



**Tuesday, December 13, 2022 – 5:00 p.m.**  
**Regular Board Meeting of the Board- Hartford Parking Authority**  
**11 Asylum Street, Hartford, CT 06103**

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**Commissioners Present**

Adam Bercowetz, Commissioner \*

Zoe Chatfield, Commissioner \*

Christian Sager, Chair

Cal Torres, Commissioner

\*Attended Virtually

**Also Present for HPA:**

Armando Gomes, CEO

John Michalik, Interim Finance Director

James Del Visco, Corporate Counsel

Katy Carpio, GM Reef Parking via Zoom

**Call to Order** – Mr. Sager called the December 13, 2022, Regular Board Meeting of the Hartford Parking Authority (“Authority” or “HPA”) to order at 5:08p.m.

**Roll Call of Commissioners** – The interim Secretary, Mr. Gomes conducted roll call, and announced that a was quorum present.

**Commissioner’s Comments** – Mr. Sager welcomed all participants and thanked everyone for joining. Excited for 2023 wished everyone a wonderful holiday with their families.

**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.**

**Election of Board Chair for 2023**– Mr. Sager turned the meeting over to Mr. Bercowetz to conduct the nomination/election of the HPA’s Chair for calendar year 2023. Mr. Bercowetz opened the floor to nominations. Mr. Torres nominated Mr. Sager, seconded by Ms. Chatfield. Mr. Bercowetz polled the Commissioners for additional nominations and hearing none, called the vote, which passed unanimously that-

**VOTED:** Elected Mr. Sager as Chair of the Hartford Parking Authority for calendar year 2023.

(Ayes –Bercowetz, Chatfield, Sager, Torres)

**Election of Board Vice Chair for 2022** –Mr. Sager opened the floor to nominations for the Vice Chair of the HPA. Mr. Sager nominated Mr. Torres, seconded by Mr. Bercowetz. Mr. Sager polled the Commissioners for additional nominations and hearing none, called the vote, which passed that -

**VOTED:** Elected Mr. Torres as Vice Chair of the Hartford Parking Authority for calendar year 2023.

(Ayes – Chatfield, Sager, Torres, Bercowetz)

**Election of Board Treasurer for 2023** – Mr. Sager opened the floor to nominations for the Treasurer of the HPA. Mr. Sager nominated Mr. Bercowetz, seconded by Mr. Torres. Mr. Sager polled the Commissioners for additional nominations and hearing none, called the vote, which passed unanimously that -

**VOTED:** Elected Mr. Bercowetz as Treasurer of the Hartford Parking Authority for calendar year 2023.

(Ayes – Chatfield, Sager, Torres/ Abstain - Bercowetz)

**Election of Property Management Committee Chair for 2023** - Mr. Sager opened the floor to nominations for the Property Management Committee Chair. Mr. Torres nominated Mr. Sager, seconded by Mr. Bercowetz. Mr. Sager polled the Commissioners for additional nominations and hearing none, called the vote, which passed unanimously that -

**VOTED:** Elected Mr. Sager as Property Management Committee Chair of the Hartford Parking Authority for calendar year 2023.

(Ayes –Bercowetz, Chatfield, Sager, Torres)

**Election of Marketing Committee Chair for 2023** - Mr. Sager opened the floor to nominations for the Marketing Committee Chair. Mr. Sager nominated Ms. Chatfield, seconded by Mr. Bercowetz. Mr. Sager polled the Commissioners for additional nominations and hearing none, called the vote, which passed unanimously that -

**VOTED:** Elected Ms. Chatfield as Marketing Committee Chair of the Hartford Parking Authority for calendar year 2023.

(Ayes –Bercowetz, Chatfield, Sager, Torres)

**Election of Bylaws and Revision Committee Chair for 2022** - Mr. Sager opened the floor to nominations for the Bylaws and Revision Committee Chair. Mr. Sager nominated Ms. Chatfield seconded by Mr. Torres. Mr. Sager polled the Commissioners for additional nominations and hearing none, called the vote, which passed unanimously that -

**VOTED:** Elected Ms. Chatfield as Bylaws and Revision Committee Chair of the Hartford Parking Authority for calendar year 2023.

