

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES
OF OCTOBER 8, 2014

The meeting opened at 6:40 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 Oscar McKee
Commissioner Yudi Sobharam
Commissioner Nicole Williams

Others Present: Executive Director Glenn Domenick
Kevin McManimon, Esq., McManimon, Scotland & Baumann, LLC

Public: None

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

Commissioner McCants motioned to approve the minutes from the September 10, 2014 regular meeting. Commissioner Sobharam seconded the motion. The motion carried forth as follows:

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

Commissioner Sobharam motioned to open the meeting for Public Comment. Commissioner McKee seconded the motion. The motion carried forth as follows:

Roll Call Vote:	Commissioner Chalet	Absent
	Commissioner McCants	Yes
	Commissioner McKee	Yes
	Commissioner McKenzie	Absent

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Commissioner Sobharam Yes
Commissioner Williams Yes
Chairman DeMarino Yes

No one was present for Public Comment.

Commissioner McCants motioned to close the Public Comment section. Commissioner Sobharam seconded the motion. The motion carried forth as follows:

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

Chairman DeMarino thanked Commissioner McKee for driving down to Trenton to attend the Local Finance Board hearing on the Authority's application.

Glenn Domenick presented the Executive Director's report. He noted that the PATS statistics show that the number of tickets issued was down by about 107 compared to August, since the Authority was down a full-time parking enforcement officer. Also, one of the part-time enforcement officers was down hours because of other commitments. Mr. Domenick stated that he may bring in another full-time employee and split that employee's time between enforcement and maintenance duties.

Mr. Domenick provided summaries of the Authority's financial reports and proposed 2015 budget.

He also mentioned that there is a 2 year warranty on the PARCS system for the parking garage. H noted that he is very concerned about the equipment breaking down and he may recommend extending that warranty through a longer-term service contract. He may come back to the Board in November to discuss in more detail.

Mr. Domenick noted that there is a residential property adjacent to the Myrtle Street Lot, which is up for sale. While the lot sees limited activity at this time, there are a number of developments underway in the area, which will drive up use in the lot. The adjacent property, therefore, which is approximately 50' X 140', could enable the Authority to add parking spaces and address what will likely be a higher demand in the future. The Commissioners questioned whether revenues from the lot would cover costs associated with acquiring the lot. Mr. Domenick responded that he would put numbers together, although the better analysis is whether the revenues from the Authority's parking system as a whole would enable the Authority to finance this

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OF OCTOBER 8, 2014

acquisition.

It would be necessary to demolish the existing building on the property, but Mr. Domenick would likely try to package that with the Township's demolition of another recently-acquired building. The Authority may not see revenues from this lot for 2 years or so, but it would position the Authority well for higher future demand when this area recovers. Also, there is a train station in the area.

Commissioner Sobharam also questioned whether the Authority needs the Township's approval to acquire this property. Counsel McManimon said it does not.

Mr. Domenick noted that there are signs in the parking garage directing users to the pay stations. Commissioner Sobharam asked whether the camera issue in the parking garage was resolved. Mr. Domenick confirmed that it was and they are now linked to the Authority's office.

Commissioner Williams motioned to adopt Resolution 2014-10-8-1 to approve the payment of certain project costs. Commissioner McCants seconded the motion. The motion carried forth as follows:

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

Commissioner McKee motioned to adopt Resolution 2014-10-8-2 to authorize the issuance of a project note for the purpose of renewing the Authority's outstanding \$6,400,000 project note. Commissioner Williams requested that Mr. McManimon insert language into the resolution clarifying that the Authority is authorizing the Commissioners as a group, rather than certain individual Commissioners to take the steps necessary to effectuate the sale of the new project note. With such requested change, Commissioner Sobharam seconded the motion. The motion carried forth as follows:

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

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REGULAR MEETING MINUTES
OF OCTOBER 8, 2014

Mr. Domenick noted that he and Mr. McManimon continue to pursue a resolution regarding the allocation of violation income with the Township. As an interim solution, Mr. Domenick got the Township to agree to pay the Authority \$25,000 per month, instead of the current \$20,000 per month, in light of the increased volume of parking tickets written by the Authority's Parking Enforcement Officers in 2014 and the increased fine amounts. A discussion ensued about the difficulty in interpreting the reports generated by the municipal court, and the desire to identify and implement a clear allocation starting in 2015. Mr. Domenick and Mr. McManimon will continue to work on this matter.

Mr. Domenick requested, and the Board agreed to defer further discussion about the MCP Parking Agreement until such time as MCP obtains necessary approvals for modifications to their proposed project.

Mr. Domenick stated that the Authority is still working with a group on a Request for Expressions of Interest in connection with the redevelopment of the Farrand Street Lot and surrounding area, and that he will circulate the draft RFEI to the Commissioners.

Chairman DeMarino noted that NW Financial completed a draft SEC audit report, but that it is not complete and it will be completed prior to the Board's November meeting.

Commissioner Williams questioned whether Commissioners are permitted to make recommendations to the Executive Director regarding the hiring of Authority employees, or to question whether any employees hired by the Executive Director were recommended by any Commissioners or anyone else. The concern was whether the Executive Director will feel undue pressure to hire an employee based on the recommendation of a Commissioner or other person. The Commissioners discussed whether there are any checks and balances in place to reduce this kind of pressure on the Executive Director.

Mr. McManimon noted that there is a body of law that governs conflicts of interest – i.e., whether a public official (Commissioner or Executive Director) can take certain actions that may benefit them directly or indirectly.

Commissioner Williams suggested that the Board adopt a policy outlining what Commissioners can and cannot do, and what they can and cannot ask about. Some Commissioners did not believe such a policy is necessary, while other Commissioners were undecided. Mr. Domenick noted that it could put him in an uncomfortable position if he is asked about whether an employee was recommended by anyone, but Commissioner McCants suggested that he should not be. Chairman DeMarino noted that it seems wrong to ask such a question. There is, however, nothing preventing a Commissioner from inquiring whether any Commissioner or other person supported the hiring of any particular employees.

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OF OCTOBER 8, 2014

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

The meeting adjourned at 8:12 P.M.