



Parking Authority City of Camden
Regular Monthly Board Meeting – Open Session Minutes
Monday, January 22, 2018 at 6:00 PM

Commissioners Present:

Chairman Jose Martinez, Jr.
Vice Chairman Angel Alamo
Commissioner Jasper Muhammad
Commissioner Shaneka Boucher
Commissioner Mary Espinal

Absent:

Staff and Consultants Present:

Ed McMaster, PACC accountant
Brett Wiltsey, Dilworth Paxson
Karl Walko – Local 1014 President
Joe Myers, Coopers Ferry
Willie Hunter, Executive Director

Mr. Wiltsey called the meeting to order at 6:00 PM.

Roll Call

Mr. Chairman – Yes
Mr. Vice Chairman – Yes
Commissioner Boucher – Yes
Commissioner Espinal – Yes
Commissioner Muhammad - Yes

Brett Wiltsey read aloud the Public Notice Meeting statement, stating that

The regular monthly meeting for 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 Wednesday 1/17/2018 at 9:39 AM. Copy was also delivered to the pressroom in City Hall in compliance with the Open Public Meetings Law.

Public Comment

Mr. Karl Walko CWOA Local 1014 – I am questioning and also have a request regarding the contract that was approved back in November 2017 for compensation for the organizational design and Labor distribution. The question is what can they do that couldn't be done internally and why? Mr. Hunter stated that he would take down the questions and get back to him with the answer. Mr. Walko asked if you could give a summary or a short statement on this. Mr. Hunter stated that he would take down the question and get back to you with the answer. Mr. Walko stated there was more to the question and that he would put the questions in writing and send to you. He knows that we have Lenny Bier still contracted with the Parking Authority. Mr. Hunter said yes. Mr. Walko asked if there was a reason why he couldn't do this or did you need to go to someone besides him. Mr. Walko said that he will put the question in writing. Mr. Wiltsey said that the answer is yes and we will explain why. Mr. Walko asked why the Executive Director here couldn't do that. Mr. Walko is confused – you guys do it day to day and he does it lots of places for a long time. I'm not sure why an outside agency is being contracted. The other last question I have concerning the contract is whether they are going to create job description specifications in that it certainly relates to the workers here and that if things are being changed they will need to be negotiated with, also the direct obligation of the Parking Authority to negotiate if those kind of changes with the union. But, I will put all of those in writing but that's the questions and we will ask one more question. Do you have a sense on when the report will be available? When are they going to complete their work? Mr. Hunter stated that he has to speak with her and get back to you. Mr.

Walko – do you have a sense that this is 6 months away or a month or two away. Mr. Hunter said that he will get back to you and let you know. Mr. Wiltsey said it is a on-going process. Mr. Walko said that he heard some of the discussion from some of the employees but he isn't sure on how much more was going on. But, I will just put it in the letter that I am requesting a copy of their report.

Mr. Wiltsey asked if there was anyone else who would like to speak. There was none.

Adoption of the December 2017 Minutes:

Mr. Wiltsey asked if there was any questions or comments on the minutes.

Mr. Wiltsey asked for a motion to approve the December 2017 Minutes.

The December 2017 meeting minutes were reviewed and accepted.

Motioned by Chairman Martinez, Seconded by Vice Chairman Alamo

All in favor "1" – Opposed none – The I's have it.

Executive Director Report by Mr. Hunter – What is involved with the new construction of the Parking Authority. The parking garage meeting is being held every two weeks. We have been having bi-weekly meetings, every two weeks with the working group on the Block "N" parking garage which will continue also. We have a phone call once a week. The Parking Authority was also awarded \$14 Million EDA Tax Credits to the Parking Authority along with \$3 Million grant. That is \$17 Million to help fund this Block "N" garage which is really big and huge for the Parking Authority. Mr. Wiltsey said that he would like to add one thing that I think is significant for the Commissioners to know. That was the amount that we had budgeted for the Parking Garage that was going to be the DRPA parking garage which was a much larger garage. We were anticipating that those numbers would have shrunk because the garage shrunk and the EDA ended up giving us the full award. So it is a big deal and a big big win for the Parking Authority. Ms. Boucher asked does that mean that we still have to get bonds. Mr. Hunter said yes. Mr. Wiltsey said that is probably going to cover almost maybe almost half, maybe not quite half. So we will still have to do a bond issue.

