

THE PARKING AUTHORITY OF THE
TOWNSHIP OF BLOOMFIELD

SPECIAL MEETING MINUTES
OF DECEMBER 23, 2013

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: Chair Moserowitz
Commissioner DeMarino
Commissioner McKee
Commissioner Williams
Executive Director Hochman

Others Present: Kevin McManimon, Esq., McManimon, Scotland & Baumann, L.L.C.
Robert McNinch, Ferraioli, Wielkotz, Cerullo & Cuva, P.A.
Glen Domenick, Bloomfield Township Director of Community Development

Public: None

Absent: Commissioner Chalet
Commissioner Sobharam

Pledge of Allegiance was recited.

The disbursements for approval were discussed. Director Hochman stated a correction on page 4 of the disbursement list, last disbursement, that the budget line item for the invoice should be Shipping and Postage. Commissioner McKee asked what the first disbursement was for. Director Hochman explained that the invoice was the administrative fee for the E.C.I.A. bonds owed annually.

Commissioner DeMarino motioned to Approve the Disbursements, with the noted correction. Commissioner McKee seconded the motion. The motion carried forth as follows:

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

Commissioner McKee questioned if the Authority can expect a downturn in legal fees or will they continue to be as large. Counsel explained that the billings are related to all the complex negotiations with Bloomfield Center Urban Renewal. Future billings should be reduced within the next few months. Discussion ensued what needed to be legally for the Washington St. Lot development project.

Commissioner McKee motioned to Authorize the Payment of Certain Project Costs, under 2013-12-23-1. Commissioner Williams seconded the motion. The motion carried forth as follows:

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

Counsel had addressed the issues related to the reservation of funds for debt service and capital projects in a memorandum to the board.

Commissioner Williams motioned to Reserve Funds for Debt Service and Capital Projects, under 2013-12-23-2. Commissioner DeMarino seconded the motion. The motion carried forth as follows:

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

Counsel had addressed this issue in a memorandum to the board. Counsel explained the Heritage Village Project Urban Renewal was required create a new entity, Heritage Village at Bloomfield, L.L.C., when it received financing approval from the New Jersey Housing and Mortgage Financing Agency. Once this new entity was created, the Authority had to approve a new purchase and sale agreement with this newly named entity instead of the previous one. The same terms will be assigned

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to this new entity that existed with the previous entity.

Commissioner DeMarino motioned to Authorize the Conveyance of Property and the Execution of Documents in Connection Therewith, under 2013-12-23-3. Commissioner McKee seconded the motion. The motion carried forth as follows:

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

Chair Moserowitz explained the resolution was a technical necessity so the budget can be filed past the required deadline. Commissioner McKee confirmed that the Executive Director will sign as secretary.

Commissioner McKee motioned to approve the Late Introduction of the Authority Budget for the Fiscal Year 2014, under 2013-12-23-4. Chair Moserowitz seconded the motion. The motion carried forth as follows:

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

Chair Moserowitz discussed the necessary restatement of the 2013 Operating Budget with figures that include the Operating Grants & Entitlements which are the federal subsidy for the bond interest due. Robert McNiche confirmed that the totals on the applicable resolution do not have equal. Only the amounts that are changed are to be shown. This change was necessary so there is not a great disparity between the 2013 Operating Budget and the 2014 Operating Budget that included such figures.

Commissioner McKee motioned to Amend the 2013 Operating Budget, under 2013-12-23-5. Commissioner Williams seconded the motion. The motion carried forth as follows:

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

Robert McNiche left the phone conference meeting.

Glenn Domenick discussed the issue of Avalon Bay construction starting and eventually a large number of crew will need accommodation for parking, a staging area, etc. Avalon Bay requested all meters to be removed on Lackawanna Plaza for one year which the Authority will be compensated. Glenn Domenick was seeking a figure for the compensation for this meter removal. Chair Moserowitz asked what the meter income for 2013. The Director stated the suggested compensation was based on the 2012 meter income of approximately \$20,000. Director Hochman stated a previous conversation with Mr. Domenick resulted in a recommendation of \$25,000 compensatory figure.

Glenn Domenick discussed the second request of Avalon Bay which was to use the Farrand St. Lot for parking of their crews. The garage is not viable as tools and equipment would have to be moved within the garage. The suggestion was to lease the Farrand St. Lot to Avalon Bay for their crew's parking for one year. Glenn stated that they agreed to stripe the lot and pave the lot as part of the one year lease. Counsel stated it was a good solution.

The third request was to convert Lackawanna Plaza to a one way street from Washington St. to Glenwood Avenue. If the meters will be removed, the street can be converted to one way. This will assist the developer in moving in equipment and large trucks for the construction.

Commissioner DeMarino asked about the handicap permit parkers. It was confirmed that there are a few handicap permit holders that can park in the garage. A discussion was held concerning where the handicap permit holders can park. Commissioner DeMarino expressed concern where the handicap parkers would be able to park if they had to go to farther locations. It was discussed that these parkers could park in the Farrand Annex Lot if necessary, instead of the garage.

Chair Moserowitz requested the Director to provide figures to Glen Domenick that will allow him to negotiate an appropriate compensation for the leasing of the lot. It was mentioned to have the developer to repair the fence along the edge of the lot as part of the agreement. The repairs to the lot could be costly to the Authority if done by it. It was agreed to allow Glenn Domenick to act as negotiator for the Authority.

A discussion ensued if the handicap parking had to remain in the lot even if Avalon Bay leased the lot. Counsel was concerned about the issue. Glenn Domenick will confirm if the handicap spaces must remain in the lot to be in compliance with the law.

The start date of the leasing was discussed briefly. It will twelve months

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commencing when the start date is determined.

Commissioner Williams motioned to approve a Parking Agreement with the Redeveloper Avalon Bay, under 2013-12-23-6. Commissioner McKee seconded the motion. The motion carried forth as follows:

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

Commissioner DeMarino motioned to adjourn the meeting. The motion was unanimously approved.

The meeting adjourned at 7:10 p.m.