

**Parking Authority City of Camden**  
**Regular Monthly Board Meeting – Open Session Minutes**

**Monday, November 28, 2016 – 6:00 PM**

**Commissioners Present**

Chairman Jose Martinez, Jr.  
Commissioner Angel Alamo  
Commissioner Shaneka Boucher

*Vice Chairman Moore and Commissioner Mary Espinal were not present.*

**Staff and Consultants Present**

Rick Adams, Holmes & Company  
Brett Wiltsey, Esq., Dilworth & Paxon  
Edward McMaster, PACC Accountant  
Kathleen Mullins, PACC Project Coordinator  
Lenny Bier, Parking Consultant

**Others Present**

Karl Walko, Local 1014  
Joe Myers, Cooper's Ferry Partnership

**The Meeting was called to order at 6:09 PM.**

**Mr. Wiltsey read aloud the Public Notice Meeting Statement, stating that**

This is the regularly scheduled Monthly Meeting of the Parking Authority of the City of Camden, which was legally advertised in The Courier Post newspaper and the Meeting Notice Statement and Agenda were posted on the bulletin board in the lobby of City Hall on Monday, November 21, 2016 at 4:17 PM. A copy was also delivered to the Press Room in City Hall in compliance with the Open Public Meetings Law.

**Public Comments**

**• Karl Walko – Local Union 1014**

- Mr. Walko started by stating for the record that he had given the Chairman a request for a review of Ethel Kemp's grievance. He stated that it was almost a year old, but that they had not had the personnel committee review it. It had been discussed a couple of times, but the personnel committee had not yet reviewed and he was not asking for the hearing.
- Mr. Walko said that he wanted to make sure that the commissioners were aware of, and that he had some questions, comments and concerns regarding, the

reorganization that was going on involving the cashiers. He went on to say that a number of the cashiers had been offered new positions, which initially sounded good, but they had two assistant cashier supervisors who would be losing fifteen thousand dollars, one of which had eighteen years of service with the Parking Authority and makes forty five thousand. So the difference is between forty five thousand and around thirty thousand dollar salary. He said that he was asking for consideration for those two people because that was a third of their salary, and as he said one of them had been with the Parking Authority for eighteen years. He also wanted to raise the issue of the number of people that had been brought into management. He stated that he knew of the people that were with the Parking Authority when Judy Fulton was with the company, and currently Mullins, McMaster, Vick-Jones, and the new person had been hired, but when members were facing layoffs he didn't know why there was such a load up in management and people are being cut fifteen thousand dollars.

- He wanted to know what had been spent in labor legal fees to that point.
  - Mr. Lenny Bier replied that he could file an OPRA request and that the Parking Authority would respond to him. He said that Mr. Walko was asking for things at a board meeting that were not a part of the board package. He said that it was Mr. Walko's right to file a request and someone would respond to him.
  - Mr. Walko responded that at the last board meeting he had questions and was told to put them in writing and he would get answers. He said that he did get some answers orally at negotiations, but he still had not gotten a written response and some of those questions were still out there. Therefore it was important to him that he raise the issue at the board meeting. He stated that he would submit his requests in writing, but he was aware that under labor law he was entitled to the information.
  - Mr. Bier responded that no one was disputing that he was entitled to the information, under OPRA. Legal counsel fees were available under OPRA. He said that Mr. Walko was making a request verbally and it was not sufficient, but an email or simply writing on a piece of paper right now and provide to me.
  - Mr. Walko states that he would send the commissioners a letter the following day.
  - Mr. Bier replied that nobody was denying Mr. Walko his right to have that information, but that he was asking for information in the middle of a board meeting that was not part of the board package.
  - Mr. Walko said he had it and his point was that there was a lot of money being spent on legal fees and it was not a large unit or payroll and he would like to work through it without a lot of legal fees and with people retaining their salaries. He said he would request a report on the legal fees.

