

REVISED MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD TUESDAY, JULY 17, 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". Open Public Meeting's Act called to order and at this point Chairperson Stamato asked for a moment of silence in honor of Wendell Brady, who had for some time become "the pubic" at MPA meetings.

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., Gerard Giosa of Level G Associates, Parking Consultant.

Absent: Commissioner Gervasio

At this point, The Executive Director presented the Minutes of the June 19, 2018 Regular Meeting. On motion of Commissioners Tighe, seconded by Commissioner Lucia and subject to the correction by Chairperson Stamato that under Item 2 on page 2, the parenthetical should read (*Chairperson Stamato suggested that there should be a standard MPA form of the information provided to the Board of Adjustment and the Planning Board regarding agreements on parking spaces for applicants appearing before them, to provide to those Boards as part of the respective applications*), the Minutes were approved on the following vote:

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

Nayes: None

Absent: Commissioner Gervasio

There were no Public Comments.

There was no Mayor's Report.

There was not Town Council Liaison Report.

Correspondence:

Under date of June 19, 2018

To: Fabrizio
From: Beckelman

Email confirming the sale of SRECs. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the correspondence was accepted for file.

Under date of June 21, 2018

To: Stanley
From: Rhatican

Letter from Hartz Mountain to Planning Board Chairman regarding the amendments to the Town's Land Development Ordinance. On motion of Commissioner Lucia, seconded by Commissioner Tighe, the correspondence was accepted for file.

Under date of June 25, 2018

To: Board of Commissioners
From: Ferraiolli, et al.

~~2017 Audit assessment correspondence. On motion of Commissioner Lucia, seconded by Chairperson Stamato, the correspondence was accepted for file.~~

Under date of June 27, 2018

To: Fabrizio
From: Goldsmith

Copy of letter Goldsmith had with Hugh DeFazio specifying Lot 10 of the MPA's priority over development of the Mall Lot. On motion of Commissioner Tighe, seconded by

Commissioner Lucia, the letter was accepted for file.
Under date of June 27, 2018

To: Ferraiolli, et al.
From: Greenbaum, et al.

MPA Counsel letter to auditors regarding active legal matters. On motion of Commissioner Tighe and second by Commissioner Lucia, the letter was accepted for file.

Under date of June 28, 2018

To: Moran
From: Goldsmith

and

To: Goldsmith
From: Moran

Notice of award of contract to Bowman Engineering for civil site work on Lot 10. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the correspondence was accepted for file.

Under date of June 28, 2018

To: Fabrizio
From: Somers

Notification of termination of office lease at 10 Pine Street. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the correspondence was accepted for file.

Under date of July 9, 2019

To: Kay
From: Fabrizio

and

To: Fabrizio
From: Kay

Correspondence to Ms. Kay asking if she will grant authority to MPA to re-lease Somers office space at 10 Pine Street beyond the date of May 31, 2019. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the correspondence was accepted for file.

Under date of July 9, 2018

To: Fabrizio
From: Goldsmith

Memo regarding Supreme Court decision of union dues collection. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the correspondence was accepted for file.

Under date of July 16, 2018

To: Fabrizio
From: Wedderburn

Administration request to meet with the Board at August 21, 2018 Commissioners' meeting. On motion of Commissioner Lucia and second by Chairperson Stamato, the letter was accepted for file.

Under date of July 18, 2018

To: Evans
From: Fabrizio

Cover letter to Dodge Foundation for confirmation of payment for its share of SREC revenue. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the correspondence was accepted for file.

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

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

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

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

At this point, under the New Business portion of the meeting, the Mr. Giosa presented his annual report and noted some highlights from the report. Commissioner Brady commented that she had some concerns with respect to overall availability at the Franklin and Elm Lot as well as Lot 15. Her concerns were noted. On motion of Commissioner Tighe, seconded by Commissioner Lucia, the report was accepted 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 presented the 2017 Corrective Action Plan and noted that he had already briefed the Board on the program which was being undertaken to implement QuickBooks and make it available to all MPA Administrative staff. On motion of Chairperson Stamato, seconded by Commissioner Lucia, the plan was accepted for the record 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. Giosa reported on the Occupancy Counts Update. He noted that the capacity was under control and generally 75 – 76% occupied. He indicated that the status of the parking in Morristown was stable and that with new projects on Market Street and DeHart Street coming on line, the report would be helpful to keep people informed with the recognition that there was a need to create more capacity. On motion of Commissioner Lucia, seconded by Commissioner Tighe, the Occupancy Counts report was accepted for the record.

At this point, under the New Business portion of the meeting, Mr. Fabrizio presented the Proposed Easement with JCP&L. He advised that this had been previously discussed with the Board of Commissioners that the MPA was facilitating two projects because there was little alternative for the location of these transformers necessary for the Sunstone and Vertical Projects. Mr. Fabrizio advised the Board that there was a judgment made that if there was a need for relocation in the future, the cost for such relocation should not be borne by the Parking Authority. This was a key change in the proposed easement. On motion of Chairperson Stamato, seconded by Commissioner Lucia, the Easement was authorized for execution 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 indicated that he would like to move forward during August on the Lot 8 refurbishment program. He advised that there was some delay in the materials being provided to the Parking Authority by Desman Associates but noted the importance of undertaking work during August at which time there is less demand for parking. On motion of Commissioner Tighe, seconded by Commissioner Brady, the Administration was authorized to proceed with the project in an amount not to exceed \$120,000.00 and with the selection of the lowest responsible bidder consistent with statute and case law and on the recommendation of Level G Associates and Desmond Associates, was authorized on the following vote:

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

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On motion of Commissioner Tighe, seconded by Commissioner Lucia the Board moved into Executive Session.

The following Resolutions were presented for the record:

Resolution No. 42-2018: (Authorizing the payment of the Improvement Fund Bills) Originally presented at the June 19, 2018 Board Meeting. On Motion of the Commissioner Lucia, and seconded by Commissioner Tighe, the Resolution was authorized on the following vote:

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

Resolution No. 43-2018: Approved at the June 19, 2018 Board Meeting. (Referenced here only for record-keeping purposes).

Resolution No. 44-2018: (Authorizing the payment of the Operating Fund Bills). On Motion of the Commissioner Lucia, and seconded by Commissioner Tighe, the Resolution was authorized on the following vote:

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

Resolution No. 45-2018: (Authorizing the payment of the Improvement Fund Bills). On Motion of the Commissioner Tighe, and 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. 46-2018: (Authorizing the payment of the Lot 10 Redevelopment Bills). On Motion of the Commissioner Tighe, and seconded by Commissioner Brady, the Resolution was authorized on the following vote:

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

Resolution No. 47-2018: (Award of Contract for Civil Engineering Services for Proposed Lot 10 Garage to Bowman Engineering). On Motion of the Commissioner Brady, and seconded by Commissioner Brady, 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 Commissioner Lucia, the meeting was held adjourned.

Michael Fabrizio, Executive Director

Richard L. Tighe, Secretary

Prepared By: Robert S. Goldsmith, Esq.