



October 15, 2014

Dear City Council Members:

I am writing to provide an update on several important matters.

Hoboken Rail Yard Redevelopment Plan

We are making final revisions to the Hoboken Rail Yard Redevelopment Plan and hope to have it finalized by early next week. At that time, we will post it to the City website and provide it to Council Members by email and with color hard copies.

Washington Street

We look forward to meeting with the Transportation and Parking committee to discuss next steps for the Washington Street project. In addition to seeking grant funding from a variety of sources, we are exploring alternatives for phasing and modifying aspects of the plan to create an interim plan in order to reduce the cost and find consensus among Council members.

Parking Meters

As part of the Parking and Mobility Master Plan, and in collaboration with the City Council Parking and Transportation subcommittee, we are proposing to expand city-wide the use of the hybrid permit/meter zones that are currently part of a pilot in Northern Hoboken. The meter expansion would apply only to the "Permit Only" side where visitors are already permitted, not the "Resident Only" side. The bond ordinance for consideration on second reading would pay for these meters.

In conjunction with this change, we also want to work with the City Council transportation and parking committee on policy changes to encourage parking in garages for longer stays, which could possibly include eliminating the 4 hour limit, increasing meter rates, and lowering garage prices. It is my commitment that additional revenues generated from parking meters will be focused on reinvesting in our parking infrastructure needs. This includes:

- Street resurfacing projects, including Washington Street;
- Maintenance and upgrades of existing parking garages, including new elevators; and
- Financing of new garages such as the underground parking garage envisioned under a new park and stormwater detention system on the BASF property.

There are several reasons for the proposed meter change: 1) clarity of rules and enforcement for visitors; 2) management of limited parking; and 3) the need for a sustainable funding source for transportation and parking infrastructure.

One of the initial motivations for the pilot in northern Hoboken was to attempt to clarify parking rules for visitors and to test the effectiveness of less severe punishment for violations. Visitors to any city know that when they see a parking meter, they are required to pay the meter. In the permit/meter zones, non-permit holders who fail to pay the meter are subject to a fine for overtime meter, rather than the previous punishment of a summons and a boot. Since the pilot began more than a year ago, no vehicles have been booted in the pilot area.

The existing four hours of free parking that we provide on-street encourages visitors to take up very limited on-street parking from residents, businesses, their employees, and other permit holders. By reducing garage rates and setting a price on street parking, we can encourage longer-term visitors to park in garages and keep on-street parking spaces available for permit holders.

In addition, we have the increasing challenge of maintaining and improving our infrastructure while the federal Highway Trust Fund and New Jersey Transportation Trust Fund are both running on fumes. Every year, we receive fewer and fewer dollars in aid to repair our roads, and it is only sufficient to repave a few blocks. This project would provide Hoboken with a sustainable funding source, and I am committed to reinvesting those revenues back into our infrastructure.

Legal Costs

We are putting forward a resolution to increase the labor and employment contract for Weiner Lesniak. This increase is occurring because we are short one in-house attorney since Kim Wilson resigned, so we have had to send out more matters to outside counsel, including a variety of labor issues that have arisen in the Fire Department.

Please let me know if you have any questions.

Sincerely,



Dawn Zimmer