



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

Monday, June 22, 2015 – 6:00 PM

Commissioners Present – During Roll Call

Chairperson Jose Martinez, Jr.
Commissioner Angel Alamo
Commissioner Barry Moore
Commissioner Falio Leyba-Martinez

Staff and Consultants Present

Willie E. Hunter, Sr., Executive Director
Charles Holmes, Holmes & Company
Marc Riondino, Esq., City Attorney
Joe Myers, Cooper's Ferry Partnership

The Meeting was called to order at 6:03 PM.

Mr. Riondino read aloud the Public Notice Meeting Statement, stating,

The Regular Monthly Meeting of the Parking Authority of the City of Camden 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 Tuesday, June 16, 2015 at 2:05 PM. A copy was delivered to the Press Room in City Hall (in compliance with the Open Public Meetings Law PL 1975, e. 231).

Public Comments

The Chair noted there were no Public Comment(s) to be heard.

Executive Director's Report

Mr. Hunter affirmed that his report was essentially covered during the Caucus. If the Commissioners had questions to pose he would respond.

For the record Mr. Riondino noted the arrival of Vice Chairperson Boucher.

The Meeting was paused in order to procure and distribute the COMPILED FINANCIAL STATEMENTS – May 31, 2015 and 2014 – with Supplemental Information.

Additional Comments by Executive Director

- Each packet included information about an increase in revenue.
- This was discussed in April.
- The expected increase will begin July 1st.
- Additional increases are expected.
- Presently the figure is \$10,785.60 which will be seen in the monthly income.

Accounting Support Services Report (copy enclosed)

Mr. Holmes highlighted these points:

- The report reflects the five-month period ending May 31st.
- Pre-Construction Costs are broken down under Restricted Current Assets
- Attorneys, Site Inspections, etc. are capitalized; shows the asset and what will be depreciated
- As previously discussed some of the costs will be covered by a Bond
- Current figure is \$929,899
- Under Noncurrent Assets the current ratio is not affected much
- The PACC still has strong working capital of about \$8.2 million
- Current Ratio is a little over 12 to 1 which equals good financing
- The month of May concluded well with \$88,000 profit versus \$45,000 for the same period last year
- The revenues are slightly down -- \$432,819 versus 448,272 for the same period last year
- Mr. Holmes also highlighted the figures for Personnel, Operating, and Administrative expenses

- Mr. Hunter explained the difference in figures under Operating Revenues; to effect a balance as relates to City payments, special events, etc.

Mr. Holmes continued by:

- Reviewing the Year To Date figures
- Explaining that special events and the like are factored in; by season's end things should smooth out
- Noting that Daily parking is up
- Noting that Monthly parking is slightly off
- Emphasizing that Meter trends are being tracked

- **Commissioner Moore:** Will the projected monthly parking increases help offset the current monthly figures?

ED Answer: Yes

- **Vice Chairperson Boucher:** Has the reason for the drop in the monthly bottom line been pinpointed?

ED Answer: Construction throughout the City; lost Meter revenue; seasonally, school is out (Rutgers, etc.), and the difference in some Events being held earlier last year.

- **Commissioner Leyba-Martinez:** Specifically what's going on with Monthly Parking?

ED Answer: Due to the Rutgers Nursing School coming in, some patrons have been relocated from Lot 51 to the Transportation Terminal. Many of the patrons did not want to be relocated.

- **Commissioner Leyba-Martinez:** Can we offer the relocated Monthlies shuttle service?

ED Answer: Shuttle Service for the whole City/the institutions – schools, hospitals -- is in the works – down the road.

- **Commissioner Leyba-Martinez:** Has the shortage of Parking Enforcement Officers been addressed?

ED Answer: Yes there are two new full time Parking Enforcement Officers – reflected in the previous month's Minutes.

- **Vice Chairperson Boucher:** We gave Cooper Hospital a rate lower than others in exchange for the significant value in contracting with them.

ED Answer: Yes. Also the rate has been increased by \$5.00 per vehicle.

- **Commissioner Leyba-Martinez:** Interjected regarding the value brought by contracting with Cooper Hospital. Prior to entering into the agreement, the Waterfront Garage was virtually empty.

- Inclusion of a written account of the Executive Director’s accomplishments was noted by Chairperson Martinez.
- It was affirmed that the PACC has finalized the purchase of Lot 15.

April 27, 2015 Minutes

Commissioner Moore made the motion to adopt the Minutes. Commissioner Alamo seconded.