(Ayes –Bercowetz, Chatfield, Sager, Torres)

**Election of Personnel Committee Chair for 2023** - Mr. Sager opened the floor to nominations for the Personnel Committee Chair. Mr. Sager nominated Mr. Torres, seconded by Ms. Chatfield. Mr. Sager polled the Commissioners for additional nominations and hearing none, called the vote, which passed unanimously that -

**VOTED:** Elected Mr. Torres as Personnel Committee Chair of the Hartford Parking Authority for calendar year 2023.

(Ayes –Bercowetz, Chatfield, Sager, Torres)

**Election of Financial Committee Chair for 2023** - Mr. Sager opened the floor to nominations for the Finance Committee Chair. Mr. Sager nominated Mr. Bercowetz, seconded by Mr. Torres. Mr. Sager polled the Commissioners for additional nominations and hearing none, called the vote, which passed unanimously that -

**VOTED:** Elected Mr. Bercowetz as Financial Committee Chair of the Hartford Parking Authority for calendar year 2023.

(Ayes –Chatfield, Sager, Torres / Abstain- Bercowetz )

**Nomination of Board Secretary** – Mr. Sager nominated Mr. Gomes for Board Secretary, seconded by Mr. Torres.

**VOTED:** Nominate Mr. Gomes as Board Secretary of the Hartford Parking Authority for calendar year 2023.

(Ayes –Bercowetz, Chatfield, Sager, Torres)

**Approval of Meeting Minutes for the Regular Board Meeting on November 22, 2022-** Mr. Sager polled Commissioners for correction to the minutes. Mr Del Visco noted two corrections were required that pertained to the executive session section. Mr Del Visco outlined the corrections needed and a move to approve the minutes as amended was made by Mr Sager, Seconded by Mr. Bercowetz.

**VOTED:** Approval of the November 22, 2022, meeting minutes.

(Ayes –Bercowetz, Chatfield, Sager, Torres)

## **REPORTS AND ACTION ITEMS**

**Personnel Committee** – Mr. Torres,

Mr. Torres commented that after numerous interviews, Mr Gomes has hired a Director of Operations Jill Turlo, and a Director of Strategic Growth Kenny Gonzalez.

Mr. Gomes added that Jill was a VP Operations with her current position. That she was posed, confident and very well rounded. Kenny manages all CRDA Hartford CT facilities working for Propark and has years of experience with LAZ, and his history will help in our strategic growth, well spoken and knowledgeable.

Mr. Michalik added that they were an extremely impressive pool of candidate, but these two were just stellar, well spoken, experienced.

**Finance Committee** - Mr. Bercowetz

About \$500K over budget, 47% ahead of budget. Next year we will adjust to reflect current pace, and that next year's budget is due earlier than in previous year.

Mr. Gomes stated that he will work with commissioners to get agreement prior to our next Special meeting, sometime around the 10<sup>th</sup>.

Mr. Sager questioned the numbers Rensselaer numbers as being less than expected, but after discussions. Around actual cost to HPA, the BOE agreement and HPA's current Rensselaer agreement understood that we are flat to budget as expected.

Mr. Bercowetz motioned to accept the November budget report, seconded by Mr. Sager

*(See Finance Monthly Report for details)*

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

**Property Management Committee**- Mr. Sager

Mr. sager, fairly unexciting. Numbers are good, lower paid numbers given the time of year. Please with numbers. No change to other surface lots.

High street lot will be leveled and ready for Spring.

Library Garage work will no go forward because City (DPW) is assuming all work HPA was planning on performing. Mr. Gomes offered the possibly entertaining the notion of shifting the approved funds to the MAT garage to allow further work to be performed given the library lot situation. Mr. Del Visco mentioned that a simple resolution to shift the funds would suffice.

Mr Sager questioned the holding cost associated with Rensselaer and if there were levers in the contract that would allow HPA to move away if needed. After a lengthy dialogue which included using the lot during the upcoming Yard goat season it was decided that maintaining the lot given the uncertainty of 58 Chapel Street lot made sense.



**Bylaws and Revisions Committee** – Ms. Chatfield

The 2023 board meeting calendar was discussed, with motion made to adjust the December 2023 meeting schedule from the 23<sup>rd</sup> to 12<sup>th</sup>. Calendar was approved with corrections.

**Marketing Committee**-None

**CEO Update**- None

**Executive Session** -- Mr Sager made a motion to enter Executive session at 6:05 PM, pursuant to Executive Session, pursuant to Sections 1-200 (6) (A), (B) and (E) and 1-231 of the Connecticut General Statutes, to discuss the performance of the Director On/Off-Street Parking of the Hartford Parking Authority, seconded by Mr Torres.

(Ayes – Bercowetz, Chatfield, Sager, Torres)

Record reflects that we exited executive session at 6:17 PM, and in the section was Commissioners Chatfield, Sager, Torres, and Bercowetz, HPA CEO Gomes and Corporation Counsel Attorney Del Visco.

**ADJOURNMENT**- Mr. Sager polled Commissioners for further comments/questions, and hearing none, called for a motion to adjourn, a motion was made by Mr. Sager, seconded by Mr. Bercowetz, passing unanimously to -

**VOTED:** Adjourn the December 13, 2022, Regular Board Meeting at 6:17 P.M.

(Ayes – Bercowetz, Chatfield, Sager, Torres)

Respectfully submitted,

*Armando Gomes*

Mr. Armando Gomes

Secretary to the Board