



## MEMORANDUM

To: Hartford Parking Authority Commissioners

From: William R. Breetz, Committee Chair  
Mark K. McGovern, Chief Executive Officer

Re: Property Management Report/Minutes

Date: February 15, 2013

---

The Property Management Committee met on January 22nd. Committee Chair Bill Breetz, Commissioner Paddi LeShane, Brian Yeakel, Carey Redd, Terry Leonowicz, and Mark McGovern were in attendance. The following was discussed:

### **Church Street Garage**

- Restoration Project: Construction remains on time with a substantial completion date of January 30, 2013. Some painting is being deferred until the spring and will be done after the spring power washing. As of this date, the HPA is forecasting to be approx. \$40,000 under budget at completion.

### **Morgan Street Garage**

- The State is still evaluating nearby real estate for office operations that could impact MSG.

### **MAT Garage**

- Gesco, Inc. is beginning mobilization to the MAT Garage for the start of the Stair Tower Repair project. A description of the work was provided and plans were reviewed. The project will take 60 to 90 days.

### **M & T Lot**

- Staff continues to work with the Department of Development Services regarding the future use of the lot. They are considering a RFP for parking operations for multiple city owned lots in the Downtown North area in advance of redevelopment.

**Green Initiatives**

- As directed by the Mayor's office, the HPA will cease participation in CCM's program that was evaluating a Solar Power installation at Morgan Street. Staff will notify CCM.

**Garage Rate Review**

- Staff has been reviewing off- street rates with both Republic and CPS. Various off- street rate options were discussed for the facilities and it became clear for staff that the best opportunity lies with the MAT Garage. The discussion focused on increases to the hourly rates and the monthly rate. The committee agreed to advance the discussion to the next board meeting with an understanding that any increases would coincide with a budget adoption and have an effective date of July 1. A spreadsheet is attached.

**Conditions Assessment Review**

- Draft conditions assessments, prepared by Desman & Associates, were distributed and reviewed. Desman will finalize and copies will be available at the February board meeting.

**Planned Activities**

- Development Services is still reviewing the draft ordinance that would transfer the oversight of city owned surface lots to the HPA from Licenses and Inspections.