

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES
OF APRIL 8, 2015

The meeting opened at 6:30 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 Cheryl McCants
Commissioner Leamon McKenzie
Commissioner Peter Tom
Commissioner Nicole Williams

Others Present: Executive Director Glenn Domenick
Anne Prince, Operations Manager
Joseph P. Baumann, Jr., Esq., McManimon, Scotland & Baumann
Kevin P. McManimon, Esq., McManimon, Scotland & Baumann
Eddie Maldonado, Information Technology Consultant

Public: None

Absent:
Commissioner Abdallah Chalet
Commissioner Yudi Sobharam
Mayor Michael Venezia, Township Liaison to Authority
Al Lardieri, Bloomfield Center Alliance Liaison

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

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

Eddie Maldonado gave a brief presentation demonstrating the software he is

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designing for the Authority's operations, including the purchase of parking permits.

Executive Director Domenick went through his Executive Director report. He noted that parking meters in the vicinity of the Annie Sez project are being removed temporarily to accommodate the construction of that project. He advised that he would like to replace the meters with pay stations. He would like to do the same for the meters removed to make way for the construction of the Block 228 project. Such pay stations cost about \$9,000 per unit.

He also noted that the Lackawanna Parking Garage sold out for the month of April by April 3rd, which is very high demand. It is appropriate to consider increasing parking rates. He will come back to the Board in May with a specific proposal.

Director Domenick went through highlights of the Financial Reports.

Commissioner Williams motioned to open the meeting to the public. Commissioner McCants seconded the motion. The motion carried forth as follows:

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

No members of the public were present.

Commissioner Williams motioned to close the meeting to the public. Commissioner McCants seconded the motion. The motion carried forth as follows:

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

The Commissioners discussed the Request for Expressions of Interest for Farrand and Royal Lots. Some changes were made, including omitting the requirement that any redeveloper replace 100% of lost parking spaces. Commissioner Tom questioned whether there would be a specific number of points given to proposals for various

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criteria. Counsel Baumann explained that there would be no specific weight given to the various criteria and that the evaluation process is more art than science. Since it is hard to get a unanimous view of how to set priorities, it would be hard to assign weight to various criteria.

There was a discussion about a potential requirement that some component of the redeveloper be a minority business enterprise, woman business enterprise or a veteran owned business. The Commissioners expressed a desire to explore whether the Authority could require that some minimum component of the redeveloper have such an ownership structure; not necessarily the prime contractor, but subcontractor(s) and whether such minimum component be based on the total amount spent on entire project.

Counsel explained that there are constitutional issues with such a requirement. The Commissioners noted that other jurisdictions may have such a requirement, but counsel questioned whether such matters were expressed as a desire by the jurisdiction, rather than as a requirement. Counsel proposed that a requirement of 20% would be included if counsel believed, after researching the issue further, that such a requirement is constitutional. If not, then the RFEI would include language encouraging any prospective redeveloper to include such an ownership structure, rather than requiring same.

Commissioner Tom noted that he would like to discuss, in more detail, ways to increase revenue in the Pitt Street Lot.

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

The meeting adjourned at 7:50 P.M.