Roll Call

Chairperson Martinez	Yes
Commissioner Alamo	Yes
Commissioner Moore	Yes
Commissioner Leyba-Martinez	Abstain
Commissioner Boucher	Yes

Questions

- **Vice Chairperson Boucher:** Is Cooper’s Ferry paying for the Graffiti Run cleanup?
Answer: Yes. Cooper’s Ferry pays for the lots, the clean-up, the traffic control.
- **Vice Chairperson Boucher:** Re: R2015-06:41 the contract states no tailgating. The PACC does not allow tailgating?
Answer: Mr. Hunter emphasized our only obligation is to post the appropriate signage.
- **Vice Chairperson Boucher:** How do we secure the DOC site?
ED Answer: We do not secure it per se, other than to cone it off in the morning until they are ready to set up. At concert time it is turned over to Live Nation; it is their responsibility to effect necessary measures.
- **Vice Chairperson Boucher:** Noted a correction to R2015-06:41, at the first paragraph, change “wises” to “wishes.”
- **The Chair** asked if there were any questions based on Mr. Myers presentation during the Caucus.
 - Mr. Myers added that he and Mr. Hunter are pursuing Grant monies. One ERB Grant for \$3 million has been awarded and will be helpful in the acquisition and construction of a future Garage as well as in the construction of the new facility behind the Hinson Garage.

- **Commissioner Leyba-Martinez:** Is the Movie Night free for Camden residents?
Answer: Mr. Myers responded that one was done over the weekend – that was free to City residents. The drive-in movie projected cost is \$10 to \$12 per vehicle. If another venue is found that is cheaper in terms of production costs, then the event will be offered without charge.

- **Commissioner Moore:** Is there Federal money the PACC may be able to pursue/the fast track monies brought in by President Obama? Messrs. Myers and Riondino responded.
Answer:
 - Camden County received a Tiger Submission about 6 years ago – a Federal Grant for infrastructure.
 - Bike lanes were put on various streets.
 - Currently working with CCMUA, the County, the City, and Cooper’s Ferry – as relates to a \$211,000,000 Grant application submitted. There is about 111,000,000 available throughout the country.
 - Monies obtained relate to about 1/3 of the City – total infrastructure.
 - Map of the roads affected by the Grant will be e-mailed.
 - The City of Camden has a strong application, especially because of the Promise Zone designation.
 - A whole new infrastructure will be needed based on proposed development.

Adoption of the Resolutions – Consent Agenda

R2015-06:36 Approving Cash Disbursements for the Balance of the Month of May 2015 and for the Month of June 2015

R2015-06:38 Authorizing an Agreement between the Parking Authority and Cooper’s Ferry Partnership for the Use of Lots 1, 9, 11E, 11W, 12, and 13 for the Tall Ships Event on June 25, 2015

R2015-06:39 Authorizing an Agreement between the Parking Authority and Cooper’s Ferry Partnership for the Use of Lots 12, 1, and 9 for the Graffiti Run Event for Sunday, July 19, 2015

R2015-06:40 Authorizing an Agreement between the Parking Authority and Cooper’s Ferry Partnership for the Use of Lot 12 for the Cooper’s Ferry Movie Event for Friday, August 21, 2015

R2015-06:41 Authorizing an Agreement between the Parking Authority and the New Jersey Economic Development Authority for Use of Block 79, Lot 13 located at Delaware Ave. and Elm St.

R2015-06:42 Ratifying the Late Introduction of the Budget for the Calendar Year 2015

- **Commissioner Moore:** Who are Dominic Natale, David Luthman, and Albert Afonso? (that provided professional services?)
ED Answer: These are lawyers who were involved in the Commerce Building Condemnation.
- **Commissioner Leyba-Martinez:** Are we paying Carl Dolente twice? (for the parking agreement for the 2015 season?)
- **Commissioner Moore:** One is a Prepaid – the other is a Monthly Expenditure.
ED Answer: It's only one payment.
- **Vice Chairperson Boucher:** Carquest Auto Parts – Was there an accident with the truck or was it just a blown bulb?
ED Answer: Will investigate further and update.
- **Vice Chairperson Boucher:** Enviromental Resolutions relates to the Commerce Building?
ED Answer: Yes. The \$390,900 was also for the Commerce Building – R.E. Pierson -- (asbestos removal and demolition).

Approval of Consent Agenda

As there were no other questions on the Consent Agenda, Commissioner Moore made the motion. Commissioner Leyba-Martinez seconded.

Roll Call

Chairperson Martinez	Yes
Commissioner Alamo	Yes
Commissioner Moore	Yes
Commissioner Leyba-Martinez	Yes
Commissioner Boucher	Yes

Entered Into Closed Session – 6:43 PM

R2015-06:43 Authorizing the Parking Authority to Hold a Closed Session Meeting to Discuss Legal, Personnel, and Property Matters

Commissioner Alamo made the motion. Vice Chairperson Boucher seconded.

Roll Call

Chairperson Martinez	Yes
Commissioner Alamo	Yes
Commissioner Moore	Yes

Commissioner Leyba-Martinez Yes
Commissioner Boucher Yes

Closed Session Discussion

R2015-06:37 Authorizing an Agreement with Bier Associates for Parking Project Development, Management, and Operations Consulting Services

Tabled

R2015-06:37 Authorizing an Agreement with Bier Associates for Parking Project Development, Management, and Operations Consulting Services

The Closed Session ended and the Meeting was adjourned at 7:35 PM.

Submitted by

Cheryl Y. Dixon
PARKING AUTHORITY – CITY OF CAMDEN