ensuing year, at which time, noting the usual procedure of rotating officers on an annual basis, Commissioner Tighe, seconded by Commissioner Brady, duly moved the slate of officers for the year 2018.

Chairperson: James Gervasio
Vice Chair: Margaret Brady
Treasurer: Anthony Lucia
Secretary: Richard Tighe
Assistant Secretary/Treasurer: Linda Stamato

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

Nays: None

Absent: None
At this time Chairperson Gervasio assumed the Chair and entertained nominations for the Authority Counsel for the ensuing year. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the present attorney, Robert S. Goldsmith, Esq., with offices at Greenbaum, Rowe, Smith & Davis LLP, Metro Corporate Campus One, P.O. Box 5600, Woodbridge, New Jersey 07095, was duly voted the appointment as Authority Counsel for the ensuing year with the hourly blended rate of $270.00 and $340.00 hourly blended rate for third-party services on the following vote:

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

Nays: None

Absent: None

At this time the floor was opened for nominations for the Authority Bond Counsel for the ensuing year. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the present Bond Counsel, John D. Draikowicz, Esq., of the Gibbons law firm with offices at Gibbons P.C., One Gateway Center, Newark, New Jersey 07102, was duly voted the appointment as Authority Bond Counsel for the ensuing year on the following vote:

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

Nays: None

Absent: None

At this time the floor was opened for nominations for Authority Auditor for the ensuing year. On motion of Chairperson Gervasio, seconded by Commissioner Brady, the new auditor, Paul Cuva, CPA, RMA, PSA with offices at Ferraioli, Wielkotz, Cerullo & Cuva, 401 Wanaque Avenue, Pompton Lakes, New Jersey 07442, was duly voted the appointment as Authority Auditor at a base retainer of $33,000 on the following vote:

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

Nays: None

Absent: None
At this time the floor was opened for nominations for Authority Parking Consultant for the ensuing year. On Motion of Commissioner Tighe, seconded by Commissioner Brady, Gerard Giosa of the firm of Level G. Associates LLC, 34 Lark Avenue, Old Bethpage, NY 11804 was duly voted the appointment of Parking Consultant at a base retainer of between $55.00 and $135.00 per hour on the following vote:

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

Nays: None

Absent: None

At this time the floor was opened for nominations for Authority Engineer for the ensuing year, on an “as needed” basis. On motion of Commissioner Tighe, seconded by Commissioner Gervasio, Robert Weissenborn of the firm of Desman Associates, 49 West 37th Street, New York, New York 10018 was duly voted the appointment of Authority Engineer on the following vote:

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

Nays: None

Absent: None

At this time the floor was opened for nominations for Insurance Consultant for the ensuing year. On motion of Commissioner Brady, seconded by Commissioner Lucia, William Schlosser of the firm of James A. Connors Associates, Inc., 40 Morris Street, Morristown, New Jersey, was duly voted Insurance Consultant on the following vote:

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

Nays: None

Absent: None

At this time the floor was opened for nominations for Financial Consultant for the ensuing year. On motion of Commissioner Lucia, seconded by Chairperson Tighe, Gary
A. Pulcini of Financial Solutions, 147 Hermitage Circle, Ligonier, PA 15658, was duly voted Financial Consultant, on the following vote:

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

**Nays:** None

**Absent:** None

At this time the floor was opened for nominations for Labor Counsel for the ensuing year. On motion of Commissioner Tighe, seconded by Commissioner Brady, Jackson Lewis, PC, 220 Headquarters Plaza, East Tower, 7th Floor, Morristown, NJ 07960, was duly voted Labor Counsel, on the following vote:

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

**Nays:** None

**Absent:** None

Mr. Fabrizio advised the Board that there would be dramatically reduced work since the Collective Bargaining Agreement with the Parking Enforcement Officers Union had been completed.

At this time the floor was opened for nomination for a consultant for the installation and implementation of QuickBooks which Mr. Fabrizio and Mr. Axelrod noted was, Stephen M. Smith, 5 Pleasant Valley Rd, Whippany, NJ 07981. On motion of Commissioner Lucia, seconded by Commissioner Stamato, was duly voted as Consultant, at a base rate of $175.00/hr. on the following vote:

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

**Nays:** None

**Absent:** None
On motion of Commissioner Lucia, seconded by Chairperson Gervasio, the Board moved into Executive Session.

At this point, the Executive Director advised the Board of Commissioners that the Minutes of the December 18, 2018 Regular Meeting was deferred until the January 22, 2019 Board meeting.

There were no public comments.

There was no Mayor’s Report.

Council Liaison Iannaccone report:

1.) The Morris County Board of Freeholders would be meeting on January 9, 2019 with respect to the Courthouse expansion which is based on safety and security concerns and would likely encompass the old jail site.

2.) The Morristown Council’s Reorganization meeting was scheduled for 7:30 the evening of January 8, 2019.

The following communications were presented for the record:

Under date of December 21, 2018

To: Goldsmith  
From: JCP&L

Mr. Fabrizio and Mr. Goldsmith advised the Board that the draft easement was under review and would be subject to certain revisions. On motion of Chairperson Gervasio, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of January 2, 2019

To: Commissioners and Counsel  
From: Michael Fabrizio

Letter confirming Re-organization meeting. On motion of Chairperson Gervasio, seconded by Commissioner Tighe, the correspondence was accepted for file.
Under date January 3, 2019

To: Giurintano, Bowman Engineering
From: Robert Goldsmith

Letter confirming services as traffic consultant. On motion of Commissioner Stamato, seconded by Commissioner Lucia, the letter was accepted for file.

