

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES
OF MARCH 11, 2015

The meeting opened at 6:31 P.M.

Certification of advertised public notification of the meeting was given during the reading of the Open Public Records Act.

Pledge of Allegiance was recited.

Roll call was taken. Present:

Chairman Robert DeMarino
Commissioner Abdallah Chalet
Commissioner Cheryl McCants
Commissioner Yudi Sobharam
Commissioner Peter Tom
Commissioner Nicole Williams

Others Present: Executive Director Glenn Domenick
Anne Prince, Operations Manager
Kevin P. McManimon, Esq., McManimon, Scotland & Baumann, LLC

Public: None

Absent: Commissioner Leamon McKenzie
Mayor Michael Venezia, Township Liaison to Authority
Al Lardieri, Bloomfield Center Alliance Liaison

Commissioner Sobharam motioned to adopt Resolution 2015-3-11-1 amending and restating the Authority's By-Laws. Commissioner McCants seconded the motion. Counsel McManimon explained that the proposed amendments appear in Article XIII of the By-Laws, and they provide that, in connection with the election of officers, voting shall be by roll call, rather than by voice vote. They also provide that Commissioners absent from the meeting at which elections occur may cast votes by mail, fax or email.

Commissioner McCants requested that the amended By-Laws allow the absent commissioner to identify an order of priority for which such absent commissioner's vote could be cast. Counsel McManimon explained that he would make that change in the By-Laws.

The motion carried forth as follows:

Roll Call Vote:	Commissioner Chalet	Yes
	Commissioner McCants	Yes

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Commissioner McKenzie Absent
 Commissioner Sobharam Yes
 Commissioner Tom Yes
 Commissioner Williams Yes
 Chairman DeMarino Yes

The Commissioners discussed the election of the Vice Chairperson position. Commissioners Williams and Sobharam were nominated at the last Authority meeting, although neither Commissioner received a majority of votes, so their nominations were still active. In a roll call vote for Resolution 2015-3-11-2, the vote was as follows:

<u>Commissioner Voting</u>	<u>Commissioner Voted For</u>
Chalet	Williams
McCants	Williams
McKenzie	Absent
Sobharam	Sobharam
Tom	Williams
Williams	Williams
DeMarino	Abstain

Commissioner Williams received a majority of votes and is the Authority's Vice Chairperson for 2015.

Commissioner Williams motioned to approve the minutes from the January 21, 2015 special meeting. Commissioner McCants seconded the motion. The motion carried forth as follows:

Roll Call Vote: Commissioner Chalet Abstain
 Commissioner McCants Yes
 Commissioner McKenzie Absent
 Commissioner Sobharam Yes
 Commissioner Tom Abstain
 Commissioner Williams Yes
 Chairman DeMarino Yes

Commissioner Tom motioned to approve the minutes from the February 11, 2015 regular meeting. Commissioner McCants seconded the motion. The motion carried forth as follows:

Roll Call Vote: Commissioner Chalet Abstain
 Commissioner McCants Yes
 Commissioner McKenzie Absent
 Commissioner Sobharam Yes

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Commissioner Tom	Yes
Commissioner Williams	Yes
Chairman DeMarino	Yes

Executive Director Domenick went through his Executive Director report. He noted that snow removal went well this past winter, but he did need to engage outside help, particularly for the roof of the garage – he was concerned about the weight of accumulated snow on the roof. He has prepared bid specifications for external snow removal personnel – these services will be bid out along with professional services.

He noted that the software package for the Authority is about 90% complete. He also met with PSEG representatives regarding the lights in Conger Street lot. The Authority owns most of the lights and they need to be replaced. He is also waiting for a proposal from PSEG regarding the attachment of lights to the poles in the lot that PSEG owns. He will come back to the board soon with more details.

The Commissioners noted that they are pleased with the financial reports and asked Director Domenick whether there are any reasons for the improvements. He explained that the reasons for the improved performance include: better management of staff, great performance by the Authority's Administrative Assistant (who is doing a great job of selling every space available), higher violation income, and more knowledge due to surveys of the parking facilities.

The Commissioners suggested that the Board have more regular discussions about usage of the parking facilities. Commissioner Tom suggested that the Authority consider using the Pitt Street Lot as a commuter lot, with a Township shuttle carrying passengers between the lot and the Train Station.

Mr. Domenick noted that the developer of the Annie Sez project will start demolition in the first week of April and the Authority may need to temporarily remove parking meters adjacent to the project. He would like to ultimately replace them with a pay station.

Mr. Domenick and Ms. Prince noted that they will soon have bid specifications for sweeping the parking lots, and Ms. Prince is working on signage.

Chairman DeMarino motioned to adopt Resolution 2015-3-11-3 approving a contract with Allied Network Technologies, LLC in the amount of \$13,625 for software package. Commissioner Williams seconded the motion. The motion carried forth as follows:

Roll Call Vote:	Commissioner Chalet	Yes
	Commissioner McCants	Yes

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Commissioner McKenzie	Absent
Commissioner Sobharam	Yes
Commissioner Tom	Yes
Commissioner Williams	Yes
Chairman DeMarino	Yes

Commissioner Sobharam motioned to adopt Resolution 2015-3-11-4 authorizing the payment of certain project costs. Chairman DeMarino seconded the motion. The motion carried forth as follows:

Roll Call Vote:	Commissioner Chalet	Yes
	Commissioner McCants	Yes
	Commissioner McKenzie	Absent
	Commissioner Sobharam	Yes
	Commissioner Tom	Yes
	Commissioner Williams	Yes
	Chairman DeMarino	Yes

Commissioner Williams motioned to adopt Resolution 2015-3-11-5 authorizing the purchase of vehicles from approved State contract vendors. Commissioner Sobharam seconded the motion. The motion carried forth as follows:

Roll Call Vote:	Commissioner Chalet	Yes
	Commissioner McCants	Yes
	Commissioner McKenzie	Absent
	Commissioner Sobharam	Yes
	Commissioner Tom	Yes
	Commissioner Williams	Yes
	Chairman DeMarino	Yes

Commissioner Sobharam left the meeting at 7:25 P.M.

Commissioner Williams motioned to adopt Resolution 2015-3-11-6 approving a request for expressions of interest in connection with the Farrand Street and Royal Theater Lots. Commissioner McCants seconded the motion. Commissioners McCants requested that the RFEI include provisions requiring prospective redevelopers to be Minority or Women-Owned Business Enterprises, or, to honor former-Commissioner McKee's request that the prospective redeveloper be a Veteran Owned Business. The motion carried forth as follows:

Roll Call Vote:	Commissioner Chalet	Yes
	Commissioner McCants	Yes
	Commissioner McKenzie	Absent

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Commissioner Sobharam	Absent
Commissioner Tom	Yes
Commissioner Williams	Yes
Chairman DeMarino	Yes

Commissioner McCants motioned to adopt Resolution 2015-3-11-7 approving an increase in the budget for Edge Business Allianz. Commissioner Williams seconded the motion. The motion carried forth as follows:

Roll Call Vote:	Commissioner Chalet	Yes
	Commissioner McCants	Yes
	Commissioner McKenzie	Absent
	Commissioner Sobharam	Absent
	Commissioner Tom	Yes
	Commissioner Williams	Yes
	Chairman DeMarino	Yes

The Commissioners discussed an issue with their IPADs. Ms. Prince noted that she would arrange to have them fixed and let everyone know when it was done.

It was noted that there were no members of the public present at the meeting.

Commissioner McCants motioned to adjourn the meeting. Commissioner Williams seconded the motion. The motion was unanimously approved by all Commissioners present.

The meeting adjourned at 8:00 P.M.