

THE PARKING AUTHORITY OF THE  
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES  
OF SEPTEMBER 9, 2015

The meeting opened at 6:37 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 Yudi Sobharam  
Commissioner Peter Tom  
Vice Chairwoman Nicole Williams

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

Public: None

Absent:

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

Commissioner Sobharam motioned to approve the minutes for the August 12, 2015 Board meeting. Commissioner McCants seconded the motion. The motion carried forth as follows:

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

Executive Director Domenick went over his Report. He reported that 5 responses were received in connection with the Farrand Street Lot Request for Expressions of Interest. He will

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go through the proposals and report back to the Board, but he noted that at least 2 proposals include parking garages. He also reported that he is in discussions with Century Meter, with a view toward engaging them in a Pilot program to maintain/operate the Authority's parking meters.

Director Domenick noted that the Century Meter arrangement would need to be approved by the Administrative Office of the Courts if they want the ability to send tickets to violators by mail. He described the Century technology, and he noted that the Authority could use Century technology or Parkmobile technology. Chairman DeMarino said that Century would be invited to make a presentation to the Authority at the appropriate time.

Director Domenick noted that the Request for Proposals for a Parking Study will go up on the websites of the Authority and the Township, seeking proposals within 30 days.

Finally, Director Domenick noted that the monthly financial reports came out and the numbers look good.

Vice Chairwoman Williams motioned to open the meeting to public comment. Commissioner Sobharam seconded the motion. The motion carried forth as follows:

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

No members of the public were present to comment.

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

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

Vice Chairwoman Williams motioned to adopt Resolution 2015-9-9-1 approving the payment of certain Project Costs. Commissioner Sobharam seconded the motion. The motion

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carried forth as follows:

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

Commissioner Sobharam motioned to adopt Resolution 2015-9-9-2 making application to the Local Finance Board pursuant to N.J.S.A. 40A:5A-6 and 40A:5A-24, to renew the Authority's outstanding project note. Commissioner McCants seconded the motion. The motion carried forth as follows:

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

At 6:52 P.M., Commissioner McCants motioned to adopt Resolution 2015-9-9-3 providing for meeting not open to the public to discuss (i) negotiations with Bloomfield Center Urban Renewal regarding the lease for office space and (ii) terms of use of parking spaces in downtown area by tenants of the Block 228 Project. Vice Chairwoman Williams seconded the motion. The motion carried forth as follows:

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

A discussion in executive session ensued. The Authority came back into public session at 7:48 P.M.

Vice Chairwoman Williams motioned to amend the previously approved agreement to provide one dedicated, short-term parking space along Glenwood Avenue for the use of BCUR's prospective urgent care center tenant. The amended agreement will provide such space, for

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maximum periods of twenty (20) minutes at a time, in exchange for \$4,500 per year, subject to periodic, market-driven rate increases, and subject to revocation if the urgent care center vacates such leased space. Moreover, such agreement is not transferrable to other tenants. Commissioner Tom seconded the motion. The motion carried forth as follows:

Roll Call Vote:	Commissioner Chalet	Absent
	Commissioner McCants	Yes
	Commissioner McKenzie	Absent
	Commissioner Sobharam	No
	Commissioner Tom	Yes
	Vice Chairwoman Williams	Yes
	Chairman DeMarino	Yes

Vice Chairwoman Williams motioned to adopt Resolution 2015-9-9-4 approving an amendment to the lease between the Authority and BCUR for office space in the Block 228 Project to provide that BCUR shall perform fit-out work on the office space at a cost of approximately \$160,000, the Authority will pay rent to BCUR to account for the lease of fitted-out space, which rent the Authority may pre-pay, in its discretion, and the lease will be on a triple net basis, with the Authority paying its *pro rata* share (based on square footage) of operating expenses. Commissioner McCants seconded the motion. The motion carried forth as follows:

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

Chairman DeMarino motioned to reschedule the regularly scheduled November Board meeting to November 10, 2015 because the November meeting is currently scheduled for November 11<sup>th</sup>, which is Veteran's Day. Vice Chairwoman Williams seconded the motion. The motion carried forth as follows:

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

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Commissioner McCants motioned to modify parking rates for the Glenwood Garage as follows:

Hourly Rate (2hr short term/daily parking), maximum of \$12.00 per day (ground level & 1<sup>st</sup> floor):

- \$1.00 per hour, Monday through Sunday
- Lost ticket fee: \$12.00 (max 12hrs)
- Replacement Proxy Card \$10.00

Rates and Times for Daytime Monthly Parking Permits, Monday – Saturday, 6AM – 8PM, Levels 2-5 – flat rate of \$75.00 for all permit holders.

Overnight Monthly Permits: Monday – Saturday, 6PM – 8AM (Levels 2-5) – flat rate of \$110.00.

24hr Monthly Permit: Monday – Sunday, 8AM – 8AM (Strictly limited, levels 4-5) - flat rate of \$110.00.

Note: If a permit holder arrives early or stays late in the garage, outside of stated permit hours, such permit holder will be charged the hourly fee of \$1.00 for such extra time. For example, a permit holder has a permit allowing him to park from 6AM to 8pm. However, he comes home later from work at 10pm. Such permit holder will be charged \$2.00, payable at the time of exit via credit card at the gate, using the TIBA system.

Commissioner Sobharam seconded the motion. The motion carried forth as follows:

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

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

The meeting adjourned at 8:14 P.M.