

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD WEDNESDAY, SEPTEMBER 18, 2024, AT THE OFFICES OF THE PARKING AUTHORITY, 14 MAPLE AVENUE, SUITE 101, MORRISTOWN, NEW JERSEY, AT 6:00 P.M. PREVAILING TIME

The meeting was called to order by Chairperson Llyod, who then announced that adequate notice of the Regular Meeting of The Parking Authority of the Town of Morristown was provided by notice to The Daily Record and The Star-Ledger, filed with the Executive Director of the Parking Authority of the Town of Morristown, posted on the Bulletin Board at the Parking Authority Office Building, and mailed to any person who has requested and prepaid established fee for such mailing. In addition, subsequent notice was made with the instructions for accessing the virtual meeting by Zoom. This notice was sent to the newspapers and listed on the official website of the Town of Morristown.

Present: Chairperson Llyod, Commissioners Knapik, Rogers, Stamato, and Tighe

Also Present: Nicole Fox - Executive Director
Gregory Deal – Director of Facilities, Jason Sieira - Director of Financial Operations, Eric Cantos – Executive Administrative Assistant, Robert Goldsmith, Esq. of Greenbaum Rowe Smith & Davis LLP, Gerald Giosa- MPA Parking Consultant, Level G Consultants. David Silva – Town Council Vice-President and Town Council Liaison.

Absent:

At this point, Ms. Fox presented the Minutes of the Regular Meeting of August 21, 2024, and the Executive Session Minutes of August 21, 2024. On the motion of Commissioner Knapik, seconded by Commissioner Rogers, the Regular Meeting Minutes and Executive Session Minutes were accepted for the record on the following vote:

Ayes: Chairperson Llyod, Commissioners Knapik, Stamato, Rogers and Tighe
Nays: None
Absent: None
Abstention: None

Public Comment

The Chairman then opened the public portion of the meeting for public comment.

Mr. Jackie Thompson, a former MPA Booth Attendant, began his comments disclosing that he had smoked marijuana to calm his nerves and prepare himself mentally. He then, expressed frustration over a bonus payment being utilized to repay an overpayment made by the MPA and accused Ms. Fox of “stealing his money”.

Mr. Thompson stated that he sent a notarized letter to the Board of Commissioners and said he would do anything to receive the money he believes he is owed. He also noted that this situation has affected his livelihood, and he is eager to resolve it to move forward.

Seeing that no other public member was present, the Chairman closed the comment portion of the meeting.

In response to Mr. Thompson's comments, Chairman Lloyd informed him that the board had received his letter and that they had made all the necessary decisions. After which Mr. Thompson became disruptive, Chairman Lloyd then explained the rules to Mr. Thompson. Mr. Thompson remained disruptive and was escorted out of the meeting by the Authority’s General Counsel.

Mayor’s Report – None.

Town Council Liaison Report – Mr. Silva informed the board of a bowling alley project proposal

that came to the Planning Board, he explained the project Mr. Silva then asked if the MPA could assist in preparing a report on the impact of parking in the Garages near this proposed bowling alley project.

Chairman Lloyd and Commissioner Rogers explained that it was not the MPA's jurisdiction to weigh in on the project.

Presentation- MPA Parking Consultant, Gerald Giosa, Level G Associates, presented the Annual Report for the year 2023.

Mr. Thompson interrupted the presentation and had to be escorted out of the meeting a second time.

Executive Director Report –

Executive Director Fox reported that the Authority is still seeking a Property Manager and that they have filled the positions of Maintenance and PARCS Supervisors. Ms. Fox informed the board that a joint press release was issued regarding the Lease Agreement of the 3rd & 4th Floors of the Maple Avenue Office Building. She also mentioned that the MPA Customer Portal is now live for new customers to create and manage their accounts. Ms. Fox also reported that the Solar/EV project will be on the Planning Board's agenda for their next meeting on Thursday, September 26, 2024. Additionally, Ms. Fox noted a high number of summonses had been issued, resulting in a high volume of errors, then added that staff is encouraged to take their time to avoid mistakes. Then, the Executive Director reported that emergency work repair for the Dehart was completed last month and that the urgent work in the Dalton Garage should be completed soon.

