

**METUCHEN PARKING AUTHORITY  
CLOSED SESSION MINUTES SEPTEMBER 15, 2015**

The vacant professional consultant positions of Authority auditor and attorney were discussed. Mr. Massey urged speed in hiring a replacement for the Authority attorney. Familiarity with development was seen as desirable. Mr. Roseman recommended Daria Venezia, the attorney for the Middlesex County Improvement Authority.

Mr. Roseman noted that bidding is not required in the hiring of professional services. A request for qualifications will be made for legal counsel.

A return to regular session was moved by Mr. Dyas, seconded by Mr. DeFoe and approved unanimously.

**METUCHEN PARKING AUTHORITY  
CLOSED SESSION MINUTES OF AUGUST 18, 2015**

Mr. Roseman advised that the Authority is losing the legal services of Mr. Graziano. Several possible replacements were discussed. Mr. DeFoe felt that having an attorney present at every meeting was desirable.

The Borough Contribution was discussed in addition to a \$350,000.00 payment to the Borough to defray legal fees for COAH and redevelopment issues. Mr. DeFoe believed we should not expect repayment from the Borough. Mr. DeFoe anticipated 2018 as a watershed year when tax revenue would begin to come from Pearl development.

Mr. Dyas moved to return to open session, was seconded by Mr. DeFoe and approved unanimously.

**METUCHEN PARKING AUTHORITY**  
**JULY 21, 2015 CLOSED SESSION MINUTES**

Mr. Crownover discussed the impact of Interim Parking on Authority staffing needs. Contact with Borough personnel was recommended by Mr. Muldoon.

Respectfully submitted,

/s/Thomas Crownover

**METUCHEN PARKING AUTHORITY**  
**JUNE 17, 2014 CLOSED SESSION MINUTES**

The American Legion environmental testing was discussed by Mr. Graziano. Testing found low level contamination which is reasonably expected to cost \$20,000 to remove 2 feet of earth but could be more. A proposal will be made to Woodmont to share costs with a stop loss figure which is now \$30,000 for the Authority but must be negotiated. Mr. Graziano recommended a split from \$30,000 to \$90,000. Mr. Roseman noted the sacrifice of loss of revenue from lost parking spaces and providing the property to the Legion without cost.

Mr. Graziano continued on with 52 Inn Place. Seller gets a credit for \$183.00 of prepaid real estate taxes. Closing was expected the following day. Demolition costs may be on the order of \$15,000 to \$20,000. Demolition bids are needed unless under \$17,500.

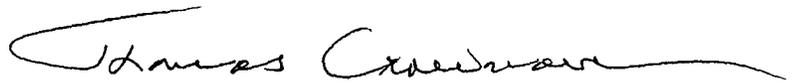
Mr. Roseman said that a letter to Globe Insurance might address the improvement of the parking situation in that area. A plan must be submitted to the Planning Board but approval is not needed.

/s/Thomas Crownover

**METUCHEN PARKING AUTHORITY**  
**FEBRUARY 18, 2014 MINUTES**  
**CLOSED SESSION**

Mr. Graziano noted that the contract with Woodmont for Pearl Development included Authority responsibility up to \$600,000 for remediation with right to withdraw from the contract if it exceeds that amount. Woodmont proposed a 50/50 split of remediation expense in excess of \$600,000. Engineering guidance should provide a reasonable basis to proceed.

Mr. Dyas moved with second of Mr. Massey and unanimous approval to return to open session.



**METUCHEN PARKING AUTHORITY**  
**DECEMBER 17, 2013 MINUTES**  
**CLOSED SESSION**

Mr. Graziano brought the commissioners up to date on negotiations with the American Legion. Legion attorney, Jonathan Mundy retired and new counsel has been hired. Demands for finish and appliances were presented. Mr. Santola approved most items but declined to designate a storage room or HVAC upgrade. A letter of credit protects the Legion in the construction of their building. An agreement with the Legion was expected to be signed by year end.

The Authority will sell the property at Calvin place to the Legion for a dollar. Likewise the Legion will sell their present property to Woodmont for a dollar. Environmental liability still needs to be addressed. Mr. Massey asked for a full preliminary assessment. Mr. Graziano stated his intention to seek a cap for Authority environmental liability at Calvin Place.

Lead, benzopyrine, arsenic and antimony exceeding NJDEP standards were found in Pearl lot. Mr. Graziano wants to hire Mazur to help size up the issue for negotiation with Woodmont. Mr. Graziano sought to identify 3<sup>rd</sup> parties to pursue on this issue without success.

Mr. DeFoe asked about project timeframe. Woodmont has indicated an expectation to be before the Planning Board by July, 2014. Interim parking was discussed. A parking plan was needed by Spring or early summer to move things along. Mr. DeFoe expressed the need to have a good interim parking plan. The commissioners expressed an expectation that the Renaissance property may be available.

CLOSED SESSION  
METUCHEN PARKING AUTHORITY  
DECEMBER 18, 2012 MINUTES

Mr. Dyas refreshed his motion to enter closed session which was seconded by Mr. DeFoe and approved unanimously. Mr. Dyas asked how the purchase price of land was arrived at. Mr. Graziano replied that Jeff Otteau had reviewed the proposed purchase price and thought it was favorable to the Authority. The \$600,000 cap for remediation allows the Authority to exit the process if it exceeds that number. The number of market rate units may be reduced by COAH requirements. Mr. DeFoe noted that zoning didn't limit the number of residential units. Provision of a solar panel array on the deck roof was noted.

Mr. Dyas moved to return to open session, was seconded by Mr. DeFoe and approved unanimously.

