

**PARKING AUTHORITY OF THE CITY OF CAMDEN  
REGULAR BOARD MEETING  
OPEN SESSION MINUTES  
July 22, 2013**

**Commissioners in Attendance:**

Chairman Angel L. Alamo, Vice-Chairman Michael B. Jordan,  
Commissioners:Kendrick, Falio Leyba Martinez and Barry Moore

**Staff & Consultants Attending:**

James Zullo, Interim Co-Executive Director  
Leonard Bier, Interim Co-Executive Director  
Willie Hunter, Director of Operations  
Daniel Bernardin, General Counsel  
Brett Wiltsey, Special Counsel  
Albert Green, Authority Accountant  
Rick Adams, Holmes & Co., External Accountant  
Joseph Myers, CFDA

**Public in Attendance:**

Bill Hoag, Victor Lofts resident  
Sonia Rivera, Cooper Grant Neighborhood Association  
Claudia Vargas, Philadelphia Inquirer

**Meeting was called to order at 6:03 P.M.**

**Public Notice:**

Chairman Alamo stated that the Parking Authority of the City of Camden gave notice of the time, place and date of this meeting by providing such notice by legal advertisement in the Courier-Post Newspaper. Meeting notice statement and agenda was posted on the bulletin board in the lobby of Camden City Hall on Thursday, July 18, 2013 at 10:44 AM. A copy of the meeting notice was delivered to the Press Room in City Hall (in compliance with Open Public Meetings Law, P.L. 1975, e. 231.)

**I. Financial Report**

Report of Holmes & Company, LLC

**Rick Adams** reviewed the Compiled Financial Statement for June 30, 2013 and 2012 which is included in the Commissioner's Board Agenda Packet. Mr. Adams noted steady revenue and decreased operating expenses for the period ending June 30, 2013.

## **II. Report of Joe Myers – CFDA**

1) **Mr. Myers** reported that Cirque De Soleil concluded its performances at the Waterfront and is conducting restoration work on Lot 11. **Mr. Zullo and Mr. Myers** are monitoring the restoration work to make sure it is properly done. **Mr. Zullo** reported that ABR Consultants will perform a final inspection to ensure that repair work meets the standards outlined in the lease agreement.

2) **Mr. Myers** updated the Board on the extension of Cooper Street and Riverside Drive. The loss of CCPA parking inventory during construction of the project was discussed, specifically at Lot 11 during the closing of Cooper Street from Delaware Avenue to Riverside Drive. **Mr. Myers** conceded that this project will create challenges related to waterfront parking and traffic circulation but that the project is necessary for the improvement of the Waterfront.

3) **Commissioner Martinez** requested that Coopers Ferry consider installing a temporary ice rink in the winter to attract visitors to the Waterfront when other venues are closed. **Mr. Myers** reported that NJEDA owns the property north and south of the Aquarium and it would be necessary to obtain their permission for an ice rink and to enter into a lease agreement for the site. **Mr. Myers** indicated that he will follow up on the recommendation.

## **III. Public Comment**

**Bill Hoag**, a resident in the Victor Lofts, commented that there are only six (6) metered spots on the north side of Market Street at Delaware Avenue, presenting a challenge for visitors to the Victor Lofts and ground floor businesses. Parking meters on the south side of Market Street has been removed at the request of for security concerns. **Mr. Hoag** asked that the Parking Authority consider reinstalling metered parking spaces on the north side of Market Street.

Board advised **Mr. Hoag** that metered parking on Market Street would require approval of City Council.

**Mr. Hoag** also discussed the use of the Dranoff lot that is presently closed for resident parking. **Mr. Hoag** indicated that he understands that Dranoff Properties would be willing to lease the lot to the Parking Authority.

**Joe Myers** indicated that Dranoff has in the past declined to allow the use of the lot for public purposes on a regular basis. Dranoff has allowed the lot to be used for overflow parking for concerts, baseball, Cirque, etc.

**Sonia Rivera** of the Cooper Grant Neighborhood Association discussed parking issues in the Cooper grant neighborhood, including Rutgers students parking in front of Cooper Grant homes. Ms. Rivera emphasized the benefit of continued cooperation between the Homeowners Association and the Parking Authority regarding enforcing the area's street to prevent event parking and unauthorized student parking in the neighborhood.

**Motion To Adopt the Minutes of the Board Meeting of June 24, 2013**

Motion by: Commissioner Moore and seconded by Vice-Chairman Jordan

**Discussion:**

Commissioner Martinez inquired regarding the procedure for competitive quotations and the use of “not to exceed” limits in expenditure approvals. The Board and management generally discussed the procedure and the need to act expeditiously in certain projects.

