

MINUTES
ALBANY PARKING AUTHORITY MEETING
June 23, 2016

1. Call to Order.

The meeting of the Board of Directors was called to order at 8:35 AM, Thursday, June 23, 2016 at the APA offices. Board members in attendance were Kevin O'Connor, Jeff Sperry, Chris Burke, Beth Lacey and William Pettit III. Also present was Executive Director Matthew Peter, Finance Director Linda Shell, Operations Director Sean Palladino and APA legal counsel Thomas Owens.

2. Acceptance of minutes of May 26, 2016.

Following review/discussion, a motion was made to accept the minutes of the May 26, 2016 Board meeting: motion Sperry, second Lacey; passed 5-0.

3. Communications.

1. Executive Director Peter updated the Board regarding meeting with Pioneer Group to discuss the new entrance door at the Quackenbush garage to allow for 24-hour access. The roadway is under the jurisdiction of NYS D.O.T. The cost of the new entry will be between \$300k and \$400k, and will be paid by the new hotel.
2. Executive Director Peter mentioned that the mural has received great press, that Gramercy did a great job in promoting the project.
3. Executive Director Peter discussed participation in a pilot program of pay-by-phone and pay-by-plate on meters. It was suggested that APA look into decorating the multi-space meters in a similar way as the mural to enhance the aesthetics of the meters.
4. Executive Director Peter reported that Historic Albany is looking for letters of support for a project at 48 Hudson Avenue.
5. Discussion ensued regarding new economic development initiatives in downtown.
6. Executive Director Peter updated the Board on bringing the Authority into ADA compliance. C.T. Male Associates surveyed the facilities and met with ADA advocates. The cost will be a bit over \$100k to bring all three garages and 11 lots into compliance. The portion for the garages, approximately \$40k, can be funded via withdrawal from the APA Renewal and Replacement fund. APA will go out to bid for the project. It's anticipated that the work will be completed this year.

4. New Business.

7. Executive Director Peter updated the Board regarding projects planned in conjunction with the Downtown BID. An outdoor movie series funded by an "Amplify Albany" grant and co-sponsored by several groups will take place at different locations during the summer. Other initiatives may be discussed with the Central Avenue and Lark Street BIDs.
8. Executive Director Peter reported on the State Comptroller's Audit exit conference, and Chairman O'Connor stated that he was in attendance and pleased with the report. Once the final report is issued, APA will draft a response to the audit for publication with the report by the State.
9. On Green Initiatives, E.D. Peter reported on discussions with National Grid for improvements to the garages, in conjunction with a company called "RISE", for motion sensor based lighting. The project should require no upfront costs.
10. Executive Director Peter reported on the financial statements. Revenue is up in the meter category, and with the rate changes in Zone A and additional meter locations, revenue is expected to be increased by \$30k-\$50K annually. The APA has an opportunity for upgrading single space meters with units that will accept credit card, at no cost to the APA. On the expense side, the Training category was up due to the IPI conference, and E.D. Peter discussed plans to create an Ambassador program and other training in conjunction with Hudson Valley Community College. He also reported on the planned issuance of an RFP for a new handheld system for enforcement to replace MCS, and advised the Board that bids were received for a vehicle lease/maintenance

program which would enable APA to get new enforcement vehicles that should save money on repairs through the program.

A lengthy discussion took place regarding garage occupancy, and it was reported that the Riverfront and Green/Hudson garages are at capacity. Suggestions were made to get various agencies together to see what land is available for purchase and conducting a feasibility study for the possibility of a new garage.

5. Unfinished Business.

None.

6. Executive Session.

A motion to enter into executive session was made by C. Burke, seconded by W. Pettit to discuss the employment history of certain individuals, and passed unanimously. The Board entered into executive session at 9:48 a.m. The Board left executive session at 10:05 a.m. and returned to its regular session. No actions were taken in executive session.

7. Adjournment.

There being no further business, the meeting adjourned at 10:25 AM.