Under date of January 3, 2019

To: Mr. Axelrod
From: Kimberly

Correspondence regarding Booth Attendant Davis. On motion of Commissioner Lucia, seconded by Commissioner Tighe, the correspondence was accepted for file.

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At this point, under the Report portion of the meeting, it was noted that the Reports will be presented at the January 22, 2019 Board meeting.

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At this point, under the Old Business portion of the meeting, Mr. Fabrizio presented the Lot 10 Architectural Proposals and referred the Board to the Level G Report and Matrix with respect to the various proposals. There was discussion as to the scope of the services which would relate to the aesthetic architectural aspect of the Lot 10 Parking Garage with a recognition that Desman Associates had been retained for the basic garage design and construction drawings. Mr. Fabrizio noted then Chairperson Stamato’s significant contribution requesting additional bids which saved the Parking Authority some $100,000.00. On motion of Commissioner Tighe, seconded by Chairperson Gervasio, the proposal of Marchetto Higgins Stieve, LLC was authorized on the following vote:

Ayes: Commissioners Lucia, Stamato, Tighe and Chairperson Stamato

Nays: None

Absent: None

Abstention: Commissioner Brady

At this point, under the Old Business portion of the meeting, Mr. Fabrizio and Mr. Goldsmith brought the Board up to date with respect to the Bowman Traffic Consulting
services that would be provided in conjunction with their retention as the Site Civil Engineers for the Lot 10 Parking Garage. Bowman would be paid on an hourly basis, as needed, with respect to integration of the traffic and access to the Lot 10 Parking Garage in relation with the Town’s recent traffic study.

At this point, under the Old Business portion of the meeting, Mr. Fabrizio presented the Risk Management Consultant’s Agreement noting that the fee would be 6.5% and that Mr. Schlosser had been the long term advisor and risk management consultant to the Parking Authority. On motion of Chairperson Gervasio, seconded by Commissioner Tighe, the Consultant’s Agreement was approved and authorized for execution on the following vote:

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

Nays: None

Absent: None

At this point, under the New Business portion of the meeting, Mr. Fabrizio advised the Board of Commissioners that the PEOs would be undertaking a training course. There was then a discussion by Mr. Fabrizio and Mr. Axelrod of the search for a new PEO prepared to work evening hours.

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

The following Resolutions were presented for the record:

Resolution No. 01-2019: MPA Employee Salary & Wage Schedule. On motion of Chairperson Gervasio, seconded by Commissioner Brady, the Resolution was adopted on the following vote:

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

Nays: None

Absent: None
Resolution No. 02-2019: Open Public Meetings Act. On motion of Commissioner Brady, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

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

Nays: None

Absent: None

Resolution No. 03-2019: Local Public Contracts Law. On motion of Commissioner Tighe, seconded by Commissioner Brady, the Resolution was adopted on the following vote:

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

Nays: None

Absent: None

Resolution No. 04-2019: Designating Depositories for MPA for 2019. On motion of Commissioner Tighe, seconded by Commissioner Stamato, the Resolution was adopted on the following vote:

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

Nays: None

Absent: None

Resolution No. 05-2019: Adopting Cash Management Plan for MPA. On motion of Commissioner Tighe, seconded by Commissioner Stamato, the Resolution was adopted on the following vote:

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

Nays: None
Absent: None

Resolution No. 06-2019: Open Public Records Act Requirements for Public Agencies to Make Government Records Subject to Public Access. On motion of Chairperson Gervasio, seconded by Commissioner Brady, the Resolution was adopted on the following vote:

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

Nays: None

Absent: None

Resolution No. 07-2019: Affirmative Action Requirements for Public Agencies in the Awarding of Contracts Pursuant to Public Law 1975, C. 127 N.J.A.C. 17:27. On motion of Commissioner Tighe, seconded by Commissioner Brady, the Resolution was adopted on the following vote:

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

Nays: None

Absent: None

Resolution No. 08-2019: Appointing a Coordinator for the Americans with Disability Act for the Parking Authority of the Town of Morristown. On motion of Commissioner Tighe, seconded by Commissioner Brady, the Resolution was adopted on the following vote:

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

Nays: None

Absent: None

Resolution No. 09-2019: Authorizing the Payment of the Operating Fund Bills. On motion of Commissioner Lucia, seconded by Commissioner Brady, the Resolution was adopted on the following vote:
Ayes: Commissioners Brady, Lucia, Stamato, Tighe and Chairperson Gervasio

Nays: None

Absent: None

Resolution No. 10-2019: Authorizing the Payment of the Improvement Fund Bills. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the Resolution was adopted on the following vote:

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

Nays: None

Absent: None

Resolution No. 11-2019: Authorizing the Payment of the Lot 10 Redevelopment Fund Bills. On motion of Commissioner Tighe, seconded by Commissioner Brady, the Resolution was adopted on the following vote:

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

Nays: None

Absent: None
There being no further business to transact, on motion of Commissioner Lucia, the meeting was held adjourned.

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Michael Fabrizio, Executive Director

Anthony Lucia, Secretary

Prepared By: Robert S. Goldsmith, Esq.