

**PARKING AUTHORITY—CITY OF RAHWAY
MINUTES OF THE REGULAR MEETING
January 3, 2017**

Chairman Walker called the meeting to order at 6:58 PM.

Roll Call:

Commissioners:
Present: (4) Walker, Flynn, Kabel, Kennedy
Absent: (0) 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

None

MEETING MINUTES NOVEMBER 1, 2016

**12-17 Motion: TO APPROVE THE MINUTES OF THE REGULAR MEETING OF
DECEMBER 6, 2016**

Motion made by: Commissioner Kabel

Seconded by: Commissioner Flynn

Commissioner Vote:

Ayes: (3) Walker, Flynn, Kabel

Nays: (0) None

Abstained (1) Kennedy

Vacant (1) One

ACCOUNTANT

Commissioners reviewed Authority financial statements as of November 30, 2016, Mr. Bart reported that earnings were ahead of budget through the ten months of 2016 by \$48,300. Expenses remained below budget for the same eleven-month period.

Mr. Bart reported that the Authority received conditional approval from N.J.D.C.A. for its preliminary 2017 budget. At this meeting, the Authority must pass two resolutions: (1) amending the 2017 Budget as approved to reflect the increase in the 2017 Capital budget previously approved, and (2) adopting the revised 2017 Budget.

ATTORNEY/EXECUTIVE DIRECTOR

Leonard T Bier –RPA Executive Director Report: December 2016

Mr. Bier discussed the various 2016 budget, actual and prior year revenue variances with the Board.

Commissioner Kabel asked if the negative variance in legal fees (budget to actual), would affect the 2016 Budget as approved by the DCA and the 2017 Budget?

Mr. Bier responded that legal fees exceeded the amount budgeted for 2016 as a result of fee paid to Special Counsel for the Authority's on going real estate sale and acquisition program for redevelopment purposes. Legal fees expended by the Authority will be reimbursed by; developers, from the sale of properties by the Authority, or the City Redevelopment Agency.

Mr. Bart responded that in that case, the unfavorable Legal fee budget variance would be recognized at year end as an amount due the Authority.

Mr. Bier reported to the Board the status of ongoing environmental remediation and testing at both 107 Monroe Street and 804 Leesville Avenue.

Ground water testing at 107 Monroe has met NJDEP standard on first and second tests for petroleum based free product. The Authority's environmental engineering firm is submitting the appropriate paperwork to the NJDEP to close out the testing wells and receive a Remedial Action Outcome (RAO).

The mixed debris soil piles at 804 Leesville Avenue have been removed. Fencing of the site has been scheduled by the Authority

The Authority's Environmental Engineering firm will submit the appropriate paperwork to the NJDEP to receive a Preliminary Assessment (PA) and to close out the 2 abandoned testing wells on the site.

Commissioner Kabel asked if there have been any further discussions with the investment group and hotel operating company interested in purchasing and reopening the Retail, and Hotel condominium portion of the Skyview property.

Mr. Bier reported none since the last meeting, but he will reach out to determine the status of the pending purchase.

MOTIONS:

13-17 Motion: TO APPROVE PAYMENT OF BILLS TOTALING \$84,923.66 DATED JANUARY 3, 2017

(SEE ATTACHED LIST)

Motion made by: Commissioner Kennedy

Seconded by: Commissioner Walker

Commissioner Vote:

Ayes: (4) Walker, Flynn Kabel, Kennedy

Nays: (0) None

Absent :(0) None

Vacant (1) One

14-17 Motion: TO AMEND THE 2017 APPROVED CAPITAL BUDGET TO INCREASE BUDGETED EXPENDITURES FROM \$650,000 to \$1,650,000.

Motion made by: Commissioner Walker

Seconded by: Commissioner Kabel

Commissioner Vote:

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

Nays: (0) None

Absent (0) None

Vacant (1) One

15-17 Motion: TO ADOPT THE 2017 OPERATING BUDGET: TOTAL REVENUES OF 1,706,232; TOTAL EXPENSES OF \$1,500,618 AND CAPITAL BUDGET OF \$1,650,000

Motion made by: Commissioner Walker

Seconded by: Commissioner Kabel

Commissioner Vote:

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

Nays: (0) None

Absent (0) None

Vacant (1) One

SIGNIFICANT COMMUNICATIONS

None

OLD BUSINESS

None

COMMISSIONER COMMENTS

None

Meeting Adjourned at 7:30 PM

Michael R. Bart, CPA

Recording Secretary