

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

REGULAR MEETING MINUTES
OF DECEMBER 20, 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
Executive Director Hochman

Others Present: Kevin McManimon, Esq., of McManimon & Scotland
Gerry Giosa, Level G Assoc.
John Sessa, C.P.A.
Yoshi Manale, Bloomfield Township Administrator
David Lustberg, Arterial Streets

Absent: Commissioner Moserowitz

Pledge of Allegiance was recited.

The Executive Director Report was given.

Yoshi Manale, Bloomfield Township Administrator, discussed the Holiday Meter Bagging period. Presently, the meters are bagged for one month due to business owner complaints in the past. Mr. Manale recommended a holiday bagging of two weeks.

Mr. Manale stated the Township was making a bulk purchase of Ipads and offered the Authority a number of them.

Mr. Manale discussed the condition of the Pitt St. Lot. Plans were being made by the Township to make parklets on Broad St., near the Pitt St. Lot. Parklets are sitting areas cut outside on an extension of sidewalk which encourages people to visit the area and patronize the local restaurants and other establishments. With the establishments of these parklets, the use of Pitt St. Lot would increase. Currently, the lot is an eyesore which must be reconfigured if this usage is to increase.

The financing for this project was discussed. Other projects and the financing to achieve them were compared. Gerry Giosa, of Level G, suggested the costs be rolled into the project note for the parking deck. Counsel confirmed that it was possible to do this. The previous plans from P.M.K. for the Pitt St. Lot were given to Mr. Giosa for review as a starting point of the reconfiguration.

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Investment in the lot will encourage investment in the local businesses. Commissioner Catalano recommended that the business owners and landlords should be kept in line concerning the upkeep of the properties under the Township Code. Mr. Manale stated new code officers will be hired by the Township for stricter enforcement of the code. It was suggested that the Parking Enforcement Officers can report violations when they walking their routes.

Discussion of the possible changes to Pitt St. Lot ensued. Mr. Giosa recommended researching grant possibilities to finance the improvements. Construction could possibly start in the Spring of 2012.

Mr. Manale discussed the Heritage Village project. If funds are available, this construction could start in the Spring. The discussion evolved into the development of the Farrand St. Lot.

John Sessa presented the financial reports. Counsel discussed the situation regarding the use of the Provident Account funds to pay down the project note.

Commissioner McKee expressed a desire to have someone from Acacia come to present on the financial status. A discussion ensued about the meter income projections being too high in the budget.

Discussion turned to the improvements in the Pitt St. Lot again. Counsel further discussed the payment of the note which would deplete the funds of the Authority. Chairman Generazio stated several things could be done such as increasing the Royal Lot meter rate and increase the hours for parking in the lots. An immediate fix could be done with the lighting. Gerry Giosa stated would contact PSE&G to do a physical survey.

Commissioner Johnston left the meeting at 7:43 p.m.

The meeting minutes of November 22, 2011, were reviewed for approval. No changes were requested.

Commissioner McKee motioned to approve the November 22, 2011, Regular Meeting Minutes, as presented, under Resolution 2011-12-20-1. 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	Yes
	Commissioner Moserowitz	Absent

Commissioner Catalano motioned to approve the Disbursements for Payment, under Resolution 2011-12-20-2. Commissioner McKee seconded the motion. The motion was carried forward as follows:

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

Commissioner McKee motioned to Approve the Payment of Certain Project Expenses, as presented, under Resolution 2011-12-20-3. 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	Yes
	Commissioner Moserowitz	Absent

Counsel discussed the temporary budget necessary because the Local Finance Board was not approving the submitted budget as of yet. The payment budgeted for the project note had to be revised to reflect a more acceptable payment for their requirements.

Commissioner McKee motioned to Approve the 2012 Temporary Budget, as presented, under Resolution 2011-12-20-4. 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	Yes
	Commissioner Moserowitz	Absent

Commissioner Catalano motioned to Approve the Supplemental Resolution Authorizing the Issuance of Not To Exceed \$3,600,000 Parking Project Note of the Parking Authority of the Township of Bloomfield, as presented, under Resolution 2011-12-20-5. Commissioner McKee seconded the motion. The motion was carried forward as follows:

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

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Gerry Giosa discussed the current status of the parking garage plans. The parking stalls for each car will be nine (9) feet instead of the originally planned eight and half (8 ½) feet. This will not cost the Authority any additional funds.

Approval was received from the Department of Environmental Protection for the five (5) feet below grade for the floor. The office space for the Authority was discussed.

Mr. Giosa discussed a pay-by-phone product used by the Montclair Parking Authority. Interest was expressed in the new product.

Commissioner Catalano motioned to adjourn the meeting. The motion was seconded by Commissioner McKee. The motion carried forth as follows:

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

The meeting adjourned at 8:25 p.m.