

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF COMMISSIONERS OF THE
PARKING AUTHORITY OF THE CITY OF NEWARK
September 24, 2015**

The meeting was convened at 50 Park Place, Newark, New Jersey, at 4:00 P.M.

Pursuant to (Ch. 231 PL 1975) "Open Public Meeting" Act, Chapter 113, adequate notice was given to the Star Ledger and transmitted to the City of Newark's information office and posted on the Authority's Web Site.

The pledge of allegiance was recited.

Roll Call as follows:

Present:

Chairperson Evelyn Williams
Vice-Chairman Raquel Cagley
Commissioner Hubert Graham
Commissioner DeAndre Rudolph

Absent:

Commissioner Samuel Lucas
Commissioner Niathan Allen (*excused*)
Commissioner Deborah Ballard (*excused*)

Others Present:

Executive Director, Anthony C. Mack, Esq.
Chigozie U. Onyema, Esq., Dir. Of Development
and Compliance/Legal Counsel
Sr. Executive Asst., Merian Williams
Fiscal Manager, Gabriela Santos

Public Present:

Michael Elam

Chair Williams noted that there was a quorum present and the Board was in accord with State Statute and the meeting could now commence.

Chair Williams requested a Motion to Adopt the Agenda. Motion to accept the Agenda by Commissioner Cagley and Seconded by Commissioner Rudolph, and approved by unanimous consent.

Chair Williams requested a Motion to Approve the Minutes from the Special Meeting of August 20, 2015. Minutes of said meeting were amended to reflect that Commissioner Rudolph was on an "excused" absence. After said amendment, motion to accept by Commissioner Cagley, seconded by Commissioner Graham to accept the minutes of June 25, 2015 regular meeting and the Special meeting of August 20, 2015, with amendments.

Commissioner Cagley (Personnel Committee Chair) reported to the Board that the Committee met and reviewed merit increases for the Operational Staff. The increases are being recommended for approval, retroactive to July 1, 2015. Commissioner Cagley also reported that there was extensive review of the Operational Staff Supervisors and same revealed a disparity. The Personnel Committee voted and is recommending adjustment of same to remove any inequities that exist. It was recommended that promotional increases for Supervisors be made equal, effective immediately. After full discussion and questions, motion by Commissioner Graham and Seconded by Commissioner Rudolph to accept all recommendations of the Personnel Committee, and approved by unanimous consent. Executor Director Mack reported to the Board that since the resignation of Commissioner Lucas, Chair Williams has agreed to serve on the Committee until his replacement. Executive Director reported that the Committee will meet again to review salaries of the Administrative staff and report back to the Board.

Chair Williams complemented the Personnel Committee on a job well done, however, she requested that, going forward, all committee reports be submitted in writing so that the Board will have a visual.

Chair Williams presented the following Resolutions:

- 1. RESOLUTION #09-2015-53 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK RATIFYING THE LIST OF BILLS AND FINANCIAL REPORT FOR JULY 2015.**

Motion to Approve by Commissioner Cagley and seconded by Commissioner Graham. Approved by Unanimous Consent.

2. **RESOLUTION #09-2015-54 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK APPROVING THE LIST OF BILLS AND FINANCIAL REPORT FOR SEPTEMBER 2015. Motion to Approve by Commissioner Graham and seconded by Commissioner Cagley. Approved by Unanimous Consent.**
3. **RESOLUTION #09-2015-55 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK APPROVING THE RECOMMENDATION OF THE PERSONNEL COMMITTEE. MOTION to Approve by Commissioner Graham and seconded by Commissioner Cagley. Approved by Unanimous Consent.**
4. **RESOLUTION #09-2015-56 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK ACCEPTING THE RECOMMENDATION OF THE EXECUTIVE DIRECTOR AND THE EVALUATION TEAM TO APPROVE A PREQUALIFIED LIST OF PROFESSIONAL FIRMS FOR ENVIRONMENTAL ENGINEERING SERVICES.**

General Counsel presented his report and explained the process of selection and scoring. Mr. Onyema indicated that we received twelve (12) responses and propose a list of five (5) firms. He further explained the benefits of selecting the list of prequalified Professionals. Mr. Onyema gave a complete recitation of the backgrounds of the firms and how the firms were selected. Chair Williams determined that, though he was on excused absence for this meeting, it was important to include the Chair of the Developmental Committee on the report of General Counsel.

