

City of Passaic Parking Authority Meeting

Wednesday May 15, 2024
7:00 p.m.
Zoom Virtual Meeting
ID: 862 2498 4096

Commissioners Present: Adam Buckstein, Denise Perez, Daniel Ritz and Eugene Shpilsky

Staff Present: Ricardo Fernandez/Executive Director, Philip George Esq/
Attorney, Omar Garcia/ CFO, Doris Dudek/ Purchasing Agent
Sonal Patel/Secretary

Proper Notice: Adequate notice of the meeting was provided by resolution of the Passaic Parking Authority adopted on December 13, 2023 setting forth a schedule of regular meetings for the year 2024, which was published and placed, on the city hall bulletin board by the office of the City Clerk.

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PUBLIC SESSION

No members of the public were present

Moved: Eugene Shpilsky
Second: Denise Perez
For: 4 **Against:** 0 **Abstain:** 0 **Not Present:** 0

IV. RESOLUTIONS

There was no need for a closed session therefore the following resolution was removed:

Resolution # PA 24-05-01:

RESOLUTION AUTHORIZING CLOSED EXECUTIVE SESSION OF THE PASSAIC PARKING AUTHORITY ON MAY 15, 2024 AT 7:00 P.M. OR ANYTIME THEREAFTER TO DISCUSS PENDING LITIGATION; CONTRACT NEGOTIATIONS AND PERSONNEL MATTERS.

RESOLUTION # PA 24-05-02:

RESOLUTION AUTHORIZING EXECUTION OF LEASE AGREEMENT BETWEEN THE CITY OF PASSAIC AND THE CITY OF PASSAIC PARKING AUTHORITY FOR THE OPERATION AND MAINTENANCE OF A NEW PARKING GARAGE FACILITY

WHEREAS, The City of Passaic (“City”) intends to construct a new parking garage facility (the "Project") on the property located at 18-34 St. Francis Way, designated as Block 1133 Lot 10 on the tax map of the City of Passaic (the "Property"); and,

WHEREAS, the City intends to lease to the Parking Authority of the City of Passaic (“Authority”) the Property and Project for the exclusive right to operate, manage, and maintain the Project in exchange for an annual rent payment of \$250,000 over a term of twenty (20) years; and,

WHEREAS, the City and Authority have negotiated a Lease Agreement (the "Agreement") setting forth the terms and conditions of the lease, including provisions related to the issuance of municipal bonds to finance the Project, indemnification, insurance requirements, and other standard contractual terms, a copy of which is annexed hereto and incorporated as if more fully set forth herein; and,

WHEREAS, the Board of Trustees of the Parking Authority have reviewed the Agreement and believe it to be in the best interests of the Parking Authority to enter into the Agreement with the Authority:

NOW, THEREFORE, BE IT RESOLVED by the Parking Authority of the City of Passaic, New Jersey, as follows:

1. The Chairman and Board Secretary are hereby authorized and directed to execute and attest, respectively, the Lease Agreement between the City and the City of Passaic Parking Authority on behalf of the Authority substantially in the form attached hereto, subject to such minor modifications as deemed necessary and appropriate by the Board Attorney to effectuate the purposes of this Resolution.
2. The Chairman, Executive Director, Board Secretary, Board CFO and other appropriate Authority officials are hereby authorized and directed to take any and all actions necessary to effectuate the purposes of this Resolution and the Lease Agreement.
3. This Resolution shall take effect immediately upon adoption.

INTRODUCED BY COMMISSIONER: Adam Buckstein

SECONDED BY COMMISSIONER: Eugene Shpilsky

Record of Commissioner Vote	Motion	Second	Aye	Nay	Abstain	Absent
Adam Buckstein, Chairman	X					
Denise Perez, Vice Chair			X			
Daniel Ritz, Commissioner			X			
Eugene Shpilsky, Commissioner		X				

v. BILL LIST

Moved to Accept: Adam Buckstein

Second: Daniel Ritz

For: 4 Against: 0 Abstain: 0 Not Present: 0

VI. UPDATES BY EXECUTIVE DIRECTOR RICARDO FERNANDEZ

- The Parking Deck Resolution and Agreement is also on the next Council Meeting for their approval. The contractor for the project will be awarded in June and planning the notice to proceed and official start of construction to start in August 2024. The anticipated time of completion is 18 months
- Columbia and Jefferson Parking Lot has been completed and ready for public use
- City Hall area is continuing to add new ADA ramps. The City is working with Neighborhood Perseveration Program and UEZ to redo sidewalks and fix cellar doors that are in disrepair throughout the areas of Broadway, 663 Main Avenue and William Street
- We received \$5.7 million dollars from EDA for pedestrian safety and amenities such as passive recreation, benches etc in the busy commercial district such as City Hall area and Main Avenue by the current bus terminal. The funding for these improvements are all from grants and not the City Budget.

VII. CFO REPORT

- We are in the path of exceeding revenues from last year
- We will meet the budgeted revenues including the sustainability of the lease payments for the deck and are in great financial shape

CY 2024 Parking Revenue

	COURT FINES CY 22, 23 & 24								METER RECEIPTS CY 22, 23 & 24				2022	2023	2024
	2022		2023		2024		23 vs 24		2022		23 vs 24				
	TKTS	RCT	TKTS	RCT	TKTS	RCT	DIF TKTS	DIF RCT	2022	2023	2024	DIF RCT	PRMT FEE	PRMT FEE	PRMT FEE
JAN	2,574	44,106	4,509	49,864	4,309	54,538	(200)	4,674	17,770	15,629	16,177	548	6,775	7,200	2,850
FEB	2,423	45,275	3,319	64,728	3,901	71,981	582	7,253	26,471	25,618	28,130	2,512	2,925	2,775	1,575
MAR	2,855	71,761	4,085	76,815	4,207	76,030	122	(785)	34,195	31,717	31,514	(203)	6,045	3,400	2,225
APR	4,440	86,493	3,862	71,854	4,110	78,261	248	6,407	34,215	32,662			6,725	6,875	
MAY	4,075	82,183	3,064	57,179					28,447	33,760			2,700	1,925	
JUNE	3,683	68,758	3,126	52,920					31,656	35,100			2,400	2,150	
JULY	3,726	66,023	3,654	56,385					30,655	34,722			4,325	3,100	
AUG	3,726	57,519	3,596	72,974					25,550	28,248			3,810	2,350	
SPT	2,776	52,405	3,588	67,102					32,624	33,212			6,140	7,825	
OCT	2,559	48,242	3,703	69,934					24,194	32,856			4,515	3,281	
NOV	2,444	43,496	4,142	67,263					23,582	26,179			2,575	3,830	
DEC	2,481	47,274	3,206	50,451					17,385	21,259			2,425	2,900	
YTD TTL	12,292	247,635	15,775	263,261	16,527	280,810	752	17,549	78,436	72,964	75,821	2,857	15,745	13,375	6,650
Grand Total	37,762	713,535	43,854	757,469	16,527	280,810	752	17,549	326,744	350,962	75,821	2,857	51,360	47,611	6,650

XI. ADJOURNMENT

Moved: Eugene Shpilsky
 Second: Denise Perez
 For: 4 Against: 0 Abstain: 0 Not Present: 0