

METUCHEN PARKING AUTHORITY
JANUARY 19, 2016 MINUTES

PRESENT:

Commissioners: Leonard Roseman, John DeFoe, Anthony Campisi and Sean Massey
Borough Council Liaison:
Chamber Liaison:
Legal Counsel:
Executive Director: Thomas Crownover

REORGANIZATION:

Commissioner Roseman asked for nominations for officers which brought nominations and unanimous approval in turn for each office and authorizing Mr. Roseman as Chairman; Mr. DeFoe as Vice-Chairman; Mr. Campisi as Secretary; and Mr. Massey as Treasurer.

MINUTES:

Mr. Massey asked to amend paragraph 4 of the Minutes of December 15th to show he recommended Borough Council consultation regarding Inn Place. The minutes as amended were moved for approval by Mr. Massey, seconded by Mr. DeFoe and approved unanimously.

PARKING DECK:

The Chair then recognized Mike Ciesielka, President of Nexus Parking Systems for a discussion of a plan on space assignment in the coming parking deck. He noted 625 Emails are available for communication. Mike emphasized that the media program is key to a successful rollout. Overnight revenue streams will be available. Hamilton rates could be a guide. Free parking for limited periods could accommodate short term parkers. Use of technology will improve the customer experience and aid parking management. Magnetic gates, operating at 1.3 seconds will handle deck access. An online "E" validation program could be implemented for short term parking. Commissioner Campisi said that closing Pearl had significantly hurt various businesses and it was important to make the deck work for downtown business. Mr. Roseman said that a Business Improvement District was being worked on and would coordinate with the Deck and the Authority. He said of the 400 resident permit holders, at least 100 of them would likely use the deck. And the deck will accommodate non-residents as well.

The goal is to get to a market rate from the modest present rates. Mr. Massey suggested that customers had been favored by low rates for many years and should be willing to pay a fair market rate. Great customer service is Mike's goal and it requires significant expense. Mr. Campisi passed on complaints about having to drop-off riders for lack of convenient parking. Looking at Metropark, it is underpriced due to the influence of NJ Transit. Ms. Evelyn Grant said that Metuchen is more attractive because you can get a seat where you can't at Metropark. Mike said Edison has rates of \$4.00 daily and \$50 monthly.

Mr. Roseman discussed possible rate changes noting Metuchen commuters have been subsidized by the community. Non-residents could be paying \$90/monthly with Metuchen residents at \$60/month. Mr. Massey asked for an overview of Northeast corridor rates before deciding what our parking rates should become. Mike said New Brunswick was at \$175 and \$195 monthly. Mr. Roseman said that Metropark is \$70 monthly and is underpriced. Mr. Campisi voiced his concern that customers who chose to move to Edison may not come back to Metuchen. Determination of corridor parking rates will indicate appropriate rates for the Authority.

Mr. Roseman said that Metuchen residents would be given priority for surface lots. A committee will move on issues other than rates and a special meeting will be scheduled for rate setting. Mr. DeFoe observed that the deck with \$102 plus \$8 tax put the Authority's upper limit at \$100 per month. Mr. Roseman emphasized an increase to \$60 monthly would still be below market. He also thought that the whole community should be contacted by our communication program.

Mr. Roseman said that additional parking for 20 cars might be possible next to TD Bank. This location might be appropriate for town workers at a reduced rate. The New Jersey cooperative for purchasing parking meters was mentioned by Mr. DeFoe. Meter kiosks may be available through that source. Mike said the deck wall facing the tracks could be used for advertising. Bicycle racks will be installed in the deck. Mr. Campisi asked if there would be enough parking for everyone. Mike said there would be 29 short term spaces on the first floor of the deck. Mr. Crownover said that would double the short term parking Pearl lot provided.

BILL LIST:

Mr. DeFoe moved to pay the bills and then asked about the AFLAC program. The Director said that Authority employees asked to have this voluntary insurance coverage after Metuchen DPW and police purchased it. This insurance is fully paid by employee deductions.

Mr. Graziano's bill was discussed and the bill list approval includes his payment of a portion of his bill from escrow as set out in his letter. Mr. Mac Pherson's invoice was discussed. The motion was seconded by Mr. Campisi and the bill list was approved unanimously.

Mr. Roseman discussed the investment of funds with Metuchen Savings Bank at 1% annually. Loss of interest would be the only penalty if early withdrawal was required in an emergency.

CORRESPONDENCE:

The agenda items of correspondence were each reviewed in turn.

FINANCIAL REPORTS (Subject to Audit):

The financial reports were reviewed.

DECEMBER INCOME: \$82,955.93; YEAR TO DATE INCOME: \$1,028,485.08

EXECUTIVE DIRECTOR'S REPORT:

Mr. Crownover researched Portland, Oregon regarding sweepers that could clean sidewalks and parking lots. They use a variety of machines including the \$80,000 truck mounted vacuum sweeper that was previously proposed. Additional research will be done.

The 2016 budget continues to languish for lack of DCA action. Mr. Butvilla advised that DCA was short of staff and overwhelmed by budget certifications. A discussion of payment in lieu of taxes overcoming any issue with the 5% of revenue contribution limitation followed. Specifying our payments to the Borough as a payment in lieu of taxes may satisfy DCA.

OLD BUSINESS:

Mr. Roseman said the two meters on the north side of Hillside Avenue closest to Main Street might be removed to mitigate traffic congestion. Mr. Roseman had talked with Captain Kilker about this but is yet unresolved.

Mr. Massey asked about signage and wayfinding. Mr. Crownover noted a contract had been executed.

Mr. DeFoe asked if environmental remediation was addressed with Nexus in our lease.

NEW BUSINESS:

The reorganization resolutions included: Appointing the Director affirmative action agent for any contract exceeding \$17,500; Manner of employee compensation; Bonding for all Employees and commissioners; Newspapers for publication – Tribune and Sentinel; Authorization of Metuchen Savings Bank as depository; Check signing signatories – each commissioner and the executive director; Meeting times and dates; Appointment of Executive Director to MCMJIF board. Mr. DeFoe moved these resolutions for approval was seconded by Mr. Campisi and unanimously approved. A resolution setting out 2016 permit rules and regulations was tabled for February consideration.

The Aflac resolution was moved for approval by Mr. Massey, seconded by Mr. DeFoe and approved unanimously.

REPORT OF COUNCIL LIASION

CHAMBER OF COMMERCE:

ADJOURNMENT

Mr. Campisi moved adjournment was seconded by Mr. DeFoe and approved unanimously.

Respectfully submitted,
/s/ Thomas Crownover