Therefore, Commissioner Allen was reached by telephone and added to the meeting via speakerphone. Commissioner Allen confirmed his approval and was released upon completion of the vote of this Resolution.

Motion to Approve Resolution #09-2015-56 by Commissioner Rudolph and seconded by Commissioner Cagley, and approved by unanimous consent.

RESOLUTION #09-2015-57 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AUTHORIZING THE EXECUTIVE DIRECTOR TO ADVERTISE A REQUEST FOR QUALIFICATIONS FOR A FINANCIAL ADVISOR. Motion to approve by Commissioner Rudolph and seconded by Commissioner Graham, approved by unanimous consent.

RESOLUTION #09-2015-58 OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE CITY OF NEWARK AUTHORIZING THE EXECUTIVE DIRECTOR TO ADVERTISE A REQUEST FOR QUALIFICATIONS FOR A BOND COUNSEL. Motion to approve by Commissioner Graham and seconded by Commissioner Cagley, approved by unanimous consent.

Motion to go into Executive Session by Commissioner Rudolph, seconded by Commissioner Cagley, approved by unanimous consent. The Board moved into Executive Session on Resolution #09-2015-59.

Upon completion of Executive Session, Legal Counsel noted for the record that all members of the Board were present and that the Board entered into executive session for discussion of legal and personnel matters. The only member of the Public present at recess was still in attendance upon return to regular session. Minutes of the Executive Session will be released when appropriate under the Open Public

Meetings and the Open Public Records Act. Board resumed its regular meeting on motion by Commissioner Rudolph and seconded by Commissioner Chair Williams.

After completion of the Executive Session, on motion of Commissioner Rudolph, seconded by Commissioner Cagley, the Board approved by unanimous consent to escrow \$28,373.00 for the Jackson Street matter.

Chigozie Onyema, General Counsel gave the Board an update on the Green Street Lot. He reported that Hillman Consulting will be the ESRP for the site. Haas and Associates are creating plans. Both firms, Hillman and Haas will put together plans for soil boring. Thereafter, a demolition contract will be issued.

The Executive Director, Anthony C. Mack reported to the Board that he met with the City Council at its request related to the residential permit program. The Director stated that the entire Council expressed a desire to proceed with the program under the terms presented, especially the Council persons for the North and East Wards. The Council also communicated that they would like the NPA to begin before the winter begins.

Mr. Mack also met with the Military Park Partnership concerning the Donation Meters and the plaque previously sponsored by the Authority. He has been advised that the Meters should be installed relatively soon, prior to the holidays. However, there is some difficulty with the plaque in that it is estimated to cost approximately \$500,000 to refurbish the statue it is to be placed upon. It may, in fact, take several years before this project can be completed.

Director Mack advised the Board that he and the Fiscal Manager, Gabby Santos, have created a formula related to the loss of revenue during the holiday moratorium. The Director wants to propose to the City Council that we do not bag the meters this year, but, instead, leave the bags off and *do not enforce* for violations. This will allow us to collect some revenue. The Board felt this was a great concept.

Director Mack reported to the Board that he is planning to meet soon with Health Care Representatives in an effort to save money and cut costs on our insurances. He will report back to the Board after the meeting.

The Executive Director has met with representatives of Parkeon and the new meters will be installed by the end of November, 2015. There was some discussion on the proposed location of the new meters. Mr. Onyema discussed the variable

parking rates in specific zones. Mr. Onyema reported to the Board the while in Vegas he and other Board members met with representatives of Parkeon and Parkmobile, as well as had discussions with many of the vendors that attended the conference. Director Mack advised that while he and Members of the Board attended the Miami Conference, they also had an opportunity to meet with Directors from Camden and New Brunswick Parking Authorities and several vendors.

Mr. Onyema advised the Board that a problem developed in counting the vehicles on a Pepe lot. The radar will not work and the studs do not either. The Authority is currently working on other methods for counting on this lot. As soon as the problem is resolved he will report back.

The Director and Mr. Onyema reported that they met with representatives of NJPAC on the Military Park Garage regarding renovations. The PAC has requested that the Authority reduce our revenue by five (5%). The Director and General Counsel have initially said no to that request. We plan to meet with the City Business Administrator and Chief of Staff regarding the garage. However, there are no plans at this time to concede.

Chair Williams gave closing remarks.

There being no further business, the meeting was adjourned at 5:35 p.m. on Motion of Commissioner Cagley, seconded by Commissioner Rudolph and approved by unanimous consent.