

MINUTES
ALBANY PARKING AUTHORITY MEETING
January 26, 2006

Chairman Kevin O'Connor called the meeting of the Board of Directors in the Authority office at 655 Broadway to order at 8:45 am. Other Board Members in attendance were James Linnan, William Pettit III, and Christine Sisto-Mertes. Also present was Executive Director Michael Klein, John Reilly, Corporation Counsel, and Aaron Flanger of the Albany Police Department.

Approved minutes of the December 1, 2005 meeting: motion by Bill Pettit, second Jim Linnan; passed 4-0.

Financial statements for November and December were reviewed. Mr. Klein reported excellent year-end budget performance. Revenue totaled \$5,995,655 [103.0 percent of budget], and expense was \$5,200,484 [95.28 percent of budget] with above the line expenses at 98.31%. This included final payments to debt service totaling \$2,665,356 for 2005. Linda Shell, Finance Director, was recognized for her excellence. Extraordinary expenses were incurred during December to provide auxiliary power due to a National Grid Power failure.

Chairman O'Connor asked that financial reports be modified to break out meter revenue in the daily parking income line and that a summary of actual meter performance by month for 2005 be provided to the board. Additionally, staff is to follow up with auditors to have our business drive the accounting approach, best address meter revenue fluctuations from month to month and get advice as to how to handle advance payments for meter bagging as occurred during March 2005.

The Executive Director provided an update on the city valet concept based on the most recent meeting with Downtown BID staff and several of their Board members. There have been a number of meetings with OGS and CDTA staff to improve coordination. Technicians from Mark IV (the underlying technology for EZ Pass) performed field inspections during December and are expected to make a proposal to the APA for the cost to integrate EZ Pass in our garages. There has been progress with the transfer of the Quackenbush surface from the ALDC to the APA, and Michael Klein met with Neil Evans to discuss related topics. A meeting was held with DOT staff to investigate options to make use of the Central Avenue "pocket lots". The Board was briefed on WAMC's acquisition of 2 parcels and the interest to work with the APA to develop these parcels as parking lots. Pro bono work has begun to help St. Rose modify the layout in their parking facilities to increase inventory by about 10%. Snow removal process changes at garages and potentially at meters were also discussed.

There was general discussion that included improvements to the valet parking at 677 Prime, by allowing more room for pedestrian access, and to consider charging \$8 instead of \$5. Also covered was the Central Avenue pocket lot topic – apparently the license in possession of Corporate Counsel may not place limits on use, and this information should be reviewed prior to bringing this matter to closure with DOT. Background was provided that the DOT provided these lots to the City of Albany in the 1970's to make up for loss of on street parking due to a road widening. It may be desirable to FOIL the DOT for the records.

Election of officers was deferred to next meeting with plans to get out a slate. It was noted that all three RFP's were advertised in the Times Union, there was an article about this in the T.U., and there was also outreach to nationally recognized experts in the garage renovation field. The Legal RFP only had one proposal, and this was from Vice Chairman Linnan. In order to avoid any impropriety, Mr. Linnan was excused from the meeting for all discussion on this topic. It was decided that we should seek additional bids for counsel. The three Computerization proposals were all rejected on price and the Board advised Klein to develop specific goals for '06 to achieve within budget. The primary focus is on ebusiness applications, to expand web based information and services, and investigate point of use payment via credit card. The possibility of creating a computer technology position was also discussed. Desman Associates was selected based on their proposal on a motion by Jim Linnan, second Chris Sisto Mertes; passed 4-0. General approval to expand CashKey within budget and on a reasonable basis was approved on a motion by Chairman O'Connor, second Chris Sisto Mertes; passed 3-0 (Mr. Pettit had just left due to another commitment).

The meeting adjourned at 10:10 am.