Mr. Hunter stated that right now we are working to Phase II of the restoration of the Parking Garage. We have noticed that some additional repairs that are going to be needed. Like some brick structure and stuff of that nature. That is why we had Tim Haas do a report on what is needed and we are going to start Phase II which the board approved a couple of years ago. Also with the Parking Authority being generated are RFQ's for Engineering, Architectural, Parking and Consultants. We are going to be doing that later on this month so we can pre-qualify people so when we need work and things are going on such as the Block N garage hopefully we can get another garage done in the very near future, we will have those kinds of people on staff. It is not unusual to do this.

The Parking Authority is currently working with the EDA on several parcels over here near the Aquarium. Where we are going to be operating those lots as well that is a big win as parking begins to shrink down here on the Waterfront.

Negotiating with Ferry Terminal building to utilize some of those parking lots that we will be getting from EDA as monthly parking. Also parking for BB&T on concert seasons. The Parking Authority is moving forward with doing a lot of great things. I met with the new administration last week, which went very well. We outlined some things that we are working on and asked for their support and they have granted us that. So, that is where the Parking Authority is right now. Mr. Hunter asked if anyone has any questions for him pertaining to his report. No questions from anyone.

Mr. Joe Myers – stated that he will be brief and just add to what Mr. Hunter said. I think the critical thing is the parking. As more people move into the City and construction starts, it takes more parking. So part of our job is to not only prepare for the upcoming concert season and event season but start looking at new inventory that we can add to the waterfront so that includes recommending new property upgrades to the existing property or expansion of existing property. I think that is on us to

make these recommendations. We have already started that process and it is going to be ongoing into the Spring.

Mr. Wiltsey asked if there were any questions for Mr. Myers. None

Next on the agenda are the Resolutions. This is where we are going to reorganize for 2018. Mr. Chairman, at this point I will dethrone you as Chairman of the Parking Authority and run the meeting if you don't mind. Mr. Chairman responded please. The first resolution that we need to do is take a nomination for the Chairman for 2018. Would anyone like to make a motion? Mr. Alamo made a motion to nominate Mr. Martinez. Mr. Wiltsey asked if there was a second. Ms. Boucher seconded.

Roll Call:

Mr. Martinez – yes

Mr. Alamo – yes

Ms. Boucher – yes

Ms. Espinal - yes

Mr. Muhammad – yes

Mr. Wiltsey – the next item we will need a motion to elect a Vice Chairperson for 2018. Mr. Muhammad made a motion to nominate Mr. Alamo. Mr. Wiltsey asked if there was a second? Mr. Martinez seconded the motion.

Roll Call:

Mr. Martinez – yes

Mr. Alamo – yes

Ms. Boucher – yes

Ms. Espinal - yes

Mr. Muhammad – yes

Next Item – We need to appoint a board secretary. Is there a motion for a board secretary? Mr. Hunter said that he is recommending Denise Moore for the Secretary to the Board. Mr. Wiltsey asked if there was a motion? Mr. Alamo motioned. Mr. Martinez and Ms. Espinal seconded the motion.

Roll Call:

Mr. Martinez – yes

Mr. Alamo – yes

Ms. Boucher – yes

Ms. Espinal - yes

Mr. Muhammad – yes

Last time we need to do a roll call on is the Treasurer. Is there a motion for anyone as treasurer? Mr. Hunter said that he would like to recommend Ed McMaster as the Treasurer? Mr. Wiltsey asked if anyone wanted to make the motion. Mr. Alamo made the motion, Ms. Boucher seconded.

Roll Call:

Mr. Martinez – yes

Mr. Alamo – yes

Ms. Boucher – yes

Ms. Espinal - yes

Mr. Muhammad – yes

Mr. Wiltsey said Ok, Mr. Chairmain they are the only items that I had to do roll call. The balance of the resolutions on here are Resolution 1 and skipping to 6 following through 22. They can all be done by consent agenda since they don't need to be done by a roll call. Mr. Chairman said that he would agree to consent.

Mr. Wilsey asked if anyone has any questions on 1 and 6 through 22? Mr. Chairman stated that let the record show that he reviewed all of the reports with Mr. Hunter and all of my questions were satisfied.

Mr. Wilsey said that if there aren't any questions I would entertain a motion to approve.
Mr. Alamo motioned, Mr. Martinez second.

Roll Call:

Mr. Martinez – yes

Mr. Alamo – yes

Ms. Boucher – yes

Ms. Espinal - yes

Mr. Muhammad – yes

Old Business:

None

New business:

None

Adjourn:

Mr. Wiltsey asked for a motion to adjourn. Motion by: Commissioner Alamo and seconded by Commissioner Boucher. Motion to adjourn – all in favor. Yes

The open session of the meeting was adjourned. Yes.

Submitted by:

Denise Moore

Parking Authority of the City of Camden