Old Business – None.

New Business – Plans to celebrate the Holiday Season for all the personnel of the Morristown Parking Authority was discussed.

On motion of Commissioner Stamato and seconded by Commissioner Rogers, the Board moved into Executive Session. All were in favor.

On motion of Commissioner Rogers and seconded by Commissioner Stamato, the Board moved to return to the regular order of business. All were in favor.

Official Action Items:

Resolution No. 2024-080: Resolution Authorizing the Payment of Bills

On motion of Commissioner Tighe, and seconded by Commissioner Stamato, the Resolution was accepted on the following vote:

Ayes: Chairperson Lloyd, Commissioners Knapik, Rogers, Stamato and Tighe
Nays: None
Absent: None
Abstention: None

Resolution No. 2024-081: Resolution Authorizing the payment of Bills related to the DeHart Lot Operation

On motion of Chairperson Llyod, seconded by Commissioner Rogers, the Resolution was accepted on the following vote:

Ayes: Chairperson Lloyd, Commissioners Knapik, Rogers, Stamato and Tighe
Nays: None
Absent: None
Abstention: None

Resolution No. 2024-082: Resolution of the Parking Authority of the Town of Morristown adopting the 2023 Audit Corrective Action Plan Certification

On motion of Commissioner Rogers, and seconded by Commissioner Tighe, the Resolution was accepted on the following vote:

Ayes: Chairperson Lloyd, Commissioners Knapik, Rogers, Stamato, and Tighe
Nays: None
Absent: None
Abstention: None

Resolution No. 2024-083: Resolution Authorizing Municibids to Conduct an Online Public Sale Auction via the Internet of the Parking Authority of the Town of Morristown Surplus Property

On motion of Commissioner Knapik, and seconded by Commissioner Tighe, the Resolution was accepted on the following vote:

Ayes: Chairperson Lloyd, Commissioners Knapik, Rogers, Stamato, and Tighe
Nays: None
Absent: None
Abstention: None

Resolution No. 2024-084: Resolution Certifying that Net Revenues for the Year 2023 Shall at Least Equal the Net Revenue Requirement as Established Under Sections 7.06 and 7.06(b) – General Resolution of the Morristown Parking Authority Revenue Bonds Series 2017 A, 2017 B and 2017 C, Series 2021 and Series 2023

On motion of Commissioner Stamato, and seconded by Commissioner Knapik, the Resolution was accepted on the following vote:

Ayes: Chairperson Lloyd, Commissioners Knapik, Rogers, Stamato, and Tighe
Nays: None
Absent: None
Abstention: None


Resolution No. 2024-085: Resolution Amending Resolution No. 2024-001 Authorizing Setting Employee Salaries and Wages effective January 1, 2024

On motion of Commissioner Tighe and seconded by Chairperson Llyod, the Resolution was accepted on the following vote:

Ayes: Chairperson Lloyd, Commissioners Knapik, Rogers, Stamato, and Tighe
Nays: None
Absent: None
Abstention: None

On motion of Commissioner Tighe, seconded by Commissioner Rogers, the Commissioners accepted the recommendation for termination as per Executive Session discussion. All were in favor.

On the motion of Chairperson Llyod, the meeting was adjourned. All were in favor.



Linda Stamato, Secretary

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF COMMISSIONERS OF THE PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, HELD THURSDAY, OCTOBER 3, 2024, VIA ZOOM

The meeting was called to order by Vice Chairperson Tighe, who then announced that adequate notice of the Regular Meeting of The Parking Authority of the Town of Morristown was provided by notice to The Daily Record and The Star-Ledger, filed with the Executive Director of the Parking Authority of the Town of Morristown, posted on the Bulletin Board at the Parking Authority Office Building, and mailed to any person who has requested and prepaid established fee for such mailing. In addition, subsequent notice was made with the instructions for accessing the virtual meeting by Zoom. This notice was sent to the newspapers and listed on the official website of the Town of Morristown.

