

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES
OF MARCH 15, 2011

The meeting opened 6:02 pm.

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

Present: Chairman Generazio
Commissioner Johnston
Commissioner McKee
Commissioner Moserowitz
Executive Director Hochman

Others Present: Kevin McManimon, Esq., of McManimon & Scotland
Glenn Domenick, Owner Representative for the Bloomfield
Parking Authority
John Sessa, CPA

Absent: Commissioner Catalano

Public: Russ Mollica
Noreen White, Co-President, Acacia Financial Group
Daniel Jackovino, Independent Press

Pledge of Allegiance was recited.

The minutes for the regular meeting of Feb. 15, 2011, were presented with no changes made.

Commissioner McKee motioned to approve the February 15, 2011, Regular Meeting Minutes, as presented, under Resolution 2011-03-15-1. Commissioner Moserowitz seconded the motion. The motion was carried forward as follows:

Roll Call Vote: Chairman Generazio	Yes
Commissioner Catalano	Absent
Commissioner Johnston	Abstain
Commissioner McKee	Yes
Commissioner Moserowitz	Yes

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The Executive Director Report was given.

Commissioner McKee discussed the meeting held with Metric Parking representatives concerning the wrong installation of the solar panels on the parking machines. Commissioner McKee researched the issue and found that the solar panels were installed facing the wrong way at the wrong angle to catch the sun's rays so the batteries can be charged. Commissioner McKee described the meeting, what corrections were needed and what Metric personnel did during that time. Once the adjustments were made, the batteries have been charging.

John Sessa presented the Financial Reports. It was decided to move \$50,000 from the Sovereign Bank to the Provident Bank.

It was decided that when payments are made under the Project Note for expenses, copies of those payments will be sent to the Exec. Director and John Sessa for their records.

The Owner Representative's report was given. Mr. Domenick discussed a recent meeting on the plans for the parking garage. Nine elements were discussed, in detail that will be added to the plans. The application, filed with the Planning Board, was discussed.

Questions about the train station restoration were posed to Mr. Domenick. The first problem to be solved before restoration can begin was to determine who owns the station. Upon the first walk thru done, it was noted that the station is in need of a full restoration. Grant and/or private funds should be able to pay for it. The Parking Authority will not bear the costs of this. Once restoration is done, it will bring increased ridership. There is a meeting scheduled with the owner on March 23rd.

The condition of the purchased properties on block 228 was reviewed. Mr. Domenick detailed the incident with one of the buildings' roof being blown off and DPW having to secure it. The roof is not water tight and rain is leaking in causing damage. There were comments that the buildings needed to be secured so squatters do not move in, etc. Commissioner Moserowitz asked if they could be demolished now. Counsel McManimon pointed out that demolishing the buildings now will add costs due to backfill that must be done. Chair Generazio stated to board the windows, close all utilities and water. Glenn Domenick stated he will ask DPW to secure them.

A brief discussion ensued concerning broken lights in the Conger St. Lot. The Township Electrician, Joe Testa, will speak to Glenn Domenick about the repairs. Mr. Domenick will follow through with the repair and send a bill to the Authority.

The meeting was open to Public Comment. No public had any comments. The meeting was closed to Public Comment.

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Commissioner Moserowitz motioned to approve the Disbursements for Payment as presented, under Resolution 2011-03-15-2. Commissioner Johnston seconded the motion. The motion was carried forward as follows:

Roll Call Vote:	Chairman Generazio	Yes
	Commissioner Catalano	Absent
	Commissioner Johnston	Yes
	Commissioner McKee	Yes
	Commissioner Moserowitz	Yes

Commissioner Moserowitz motioned to approve the Authorization of the Payment of Certain Project Costs, under Resolution 2011-03-15-3. Commissioner McKee seconded the motion. The motion was carried forward as follows:

Roll Call Vote:	Chairman Generazio	Yes
	Commissioner Catalano	Absent
	Commissioner Johnston	Yes
	Commissioner McKee	Yes
	Commissioner Moserowitz	Yes

The president of Acacia Financial Group, inc., Noreen White, presented her company credentials to the Board as a bidder for the R.F.P. for Financial Advisory Services. Ms. White is the financial advisor to the Essex County Improvement Authority which is the firm that the Authority arranged financing with.

Chair Generazio asked exactly what the firm does. Ms. White stated that they will analyze the debt, prepare forecast models looking at the possibilities and what the Authority can afford. Commissioner McKee asked what background Ms. White had. Ms. White stated there are no licensing tests for such advisors. Usually their experience and track record are considered for their credentials. Ms. White stated she is the co-president and would monitor the account. Commissioner McKee questioned if they have a large set of diverse experience and does it specialize in what the authority needed. Ms. White did confirm that her firm has much experience such as work with the N.Y. Bridge and Tunnel Authority; they know the local area and have experience in parking.

Commissioner Moserowitz confirmed if Acacia is not involved with BCUR, the developer, to which they stated they are not. Chair Generazio summarized what they provide. Commissioner Moserowitz further asked how they substantiate the validity of their information. Ms. White explained that information will be taken from the engineering perspective, the authority, and include factors like inflation to do and best and worst case number scenario. The firm does have a conservative attitude toward their figures. There was further questioning my Commissioner McKee further questions on who rates the firm, who will be working on our project, background, and the concern of only having one respondent to the R.F.P. Review of the R.F.P. was suggested. Further discussion must take place in the closed session.

There was further discussion on how the parking consultant Gerry Giosa, of Level

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G, comes to his conclusions and what base data he uses for predictions. There was general agreement that the request was reasonable.

Glenn Domenick briefly discussed the Planning Board application status. He stated it was under review.

Commissioner Johnston motioned to approve the Ratification of the Actions of the Executive Director Regarding Planning Board Application, under Resolution 2011-03-15-4. Commissioner Moserowitz seconded the motion. The motion was carried forward as follows:

Roll Call Vote:	Chairman Generazio	Yes
	Commissioner Catalano	Absent
	Commissioner Johnston	Yes
	Commissioner McKee	Yes
	Commissioner Moserowitz	Yes

The cost of the Nextel Radios was discussed by Exec. Director Hochman. It was suggested to switch to Verizon and reduce the number of radios by 2 instead of ending the use of radio by all staff. This will save the authority over thirteen hundred dollars.

The Exec. Director discussed direct deposit for the payroll checks. It was requested to research what cost factors would be involved for the Board's review.

Commissioner Johnston motioned to enter into Executive Session under Resolution 2011-03-15-5. Commissioner Moserowitz seconded the motion. The motion carried forth as follows:

Roll Call Vote:	Chairman Generazio	Yes
	Commissioner Catalano	Absent
	Commissioner Johnston	Yes
	Commissioner McKee	Yes
	Commissioner Moserowitz	Yes

The meeting opened to Public Session. (Commissioner Johnston left during the Executive Session at 8:10 p.m.)

Commissioner McKee motioned to authorize the Request for Proposals for Financial Advisor Services, with Commissioner McKee's changes, under Resolution 2011-03-15-6. Commissioner Moserowitz seconded the motion. The motion was carried forward as follows:

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Roll Call Vote:	Chairman Generazio	Yes
	Commissioner Catalano	Absent
	Commissioner Johnston	Absent
	Commissioner McKee	Yes
	Commissioner Moserowitz	Yes

Commissioner Moserowitz motioned to adjourn the meeting. The motion was seconded by all. The meeting adjourned at 9:08 p.m.