

6/16/22

NJT WWPA meeting

Attendees:

Scot MacPherson (WWPA)

Andy Lupo (WWPA)

Dan Fabrizio (WWPA)

Mike Murphy (Real Estate)

Chris Delia (GCR)

Paul Wycoff (GCR)

Dave Abeles (Stations)

Jeff Nadell (SOGR)

Robin Persaud (SOGR)

Patel Kajal (SOGR)

Barbara Lazzaro (GCR)

Meeting Begins at 12:02pm with Chris Delia welcoming everyone to the meeting and thanking all for taking the time to join the meeting.

NJT all departments want to state they do have a very good working relationship with Scot and want to continue that going forward. They appreciate the magnitude of the WWPA's undertaking at PJTS and how seamless the relationship has been pre-covid and after. Look forward to the continued partnership as does WWPA

SOGR –

Platform SOGR – NJT has decided because of the massive investment required they will pursue the Design and Implementation of the Maintenance project and assume all financial responsibility. The timeline will be longer than anticipated as they look to see where they are in the capital portfolio. Jeff Nadell confirmed that they have all the work from WWPA to date on the project that WWPA has done from ACT engineering. NJT will bring their own design team to complete the project.

NJT asks WWPA maintain the day-to-day maintenance of the temporary safety procedures remain in place to give NJT time for the project, such as the cones, as well as routine maintenance. Scot Mac will keep in contact in Jeff Nadell to ensure the safety measures are kept in place and updated if needed as well as be available if SOGR has anything WWPA can assist with. WWPA looks forward to assisting any way we can.

Platform Snow removal-

NJT deliberated internally and the general expectation both now and for the future Parking Contract is that snow removal will remain with the WWPA's contracted responsibilities. Dave Abeles stated this will include the new arrangement for platform safety flagging, which was better in the 2021-2022 snow season as it reverted to rules from prior to Covid that had 1 assigned flagman for the train station to coordinate with. This method has been a success since the rules reverted.

Andy Lupo agrees the past snow season went much better and Scot Mac did confirm that he did not have to chase flagmen. WWPA always wanted to have a working safe solution. The Cost of the platform snow removal is a challenge to be discussed as the cost will cut into the revenues available to pay the quarterly fee to NJT.

Parking contract –

Mike Murphy has a plan of engagement for getting the contract completed. NJT is as enthusiastic as WWPA to get the contract done. The Real Estate Dept has a clear direction from internal deliberations of the NJT Departments to get the agreement done and address all the financial concerns of WWPA and NJT Real Estate Department directly to get the agreement that makes sense for both parties.

Mike Murphy –

Scot Mac and Andy will have a breakout meeting with Mike Murphy on the quarterly fees and contract. There will be some more information requested from WWPA, but a substantial amount has already been sent to be addressed. Andy Lupo states WWPA is glad to continue a good relationship and grateful for the progress we had made, in past times pre covid we would not have the challenges in funding that currently exist and we are glad to be working through the challenges so efficiently.

At the request of Mike Murphy for information, Scot stated that the site occupancy is sitting at 50% for all the parking lots. On a lot by lot basis the Daily parking is sitting at near sell out Monday – Thursday and 80% full on Fridays. Permit parking for the main lots are sitting at about 50% full, but the outer permit lots such as Station Drive and the Gravel lot which have historically never been a full lot sit at about 20% occupancy. Scot stated that Permit Parking is better gauged by permits sold rather than occupancy as there is a high no show factor on parking permits due in part to the relatively low permit cost. Permit wise there are an estimated 1450 permits sold for now.

Chris Delia thanked all for coming and asked if WWPA has any comments

Andy Lupo had a question about the ADA report as the issue is still lingering. Chris Delia says compliance have been working with the appropriate staff to satisfy the DOJ. Scot asked to clarify that WWPA does not hold the liability for the ADA list of items. Barbara Lazzaro suggested a follow call to address the concerns, Chris will coordinate it.

Andy was happy with the progress and how everything is coming together. We will work with the Real Estate team to get the lease completed. We are exploring the possibility of altering the parking model as the hybrid commuting has many people giving up permits to park as a daily. While it is not a popular question, do we need to explore the pricing model as it might be financially better for people to park daily then to use a permit? These are items to consider for the future that would be best for the customers, NJT and WWPA. Chris appreciates the thoughts and says we will all work together in the future as we always have and appreciates the efforts.

Andy thanked all for the time and wished everyone a good weekend.

Break out meeting **(NOT FOR SHARING OUTSIDE WWPA)**

Only Mike Murphy & WWPA

Mike wanted to reach out earlier in the day to say lets just chat without the others and stated Scot has been providing all the information needed to renegotiate the use fee, which he acknowledges that the agreement states we should do. Andy says we do well together, sometimes politics get in the way and Mike does have a difficult boss and can slow things down.

Mike explained how Carmen digs into every tiny expense and does not focus on the big picture.

There are some expenses that we will be discussing but the expenses have all been approved in the NJT agreement so don't give up. WWPA has provided the 2022 budget and projection multiple times for Carmen to review. Carmen has asked for Bank Statements which we have provided in the past. WWPA has offered to send more but Mike requested we wait until he asks for more as it is information overload for no reason.

Justin Davis (NJT Chief of Staff) made the call in an internal NJT meeting to say enough for SOGR, NJT will take the projects back, they don't know where the money is coming from but it is part of a 5year plan, but WWPA continue the day to day operations.

Carmen may continue the use fee relief until we get back to 80-90% occupancy. Andy states, if we had the money, we would pay it happily. Even at our peak of permit sales precovid, we were never went above 80% occupied due to no shows.

Mike will reach out to Scot next week to dive deeper into some areas and set up a meeting soon.