

METUCHEN PARKING AUTHORITY
MAY 21, 2013 MINUTES

PRESENT:

Commissioners: Len Roseman, Rick Dyas, John DeFoe Anthony Campisi and Sean Massey
Borough Council Liaison:
Chamber Liaison:
Legal Counsel: James Graziano
Executive Director: Thomas Crownover

MINUTES:

The minutes of the April 16, 2013 meeting were moved by Mr. DeFoe, seconded by Mr. Massey and approved unanimously.

BILLS:

The bill list was moved for approval by Mr. Dyas, seconded by Mr. DeFoe and approved unanimously. Mr. Crownover noted that an additional bill from the Wilentz office had been received too late for this meeting and will be considered in June.

CORRESPONDENCE:

Mr. Roseman asked that the Nelson / Nygaard bill be reconsidered for payment in June. Mr. Roseman asked that an Email go out to Nelson advising of status of payment.

Zoning notices were found not to affect the Authority. Mr. Massey described the Bike Rodeo planned by Keep Middlesex Moving and Bike / Walk Metuchen.

Financial disclosure forms were discussed and a receipt is required to be filed with the Borough Clerk.

FINANCIAL REPORT:

Mr. Roseman noted the substantial April income increase over prior year. Five weeks of meter collections rather than four pushed income up. Mr. DeFoe asked about Legal Fees budgeting since we have already exceeded our budget. Mr. Graziano will provide a breakdown of his fees that should be apportioned to Parking Deck. Mr. DeFoe also found the Payroll Tax budget line to be in error. Mr. Crownover will check it out and report to the Commissioners.

April Income: \$129,271.95; Year to date Income: \$443,896.32.

Mr. Roseman commented on a meeting with the State of New Jersey regarding a grant related to Pearl development. The lease with Nexus provides that this \$750,000 grant will benefit the Borough. Mr. Muldoon said that an additional county grant for open space in the amount of \$1,090,000 would provide for the Piazza.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Crownover said that six Pearl lot lighting fixtures will be replaced.

OLD BUSINESS:

NEW BUSINESS:

Recertification of our 137 town workers was suggested by Mr. DeFoe. Mr. Crownover advised that letters were already going out directly to employers rather than customers.

Two proposed contracts regarding Pearl development were reviewed. Mr. Massey recommended a construction review process that would keep all parties advised of progress. He also suggested having an engineering firm consider the appropriate amount of reserve needed to maintain the deck through its reversion to the Borough.

The garage lease was discussed. Mr. DeFoe noted the obligation of the Authority to charge market rates for non-residents to avoid undercutting the garage. Mr. Graziano noted that nothing in the agreement affects on street meter rates. He observed that in the event of another economic downturn that the Authority would not have a fire sale on parking. Mr. Massey asked for some pricing cooperation language in the lease. Mr. Graziano will do so.

Mr. Dyas moved resolution 2013-17 for the parking deck to authorize Chairman Roseman to execute the lease, was seconded by Mr. Campisi and approved unanimously. Resolution 2013-18, authorizing the Chairman to execute the purchase and sale agreement with Woodmont was moved by Mr. Dyas, seconded by Mr. DeFoe and approved unanimously.

Mr. Graziano said that the American Legion building will not move to Memorial Parkway. Neighborhood opposition prevents it. The Halsey lot is an optional location. Mr. Roseman noted that the Calvin / Wernik corner would accommodate the Legion. 23 meters would be lost.

REPORT OF COUNCIL LIASION

Mr. Muldoon said that senior citizens had some concern with meter bagging on Center Street. Bags had been removed from Pearl Street. Mr. Crownover will try to alleviate their concern. A Complete Street presentation to the mayor and council will probably result in a more pedestrian friendly community. Replacing the barricades with planters at the New Street lot alleyway was discussed. Mr. Muldoon believed a community group might be called upon to maintain plantings.

ADJOURNMENT:

Adjournment was moved by Mr. Massey, seconded by Mr. Campisi and approved unanimously.

Respectfully submitted,