**Parking Authority City of Camden**

**Regular Monthly Board Meeting – Open Session Minutes**

**Monday, March 28, 2016 – 6:00PM**

**Commissioners Present**

Chairman Jose Martinez, Jr.

Vice Chairman Barry Moore

Commissioner Angel Alamo

Commissioner Shaneka Boucher

**Staff and Consultants Present**

Willie Hunter, Sr., Executive Director

Charles Holmes, Holmes & Company

Glynn Jones, City Finance Director (not sure)

Marc Riondino, Esq., City Attorney

**The Meeting was called to order at 6:00 PM**.

**Marc Riondino took roll call**

Chairman Jose Martinez- present Vice Chairman Barry Moore – present Commissioner Angel Alamo- present Commissioner Shaneka Boucher - present Commissioner Mary Espinal – absent; called to say sick

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

This is the regular 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 Wednesday, March 23, 2016 at 1:32 PM. A copy was also delivered to the Press Room in City Hall in compliance with the Open Public Meetings Law.

**Public Comments**

* Mr. Wiltsey asked if anyone from the public wanted to speak
* Mr. Karl Walko from CWA Local 1014 said that he had a couple things.
	+ He had a couple letters that were submitted for the personnel committee, and questioned if the director was the personnel committee now.
* Chairman Martinez corrected him by saying chairman, and responded that yes he was.
* Mr. Walko then corrected himself and apologized. He went on to say that he had a handout and wanted everyone to take a copy and pass them around. He told everyone that he was not there to negotiate but instead to give some background for the workers on where they were and how the workers were looking at the negotiations that just started. He noted that the average salary for the supervisory unit is $52,600 and the minimum is $45,000 and the nonsupervisory is $32,103 which is $15.43 an hour, and the minimum is $29,154 which is $1401 an hour. He noted that as everyone probably heard there’s a big push nationwide to make everybody at least make $15 an hour. He let everyone know that he had more of a presentation than just that. He directed everyone to the second page, where the top panel had a comparison of the pay rates for the city workers compared to the Parking Authority workers. He noted that a number of the title were not exactly the same, but that the goal was to make a comparable job match. He pointed out that lowest city rates are about 24% higher than the lowest Parking Authority rates, and the highest city rates were about 42% higher than the highest Parking Authority rates on the chart; and that compared to city employees, the Parking Authority employees are very low paid. He wanted to know that in case the board member didn’t know, the Parking Authority workers had a lot of experience. The average experience of the Parking Authority employee is 13 years, 7 months and 12 days, as of the beginning of the month. He also wanted to note that over the past few years, number of employees had dropped down from 31 to 27, but the employees were still doing the same tasks and the Parking Authority was bringing in more revenue, therefore the employees were bringing in more revenue.
	+ He discussed what he considered to be the most important part of the presentation; the review of Chapter 78 and its impact on employees. He said the law was not only about health benefits, but also about pension contributions and these employees would be contributing two percent more of their salaries than they had in the past, but that was the easy part compared to what they were going to spend in health benefit contributions.
	+ Mr. Walko then directed the board members to go to page four in the handouts provided. He described the impact of Chapter 78 health contributions on the employee salaries. He said that in 2015 the employees were contributing 1.5% of their salary, which would under the law go from 1.5% to 2.13% this year; 1.5% to 4.25% next year; 2.15 to 6.3% in 2018; and 2.86% to 8.50% of their salaries in 2019; based on current premiums and without any projected increases.
	+ Mr. Walko stated that the numbers didn’t include the pension contributions, and directed everyone to refer to the panel at the bottom, which reflected the 2019 contributions. He said that the employees would be paying 4.86 to 10.5% additionally for pension and health benefits.
	+ Mr. Walko went on to direct everyone to the dollar amounts on page five of the handouts. He stated that the employees would start off paying from $437 to $931, and would go up to a 2019 contribution range of $835 to $5278, and that amount didn’t include the pension contribution. He said the amounts shown were only for health and that at the bottom it showed this was based on actual employees, whose names were replaced with numbers to identify them.
	+ He stated that they were proposing an attempt to deal with the cost of living, and also to deal with Chapter 78. He said that the union proposed an increase of 4% and that those numbers were based on the Parking Authority’s total current payroll, which was just one million dollars. He said that a 4% increase would be $40,000 over the prior year
	+ Mr. Walko went on to state that everyone was aware that the Parking Authority was doing well with its revenue, and that based a year off of the budgets, those were the numbers (referring to the aforementioned numbers).
	+ He mentioned that in 2013 there was an increase in revenue of $207,000, $146,000 in 2014, and $412,000 in 2015. He stated that he was sure that would not go down, and that he thought it would continue to increase, and that he was sure that was what everyone was expecting. He talked about how the Parking Authority’s net position, according to the budget, had increased by $636,000 from 2013 to 2014.
	+ He stated that he did not have the numbers for the current year, but was certain that the Parking Authority had a significant net positioning increase this year as well. Therefore, the Parking Authority has the money. He said that the employees were going to get hammered by chapter 78, and that there was nothing that was preventing Parking Authority from giving them a 4% increase.
	+ Mr. Walko reiterated that he was not there to negotiate, but instead to give some background for negotiations and the reasons for the Union proposing what they were proposing. He stated that he had a brief conversation before on suggestions on reducing costs or at least the real concerns that they hold down labor attorney costs. He said that he had seen before where the company pays what it would to pay the employees to the labor attorney; and that was not what they wanted. They wanted to get to a quick deal and a good deal for both parties, but that Parking Authority should consider that the employees collect the revenue, so they should be rewarded. He explained that the attorneys were spending the Parking Authority revenue, and while they may be doing their job, they were not bringing in money.
	+ Mr. Walko then gave a brief background on Local 1014 CWA and the number of city employees and working families that the represent, before asking the questions: How much did Mr. Hunter and Mr. Bier make last year, and how much will they make this year?
* Mr. Wiltsey responded that they would provide Mr. Walko an answer in writing after the meeting.
* Mr. Walko repeated that Mr. Wiltsey would respond with the answers to his questions in writing.
* Mr. Wiltsey asked if there were any other questions or comments from the public. (The question was repeated to ensure that those standing outside of the conference room could hear.)
* Mr. Walko responded that they were good, and thanked him.

