

MINUTES
ALBANY PARKING AUTHORITY MEETING
May 25, 2006

Chairman Kevin O'Connor called the meeting of the Board of Directors in the Authority office at 655 Broadway to order at 8:38 am. Other Board Members in attendance were James Linnan, Christine Sisto-Mertes, William Pettit III, and Christine Miles. Also present was Executive Director Michael Klein; John Reilly, Corporation Counsel; Aaron Flanger of the Albany Police Department, and Matt Swedick.

Vice Chairman Jim Linnan resigned from the Board and was recognized for his years of service: motion by Christine Miles, second Kevin O'Connor; passed 4-0.

Jim Linnan introduced Matt Swedick, and identified that Matt would be his primary backup should he be unavailable to attend a Board meeting or provide other legal support to the APA.

Approved minutes of the March 30, 2006 meeting: motion by Chris Miles, second Bill Pettit; passed 4-0.

Financial statements for March and April were reviewed. Mr. Klein reported satisfactory budget performance with revenue of \$1,997,451 or 33.34 percent of budget, and expense of \$1,547,218 or 27.29 percent of budget. Expenses included payments to debt service of \$707,234 or 38.75 percent of budget. There were no extraordinary expenses incurred during March or April.

The Executive Director provided a written report to identify the current status of the APA – details follow:

Finances; Revenue on track and monthly garage customers rebounding; Staff; one position to fill (cashier/maintenance); investigated NYWired/SkillSoft training possibilities; developing technical training at October NYSPA meeting; Facilities; Desman condition report and renovation specifications virtually complete; five year budget and work plan drafted; garage light readings 80% complete; reviewed Intervid digital camera system; legal Notice ran for WAMC lot design proposals – due 30 May; met with Albany Public Library, DASNY, and Collins and Scoville staff; Meters; demo performed for Mayor, Board, and Police at City Hall; multiple follow-ups with Duncan/Reino; compared with Cale and Parkeon during IPI conference; reviewed Yonkers multi-space meter system: Computerization; met with Mapinfo staff to explore possible applications for APA; discussed same with Jimapco and Chameleon; researched computer automation opportunities with well-informed peers during IPI conference; identified three vendors with automated accounting systems during IPI conference: Marketing; banner arrived from Bokland; gave two presentations at the IPI conference; met and compared notes with several effective marketing people during the IPI conference: Utilities; problem with National Grid invoice being nearly double their estimate – in dispute; costs remain high: Legal; Public Authority Reform training, representation, and action items consuming time: Interagency Coordination; ACCVB – minimal; APD – moderate; ALDC – moderate; BIDs – high; CDTA – minimal; City Hall – moderate; Common Council – minimal; DOT – moderate; OGS – moderate; Palace Theatre – minimal; Special Events – moderate

The Board directed the E.D. to be vigilant about changes in the R.E. market such as at 41 State Street and 99 Washington, and to maintain contact with Richard Ellis, Jeff Sperry, Tim Conley, BBL and others.

Anup Chhabra and Tom Isaac of Desman Associates addressed the Board in order to provide expert advice regarding the Garage Site Survey and resulting 5-year \$4.1M renovation plans for all 3 garages. Estimated cost for 2006 is \$62K for A&E plus \$804K construction. At Board request the Green-Hudson stairwells were added to the initial phase of work.

The UHY proposal was tabled, although there was discussion about the implications of the Public Authority Reform Act. Chairman O'Connor and Executive Director Klein to follow up with David Kidera to gain a better overall understanding of how the Act may play out with specific interest in Audit and Governance Committees, changes to APA bylaws (especially to increase the number of board members), and ethics disclosure topics.

The Board went into Executive Session from 9:50 to 9:55.

The meeting adjourned at 9:55 am.