- Mr. Walko stated that he had a question regarding the seniority of the cashiers. He said that they had in their proposal that they combined lot attendants and cashiers, that they were same with the same salary and everything was the same; yet the two part timers at the terminal were not being affected by the changes. He wanted to know if there was a reason why. He said while he was aware that he did represent everyone, but there was a difference between full time and part time positions, and wanted to know why the changes in staffing had not affected the two employees in the terminal. Mr. Walko asked why the cashiers were being let go but the two part time attendants in the terminal were not.
  - Mr. Hunter responded that there was nobody let go, there was some restructuring.
  - Mr. Walko corrected himself. He asked why they were to be moved into enforcement, and let go if they didn't take the other job. He wanted to know why the two part time employees in the terminal were not offered position in enforcement like the cashiers were.
  - Mr. Bier asked Mr. Hunter if he was currently in active negotiation with the Union, to which he replied that he was. He went on to state that it was called public comment, not public question and answer, to which Mr. Walko responded that he was allowed to ask questions. Mr. Bier informed Mr. Walko that there was no obligation to answer those questions, particularly when there was a public forum and Mr. Hunter did not have his labor counsel with him and Mr. Walko was an experienced labor negotiator. Therefore Mr. Bier was advising Mr. Hunter that was a question that could be handled in the negotiation sessions.
  - Mr. Walko stated that he would make sure that the commissioners were aware of it and he didn't think that it was a complicated question. He wasn't sure that it required a legal attorney to ask or advise it. He said he understood their right to do that but he would have to go back to the union members and he wanted to address them, and having people understand the situation would be good for both the union and good for the Parking Authority. He stated that not getting any answers did not help, but if that was the answer, that was the answer.
  - Mr. Bier asked if they were indeed in active negotiations with the Parking Authority, to which Mr. Walko answered that it was not a negotiation question. Mr. Walko responded that it was a layoff question. Mr. Bier stated that there were no layoffs, there had been a reorganization. He said that every employee had been offered an alternate position at the Authority. The Authority as an entity has the right to operate and manage efficiently and effectively. He went on to say that the Parking Authority was one of the last authorities, if not the last authority in the state that had cashiers. It was fully automated in virtually every other parking

authority in the state of New Jersey. None of the cashiers were let go, they were offered alternative positions. Mr. Bier stated that he understood Mr. Walko's position as their representative and their advocate, and that he was advocating. Mr. Bier said he was writing everything down and those things would be answered in a collective bargaining or in a negotiating session not at a commission session, Mr. Walko could raise the questions as he wanted and they would write them all down.

- Mr. Walko responded to Mr. Bier stating that nobody was laid off by saying that if the assistant cashier supervisors were to go to unemployment and say that their salaries were just cut, unemployment wouldn't respond by saying that they were offered another position they had to stay there. Mr. Walko explained that unemployment recognized that a fifteen thousand dollar cut, a third of their salary gone, would be equivalent to a layoff and that they would be eligible for unemployment. He was not saying that the employees were interested in going to unemployment at that time, but from the view point of unemployment it is the equivalent of being laid off.
- Speaking specifically regarding assistant cashier supervisors, Mr. Bier said when you're in a position, and at that point they were assistant cashier supervisors, and they performed some measure of supervisory services. Mr. Walko pointed out for eighteen years these services were performed. Mr. Bier said that he understood that, but there also used to be place where they used to make horses and carriages but there no longer any carriages. He went on to say that he was not disputing that people were not people but the employer had offered positions. When and if they chose to work in enforcement, and they're absorbed into enforcement, and if enforcement in fact has grown and there is the need for someone at that level because there is a Captain, a Lieutenant, but there could be a possibility of there being a position at a Sergeant's level, which would be an equivalent, but that position did not currently exist. One would need to take the job, train for the job, learn the skill, do the job, make certain that they are capable of providing the measure of supervision that they previously provided. He stated that all of these opportunities were being provided. He understood that they may not like the way it was being done or that it may seem unfair; that the position may have a lesser salary than what they previously had because the position that they presently held no longer exists, unless they wanted to work in the maintenance department.
- Mr. Walko responded by stating that he had worked with other employers and when they had people with long service there were things they did to work it out with recognition that the people had worked a long time and had provided decent service.

- Mr. Bier reiterated that these were all things that were suitable at a negotiation session and suitable as an advocate for Mr. Walko to put them on the table as he had done, which was being recorded.
- Mr. Walko stated that his last question was coming from the members. The members wanted to know is the restructure and movement of the cashiers permanent or temporary and would it be looked at again.
- Mr. Bier responded by stating that he would not answer that question, because it was put in a political and not a governmental way, therefore it was not appropriate, so he would note it for the record.
- Mr. Walko said that he understood Mr. Bier's position as a consultant, but it always bothered him that he was not getting any answers from the commissioners, or the director, but getting one from the consultant and being what it was, he assumed that the director was going to say he agreed and he would leave it there but it still bothered him because these were people who were losing a third of their salaries and he was getting an answer that it was not horse and wagon days anymore. Mr. Walko said he was aware of that, you lose a third of your salaries and then try telling him oh well it's just what it is. He stated that it's a lot of money, meanwhile the Parking Authority was hiring a lot of people under management and they never had them before under Judy.