**Adoption of the February 2016 Minutes**

* Mr. Wiltsey said that at that point they would be closing the public portion of the meeting, and moving on to the adoption of the minutes. He asked if there any comments or questions on the minutes; if not he would like to ask to for a motion.
	+ Commissioner Boucher said that she had two minor corrections. She pointed out that the minutes said that Mr. Wiltsey was present, but he was not.
	+ Mr. Wiltsey agreed that he was not present at the meeting.
	+ Commissioner Boucher pointed out that on one of the last pages Mr. Moore was referred to as Vice Chairwoman and that it should be Vice Chairman.
* Mr. Wiltsey asked if there were any other questions or comments.

**Brett Wiltsey called for a motion to adopt the minutes.**

Commissioner Alamo made the motion to adopt the minutes.

Vice chairman Moore seconded.

 Chairman Martinez – yes

 Vice Chairman Moore – yes

 Commissioner Alamo – yes

 Commissioner Boucher - yes

**Adoption of the Resolutions**

**Brett Wiltsey called for a motion to adopt the resolution**. **He asked if there were any questions regarding the resolution.**

* Mr. Wiltsey stated that there were a series of resolutions, and that over the last couple of meetings, they had talked about doing a consent agenda. He said that regardless of whether they intended to do so or not, it did not seem to work out therefore he suggested that they take the resolutions one at a time.

**Mr. Wiltsey called for a motion to adopt the resolution.**

Commissioner Boucher made a motion.

Commissioner Alamo seconded.

**R2016-03:28** The Parking Authority approving Cash Disbursements for the balance of the month of February 2016 and for the Month of March 2016

Chairman Martinez – yes

Vice chairman Moore – yes

Commissioner Boucher – yes

Commissioner Alamo – yes

**Brett Wiltsey called for a motion to adopt the next resolution** **authorizing the Parking Authority to approve an agreement with Holmes & Company**. **He asked if there were any questions regarding the resolution.**

* Mr. Wiltsey went on to state that this agreement was held up because they had to get additional documentation, which they now had. He stated that there was an email from him to the Parking Authority recommending that they adopt the resolution and award the contract to Holmes & Company.

Commissioner Boucher made the motion to adopt the resolution.

Commissioner Alamo seconded.

