

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES
OF JUNE 19, 2012

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 Chalet
Commissioner Johnston
Commissioner McKee
Commissioner Moserowitz
Commissioner Williams
Executive Director Hochman

Others Present: Kevin McManimon, Esq., of McManimon, Scotland & Baumann, L.L.C.
Gerry Giosa, Level G Assoc.
John Sessa, C.P.A.
Gary Higgins, of Lerch, Vinci and Higgins, L.L.P.
Alex Barrese, of Lerch, Vinci and Higgins, L.L.P.

Absent: Commissioner Pomares
Mary Murdoch, Bloomfield Center Alliance Liaison

Public: Russ Mollica

Pledge of Allegiance was recited.

Gary Higgins, of Lerch, Vinci and Higgins, reviewed the 2011 Financial Audit findings. Commissioner Moserowitz asked about the interest on the Project Note(s). Mr. Higgins explained the switch on the allocations. The comment section of the audit was reviewed.

Commissioner McKee motioned to approve the April 17, 2012, with stated corrections, under Resolution 2012-6-19-1. Commissioner Moserowitz seconded the motion. The motion was carried forward as follows:

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES
OF JUNE 19, 2012

Roll Call Vote:	Chairman Generazio	Yes
	Commissioner Chalet	Yes
	Commissioner Johnston	Abstain
	Commissioner McKee	Yes
	Commissioner Moserowitz	Yes
	Commissioner Pomares	Absent
	Commissioner Williams	Yes

Commissioner McKee motioned to approve the May 15, 2012, as presented, under Resolution 2012-6-19-2. Commissioner Williams seconded the motion. The motion was carried forward as follows:

Roll Call Vote:	Chairman Generazio	Yes
	Commissioner Chalet	Abstain
	Commissioner Johnston	Yes
	Commissioner McKee	Yes
	Commissioner Moserowitz	Abstain
	Commissioner Pomares	Absent
	Commissioner Williams	Yes

The Executive Director Report was presented. The Standard Parking Contract termination was discussed. The savings realized from the termination may allow the hiring of a part time Parking Enforcement Officer. It was requested a comparison be done to ensure the savings will cover the Officer hiring.

A discussion ensued on the request for the conversion of Farrand St. permit spaces to short term meter parking.

Commissioner McKee discussed the need for directional signage for parking in the township. He found a serious lack of such signage throughout the township and was highly recommending it.

The requested refund from Ms. Miranda was discussed. Commissioner Johnston expressed concern that a precedent would be set if the refund were approved based on sympathy to the requestor rather than proof of payment to justify the request. It was agreed that the refund will be approved on the condition that proof of payment be provided by Ms. Miranda.

John Sessa, the Authority accountant, presented the Financial Reports for June 2012. The meter income and specific expenses were discussed. Commissioner Moserowitz discussed certain questions concerning the disbursements for approval.

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES
OF JUNE 19, 2012

Gerry Giosa, of Level G Associates, reported on the status of the work being performed in the Pitt St. Lot. It was reported there was some difficulty with the asphalt contractor who had to be replaced. Due to the necessary substitution of the contractor, the speed bumps were not able to be installed as first planned. Mr. Giosa did suggest that the speed bumps can be purchased and installed separately. It was mentioned that the speed bumps do interfere with snow plowing in the winter. Signage for slower speeds in the lot was discussed also.

The meeting opened to Public Comment. There was no Public Comment. The meeting was closed to Public Comment.

Commissioner Johnston motioned to approve the Review, Acceptance and Authorization of the Submission of the Annual Report of Audit to the Local Finance Board, under Resolution 2012-6-19-3. Commissioner McKee seconded the motion. The motion was carried forward as follows:

Roll Call Vote:	Chairman Generazio	Yes
	Commissioner Chalet	Yes
	Commissioner Johnston	Yes
	Commissioner McKee	Yes
	Commissioner Moserowitz	Yes
	Commissioner Pomares	Absent
	Commissioner Williams	Yes

Commissioner Moserowitz motioned to approve the List of Disbursements, as presented, under Resolution 2012-6-19-4. Commissioner McKee seconded the motion. The motion was carried forward as follows:

Roll Call Vote:	Chairman Generazio	Yes
	Commissioner Chalet	Yes
	Commissioner Johnston	Yes
	Commissioner McKee	Yes
	Commissioner Moserowitz	Yes
	Commissioner Pomares	Absent
	Commissioner Williams	Yes

A discussion ensued concerning the invoice from M.R.E.H. which was for the design of the garage. The next invoice discussed was from the company of Brockerhoff which are performing investigations for environmental issues in the redevelopment site. A discussion then ensued about environmental issues in other municipal lots, and the

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES
OF JUNE 19, 2012

arrangement of payment of costs in the redevelopment site. The start of construction may possibly start in September 2012.