### **Director's and Consultant's Reports**

- **Joe Myers- Cooper's Ferry Partnership**
  - Mr. Myers began by stating that it was a busy month in December due to a few activities coming up. The City would be having their annual tree lighting ceremony later that week. There would also be a toy drive that the City manages with Cooper's Ferry and many others later in December. There would also be New Year's Eve Fireworks on the Water front that they would be working on with the City, the Parking Authority and also the City of Philadelphia. He said he would be sending Janell a schedule or a PDF of all the different events so that the Commissioners can have them on their calendars so that they could hopefully attend those dates. The only other thing he had was the information regarding Liberty Property, which Mr. Hunter or Kathy would talk about later in the meeting. Liberty Property would be starting construction in one week, meaning everyone would start seeing construction fencing, work on infrastructure, and site prep work which corresponds directly with the Parking Authority because parking and concert parking will become an issue that they would be working on in the next few weeks and months ahead.
- **Rick Adams – Holmes & Company**

- Mr. Adams explained the total assets as being up and showing a profit. The monthly revenue was down, but monthly expenses were down as well, which actually left the Authority in good standing. The year to date comparison, revenue was up and expenses were down compared to last year.
- **Willie Hunter – Executive Director**
  - Mr. Hunter explained that with Liberty Property construction they would be losing lots 11 east and west, 12, the Pier lot, lot 10 and lot 9 with the new development. He said, although it comes at a cost, the Parking Authority welcomed development, and they were looking at Third Street to provide some additional spaces for parking during concert season. Mr. Hunter discussed the installation of new parking access revenue control equipment on lots 7 and 8 that service the Aquarium. He reviewed the completion of the repairs to lot 16 for Rutgers student parking, including lighting, the paving of lot, striping, directional signage, and so on. Mr. Hunter explained the repairs done to the electrical panel in Hinson garage to allow the lights to be set on a timer to go on and off automatically. He said there had been prior issues with the lighting.
    - Commissioner Boucher asked about the timeline for completion of the garage repairs. She wanted to know if there was an update as to a timeline of completion.
    - Mr. Hunter told her that he would not know for about two more weeks. They didn't have a meeting that week.
    - Commissioner Boucher asked if there were any updates on the Commerce building property.
    - Mr. Hunter responded that it was still ongoing. He said that they had gotten a new judge assigned to the case.
    - Ms. Boucher asked if it was another new judge, as in a third judge, because she was aware of the second judge.
    - Mr. Hunter told her that it was still the second judge and he was getting himself familiarized with the case since taking over, and they wouldn't know anything for about another month.
    - Commissioner Boucher asked if that would delay what needed to be done with the garage.
    - Mr. Hunter said that it would not because they were not looking to build there yet.
    - Commissioner Boucher asked if they would have to pay more money.
    - Mr. Bier stated that the minute they filed the declaration of taking they had title to the property and what you're going to pay for the property stays the same. The title is yours and you can build on it.

**Mr. Wiltsey asked if there any questions, to which there were none.**

### **Adoption of the September 2016 Minutes**

Chairman Martinez made a motion to approve the minutes.

Commissioner Alamo seconded.

Chairman Martinez – yes

Commissioner Alamo – yes

Commissioner Boucher - yes

### **Adoption of the Resolutions**

**Mr. Wiltsey made a suggestion to handle the resolutions as a consent agenda.**

Chairman Martinez made the motion.

Commissioner Alamo seconded.

Chairman Martinez – yes

Commissioner Alamo – yes

Commissioner Boucher - yes

**Mr. Wiltsey asked for a motion to approve the consent agenda.**

Chairman Martinez made the motion.

Commissioner Alamo seconded.

Chairman Martinez – yes

Vice Chairman Moore – yes

Commissioner Boucher - yes

- **R2016-11:79** Approving Cash Disbursements for the Balance for the Month of October 2016 and for the Month of November 2016.
  - **R2016-11:80** Authorizing the Parking Authority to enter into an agreement with Lockheed Martin to provide fourteen spaces in the Hinson Garage.
  - **R2016-11:81** Authorizing the Parking Authority to award a contractor for the installation of bollards on the Aquarium lots to protect the PARCS equipment.
  - **R2016-11:82** Approving an agreement for Professional Services, Special Labor & Employment Counsel pursuant to a nonfair & open selection process.
  - **R2016-11:83** Approving the Parking Authority's 2017 Budget
  - **R2016-11:84** Authorizing the Parking Authority establishing Republic Bank as the depository of funds of the Parking Authority.
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- Commissioner Boucher had a question regarding resolution **R2016-11:84**. She said it went back to the bylaws and she wanted to know if they done anything with it.
    - Mr. Wiltsey informed her that all the resolution did was identify the banks that were going to be used. He explained that on an operational level it would not be effective until January, so between that time and January they would have everything in order. He also explained that in January there should be a resolution explaining their cash management plan as well.

**New Business**

- There was none reported.

**Old Business**

- There was none reported

**Commissioner Boucher stated that she had a question regarding some of the negotiations matters discussed for closed session.**

Brett Wiltsey asked for a motion to go into closed session.

Chairman Martinez made a motion.

Commissioner Alamo seconded.

All were in favor.

**The open session of the meeting was adjourned and they went into closed session.**

Submitted by

Janell S. Jones

Parking Authority of the City of Camden