

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES
OF APRIL 19, 2011

The meeting opened 6:00 pm.

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

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

Others Present: Kevin McManimon, Esq., of McManimon & Scotland
John Sessa, CPA

Absent: Glenn Domenick, Owner Representative for the Bloomfield Parking
Authority

Public: Russ Mollica

Pledge of Allegiance was recited.

The minutes for the regular meeting of March 15, 2011, were tabled until the next regular meeting of May 17, 2011.

The Executive Director Report was given.

Commissioner Moserowitz arrived at 6:12 p.m.

John Sessa presented the Financial Reports. Commissioner Moserowitz analyzed the Profit and Loss Year to Year Comparison. The income for the first quarter of 2011 and 2010 was discussed. The expenses in the first quarter of 2011 were reviewed.

A discussion ensued on the taxes paid for the purchased properties and if it was necessary.

Commissioner Johnston arrived at 6:21 p.m.

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

It was decided to approve the March meeting minutes now that a full board was present.

Commissioner Johnston motioned to approve the March 15, 2011 Minutes, as presented, under Resolution 2011-04-19-1. Commissioner Moserowitz seconded the motion. The motion was carried forward as follows:

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

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

Commissioner Catalano motioned to approve the Disbursements for Payment, with check number 3536 voided, under Resolution 2011-04-19-2. Commissioner McKee seconded the motion. The motion was carried forward as follows:

Roll Call Vote:	Chairman Generazio	Yes
	Commissioner Catalano	Yes
	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 2011-04-19-3. Commissioner Catalano seconded the motion. The motion was carried forward as follows:

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

A discussion ensued concerning the demolition bid for the buildings on the purchased properties. Details of the problems with the buildings were reviewed. Counsel McManimon explained the process involved.

Commissioner Catalano motioned to approve the Authorization of the Advertisement of a Request for Bids for Demolition Services, under Resolution 2011-04-19-4. Commissioner McKee seconded the motion. The motion was carried forward as follows:

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

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

Commissioner Moserowitz motioned to approve the Selection of Mary Murdoch as Liaison from the Bloomfield Center Alliance to the Authority, under Resolution 2011-4-19-5. Commissioner Catalano seconded the motion. The motion was carried forward as follows:

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

The R.F.P. for Financial Advisor was discussed. Commissioner McKee read his objections to the company Acacia and the R.F.P. process used to select them. Stated as follows by Commissioner McKee:

"I am voting no on awarding a contract to Acacia Financial Group, Inc. for the Financial Advisor Services project for the B.P.A. for the following reasons:

1. The hourly rates proposed by Acacia are excessive. More specifically, the hourly rate for:
 - a. For Noreen White at \$195/hour is excessive.
 - b. For Josh Nyikita at \$185/hour is excessive.
 - c. For Siamac Afshar at \$175/hour is excessive.
 - d. But most egregious is the \$150/hour proposed for Scott Beall and Brittany Whelan. Both Mr. Beall and Ms. Whelan appear to be recent graduates with degrees in Business or Finance. No mention is made in the proposal of the number of year's experience they have, but their experience level appears to be minimal.
2. I further oppose awarding the contract to Acacia based on the lack of competition in the bidding process. The fact that we cannot get more than one bidder for a public project using public funds is totally unacceptable.
3. For this latest solicitation (the re-solicitation) for a financial advisor we received only one proposal, while the original solicitation received two bids. Why did we go backwards? Where was our latest solicitation advertised? The hourly rate for Ms. White or Ms. Kim Whelan, were 56.25% greater than the most costly person on

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

the bid from the Government Strategy Group, the other bidder under the original solicitation. Thus highlighting the excessive hourly rates proposed by Acacia.

4. The only way we can assure ourselves of a fair and honest cost structure for our project is through competitive bidding.

Further discussion of the bidding process was held, which explained requirements, definitions, and the reason for them.

Commissioner McKee stated discussed the RFP process currently being and the law behind that process. Counsel McManimon clarified the issue being discussed. Commissioner McKee stated he wanted better clarity on the details of the process.

Commissioner McKee continued his discussion on the bidding process Commissioner McKee expressed concern if we were getting our money's worth. Chair Generazio pointed out that ten pages of references showed that.

Director Hochman was requested to record all Commissioner McKee's documented concerns in the minutes for recording purposes.

Chair Generazio confirmed that the Board should have knowledge of what they vote on. Commissioner Moserowitz stated that the professional financial advisory services were needed. He further commented that all future bid requests should again be posted on the website and communications sent to qualified bidders.

Commissioner Johnston left the meeting at 7:46 p.m.

Commissioner Catalano motioned to enter into Executive Session under Resolution 2011-04-19-6. Commissioner Moserowitz seconded the motion. The motion carried forth as follows:

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

The meeting opened to Public Session.

Commissioner Moserowitz motioned to Award Fair and Open Professional Services Contract for Financial Advisor Services to Acacia Financial Group, under Resolution 2011-03-15-6.

Commissioner Catalano requested Counsel to make a change to remove the paragraph that contains the number not to exceed. A new number three paragraph will be

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

inserted that compensation for Phase One will not go beyond the limit without authorization. The revised resolution will be circulated for review.

Commissioner Catalano seconded the motion. The motion was carried forward as follows:

Roll Call Vote:	Chairman Generazio	Yes
	Commissioner Catalano	Yes
	Commissioner Johnston	Absent
	Commissioner McKee	No
	Commissioner Moserowitz	Yes

Commissioner Moserowitz motioned to adjourn the meeting. The motion was seconded by all. The meeting adjourned at 8:15 p.m.