



**PARKING AUTHORITY OF THE CITY OF CAMDEN
REGULAR BOARD MEETING
OPEN SESSION MINUTES
DECEMBER 22, 2014 – 6:00 P.M.**

Commissioners in Attendance:

Chairperson Angel L. Alamo, Vice Chairwoman Shaneka Boucher, Commissioner Barry Moore, Commissioner Falio Leyba-Martinez, Commissioner Jose Martinez, Jr.

Staff and Consultants in Attendance:

Willie E. Hunter, Sr., Executive Director
Trent Middleton, Director of Operations
Joseph Myers, Vice President & COO – Cooper's Ferry Partnership
Brett Wiltsey, Esq. – Dilworth & Paxson – Special Counsel
Marc Riondino, Esq. – City Attorney
Charles Holmes -- Holmes & Company
Glynn Jones – City Finance Director

Others Present:

Curt Voss, General Manager – Susquehanna Bank Center
Francis Kelly – Community Leader

The Meeting was called to order at 6:01 PM and the Roll Call was made.

Public Notice:

Mr. Wiltsey 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. 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).

Minutes of Previous Meeting

Vice Chairwoman Boucher noted an amendment to the November Minutes, to wit, Mr. Riordino will send a letter to the Prosecutor's office relative to the loss of \$17,000 from the Cashier's safe.

Motion to approve the November 2014 Minutes was made by Commissioner Falio Leyba-Martinez. Commissioner Jose Martinez, Jr. made the second.

All were in favor.

Resolutions

R2014-12:93

APPROVING CASH DISBURSEMENTS FOR THE BALANCE OF THE MONTH OF NOVEMBER 2014 AND FOR THE MONTH OF DECEMBER 2014

- Vice Chairwoman Boucher asked about the PS^x, Inc. disbursement.
Mr. Hunter explained that the payment is for equipment maintenance on the Aquarium lots.
- Vice Chairwoman Boucher asked about the John Kosick disbursement.
Mr. Hunter explained that the payment is for routine troubleshooting and the like/addition of a line on Lot 10.
- Commissioner Leyba-Martinez asked about whether John Kosick is under contract.
Mr. Hunter responded that it is more cost effective to pay for IT services on a monthly basis than to enter into a contractual agreement.
- Commissioner Moore asked about the FORD vehicles being taken to Tire Corral rather than to the dealership.

Messrs. Hunter and Middleton made these points:

- the vehicles are being made ready for the winter season
 - there were also other items that had to be addressed, i.e., electrical work, repair/replacement of a coil, tires, brakes, alignment
 - Tire Corral is the vendor the PACC has been using for some time
 - Tire Corral provides a governmental discount
 - work done by the dealership is generally more costly
 - quotes from other vendors will be sought
- Commissioner Moore asked about the \$6,200 for professional services rendered by Mr. Wiltsey from June.
Mr. Wiltsey explained Dilworth & Paxson sends out year-end statements to all clients. This was an invoice from the summer – previously missed – that has since been paid.

- Commissioner Moore asked about the \$2,500 prepaid expenditure vetoed by the Mayor. Mr. Hunter explained that the check is being returned to Mr. Holmes this evening to be 'backed out'.

Motion to approve the Cash Disbursements was made by Chairman Alamo.

Commissioner Jose Martinez, Jr. made the second.

Roll Call:	Mr. Chairman	Yes
	Ms. Boucher	Yes
	Mr. Falio Martinez	Yes
	Mr. Moore	Yes
	Mr. Jose Martinez	Yes

Consent Agenda

R2014-12:94 APPROVING A SHARED SERVICES AGREEMENT BETWEEN THE PARKING AUTHORITY AND THE CAMDEN COUNTY MUNICIPAL UTILITIES AUTHORITY

Commissioner Falio Leyba-Martinez made the motion to approve.

Commissioners Boucher and Moore simultaneously seconded.

All were in favor.

R2014-12:95 AUTHORIZING THE PARKING AUTHORITY – CITY OF CAMDEN TO ENTER INTO AN AGREEMENT WITH MORGAN STANLEY INVESTMENTS AMOUNT TO BE DETERMINED

Commissioner Falio Leyba-Martinez asked that this Resolution be Tabled until Closed Session. The Resolution was Tabled.

R2014-12:96 AUTHORIZING AN AWARD OF CONTRACT TO RWD CONSULTANTS, LLC IN AN AMOUNT NOT TO EXCEED \$8,450.00 FOR THE CIVIL ENGINEERING/SURVEYING PROFESSIONAL SERVICES

- Commissioner Falio Leyba-Martinez asked if \$8,450.00 is the bottom line.
- Mr. Hunter answered that it is [the phrasing "IN AN AMOUNT NOT TO EXCEED" should be amended to 'FOR AN AMOUNT OF'".

Commissioner Jose Martinez, Jr. made the motion.

Commissioner Falio Leyba-Martinez, Jr. made the second.