Present: Commissioners Knapik, Rogers, Stamato, and Tighe

Also Present: Nicole Fox - Executive Director
Gregory Deal – Director of Facilities, Jason Sieira - Director of Financial Operations, Eric Cantos – Executive Administrative Assistant, Michael Coskey, Esq. – General Counsel, Greenbaum Rowe Smith & Davis LLP, MPA, and Justin Gallo – NJIIF Insurance Representative.

Absent: Chairperson Llyod

At this point, Vice Chairperson Tighe opened the public portion of the virtual meeting for public comment

Public Comment

Mr. Billy Walsh, Organizer of Oktoberfest, expressed a desire to get an agreement made between himself & the MPA for the use of the Parking Lot located at 12 Dehart Street to host Oktoberfest.

Then Mr. Walsh introduced Kyle Krzistek from IFB Insurance Brokers, Inc., the insurance company retained by DeHart Associates LLC.

Kyle Krzistek stated that the insurance requirements set forth in the agreement was impossible to obtain and that various companies have declined his request.

Michael Coskey, Esq. asked Mr. Krzistek questions related to the insurance difficulties to which Mr. Krzistek responded. Mr. Coskey then advised that the Commissioners would address the matter in the executive session then would address the request to modify insurance requirements when they return to public session.

Commissioner Linda Stamato, raised concerns regarding the event and asked questions to Mr. Walsh related to security matters, the event's capacity limit, and whether there would be a police officer present at the festival.

Lucille Knapik, MPA Commissioner also raised concerns regarding crowd control.

Mr. Walsh responded to both Commissioners' concerns stating that there would be a temporary fence all around the parking lot and they would utilize the existing entrances and exits for access, he also stated that the bands playing at the event do not attract a rebellious crowd, and anyone under 21 will not be allowed to enter the festival. He also noted that there will be 7 security guards working at the festival to control the entrances & exits.

On motion of Commissioner Stamato and Seconded by Commissioner Rogers, the board moved into Executive Session. All were in favor.

On motion of Commissioner Stamato and Seconded by Commissioner Rogers, the board moved into Executive Session. All were in favor.

On motion of Commissioner Rogers and Seconded by Commissioner Stamato, the board returned

to Public Session. All were in favor.

Official Action Items:

Michael Coskey, Esq. identified the changes to the agreement that would modify the insurance requirements and that such changes still allowed the Authority adequate protections.

Resolution No. 2024-086: RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A PARKING LOT LICENSE AGREEMENT WITH 21 SOUTH STREET JOINT VENTURE, LLC AND DEHART ASSOCIATES LLC D/B/A HOMESTEAD BAR AND KITCHEN FOR THE PARKING LOT LOCATED AT 12 DEHART STREET

Commissioner Tighe motioned to accept the agreement with the amendments stated by General Counsel. and seconded by Commissioner Rogers, the Resolution was accepted on the following vote:

Ayes: Commissioners Knapik, Rogers, Stamato, and Tighe
Nays: None
Absent: Chairperson Lloyd
Abstention: None

On motion of Commissioner Tighe, the meeting was adjourned. All were in favor.



Linda Stamato, Secretary

RESOLUTION NO. 2024-087

RESOLUTION AUTHORIZING THE PAYMENT OF BILLS

BE IT RESOLVED by the PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, that the following bills or items of demand, in the total sum of \$425,180.31 authorized and approved for payment of Operating Fund.

BE IT FURTHER RESOLVED that the Parking Authority of the Town of Morristown has determined that adequate funds are available and committed for the purposes described herein.

BE IT FURTHER RESOLVED that a check or checks of the Authority, drawn on ConnectOne Bank payable to the parties claiming payment in the amounts due on said bills or items of demand, as included in the attached Exhibit A and incorporated by reference herein, be executed in the name of the Authority by its Chairperson and/or its Vice Chairperson and its Executive Director, Director of Facilities or Director of Financial Operations for a total of three signatures.