**R2016-03:29** Authorizing the Parking Authority to approve an Agreement with Holmes & Company.

 Chairman Martinez – yes

 Vice Chairman Moore – yes

 Commissioner Boucher – yes

 Commissioner Alamo – yes

**Brett Wiltsey called for a motion to adopt the next resolution for the Parking Authority to reject the bids for Proprietary purchase of Hamilton Parking Access revenue Control system.**

Commissioner Alamo made the motion.

Commissioner Boucher seconded.

**R2016-03:30** The Parking Authority rejecting the bids for Proprietary Purchase of Hamilton Parking Access Revenue Controls System.

 Chairman Martinez – yes

 Vice Chairman Moore – yes

 Commissioner Boucher – yes

 Commissioner Alamo – yes

**Brett Wiltsey called for a motion to adopt the next resolution, authorizing the Parking Authority to give Cooper’s Ferry Partnership twenty percent (20%) of parking revenue from the New Year’s Eve fireworks event. He asked if there were any questions regarding the resolution.**

**Marc Riondino asked if there were any questions regarding the resolution.**

**Questions Re: R2016-03:31**

* Commissioner Boucher asked how much was made last year.
* Mr. Hunter responded that he would have to pull that information.
* Chairman Martinez asked if the agreement had always been 20%.
* Mr. Hunter said yes but he would have to pull the information. He said that he could pull the information and send it to Commissioner Boucher.

**Brett Wiltsey called for a motion to adopt the resolution.**

Vice chairman Moore made a motion.

Commissioner Alamo seconded.

**R2016-03:31** Authorizing the Parking Authority to give Cooper’s Ferry Partnership twenty percent (20%) of the parking revenue from the New Year’s Eve fireworks event

Chairman Martinez – yes

Vice chairman Moore – yes

Commissioner Boucher – yes

Commissioner Alamo – yes

**Brett Wiltsey called for a motion to adopt the next resolution, authorizing an agreement between the Parking Authority and the South Jersey Port Corporation. He asked if there were any questions regarding the resolution.**

Commissioner Boucher made a motion.

Commissioner Alamo seconded.

**R2016-03:32** Authorizing an agreement between the Parking Authority and South Jersey Port Corporation.

Chairman Martinez – yes

Vice chairman Moore – yes

Commissioner Boucher – yes

Commissioner Alamo – yes

**Brett Wiltsey called for a motion to adopt the next resolution, authorizing a first amendment to the Parking Lot Services agreement between the Parking Authority and Cooper’s Square Urban renewal Venture, LLC. He asked if there were any questions regarding the resolution.**

**Questions Re: R2016-03:33**

* Ms. Boucher asked if the Parking Authority owned the property.
* Mr. Hunter informed her that they did not own it.
* Commissioner Boucher stated that was what she was wondering. She also asked what was going to be done to replace the parking and if it was in the parking plan.
* Chairman Martinez said the garage.
* Mr. Hunter stated that was a part of it and that they would go north of the bridge if needed, and that they still had the Prison site.

**Brett Wiltsey called for a motion to adopt the resolution.**

Commissioner Boucher made a motion.

Commissioner Alamo seconded.

**R2016-03:33** Authorizing a first Amendment to Parking Lot services Agreement between the Parking Authority and Cooper’s Square Urban Renewal Venture, LLC (CSURV)

Chairman Martinez – yes

Vice chairman Moore – yes

Commissioner Boucher – yes

Commissioner Alamo – yes

**Brett Wiltsey called for a motion to adopt the next resolution, authorizing the Parking authority to enter into an agreement with Royal Court Homeowners Associates. He asked if there were any questions regarding the resolution.**

Commissioner Boucher made a motion.

Commissioner Alamo seconded.

**R2016-03:34** Authorizing the Parking Authority to enter into an Agreement with Royal Court Homeowners Association.

Chairman Martinez – yes

Vice chairman Moore – abstain

Commissioner Boucher – yes

Commissioner Alamo – yes

**Brett Wiltsey called for a motion to adopt the next resolution, for the Parking Authority declaring its official intent to reimburse expenditures for the project costs related to development and construction of the Waterfront Parking garage from the proceeds of the tax exempt bond obligations. He asked if there were any questions regarding the resolution.**

**Questions Re: R2016-03:35**

* Commissioner Boucher said that she was reading sections three and five, and while she knows that they would be putting up some of their own money, it looked as though some of it would be reimbursable.
* Mr. Hunter said yes.
* Ms. Boucher said okay that was her only question.
* Mr. Hunter clarified that it was not the two million but whatever costs they may spend for their design, site work, legal; they could get.