R2014-12:97

AUTHORIZING AN AWARD OF CONTRACT TO IRRIGATION SYSTEMS, LLC FOR SNOW REMOVAL, DE-ICING AND ICE REMOVAL SERVICES ON VARIOUS PARKING LOTS

- Mr. Wiltsey stated this matter went out to Bid.
- Irrigation Systems, Inc. was the only vendor to return a package.
- Mr. Wiltsey was present for the Bid Opening, reviewed the sole submission and found the contents to be compliant.
- The company is on-call and will be paid as needed.
- Mr. Wiltsey will forward a letter confirming the acceptance of their proposal and that they will perform no work before receiving prior written authorization by the Authority.
- In response to Ms. Boucher's question it was stated that snow removal costs last year were about \$50,000.
- How the vendor will perform services and be paid, just as last year, was explained further.

Ms. Boucher made the motion to approve.

Mr. Leyba-Martinez made the second.

Roll Call:	Mr. Chairman	Yes
	Ms. Boucher	Yes
	Mr. Falio Martinez	Yes
	Mr. Moore	Yes
	Mr. Jose Martinez	Yes

R2014-12:98

AUTHORIZING THE PARKING AUTHORITY OF THE CITY OF CAMDEN ("PACC") TO ENTER INTO A TERM SHEET FOR REPLACEMENT PARKING

Mr. Riondino made these points:

- The closing was today with the 6ers.
- The PACC had all documents/being held in escrow.
- The 6ers are expected to provide insurance and other documents.
- It was a dry closing today/will likely disburse within a week or so.
- The closing went well.

Commissioner Jose Martinez made the motion.

Commissioner Falio Leyba-Martinez made the second.

All were in favor.

R2014-12:99

**AUTHORIZING ("PACC") TO NEGOTIATE AN AGREEMENT
OF SALE WITH RUTGERS UNIVERSITY FOR CERTAIN
PROPERTIES ON BLOCK N**

Vice Chairwoman Boucher made the motion.
Commissioner Jose Martinez made the second.

All were in favor.

R2014-12:100

**AUTHORIZING THE ("PACC") TO ENTER INTO AN
AGREEMENT WITH COOPER'S FERRY PARTNERSHIP**

Commissioner Moore made the motion.
Vice Chairwoman Boucher made the second.

All were in favor.

R2014-12:101

**AUTHORIZING THE PROCUREMENT OF AN APPRAISAL OF
BLOCK 175, LOT 17.02 FOR AN AMOUNT NOT TO EXCEED
\$5,000**

Commissioner Falio Leyba-Martinez made the motion.
Commissioner Jose Martinez made the second.

All were in favor.

R2014-12:102

**AUTHORIZING THE PROCUREMENT OF AN APPRAISAL OF
BLOCK 175, LOT 17.01 FOR AN AMOUNT NOT TO EXCEED
\$5,000**

Commissioner Jose Martinez, Jr. made the motion.
Vice Chairwoman Boucher made the second.

When asked, all were in favor.

Public Comment

Kelly Francis

Per the Planning Board meeting he attended it is his understanding that the lots owned by the PACC will eventually be conveyed to the EDA.

According to the 76ers management, they would be leasing the relevant lots from EDA.

- Mr. Riondino responded:
 - the property will go to the EDA -- then a lease to a subsidiary of Cooper's Ferry which is a gross owned entity -- then it will be leased to the 76ers/a ground lease
 - this arrangement has been made in order for the City to get taxes pursuant to the EOA Act
 - taxes on the land for the first 10 years
 - the improvements made by the 76ers will be phased in years 11 through 20 in 10% increments until it reaches full value
 - in order to receive taxes on the land, which have not been received for the last 20 years, the land must be conveyed to a gross owned entity

Mr. Francis asked how the loss of revenue will impact the PACC's cash flow.

- Messrs. Wiltsey and Hunter responded:
 - several options are being considered for replacement parking
 - land at the Port is being investigated

Mr. Francis asked about the area for the 6ers (approximately five acres).

- Mr. Riondino stated the area would cover Delaware Ave. and Martin Luther King Blvd., down to Harbor Blvd., back to Front -- 4.1 acres -- this would be for the practice facility, corporate headquarters, and parking

Mr. Francis spoke of the surplus to the City realized in previous years.

- It was affirmed that surplus monies at this juncture are reserved for future development.

Curt Voss

Mr. Voss introduced himself and stated:

- he has been remiss in not attending sooner
- wanted to assure the Commissioners were provided with his contact information
- the Bank Center and the PACC have been intertwined for many years
- the good working relationship has been appreciated and will continue to be appreciated

Directors' Reports

Mr. Myers

Mr. Myers made these points:

- December was a very busy month
 - the PACC, Cooper's Ferry, and the City coordinated on a number of events such as the tree lighting at Roosevelt Plaza; kudos to Public Works on their efforts
- the Teddy's Toys for Tots event was a success; over 800 families in the City benefitted
- relative to strategic plan for the PACC
 - a draft document is being prepared resultant of a recent meeting with Vice Chairwoman Boucher and Mr. Hunter
 - the draft will be circulated within the next few weeks
 - any comments should be directed back to Ms. Boucher, Mr. Hunter, and/or Mr. Myers
- the New Year's Eve outlook includes 6:00 PM family-friendly fireworks and a 12 Midnight show
- Tall Ships are expected the last four days in June
 - this will be a great event for the City
 - also being sponsored by the City of Philadelphia
 - there's a lot of logistical work with the Susquehanna Bank Center, the Parking Authority, the Aquarium and many others
 - additional information will be provided to Director Hunter and circulated among the Commissioners