This resolution shall take effect immediately.

I hereby certify the above to be a true copy of a Resolution adopted by the Parking Authority of the Town of Morristown this 16th day of October, 2024.



Linda Stamato, Secretary

Governing Member:	Aye	Nay	Abstain	Absent
Commissioner Knapik				
Commissioner Lloyd				
Commissioner Rogers				
Commissioner Stamato				
Commissioner Tighe				

RESOLUTION NO. 2024-088

**RESOLUTION AUTHORIZING THE PAYMENT OF BILLS RELATED TO
THE DEHART LOT OPERATION**

BE IT RESOLVED by the PARKING AUTHORITY OF THE TOWN OF MORRISTOWN, that the following bills or items of demand, in the total sum of \$11,300.20 and approved for payment of DeHart Lot Operation.

BE IT FURTHER RESOLVED that the Parking Authority of the Town of Morristown has determined that adequate funds are available and committed for the purposes described herein.

BE IT FURTHER RESOLVED that a check or checks of the Authority, drawn on Peapack Gladstone payable to the parties claiming payment in the amounts due on said bills or items of demand, as included in the attached Exhibit A and incorporated by reference herein, be executed in the name of the Authority by its Chairperson and/or its Vice Chairperson and its Executive Director, Director of Facilities or Director of Financial Operations for a total of three signatures.

This resolution shall take effect immediately.

I hereby certify the above to be a true copy of a Resolution adopted by the Parking Authority of the Town of Morristown this 16th day of October 2024.



Linda Stamato, Secretary

Governing Member:	Aye	Nay	Abstain	Absent
Commissioner Knapik				
Commissioner Lloyd				
Commissioner Rogers				
Commissioner Stamato				
Commissioner Tighe				

RESOLUTION NO. 2024-089

2025 AUTHORITY BUDGET RESOLUTION

Morristown Parking Authority

FISCAL YEAR: January 01, 2025 to December 31, 2025

WHEREAS, the Annual Budget for Morristown Parking Authority for the fiscal year beginning January 01, 2025 and ending December 31, 2025 has been presented before the governing body of the Morristown Parking Authority at its open public meeting of October 16, 2024; and

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$8,146,500.00, Total Appropriations including any Accumulated Deficit, if any, of \$8,146,500.00, and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and

WHEREAS, the Capital Budget as introduced reflects Total Capital Appropriations of \$1,887,000.00 and Total Unrestricted Net Position planned to be utilized as funding thereof, of \$0.00; and


WHEREAS, the schedule of rents, fees and other charges in effect will produce sufficient revenues, together with all other anticipated revenues to satisfy all obligations to the holders of bonds of the Authority, to meet operating expenses, capital outlays, debt service requirements, and to provide for such reserves, all as may be required by law, regulation or terms of contracts and agreements; and

WHEREAS, the Capital Budget/Program, pursuant to N.J.A.C. 5:31-2, does not confer any authorization to raise or expend funds; rather it is a document to be used as part of the said Authority's planning and management objectives. Specific authorization to expend funds for the purposes described in this section of the budget must be granted elsewhere; by bond resolution, by a project financing agreement, by resolution appropriating funds from the Renewal and Replacement Reserve or other means provided by law.

NOW, THEREFORE BE IT RESOLVED, by the governing body of the Morristown Parking Authority, at an open public meeting held on October 16, 2024 that the Annual Budget, including all related schedules, and the Capital Budget/Program of the Morristown Parking Authority for the fiscal year beginning January 01, 2025 and ending December 31, 2025, is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Authority's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the governing body of the Morristown Parking Authority will consider the Annual Budget and Capital Budget/Program for Adoption on November 13, 2024.



Linda Stamato, Secretary

October 16, 2024

(Date)

Governing Member:	Aye	Nay	Abstain	Absent
Commissioner Knapik				
Commissioner Lloyd				
Commissioner Lucia				
Commissioner Stamato				
Commissioner Tighe				