



**Approved Minutes**  
**Tuesday, September 26<sup>th</sup>, 2023 - 5:00 p.m.**  
**Regular Meeting of the Board - Hartford Parking Authority**  
**11 Asylum Street, Hartford, CT 06103**

**Commissioners Present:**

Adam Bercowetz, Commissioner - Zoom  
Zoe Chatfield, Commissioner - HPA Conference Room  
Christian Sager, Commissioner - HPA Conference Room

**Also Present for HPA:**

Jill Turlo, CEO - HPA Conference Room  
John Michalik, Finance Manager - HPA Conference Room  
Kenny Gonzalez, Director of Business Development - HPA Conference Room  
Marilyn Diaz, Citation Management Clerk - HPA Conference Room  
James Del Visco, Corporate Counsel - HPA Conference Room  
Natalie Spiess, Corporate Counsel - HPA Conference Room

**Also Present:**

Amanda Roy, GHAC - HPA Conference Room  
Matt Conway, RiseUP - HPA Conference Room  
Tiana Correa, GHAC - HPA Conference Room  
Patrick Ganino, Mural Artist - HPA Conference Room

**1. Call to Order**

Commissioner Sager called the September 26<sup>th</sup>, 2023, Regular Board Meeting of the Hartford Parking Authority (“Authority” or “HPA”) to order at 5:04pm.

**2. Roll Call of Commissioners**

The board secretary, Ms. Turlo, conducted roll call and announced that a quorum was present.

**3. Nominate and Select Board Secretary**

Mr. Sager initiated a discussion regarding the board secretary position. Mr. Sager motioned to approve Marilyn Diaz as Board Secretary.

**VOTED:** Approval of Marilyn Diaz appointment as Board Secretary, seconded by Mr.  
Bercowetz.

(Chatfield, Bercowetz, Sager)



#### **4. Approval of the Minutes for the Regular Board Meeting on July 25<sup>th</sup>, 2023**

Mr. Sager reviewed the minutes from the July 25<sup>th</sup> board meeting. No corrections were requested. Mr. Sager moved to approve the minutes.

**VOTED:** Approval of July 25<sup>th</sup>, 2023 Special Board Meeting Minutes, seconded by Ms. Chatfield.  
(Chatfield, Bercowetz, Sager)

#### **5. Public Comment** – None

#### **6. Reports and Action Items**

##### **Personnel Committee**

- None

##### **Finance Committee**

- August Financial Update

Mr. Bercowetz provided information regarding the current state of finances for two months, including the event revenue projections significantly outpacing expectations at the MAT Garage. Mr. Sager inquired about Rensselaer revenue and how it has not materialized and how there are no expectations that it will in the future.

- Acceptance of Monthly Finance Report for August 2023.

Mr. Bercowetz moved to accept the August 2023 Monthly Finance Report, which includes July data.

**VOTED:** Acceptance of the August 2023 Monthly Finance Report which includes July data, seconded by Mr. Sager.  
(Chatfield, Bercowetz, Sager)

*(See Monthly Finance Report for details).*

##### **Property Management Committee**

- RiseUP / GHAC MAT Garage Mural Presentation

Amanda Roy - GHAC introduced herself and her colleagues Tiana Correa - GHAC, Patrick Ganino - Mural Artist, and Matt Conway - RiseUP and presented the MAT Garage Mural proposal. Ms.

Chatfield asked questions regarding the artist selection process, and discussed the mentoring program. Ms. Roy and Mr. Conway confirmed that this is something they have in place, where the muralist is training other artists with less/no experience in large projects, and that it is a paid apprenticeship. Mr. Sager confirmed the support of the Board for this project and suggested a partnership with City of Hartford artist to paint some walls on the interior of the MAT Garage.

- Resolution for MAT Garage Murals

Mr. Sager moved to approve the resolution to authorize CEO to provide up to two agreements for the installation of two murals on the exterior of the MAT Garage, subject to a commitment for the apprenticeship program and for the specific designs in substantially the forms in which they were presented.

**VOTED:** Acceptance of MAT Garage Mural Resolution subject to commitment for apprenticeship program and for the specific designs in substantially the forms in which they were presented, seconded by Ms. Chatfield.

(Chatfield, Bercowetz, Sager)

- August Property Management Report

Mr. Sager discussed the changes to the Property Management Report. Mr. Sager and CEO Turlo reviewed the sanitation pilot program, with CEO Turlo providing updates on the current status of the Albany Ave project, Asylum Hill NRZ project, and EV charging project. Mr. Sager posed questions regarding the EV charger project with updates provided by Mr. Gonzalez.

### **Bylaws and Revisions Committee**

- None

### **Marketing Committee**

- None

### **CEO Update**

Ms. Turlo briefly mentioned progress on ongoing projects, as discussed during the Property Management Report.

7. **Adjournment** – Mr. Sager made a motion to adjourn the meeting.

**VOTED:** Adjourn the September 26<sup>th</sup>, 2023 Regular Board Meeting at 6:49pm, seconded by Mr. Bercowetz.



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(Chatfield, Bercowetz, Sager)

Respectfully submitted,  
*Marilyn Diaz*  
Ms. Marilyn Diaz  
Secretary to the Board

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