Responding to a question from Commissioner Moore, Mr. Myers assured

- there is a team of Project Managers consistently working for grants
- pending before the State are grants for
 - Cooper Street construction
 - a Safe Streets grant is under consideration

Mr. Hunter

An overview of the Executive Director's Report included:

- The Judge ruled in the PACC's favor relative to the Commerce Building ownership. The next step in the process is the preparation of demolition specs for Bid.
- The 76ers closing earlier today went well.
- Of the Civil Engineering quotes received, RWD's was the lowest and is recommended to provide the services.
- The fleet is being prepared for the winter weather.
- Pay Stations are being investigated for implementation.
- Live Nation/Susquehanna Bank Center parking is being worked on in anticipation of the busy season.

- The Aquarium numbers look good.
- In response to a question from Ms. Boucher, Mr. Hunter stated first quarter of the new year meters will be implemented.
- In response to another question posed by Ms. Boucher Mr. Hunter stated that the upcoming special event at the Aquarium is a promotional effort involving Kem. More information will be forthcoming.
- In response to a question from Commissioner Moore, Mr. Hunter clarified points relative to the financials. The trend is in a downward position as this time nevertheless, the PACC's finances are higher this year as compared to this time last year.

Mr. Holmes

- Mr. Holmes summarized the Compiled Financial Statements – November 30, 2014 and 2013 with Supplemental Information. A copy of the document is attached.
- The issue of some decrease was discussed and the questions remained: What does the decrease stem from and what corrective measures may be taken? Messrs. Holmes and Hunter will take a closer look.
- Mr. Holmes pointed out that the PACC's net income is up – a favorable in light of the proposed development.

Old Business

Section 40:11A

Ms. Boucher referenced 2013 New Jersey Revised Statutes – Title 40 – MUNICIPALITIES AND COUNTIES – Section 40:11A

- Ms. Boucher has done some research and has printed materials she will distribute for review.
- Ms. Boucher is desirous of revisiting the subject in the future.

Student Parking

Commissioner Moore inquired about the Rutgers students who previously attended some meetings in the hope of procuring parking.

- Mr. Hunter replied that the permits had been prepared and the students were contacted a number of times.
- The students returned none of the calls made to them.

New Business

Free Meters

Commissioner Falio Leyba-Martinez made a motion to provide free meter parking for the holiday season.

- The other Commissioners and Mr. Hunter concurred.
- The time frame will be December 23, 2014 through January 5, 2015.
- There will be a City press release and the notice will be posted on the PACC website.

Mr. Wiltsey polled the Members and all were in favor.

Cooper's Ferry Parking

Relative to a previous agreement made with Cooper's Ferry Partnership, Mr. Hunter stated the need to amend the original agreement of 250 spaces to include 20 additional spaces.

The motion to amend the original agreement to include 20 additional spaces was made by Commissioner Falio Martinez.

Commissioner Jose Martinez made the second.

All were in favor.

Board of Education Parking

Commissioner Jose Martinez met a Board of Education parker who has an issue with the monthly rate not being prorated. Commissioner Martinez will e-mail the Commissioners and the Executive Director on the matter so that it may be formerly addressed.

- Mr. Hunter stated that monthly spaces are not prorated.
- Board of Education parkers do have the option of purchasing prepaid tickets as an alternative.

Closed Session

Approximately 6:50 PM

R2014-12:103

**AUTHORIZING THE AUTHORITY TO HOLD A CLOSED
SESSION MEETING TO DISCUSS LEGAL, PERSONNEL, AND
PROPERTY MATTERS**

Vice Chairwoman Boucher made the motion to enter into Closed Session.

Commissioner Jose Martinez made the second.

There none opposed.

Resumption of Open Session
Approximately 8:15 PM

Mr. Wiltsey called for a motion to Table

R2014-12:95 **AUTHORIZING THE PARKING AUTHORITY – CITY OF
CAMDEN TO ENTER INTO AN AGREEMENT WITH MORGAN
STANLEY INVESTMENTS
AMOUNT TO BE DETERMINED**

Commissioner Moore made the motion.

Chairman Alamo made the second.

All were in favor.

Budget

R2014-11:83 **APPROVING THE AUTHORITY'S 2015 BUDGET**

Commissioner Falio Martinez made the motion.

Chairman Alamo made the second.

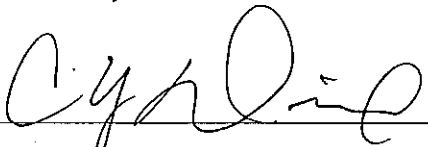
All were in favor.

Adjournment

Motion to adjourn was made by Commissioner Falio Martinez.

Chairman Alamo made the second.

Minutes by:



C.Y. Dixon
PARKING AUTHORITY – CITY OF CAMDEN