Commissioner Boucher made a motion.

Commissioner Alamo seconded.

**R2016-03:35** Parking Authority declaring its official intent to reimburse expenditures for project costs related to development and construction of Waterfront Parking Garage from the proceeds of tax-exempt debt obligations.

Chairman Martinez – yes

Vice chairman Moore – yes

Commissioner Boucher – yes

Commissioner Alamo – yes

**Brett Wiltsey called for a motion to adopt the next resolution, which authorizes the Parking Authority to participate in a memorandum of understanding for the 2016 downtown Waterfront landscaping and maintenance. He asked if there were any questions regarding the resolution.**

Vice chairman Moore made a motion.

Commissioner Alamo seconded.

**R2016-03:36** Authorizing the Parking Authority to participate in a Memorandum of Understanding for the 2016 Downtown Waterfront Landscaping and Maintenance.

Chairman Martinez – yes

Vice chairman Moore – yes

Commissioner Boucher – yes

Commissioner Alamo – yes

**Brett Wiltsey called for a motion to adopt the next resolution, which authorizes the Parking Authority into a first amendment to license agreement with Lockheed Martin. He asked if there were any questions regarding the resolution.**

Commissioner Boucher made a motion.

Vice Chairman Moore seconded.

**R2016-03:37** Authorizing the Parking Authority to enter into a First Amendment to License Agreement with Lockheed Martin Corporation.

Chairman Martinez – yes

Vice chairman Moore – yes

Commissioner Boucher – yes

Commissioner Alamo – yes

**New Business**

There was none reported.

**Adjournment**

With no other business remaining for discussion, Commissioner Boucher made the motion to adjourn and go into closed session. Vice chairman Moore seconded the motion.

All were in favor.

**R2016-03:38** Authorizing the Authority to hold a Closed Session Meeting to discuss Legal, Personnel and Property Matters

**The meeting was adjourned at 6:30 PM**.

Submitted by

Janell S. Jones

Parking Authority of the City of Camden

**Parking Authority of the City of Camden**

**March 28, 2016**

**Mayor Approval**

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| --- | --- | --- | --- | --- | --- | --- | --- |
| **Resolution** | **Brief description** | **A** | **D** | **N** | **T** | **YES** | **NO** |
| PA#2016-03:28 | The Parking Authority approving Cash Disbursements for the balance of the month of February 2016 and for the Month of March 2016 | X |  |  |  |  |  |
| PA#2016-03:29 | Authorizing the Parking Authority to approve an Agreement with Holmes & Company. | X |  |  |  |  |  |
| PA#2016-03:30 | The Parking Authority rejecting the bids for Proprietary Purchase of Hamilton Parking Access Revenue Controls System. | X |  |  |  |  |  |
| PA#2016-03:31 | Authorizing the Parking Authority to give Cooper’s Ferry Partnership twenty percent (20%) of the parking revenue from the New Year’s Eve fireworks event | X |  |  |  |  |  |
| PA#2016-03:32 | Authorizing an agreement between the Parking Authority and South Jersey Port Corporation. | X |  |  |  |  |  |
| PA#2016-03:33 | Authorizing a first Amendment to Parking Lot services Agreement between the Parking Authority and Cooper’s Square Urban Renewal Venture, LLC (CSURV) | X |  |  |  |  |  |
| PA#2016-03:34 | Authorizing the Parking Authority to enter into an Agreement with Royal Court Homeowners Association. | X |  |  |  |  |  |
| PA#2016-03:35 | Parking Authority declaring its official intent to reimburse expenditures for project costs related to development and construction of Waterfront Parking Garage from the proceeds of tax-exempt debt obligations. | X |  |  |  |  |  |
| PA#2016-03:36 | Authorizing the Parking Authority to participate in a Memorandum of Understanding for the 2016 Downtown Waterfront Landscaping and Maintenance. | X |  |  |  |  |  |
| PA#2016-03:36 | Authorizing the Parking Authority to enter into a First Amendment to License Agreement with Lockheed Martin Corporation | X |  |  |  |  |  |

Approved by: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

The Honorable Dana L. Redd, Mayor – City of Camden