**Vote:** Alamo – Yes  
Jordan – Yes  
Kendrick – Yes  
Martinez – Yes  
Moore – Yes

**IV. Report of Co-Interim Executive Director Jim Zullo**

1) Mr. Zullo reported that he is working with Mr. Myers to monitor the restoration of Lot 11 by Cirque. Many holes were drilled into the pavement and lights fixtures were removed for Cirque’s tent set up. Mr. Zullo is confident that the restoration will be done properly. PACC is retaining parking monies due Cirque to ensure that the repairs are completed in accordance with the terms of the lease.

2) Mr. Zullo reported that the CCTV system is in place and operational. He also indicated the new PARCS equipment for the Hinson Garage will be delivered next week and installed by the end of August. Mr. Zullo indicated that new PARCS systems at Lot 45, the Walter Rand Terminal and the Hinson garage, will require new signage be installed to inform patrons how to interact with the new equipment. Mr. Zullo requested Board approval to purchase new signage through the solicitation of competitive quotes in an amount not to exceed \$5,000.

3) Mr. Zullo indicated that staff is planning for the expansion of The Pay-by-Cell service to all parking meters throughout the City with our contractor MobileNOW. This initiative is expected to be complete by mid September. The contractor is working with staff to develop a marketing plan for the services.

4) Mr. Zullo indicated that, as part of the existing management contract with Bier Associates, a parking structure restoration specialist / engineer from Timothy Haahs and Associates has performed an assessment of the Hinson Garage to identify what deferred capital maintenance and repairs are necessary to keep the garage in a state of good repair and extend its useful life. The engineer will submit a schedule of recommended repairs and maintenance with associated cost estimates so that the PACC can develop a capital repair budget for the garage.

5) Mr. Zullo reported that he and Director Hunter are reviewing existing parking rates and will make recommendations for any rate modifications for Board review and approval. This analysis is in part due to the implementation of the PARCS equipment at Lot 45, WRTC, and the Hinson garage.

**Motion to authorize competitive quotes for the removal and replacement of signage at the WRTC and Hinson Garage in an amount not to exceed \$5,000.00**

Motion by: Chairman Alamo and seconded by Commissioner Kendrick

**Vote:** Alamo – Yes  
Jordan – Yes  
Kendrick – Yes  
Martinez – Abstention  
Moore – Yes

**Motion to go into Closed Session**

Motion by: Commissioner Kendrick and seconded by Vice-Chairman Jordan

**Vote:** Alamo – Yes  
Jordan – Yes  
Kendrick – Yes  
Martinez – Yes  
Moore – Yes

**Closed Session was entered at 6:37 P.M.**

**Commissioners returned to Open Session at 7:26 P.M.**

**IV. Resolutions**

**Motion to approve the following resolutions by Consent Agenda**

Motion by: Commissioner Martinez and seconded by Commissioner Moore

**R2013 – 07:47 Approving Cash Disbursements for the balance of the month of June, 2013 and for the month of July, 2013**

**R2013 – 07:48 Authorizing a Redevelopment Agreement between the Parking Authority of the City of Camden and the City of Camden Redevelopment Agency**

**R2013 – 07:49 Approving a Parking Lease Agreement with the County of Camden for parking for Superior Court Jurors in Camden County**

**Vote:** Alamo – Yes  
Jordan – Yes  
Kendrick – Yes  
Martinez – Yes  
Moore – Yes

**V. New Business**

**1) Motion Approving payment to Labor Counsel Denise Errico Esmerado, Esq. in the amount of \$5,032.00 for professional services rendered**

Motion by: Commissioner Moore and seconded by Commissioner Martinez

**Vote:** Alamo – Yes  
Jordan – Yes  
Kendrick – Yes  
Martinez – Yes  
Moore – Yes

**2) Motion Ratifying phone poll vote approving additional \$3,500 payment to Environmental Resolutions, Inc. for environmental assessment on Block N**

Motion by: Chairman Alamo and seconded by Vice-Chairman Jordan

**Discussion:**

Mr. Bier noted that the additional investigation was necessary to verify a concern outlined in the original report that an underground tank may be present. The additional investigation revealed that no underground storage tank was located on the site.

**Vote:** Alamo – Yes  
Jordan – Yes  
Kendrick – Yes  
Martinez – Yes  
Moore – Yes

**3) Motion Approving Non-Fair & Open Contract for Professional Services with Environmental Resolutions, Inc. for Lot 11 purchase environmental due diligence, consisting of a NJDEP file review in an amount not to exceed \$50,000**

Motion by: Vice-Chairman Jordan and seconded by Chairman Alamo

**Vote:** Alamo – Yes  
Jordan – Yes  
Kendrick – Yes  
Martinez – Yes  
Moore – Yes

**Motion to Adjourn Meeting**

Motion by: Commissioner Martinez and seconded by Commissioner Martinez

**Vote:** Alamo – Yes  
Jordan – Yes  
Kendrick – Yes  
Martinez – Yes  
Moore – Yes

**Meeting adjourned at 7:45 P.M.**

**Minutes Prepared by:**

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**Daniel A. Bernardin, Esq.  
General Legal Counsel &  
Board Secretary**