

**Minutes from the September 16, 2020 Meeting of the
Board of Commissioners of the East Orange Parking Authority**

Chairman McKnight called the meeting to order at 6:00pm. He also read the Sunshine Act-Law, and roll call was taken. Due to the COVID-19 pandemic the meeting was held via Zoom teleconference. The following Commissioners participated:

Chairman McKnight
Vice-Chair Muhammad (Joined at 6:05 pm)
Commissioner Owens
Commissioner Lasure

Kevin McManimon, Attorney McManimon, Scotland and Baumann (joined)
Brian Aloia, Attorney, Aloia Law Firm (joined)
Councilwoman Clayburn (joined)

Public Portion:

No public portion

Minutes:

Approval of the August 2020 minutes was tabled until the next meeting.

Executive Session:

No Executive Session

General Session:

Commissioner Lasure read the August 2020 Summary of Finances.

Commissioner Lasure made a motion to approve the September 2020 bills to be paid and was seconded by Commissioner Owens. All commissioners in attendance voted in favor except for Vice-Chair Muhammad who had not yet joined the meeting.

Commissioner Owens made a motion to approve the 2019 Audit and was seconded by Commissioner Lasure. All commissioners in attendance voted in favor except for Vice-Chair Muhammad who had not yet joined the meeting.

Commissioner Owens made a motion to approve the 2019 Audit Corrective Action Plan and was seconded by Commissioner Lasure. All commissioners in attendance voted in favor.

Brian informed the Board that City Council is in the process of reviewing the agreement with EOPA as it relates to the Brick Church Redevelopment Project, and is expected to consider and review a new and the existing EOPA and City of East Orange fine sharing agreement, as well as the funding for the search / hiring of an Executive Director at their next meeting.

Brian shared that John Morgan is expected to present a proposal as it relates to the hiring of an Executive Director.

Vice-Chair Muhammad made a motion to approve the Resolution authorizing Chairman to Obtain Proposals for Purposes of Redevelopment for the Brick Church Project and was seconded by Commissioner Lasure. All commissioners in attendance voted in favor.

Kevin informed the Board that Evergreen Equities has agreed to accommodate the African American Fund's requests to utilize Lot 2H whenever possible without having it included in the new lease agreement. The new agreement would be for a period of 3 years with a 2-year renewal. It increases the rent from the existing lease by \$800 a month, (\$9,600.00) per year. Each year thereafter it increases by 4 ½%. Evergreen Equities did ask for a longer period, but the Board decided to stay with the 3 year lease with a 2-year renewal.

Vice-Chair Muhammad made a motion to approve the Lot 2H Evergreen Equities Lease Agreement for a period of 3 years with a 2-year renewal and was seconded by Commissioner Lasure. All Commissioners in attendance voted in favor.

Chairman McKnight informed the Board that Tasha is working with the construction contractor (AJM) along with Public Works Director Christopher Coke to begin repair and improvement of Lot 1E located at 147 S. Harrison. The work is expected to begin by the end of September and

should last approximately 1 week depending on the weather. Tasha is also working with the EOPD to arrange for alternative parking arrangements for permit holders during construction.

Chairman McKnight also informed the Board that all landscaping projects have been put on hold during COVID-19.

Adjournment:

At 6:25 p.m. Commissioner Owens made a motion to adjourn the meeting and was seconded by Commissioner Lasure. All commissioners in attendance voted in favor, and the meeting was adjourned at 6:25 p.m..