



**HARTFORD PARKING AUTHORITY**  
**Regular Board Meeting**

Tuesday, April 28<sup>th</sup>, 2026, at 5:00 PM  
Virtual Only via Zoom

**Approved Minutes**

**Commissioner's Present**

Zoe Chatfield, Board Chair – Remote via Zoom  
Amir Johnson, Vice Chair – Remote via Zoom  
Edison Silva, Commissioner – Remote via Zoom  
Angela Eikenberry, Commissioner – Remote via Zoom

**Also Present for HPA:**

Khouloud Al Mannai, CEO & CFO – Remote via Zoom  
John Michalik, Finance Manager – Remote via Zoom  
Elaina Rodriguez, Administrative Assistant – Remote via Zoom  
Natalie Reichle, Corporation Counsel – Remote via Zoom  
Dan Nash, Reimagined Regional Director – Remote via Zoom

**1. Call to Order**

Chairwoman Chatfield called the April 28th, 2026, Regular Board Meeting of the Hartford Parking Authority (“Authority” or “HPA”) to order at 5:05pm.

**2. Roll Call of Commissioners**

Board Secretary, Ms. Rodriguez, conducted a roll call and announced that a quorum was present.

**3. Chair Comments**

Chairwoman Chatfield stated that she and Commissioner Eikenberry attended a transportation event in Parkville and would like to identify similar events for HPA staff and the Board to attend to expand their transportation knowledge. She also noted that she provided several dates in May to schedule the Board of Commissioners planting day.

#### **4. Approval of the Minutes for the Regular Board Meeting on March 24th, 2026**

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

**VOTED:** Approval of March 24<sup>th</sup>, 2026, Regular Board Meeting minutes, seconded by  
Commissioner Johnson.

(Ayes –Chatfield, Johnson, Eikenberry, Silva)

#### **5. Public Comment**

- None

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

##### **Personnel Committee** – Committee Chair Johnson

- Discuss and Approve Resolution Concerning Personal Appearance

Commissioner Johnson briefly explained a proposed policy to formally allow casual attire on Fridays. CEO Al Mannai noted that the HPA has long observed “Casual Fridays,” though the practice was never formally included in the employee handbook. Following discussion, Chairwoman Chatfield moved to approve the resolution.

**VOTED:** Acceptance of the Resolution Concerning Personal Appearance, seconded by  
Commissioner Johnson.

(Ayes –Chatfield, Johnson, Eikenberry, Silva)

##### **Finance Committee** – Committee Chair Sullivan

- FY 26/27 HPA Budget Presentation Update

CEO Al Mannai stated that the FY 26/27 budget was presented to Council on the 15th and discussed with several council members beforehand to further explain the proposal. She highlighted ongoing efforts to reduce expenses without impacting operations or strategic projects.

She also reported that additional revenue sources were identified, including outstanding reservation balances and unpaid fees from prior projects under a construction company. No new reservations will be approved for the company until balances are paid. CEO Al Mannai

further reported that a review of FCS invoices related to sprinkler issues revealed an overcharge, which HPA is seeking to recover.

Additionally, CEO Al Mannai stated that HPA has entered into an agreement with the Yard Goats/Dunkin' Park regarding revenue sharing to help support the stadium payback fees required to bring the Savannah Bananas to Hartford. She further noted that HPA is aligned with the Yard Goats as well as other Hartford parking operators on the arrangement.

- March Financial Update

Finance Manager John Michalik reported that the deficit has decreased from approximately \$168,000 in February to \$144,000 as extraordinary winter expenses have subsided. He noted that hiring a property manager should help prevent similar issues in the future. He also stated that the findings identified by CEO Al Mannai are expected to further reduce the deficit to under \$100,000, with the potential to lower it to approximately \$50,000 by the new fiscal year if current trends continue.

- Acceptance of Monthly Report for March 2026

Chairwoman Chatfield moved to accept the March 2026 Finance Report.

**VOTED:** Acceptance of the March 2026 Monthly Finance Report, seconded by Ms. Eikenberry.  
(Ayes – Chatfield, Johnson, Eikenberry, Silva)

*(See Monthly Finance Reports for details).*

**Property Management Committee** – Committee Chair Chatfield

- Property Management Report

Reimagined Parking's Regional Director, Dan Nash, presented an overview of the March Citation Metrics, noting that March performed well compared to previous months due to improved weather conditions and increased HPD availability. He also reported that HPA is addressing meter maintenance issues, including staffing shortages and delayed repairs. Nash stated that a new meter technician has been hired and collections are back on track.

*(See Property Management Report for details).*

- Dono Lots

- MAT Garage
- 275 Windsor St

CEO Al Mannai provided an update on lot and garage rejuvenation efforts, stating that HPA is working to make its facilities more functional and visually appealing. She noted ongoing cleanup efforts at the Sheldon Lot and stated that payment management for the lot is being transitioned directly under HPA to provide better control, visibility, and overall management of lot operations. HPA also hopes to redesign and restripe the lot this summer and potentially install a new gating system.

She also updated the Board on the MAT Garage construction project, noting that an unforeseen emergency involving HPA's Desman representative delayed the procurement timeline by approximately 30 days.

#### **Bylaws and Revisions Committee** – Committee Chair Eikenberry

- None

#### **Marketing Committee** – Committee Chair Chatfield

- Hartford Healthy Hub Arrowhead Community/Small Business
- 426 Ann Ucello Street – Small Business Support – Fence Wrap Project

CEO Al Mannai stated that during a walkthrough of the lots, she stopped at Semilla Café and met with former HPA commissioner Rex Fowler, who now works with Greater Hartford Gives and Healthy Hartford Hub. She stated their discussion emphasized the need for greater support of small businesses in the area. Rex Fowler invited CEO Al Mannai to participate in a speaking engagement, and she expressed interest in continuing similar outreach efforts, particularly with the NRZs.

#### **Executive Team Updates**

- HPA Board of Commissioners
- CEO

Vice Chair Johnson asked CEO Al Mannai to address the recent bike lane matter. She noted that the topic was mentioned during the budget presentation but that no formal review process currently exists. She plans to connect with DPW and DDS to establish a process and looks forward to a formal meeting with leadership soon. Chairwoman Chatfield added that she would like to see resolution on the issue to ensure consistency with enforcement practices.

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



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**VOTED:** Adjourn April 28<sup>th</sup>, 2026, Regular Board Meeting at 6:16pm, seconded by  
Commissioner Johnson,  
(Ayes – Chatfield, Johnson, Eikenberry, Silva)

Respectfully submitted,

*Elaina Rodriguez*

Elaina Rodriguez  
Secretary to the Board

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