



**Approved Minutes**  
**Tuesday, May 24, 2022 - 5:00 p.m.**  
**Regular Meeting of the Board - Hartford Parking Authority**  
**11 Asylum Street, Hartford, CT 06103**

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**Commissioners Present**

Adam Bercowetz, Commissioner - Zoom  
Zoe Chatfield, Commissioner - Zoom  
Christian Sager, Chair - Zoom  
Cal Torres, Commissioner – Not Present

**Also Present for HPA:**

Armando Gomes, CEO - HPA Conference Room  
John Michalik, Interim Finance Director – HPA Conference Room  
Ted Sheiber, Director of On Street Operations - HPA Conference Room  
Katy Carpio, GM Reef Parking – Not Present  
James Del Visco, Corporate Counsel - HPA Conference Room

**Guests:** None

1. **Call to Order** – Mr. Sager called the May 24, 2022, Regular Board Meeting of the Hartford Parking Authority (“Authority” or “HPA”) to order at 5:06p.m.
2. **Roll Call of Commissioners** – The Secretary, Mr. Sheiber, conducted roll call, and announced that a quorum was present.
3. **Commissioner’s Comments** – Mr. Sager welcomed all participants and thanked everyone for their participation in this Board Meeting of the Hartford Parking Authority.
4. **PUBLIC COMMENT** – None

**NOTICE: HPA WILL PROMPTLY PROVIDE A COMPLETE COPY OF ANY REPORT OR OTHER DOCUMENT IDENTIFIED IN THESE MINUTES TO ANY PERSON WHO WISHES TO REVIEW THE FULL TEXT OF THE DOCUMENTATION.**

**5. Approval to the Minutes for the Regular Board Meeting on April 26, 2022**

Mr. Sager polled Commissioners for corrections to the minutes. There was a brief discussion on the meeting minutes, then a move to approve.

**VOTED:** Approval of April 26, 2022, meeting minutes.  
(Ayes – Bercowetz, Chatfield, Sager)

**REPORTS AND ACTION ITEMS**

1. **Personnel Committee** – None
2. **Finance Committee** - Mr. Bercowetz

Mr. Bercowetz gave an overview of the April budget numbers stating that April was a good month overall. Mr. Bercowetz stated there was an increase in revenue for the second month in a row largely due to the start of the Yard Goats season and a new contract with Prudential.

Mr. Michalik stated the MAT Garage was over budget and expenses were slightly under budget and is pleased the way we are moving out of the pandemic.

Mr. Gomes and Mr. Michalik gave the Board and update on their budget meeting with City Council. Stating it went very well.

**VOTED:** Acceptance of the April 2022 Monthly Finance Report.  
(Ayes – Bercowetz, Chatfield, Sager)

*(See Finance Monthly Report for details)*

### **3. Property Management Committee- Mr. Sager**

Mr. Sager gave an overview on the Republic update report stating April was a good month. Tickets issued were up, boots were down, and citation amounts collected were down, but it was still a good month overall.

There were no changes at 58 Chapel, 141 Sheldon and 166 Sheldon parking lots.

Legal will be preparing an agreement for execution this month on the Rensselaer parking lot. They are out lining what needs to be repaired before we can start parking cars in the lot.

There are recommendations to extend the Hartford Guides contracts for an additional year per our agreement.

HPA is working with the Albany Ave. Merchant's Association to increase meters on the street.

The city has agreed to help with the cost of repairing the library garage.

The Mural project on the MAT garage is all most finished and looks great.

Mr. Sager moved to approve the one-year extension on the Hartford Guides Surface Parking Lot Amendment 2<sup>nd</sup> by Mr. Bercowetz.

**VOTED:** Approval of the one-year extension on the Hartford Guides Surface  
Parking lot amendment  
(Ayes – Bercowetz, Chatfield, Sager)

Mr. Sager moved to approve the one-year extension on the Hartford Guides Parking Facilities Amendment 2<sup>nd</sup> by Ms. Chatfield.

**VOTED:** Approval of the one-year extension on the Hartford Guides  
Parking Facilities amendment  
(Ayes – Bercowetz, Chatfield, Sager)

*(See Property Management Report for details)*

### **4. Bylaws and Revisions Committee-None**

### **5. Marketing Committee- None**

### **6. CEO Update – None**



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**ADJOURNMENT**- Mr. Sager polled Commissioners for further comments/questions. Then called for a motion, a motion was made by Mr. Sager, seconded by Ms. Chatfield passing unanimously to:

**VOTED:** Adjourn the May 24, 2022, Regular Board Meeting at 5:38 P.M.  
(Ayes – Bercowetz, Chatfield, Sager)

Respectfully submitted,  
*Ted Sheiber*  
Mr. Ted Sheiber  
Secretary to the Board