



HARTFORD PARKING AUTHORITY Regular Board Meeting

Tuesday, January 27th, 2026, at 5:00 PM
11 Asylum Street, 2nd Floor, Hartford CT 06103

Approved Minutes

Commissioner's Present

Zoe Chatfield, Board Chair – HPA Conference Room
Amir Johnson, Vice Chair – HPA Conference Room
Jack Sullivan, Treasurer – Remote via Zoom
Edison Silva, Commissioner – HPA Conference Room
Angela Eikenberry, Commissioner – HPA Conference Room

Also Present for HPA:

Kay Al Mannai, Interim CEO & CFO – HPA Conference Room
Natalie Reichle, Corporation Counsel – Remote Via Zoom
John Michalik, Finance Manager – HPA Conference Room
Dan Nash, Reimagined Regional Director – HPA Conference Room
Eric Hood, Reimagined Senior Parking Operations Manager – HPA Conference Room

1. Call to Order

Ms. Chatfield called the January 27th, 2026, Regular Board Meeting of the Hartford Parking Authority (“Authority” or “HPA”) to order at 5:14pm.

2. Roll Call of Commissioners

Ms. Chatfield made a motion to amend January 27, 2026, Regular Board Meeting agenda, to include a vote on a temporary Board Secretary.

VOTED: Approval to amend January 27, 2026, Regular Board Meeting agenda to include a vote on a temporary Board Secretary, seconded by Mr. Johnson.

(Ayes –Chatfield, Johnson, Sullivan, Eikenberry, Silva)

Ms. Chatfield made a motion to appoint Commissioner Amir Johnson as Acting Board Secretary for the January 27, 2026, Regular Board Meeting.

VOTED: Approval to appoint Commissioner Johnson as Acting Board Secretary for the January 27th, 2026, Regular Board Meeting, seconded by Mr. Johnson
(Ayes –Chatfield, Johnson, Sullivan, Eikenberry, Silva)

The Acting Board Secretary, Mr. Johnson, conducted a roll call and announced that a quorum was present.

3. Chair Comments

Ms. Chatfield commended Kay Al Mannai and staff for their quick response during two simultaneous events at the MAT Garage, noting their coordination with LAZ to ensure safe parking and transportation for Hartford Stage attendees.

4. New Commissioner Introductions

Ms. Chatfield welcomed new Commissioners Angela Eikenberry and Edison Silva to the HPA and invited each to provide a brief introduction about themselves.

5. Approval of the Minutes for the Regular Board Meeting on December 16th, 2025

Ms. Chatfield polled commissioners for corrections to the minutes. As there were no corrections presented, Mr. Johnson moved to approve the minutes.

VOTED: Approval of December 16th, 2025, Regular Board Meeting minutes, seconded by Mr. Sullivan.

(Ayes –Johnson, Sullivan, Chatfield)

(Abstention – Silva, Eikenberry)

6. Approval of the Minutes for the Special Board Meeting on January 5th, 2026

Ms. Chatfield polled commissioners for corrections to the minutes. As there were no corrections presented, Mr. Johnson moved to approve the minutes.

VOTED: Approval of January 5th, 2026, Special Board Meeting minutes, seconded by Mr. Sullivan.

(Ayes – Johnson, Sullivan, Chatfield)

(Abstention – Silva, Eikenberry)

7. Approval of the Minutes for the Special Board Meeting on January 12th, 2026

Ms. Chatfield polled commissioners for corrections to the minutes. As there were no corrections presented, Mr. Johnson moved to approve the minutes.

VOTED: Approval of January 12th, 2026, Special Board Meeting minutes, seconded by Mr. Sullivan.

(Ayes – Johnson, Sullivan, Chatfield)

(Abstention – Silva, Eikenberry)

8. Public Comment

- None.

9. Reports and Action Items

Personnel Committee – Mr. Johnson

- Office Manager Position Update

Mr. Johnson announced the hiring of a new Office Manager, Vivian Perez Agostini, and stated that she has been doing a great job and is a strong addition to the team.

Finance Committee – Mr. Sullivan

- December Financial Update

Mr. Michalik reported that HPA is ahead of budget, with operating income of \$1.18 million compared to the projected \$1.08 million, driven by stronger than expected revenue across all locations, including MAT Garage hourly and event parking, monthly parking, on-street meters, and citations. He noted a \$42,000 negative variance due to MAT Garage sprinkler repairs and other December maintenance costs.

Kay Al Mannai added that advancing several projects last year has better positioned HPA to manage such emergencies. She also stated that HPA is scheduled to present the FY 26/27 budget to the Mayor, with a City Council budget hearing forthcoming, and plans to meet with Council members in advance.

- Acceptance of the Monthly Finance Report for December 2025.

Ms. Chatfield moved to accept the December 2025 Finance Report.

VOTED: Acceptance of the December 2025 Monthly Finance Report, seconded by Mr. Sullivan.
(Ayes – Johnson, Sullivan, Silva, Eikenberry, Chatfield)

(See Monthly Finance Reports for details).

Property Management Committee – Ms. Chatfield

- Property Management Report
 - Mr. Nash provided an overview of the December Citation Metrics
- MAT Garage – Phase 1 Project Updates
- Stairwell B Project Updates

Ms. Al Mannai provided a brief update on HPA's parking assets, noting that Stairwell B requires replacement and that funding has been secured for both Stairwell B and MAT Garage Phase 1 through CIP, Capital Reserve, and R&R funds. She stated that the project is currently in procurement, which is expected to close within 30 days, after which a determination will be made.

(See Property Management Report for details).

Bylaws and Revisions Committee – Mr. Sullivan

- None

Marketing Committee – Ms. Chatfield

- DPW Sanitation Project Communication Collab 311

Ms. Chatfield described how HPA supports DPW with trash collection and street sweeping operations on city streets, and Ms. Al Mannai added that HPA has implemented a strong communication plan with DPW to ensure residents are informed of street changes in advance and not caught off guard.

Executive Team Updates

- HPA Board of Commissioners
- CEO

Ms. Al Mannai expressed her gratitude to the commissioners, particularly Chatfield and Johnson, for their support with HPA events and office operations. She thanked John Michalik for stepping up amid recent changes and commended Reimagined Parking for their excellent work on the snow ban, noting positive feedback on HPA enforcement. She also highlighted that over 100 police and dispatch staff were provided parking during the recent major storm.

ADJOURNMENT – Ms. Chatfield made a motion to adjourn the meeting.

VOTED: Adjourn January 27th, 2026, Regular Board Meeting at 6:19pm, seconded by Mr. Johnson.

(Ayes – Johnson, Eikenberry, Silva, Sullivan, Chatfield)

Respectfully submitted,

Elaina Rodriguez

Elaina Rodriguez
Secretary to the Board

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