Commissioner Johnston asked how contracts are assigned in the project. Gerry Giosa explained the specifics involved in assigning the contracts and that there is a guaranteed maximum price. Commissioner Johnston requested specific information on this.

Commissioner Moserowitz motioned to approve the Payment of Certain Project Note Costs, as presented, under Resolution 2012-6-19-5. Commissioner McKee seconded the motion. The motion was carried forward as follows:

Roll Call Vote:	Chairman Generazio	Yes
	Commissioner Chalet	Yes
	Commissioner Johnston	Yes
	Commissioner McKee	Yes
	Commissioner Moserowitz	Yes
	Commissioner Pomares	Absent
	Commissioner Williams	Yes

Counsel McManimon discussed the necessity of the resolution to make an application to the Local Finance Board and the circumstances surrounding it. The details of the arrangement were explained and how it protects both the Authority and the Township of Bloomfield. In the discussion, the history was reviewed and the reasons for the current proposal to the Township to contribute Three Million Dollars (\$3,000,000) to the redevelopment project. Commissioner Moserowitz questioned why the funds were needed. It was explained that there were unexpected environmental issues.

Commissioner McKee questioned how the projections were calculated and what data was involved. Counsel explained the evolution of the figures and the factors that influenced them.

The proposal to the Township was again discussed. It was stated that the Three Million Dollars (\$3,000,000) was already approved but that the Township Council Members can change their minds. Mr. Giosa interjected that the proposal would prevent the Authority from having the same situation like the Montclair Parking Authority in which they have a deficit every year.

There was further discussion on how the Township Council Members would perceive the request. Commissioner Williams asked about what the pro forma was based on. Commissioner Moserowitz discussed the revenues used in the pro forma. Much concern was expressed by several Commissioners on the calculation of the projections, the factors that affect the numbers and variables which can change those numbers. Questions arose on what would happen to the project if the proposal were to be refused.

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES
OF JUNE 19, 2012

Gerry Giosa explained the remedies available if the proposal were refused and affected the project.

Commissioner Johnston exited the meeting at 8:12 p.m.

It was suggested the proposal be presented in a way to emphasize the benefit to the community and the value to the residents, possibly a better marketing approach. Several suggestions were made by the Commissioners regarding this. The discussion evolved into general issues of the project.

Commissioner McKee motioned to approve Making Application to the Local Finance Board, as presented, under Resolution 2012-6-19-6. Commissioner Moserowitz seconded the motion. The motion was carried forward as follows:

Roll Call Vote:	Chairman Generazio	Yes
	Commissioner Chalet	Yes
	Commissioner Johnston	Absent
	Commissioner McKee	Yes
	Commissioner Moserowitz	Yes
	Commissioner Pomares	Absent
	Commissioner Williams	Yes

Commissioner Williams motioned to move the meeting into Executive Session, under Resolution 2012-6-19-7. Commissioner McKee seconded the motion. The motion was carried forward as follows:

Roll Call Vote:	Chairman Generazio	Yes
	Commissioner Chalet	Yes
	Commissioner Johnston	Absent
	Commissioner McKee	Yes
	Commissioner Moserowitz	Yes
	Commissioner Pomares	Absent
	Commissioner Williams	Yes

The meeting opened to Public Session.

Commissioner Moserowitz motioned to approve the Avalon Bay Indemnification Agreement, under Resolution 2012-6-19-8. Commissioner Williams seconded the motion. The motion was carried forward as follows:

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES
OF JUNE 19, 2012

Roll Call Vote:	Chairman Generazio	Yes
	Commissioner Chalet	Yes
	Commissioner Johnston	Absent
	Commissioner McKee	Yes
	Commissioner Moserowitz	Yes
	Commissioner Pomares	Absent
	Commissioner Williams	Yes

Commissioner Williams motioned to adjourn the meeting. The motion was unanimously seconded by all present. The meeting adjourned at 9:45 p.m.