

**PARKING AUTHORITY—CITY OF RAHWAY
MINUTES OF THE REGULAR MEETING
AUGUST 4, 2015**

Chairman Walker called the meeting to order at 6:37 PM.

Roll Call:

Commissioners:

Present: Walker, Kabel, Kennedy and Fishinger.

Absent: None

Vacant: 1 Commissioner

Bier- Executive Director/Attorney

Bart- Secretary

Commissioner Walker announced that notice of this meeting has been posted and advertised in accordance with the Open Public Meetings Act (Sunshine Law).

HEARING OF THE PUBLIC

None

CHAIRMAN'S REPORT

Chairman Walker reported that there was a broken pipe in the garage for water discharge from the sump pump, which needed to be replaced. Mr. Bier would address the pipe repair in his report.

27-15 MOTION TO APPROVE THE MINUTES OF THE MEETING OF JUNE 2, 2015.

Motion made by: Commissioner Kabel

Seconded by: Commissioner Fishinger

Commissioner Vote:

Ayes: (4) Fishinger, Kabel, Kennedy, Walker

Nays: (0) None

Vacant (1) One Commissioner

ACCOUNTANT

Commissioners reviewed Authority financial statements as of July 31, 2015. Mr. Bart discussed the significant revenue and expense variances (budget to actual) for the first half of the year. Mr. Bart stated that the December 31, 2014 audit has been completed, and the Authority should have a report by September.

ATTORNEY/EXECUTIVE DIRECTOR

Mr. Bier discussed the revenue and expense variances for the six months ending July 31, 2015.

Mr. Bier reported on landscaping and grounds clearing in River Place Lot, B-Lot and the Railroad embankment along B-Lot.

Line restriping in the deck is completed, using the new line striping machine.

A sump pump water discharge pipe inside the concrete wall, in the lower level of the garage broke, and needs to be repaired. The repair will be made by not breaking the wall and replacing the pipe. Instead a discharge pipe will be installed and strapped to the exterior of the wall and sump pump water will be discharged into the deck drain system. The pipe will have clean out and freeze plugs. This alternate method of repair will save the Authority \$4,000+ and will not require the excavation and patching of the poured in place concrete wall.

Mr. Bier reported that there has been some settling of sidewalk on Lewis Street, where the sidewalk meets the exterior wall of the deck, which is affecting the caulking along the length of the exterior wall. Mr. Bier is looking into the best fix for this situation.

Commissioner Kabel asked who is responsible for the sidewalk across the street. Mr. Bier advised that it is the Parking Authority's responsibility for sidewalks and curbs.

28-15 Motion: TO ENTER CLOSED SESSION TO DISCUSS REAL ESTATE MATTERS

Motion made by: Commissioner Kabel
Seconded by: Commissioner Kennedy
Commissioner Vote:
Ayes: (4) Fishinger, Kabel, Kennedy, Walker
Nays: (0) None
Vacant (1) One Commissioner

The commissioners entered closed session at 6:52 PM

29-15 Motion: TO ADJOURN THE CLOSED SESSION AND RE-ENTER OPEN SESSION

Motion made by: Commissioner Walker
Seconded by: Commissioner Kennedy
Commissioner Vote:
Ayes: (4) Fishinger, Kabel, Kennedy, Walker
Nays: (0) None
Vacant (1) One Commissioner

The Commissioners reentered the public meeting at 7:20 PM

**30-15 Motion: TO APPROVE PAYMENT OF BILLS TOTALING \$ 87,369.46
(SEE ATTACHED LIST)**

Motion made by: Commissioner Fishinger

Seconded by: Commissioner Kennedy

Commissioner Vote:

Ayes: (4) Fishinger, Kabel, Kennedy, Walker

Nays: (0) None

Vacant (1) One Commissioner

**31-15 Motion: TO AUTHORIZE ENVIORNMENTAL REPORT AND TESTING
AT 107 MONROE STREET BY WHITESTONE ASSOCIATES FOR AN
AMOUNT NOT TO EXCEED \$9,000**

Motion made by: Commissioner Kennedy

Seconded by: Commissioner Fishinger

Commissioner Vote:

Ayes: (4) Fishinger, Kabel, Kennedy, Walker

Nays: (0) None

Vacant (1) One Commissioner

**32-15 Motion: TO PURCHASE 747 LEESVILLE AVE. RAHWAY TO BE USED AS
A MAINTENNACE FACILITY FOR AN AMOUNT NOT TO EXCEED \$100,000**

Motion made by: Commissioner Kennedy

Seconded by: Commissioner Kabel

Commissioner Vote:

Ayes: (4) Fishinger, Kabel, Kennedy, Walker

Nays: (0) None

Vacant (1) One Commissioner

**33-15 Motion: TO AUTHORIZE, UNDER THE NON-FAIR OPEN ACT FOR
PROFESSIONAL SERVICES, TO AWARD A CONTRACT FOR THE
APPRAISAL OF 107 MONROE STREET TO MARC A. SCHACTER
APPRAISER/CONSULTANT FOR AN AMOUNT NOT TO EXCEED \$2,000**

Motion made by: Commissioner Walker

Seconded by: Commissioner Kennedy

Commissioner Vote:

Ayes: (4) Fishinger, Kabel, Kennedy, Walker

Nays: (0) None

Vacant (1) One Commissioner

SIGNIFICANT COMMUNICATIONS

None

OLD BUSINESS

None

NEW BUSINESS:

None.

Meeting Adjourned at 7:39 PM
Michael R. Bart, CPA
Recording Secretary

DRAFT